



**Planning Commission
Meeting Agenda
January 16, 2024
Bentonville City Hall
Tech Review: 5:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/84335678856>

I. Call to Order

II. Approval of Minutes

1. **January 2nd, 2024 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 1 of Trickett Addition** **Property Line Adjustment**
307 Northwest D Street (PLA23-0031)
2. **Aurora Subdivision Phase 3** **Final Plat**
9207 South Morning Star Road (FP23-0007)

IV. New Business

Advertised Public Hearings

1. **Russell** **Rezoning***
1107 Fillmore Street (RZ23-0086)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
2. **Haitham Alley** **Planned Residential Development***
Southwest Parnell Road (PRD22-0004)
Revision to previously approved PRD: realigning SW Bright Road in the northwest corner of the project, lowering the unit count for the multi-family and increasing the unit count for the townhomes for a total of 515 units. (17 unit increase over previously approved)

V. Other New Business

1. **Trailblazers - A Street Taphouse Waivers** **Waiver**
2807 Northwest A Street (WAV23-0023)
Waiver 1: Parking Requirements of Zoning Code Article 501 - Off Street Parking and Loading, Sections 501.03 & 501.04
Waiver 2: Street/Sidewalk Improvement requirements of Land Development Code Article 1100 - Development Standards, Sections 1100.15 & 1100.16

VI. Old Business

1. **Multi Family E Central Ave** **Planned Residential Development***

3509 East Central Avenue ([PRD23-0004](#))

Future Land Use Map Amendment: Office and Residential Estate to High-Density Residential

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

2. **Trailblazers - A Street Taphouse** **Conditional Use Permit***

2807 Northwest A Street ([CU23-0036](#))

VII. Other Business

VIII. Adjournment



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

Meeting Recording: https://us06web.zoom.us/rec/share/E9E9b-2ZKtYlcChjDoCE55ga8QA-Egskw238StO6-5bfYHm_udSZohe8sDOgrui2.8qkHfKkd07jnU7up

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

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Dan Weese, Camille Thompson

I. Call to Order

- Meeting called to order at 5:00 PM by Chairman Wright.

II. Approval of Minutes

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

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

III. Consent Agenda

- Commissioner Davis requests, without objection, to remove item 1 from the Consent Agenda for placement under New Business as item 1, and to move Items 1 & 2 of Other New Business onto the consent agenda, to include any associated waivers and conditions of approval stated in the staff report.
- No objections heard.

1. Lots 3-6 of Morningstar Subdivision Lot Split
South Morningstar Road (LS23-0061)

2. Lot 1 of Alexander Addition Property Line Adjustment
1100 Southeast Moberly Lane (PLA23-0029)

3. Lot 37 of Clark's Addition Property Line Adjustment
308 Southwest E Street (PLA23-0030)

4. Approval of By Laws Informational

5. 41st Street Townhomes Large Scale Development

Southwest Ranch Road (LSD23-0017)

Waiver 1: A waiver from Sec. 1100.21€ Large-Scale Development Design Standards to provide for fiber cement siding and treated wood paneling with 30-year warranty, as a primary materials and provide less than 25% of a primary material.

6. **Jacobs Group**

Waiver

1104 Fillmore Street ([WAV23-0024](#))

A waiver to allow garage to be located in front of lot in DN District.

- Mr. Adler provides a brief overview of the staff report for each item on the consent agenda.
- Consent Agenda is approved 7-0 by voice vote.

IV. Advertised Public Hearings

1. **Seggebruch**

Rezoning*

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

- Mr. Adler provides an overview of the staff report for this item.
- Chairman Wright opens the public hearing.
- The Applicant, April Seggebruch of 101 SW F St, speaks to her reasoning for the request, to develop the property into multiple townhomes.
- The Applicant describes the constraints of the property to the commission.
- Commissioners Davis and Hipp state they would not support DN-3 here but instead DN-2.
- Chairman Wright asks questions to staff on setback differences in DN-2 vs DN-3, with Mr. Overstreet providing that information.
- Public hearing is closed.
- The Applicant provides more context around her development plans for the property.
- Commissioner Davis reiterates he would not support a rezoning to DN-3 here.
- The Applicant revises here request from DN-3 to DN-2.
- Mr. Overstreet clarifies a future land use map amendment would not be required here for DN-2 zoning.
- Rezoning to DN-2 is approved 7-0 by roll call vote.

2. **Multi Family E Central Ave** **Planned Residential Development***

3509 East Central Avenue ([PRD23-0004](#))

Future Land Use Map Amendment: Office and Residential Estate to High-Density Residential

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

- Mr. Adler provides an overview of the staff report for this item.
- Chairman Wright opens the public hearing.
- Robert Goltermann, The Applicant, requests to table the item at the end of the public hearing due to a technical issue around on-site public hearing signage.
- Mila Bashaw – 3915 NE Kensington Way speaks to her concerns around traffic levels and safety for vehicles along E Central Ave as a new driver.
- Steve Hunter - 5 Stonebridge Way speaks to concerns regarding high density housing, and existing halfway houses nearby and need for more buffer between residential areas and other uses.
- Patricia Moliter - 7 Stonebridge Way speaks to privacy and traffic safety concerns regarding vehicles.
- Richard Farmer, President of Woods Creek HOA speaks to similar traffic safety concerns at peak hours.
- Karen Turnburger, president of Kensington HOA speaks to similar safety concerns for cars, bikes and pedestrians, due to lack of infrastructure.
- Tim Moliter - 7 Stonebridge Way speaks to concerns over any multifamily, privacy, traffic, and lighting from parking areas on east side.
- Kari Hale - 6 Stonebridge Way, echoes same safety concerns.
- Ashley Stewart - 9 Stonebridge Way, echoes traffic safety concerns as well as noise, and privacy concerns.
- Rinkey Singh - 4111 NE Cadbury Ave, speaks to the relationship between development proposals and surrounding conditions (existing homes), and states the proposal goes against the city's future land use plan and 2018 community plan.
- Lois Aides - 1300 SW Nightingale, speaks to ARDOT proposal to widen 72 to 4 lanes within Bentonville, also shares similar concerns over traffic and increases in crime.
- Dean Kruithof – Kensington HOA, speaks in agreement with Mrs. Singh's comments.
- Steve Burden – Kensington HOA, echoes vehicle safety concerns. Speaks on City control over Central Ave vs ARDOT.

- Robin Crossey – 303 NE Ranchwood Terrace, echoes similar safety concerns around E Central, states need to lower speed limit etc.
- Jared Stewart – 9 Stonebridge Way, speaks to need for conservation, shares concerns around lack of privacy and echoes similar road safety concerns.
- Ken Sassey - 307 NE Marina Dr, echoes similar traffic safety concerns.
- Rabbecca Olsen – 17 Stonebridge Way, Echoes similar traffic safety concerns.
- Shelly Parson –611 McClain Rd, echoes similar traffic safety concerns.
- Steve McClain –705 McClain Rd, echoes similar concerns over safety along E Central Ave.
- Bethany Stewart - 9 Stonebridge Way, speaks to need for conservation of natural space.
- Lauren Guzman –3900 NE Cadbury, echoes similar concerns over E Central Ave and speaks on neighborhood character which could be affected by the proposal.
- David Hess – Woods Creek, echoes similar traffic safety concerns.
- Stephanie Orman – Kensington HOA, speaks to low level of service existing along E Central currently and the need for more infrastructure along this road to increase safety.
- Heidi Stewart – 9 Stonebridge Way, echoes similar traffic safety concerns.
- Doyle Reese - 1 Stonebridge Way, echoes similar concerns.
- Brad Gams – Kensington HOA, echoes similar concerns around traffic.
- Chip Olsen, 17 Stonebridge Way, echoes traffic safety concerns.
- Chairman Wright closes the public hearing.
- Robert Goltermann, the applicant, addresses some of the comments made and clarifies he has commissioned a traffic study for the proposal.
- Mr. Overstreet speaks to the Commissions ability to vote on the proposal vs tabling as a result of signage not being placed on the property per code.
- Mrs. Thompson (Legal) advises that the lack of a posted sign on the property in question constitutes an incomplete notice of public hearing.
- Commissioner Sanders asks about the traffic study impact on this development and the need for offsite improvements.
- Motion to table by Commissioner Sanders, second by Commissioner Haynie.
- Rezoning is Tabled 7-0 by roll call vote.

3. **Trailblazers - A Street Taphouse**

Conditional Use Permit*

2807 Northwest A Street ([CU23-0036](#))

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

- Chairman Wright opens the public hearing.
- Gladys Petersen of ISG, representing the applicant, speaks to the proposal and its purpose/intent.
- Commissioner Sanders asks about parking requirements for the development.
- Commissioner Davis speaks to possibility of offsite parking being used to meet needs of the site.
- Mr. Overstreet states that the commission may add conditions around parking requirements to the conditions of approval for the CUP.
- Gladys Petersen confirms the applicant would be amenable to added conditions of approval.
- Public Hearing is closed.
- Commissioner Davis states 6am -10PM hours and 2-year validity are what will be voted on once parking requirements are determined.
- Motion by Sanders, second by Hipp to table the item.
- The request is tabled 7-0 by roll call vote.

4. **Tree Preservation and Protection Manual** **Ordinance***

- Mr. Adler provides an overview of the staff report for this item.
- Chairman Wright opens the public hearing for this item.
- Commissioner Davis commends staff's efforts and recognizes the hard work of Shelli Kerr and the other parties involved in the development of the manual and code amendment.
- The Commission as a whole thanks staff for their efforts in creating the manual and bringing this forward.
- Public Hearing is closed.
- Approved 7-0 by roll call vote.

5. **Tree Preservation Code Amendment** **Ordinance***

- Mr. Adler provides an overview of the staff report for this item.
- Chairman Wright opens the public hearing.
- Public hearing is closed.
- Approved 7-0 by roll call vote.

6. **Landscaping and Screening Code Amendment** **Ordinance***

- Mr. Adler Provides an overview of the staff report for this item.
- Chairman Wright opens the public hearing.

- Public hearing is closed.
- Approved 7-0 by roll call vote.

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

- Meeting is adjourned at 6:55PM by Chairman Wright.



Consent Agenda Item

For the Planning Commission meeting on January 16, 2024

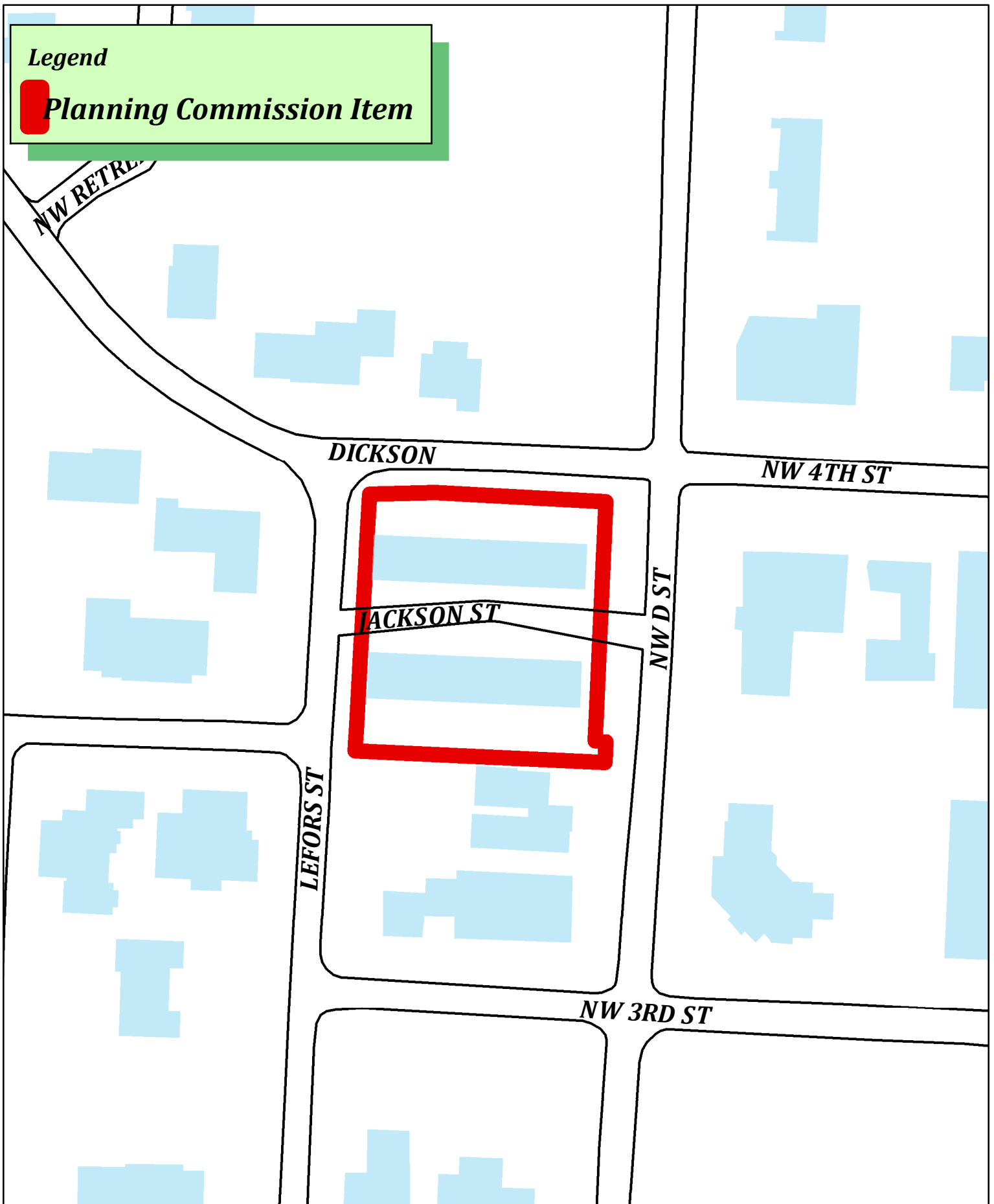
Details

Lot Split: Lot 1 of Trickett Addition, Sanders Properties Limited Partnership, 307 NW D Street, R-3, Medium-High Density Multifamily Residential, *PLA23-0031*

A lot split of previously unplatted land, creating new Lot 1 of Trickett Addition. Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Dickson Street and Lefors Street. The plat also dedicated various utility easements along the perimeter of the property.

Legend

 **Planning Commission Item**



PLA23-0031
Sanders Properties
307 NW D St



PROPERTY LINE ADJUSTMENT CREATING NEW LOT 1 OF TRICKETT ADDITION

ADJACENT LAND OWNERS

- 1) COLE, DEVIS S & SHEILA A
415 NW 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02156-000
ZONED: R-1
- 2) LOWE, MALLORY
303 NW D ST
BENTONVILLE, AR 72712-5228
PARCEL #01-03160-000
ZONED: DN-1
- 3) MCCORMICK, RONALD G & ANGELA K
601 JACKSON ST
BENTONVILLE, AR 72712-5107
PARCEL #01-03161-003
ZONED: R-1
- 4) BURKE TRUST, CHARLES G & BURKE TRUST, ANNE P
11707 PUNKIN HOLLOW RD
BENTONVILLE, AR 72712-8790
PARCEL #01-00501-000
ZONED: R-2
- 5) BURKE, ANNE P TRUSTEE
11707 PUNKIN HOLLOW RD
BENTONVILLE, AR 72712-8790
PARCEL #01-04783-000
ZONED: R-2
- 6) SCHAFFER, GREGORY PAUL & KATE BROYLES CO-TRUSTEES
317 SW C ST
BENTONVILLE, AR 72712
PARCEL #01-00493-000
ZONED: R-1
- 7) COOPER, SCOTT & COOPER, MARY BOWMAN
400 DICKSON
BENTONVILLE, AR 72712
PARCEL #01-00498-000
ZONED: R-1
- 8) CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712
PARCEL #01-16407-000
ZONED: R-1
- 9) UPPERMAN, DOROTHY
PO BOX 639
BELLAIRES TX 77402
PARCEL #01-02141-000
ZONED: R-1
- 10) COLE, DEVIS S & SHEILA A
415 NW 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02155-000
ZONED: R-1

FIELD WORK:
OCTOBER 27, 30, & 31, 2023
NOVEMBER 1, 2023

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

REFERENCE DOCUMENTS:

- 1) QUITCLAIM DEED FILED IN BOOK 2008 AT PAGE 11789
- 2) ORDINANCE DEED FILED IN BOOK 714 AT PAGE 300
- 3) PLAT OF SURVEY FILED IN BOOK 15 AT PAGE 169
- 4) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 41263
- 5) PLAT OF SURVEY FILED IN BOOK T AT PAGE 80
- 6) PLAT OF SURVEY FILED IN BOOK 2010 AT PAGE 489
- 7) PLAT OF SURVEY PREPARED BY COPELIN, DATED 4/12/90; JOB #90106
- 8) FINAL PLAT OF D STREET ADDITION FILED IN BOOK 2009 AT PAGE 595
- 9) PLAT OF SURVEY FILED IN BOOK 17 AT PAGE 126
- 10) PLAT OF SURVEY PREPARED BY UNDERNEHR, DATED 6/3/86
- 11) PLAT OF SURVEY PREPARED BY COPELIN FILED IN BOOK 19 AT PAGE 82
- 12) PLAT OF SURVEY FILED IN BOOK 6 AT PAGE 217
- 13) PLAT OF SURVEY FILED IN BOOK 4 AT PAGE 148
- 14) WARRANTY DEED FILED IN BOOK 508 AT PAGE 370

PROPERTY ZONED:
R-3

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

SURVEY DESCRIPTIONS:

PARENT TRACT:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND ALSO THE NORTH HALF OF A VACATED STREET VACATED BY CITY OF BENTONVILLE ORDINANCE 89-48 FILED IN BOOK 714 AT PAGE 300, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST D STREET WHICH IS N02°37'58"E 137.00' AND N87°22'40"W 29.99' FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE S02°37'18"W 18.04' TO THE NORTH LINE OF SAID VACATED STREET, THENCE ALONG SAID NORTH LINE S87°23'05"E 7.28', THENCE LEAVING SAID NORTH LINE S02°02'10"W 13.88' TO THE CENTERLINE OF SAID VACATED STREET, THENCE ALONG SAID CENTERLINE N87°22'24"W 183.54', THENCE LEAVING SAID CENTERLINE N02°21'05"E 13.85', THENCE S87°23'05"E 11.23' TO THE EAST RIGHT-OF-WAY OF LEFORS STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°37'38"E 182.90', THENCE LEAVING SAID RIGHT-OF-WAY S87°13'18"E 164.93' TO THE WEST RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°37'18"W 164.39' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 1:

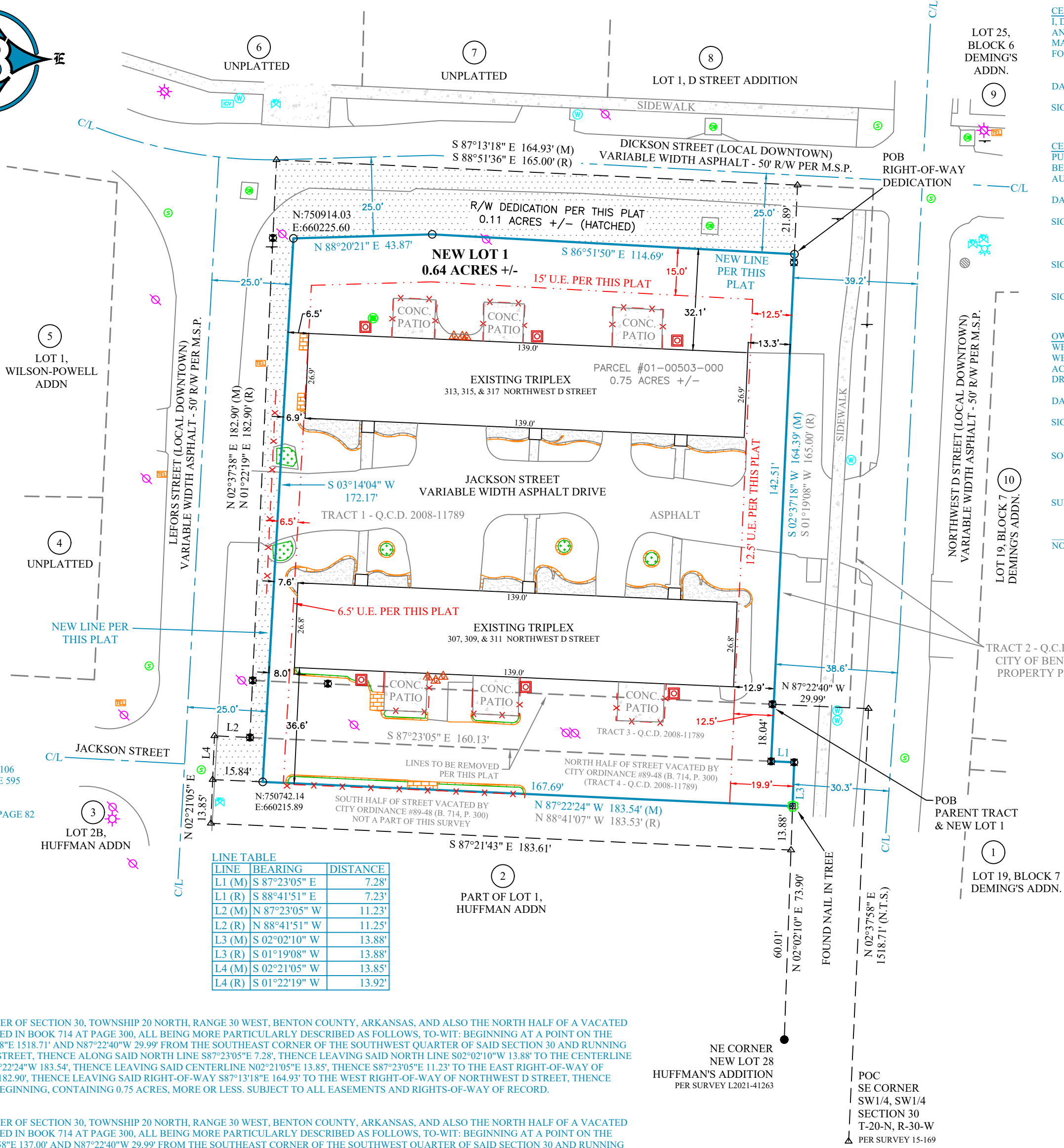
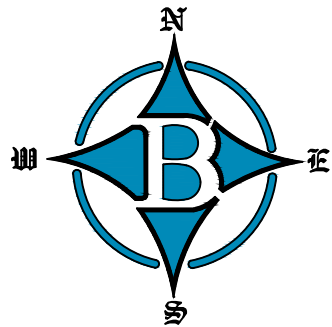
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND ALSO THE NORTH HALF OF A VACATED STREET VACATED BY CITY OF BENTONVILLE ORDINANCE 89-48 FILED IN BOOK 714 AT PAGE 300, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST D STREET WHICH IS N02°37'58"E 137.00' AND N87°22'40"W 29.99' FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE S02°37'18"W 18.04' TO THE NORTH LINE OF SAID VACATED STREET, THENCE ALONG SAID NORTH LINE S87°23'05"E 7.28', THENCE LEAVING SAID NORTH LINE S02°02'10"W 13.88' TO THE CENTERLINE OF SAID VACATED STREET, THENCE ALONG SAID CENTERLINE N87°22'24"W 167.69' TO THE EAST RIGHT-OF-WAY OF LEFORS STREET, THENCE LEAVING SAID CENTERLINE AND ALONG SAID RIGHT-OF-WAY N03°14'04"E 172.17' TO THE SOUTH RIGHT-OF-WAY OF DICKSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N88°20'21"E 43.87', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S86°51'50"E 114.69' TO THE WEST RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°37'18"W 142.51' TO THE POINT OF BEGINNING, CONTAINING 0.64 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND ALSO THE NORTH HALF OF A VACATED STREET VACATED BY CITY OF BENTONVILLE ORDINANCE 89-48 FILED IN BOOK 714 AT PAGE 300, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE N02°37'58"E 1518.71', THENCE N87°22'40"W 29.99', THENCE N02°37'18"E 142.51' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N86°51'50"W 114.69', THENCE S88°20'21"W 43.87', THENCE S03°14'04"W 172.17', THENCE N87°22'24"W 15.84', THENCE N02°21'05"E 13.85', THENCE S87°23'05"E 11.23', THENCE N02°37'38"E 182.90', THENCE S87°13'18"E 164.93', THENCE S02°37'18"W 21.89' TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

BEUD NOTES:

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



CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

CERTIFICATE OF 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: _____

ROD SANDERS - OWNER OF SANDERS PROPERTIES LTD PARTNERSHIP

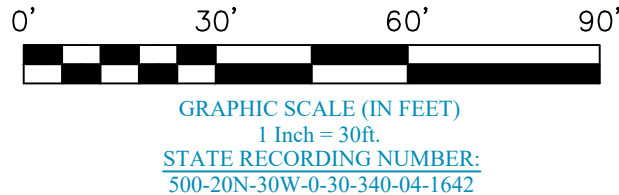
SOURCE OF TITLE: QUITCLAIM DEED 2008-11789

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

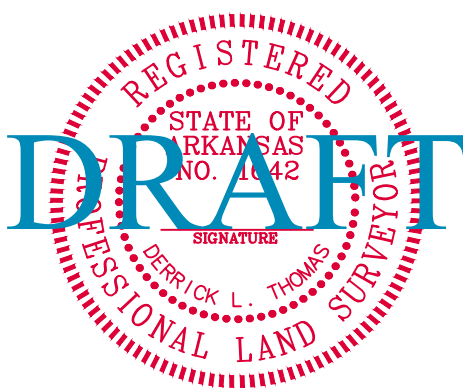
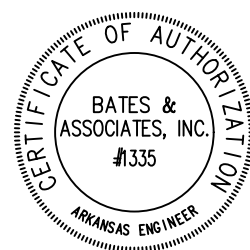
NOTARY PUBLIC _____

PROPERTY OWNER:
SANDERS PROPERTIES
LTD PARTNERSHIP
307 NW D ST
BENTONVILLE, AR 72712

ATLAS PAGE:
361



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 1ST DAY OF NOVEMBER, 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.



CITY OF BENTONVILLE PROJECT #PLA 23-0031

RECORDING NUMBER/DATE

DATE	REVISION
	REVISED PER 1ST SUBMITTAL COMMENTS

BOUNDARY LINE (MEASURED)	PARCEL LINE	FOURTY LINE/TIE LINE	CENTERLINE OF ROAD	RIGHT-OF-WAY	FENCE
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R) RECORD BEARING & DISTANCE

(M) MEASURED BEARING & DISTANCE

(F) FOUND 5/8" REBAR CAP

(F) FOUND 1/2" REBAR

(F) FOUND NAIL

(F) COMPLETED POINT

(F) GRATED INLET

(F) SIGN

(F) GAS METER

(F) TELEPHONE VAULT

(F) AC CONDENSER UNIT

(F) SANITARY SEWER MH

(F) STORM SEWER MH

(F) CLEANOUT

(F) WATER VALVE

(F) IRRIG. CONT. VALVE

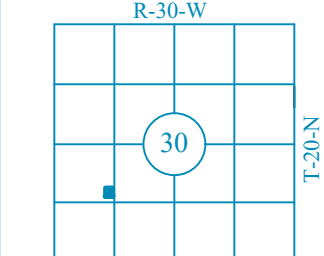
(F) WATER METER

(F) POWER POLE

(F) LIGHT

(F) TREE

Location Map:



FOR USE AND BENEFIT OF:	ADDRESS:	DATE:	SCALE:	SURVEYED:	DRAFTED:	LOCATION:	TOWNSHIP:	RANGE:	REVIEWED:	COA:
SANDERS PROPERTIES LTD PARTNERSHIP	307 NORTHWEST D STREET BENTONVILLE, ARKANSAS	12/27/23	1"=80'	DA	DA	30 NORTH	20 NORTH	30 WEST	DT	#1335

DRAWING #23-299



Consent Agenda Item

For the Planning Commission meeting on January 16, 2024

Details

Final Plat: Aurora Subdivision Phase 3, creating new Lots 1 - 78, Amazing Land Company LLC, 9207 South Morning Star Road, A-1, Agriculture, *FP23-0007*

A final plat of Aurora Subdivision Phase 3, creating new lots 1-78. This plat dedicates utility easements along the exterior of the new lots, as well as multiple drainage easements to serve the subdivision. The plat also dedicates right of way for all new public streets built to serve the subdivision.

Final Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

REVISION		
NO.	DESCRIPTION	DATE
△	REV. CITY COMM.	09/19/2023
△	REV. ESMT'S.	11/08/2023

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Final Plat of the parcel recorded in Deed Records, L201706669 & L201867031 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on a title commitment provided by First American Title Insurance Company, File No.: 2107728-102 countersigned by Waco Title Company, Effective Date: April 11, 2021.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- The locations of underground utilities as shown hereon are based on 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.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0245K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bentonville GIS map. This property is zoned R-1 (Low Density Single Family Residential)
Building setbacks for zone R-1 are as follows:

Front:

20 Feet

Side (Interior):

07 Feet

Side (Exterior):

20 Feet

Rear:

25 Feet
- There shall be a 20' utility easement per this plat along the front of each lot, except Lots 2 - 8.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure the each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Lot 1 is a non-buildable lot for a cell tower, lot 28 is a non-buildable lot for a stormwater pond. All other lot will be buildable lots.

Deed Description L201706669

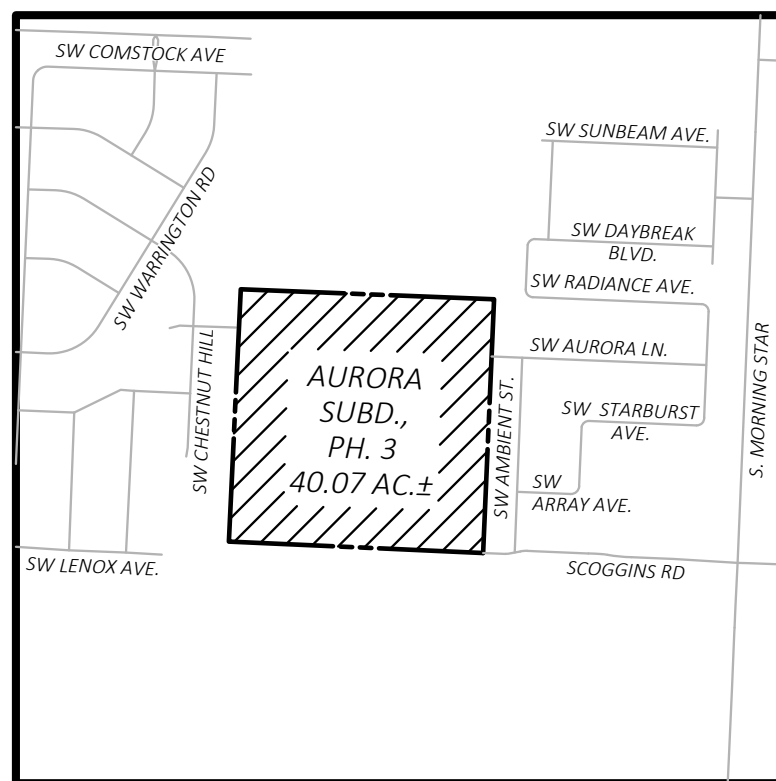
The SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 23, Township 19 North, Range 31 West, Benton County, Arkansas. EXCEPT: That part of the NW 1/4 of the SW 1/4 of said Section 23 described as beginning at the NE corner of the NW 1/4 of the SW 1/4; thence West 200 feet; thence South 320 feet; thence East 200 feet; thence North 320 feet to the point of beginning.

Deed Description L201867031

Part of the NW 1/4 of the SW 1/4 of Section 23, Township 19 North, Range 31 West, described as follows: Beginning at the NE corner of the said NW 1/4 of the SW 1/4; thence West 200 feet; thence South 320 feet; thence East 200 feet; thence North 320 feet to the Point of Beginning.

Survey Description

All of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 23, Township 19 North, Range 31 West, Benton County, Arkansas.



VICINITY MAP

NOT TO SCALE
Latitude: 36°18'33"N
Longitude: 94°15'25"W

Sheet Index:

- Sheet 1: Cover Sheet
Sheet 2: Overall Property
Sheet 3: Northwest Corner
Sheet 4: Northeast Corner
Sheet 5: Southwest Corner
Sheet 6: Southeast Corner
Sheet 7: Line/Curve Tables & Details



CONTACT INFORMATION:

Black Hill Energy:
Josh Knight
1301 Federal Way, PO Box 2129,
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T:
Brent Baldwin,
1133 East Harold St.
Fayetteville, AR 72703
Office: (479) 571-6609
Cell: (479)-200-9022

Cox Communications:
Chad Hodge,
4901 S. 48th Street,
Springdale, AR 72762
(479) 263-7057
chad.hodge@cox.com
Timothy Goss
(479) 651-5583
timothy.goss@cox.com

Fire Dept.:
City of Bentonville
Brent Boydston, Fire Chief
800 SW A Street
Bentonville, AR 72712
(479) 271-5927

Street Dept.:
City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

Water Dept.:
City of Bentonville
Beau Thompson
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

Electric Dept.:
City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

Wastewater Dept.:
City of Bentonville
Chris Earl
1901 NE A Street
Bentonville, AR 72712
(479) 271-3160

Planning Dept.:
City of Bentonville
Ellen Norvell
305 SW A Street
Bentonville, AR
(479) 271-3122

Building and Fire Safety:
City of Bentonville
Jake Feemster
305 SW A Street
Bentonville, AR
(479) 271-3108

City Engineer:
City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

Stormwater:
City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

Owners/Developer:

Parcel #01-08215-340
Amazing Land Company, LLC
7304 S. Yale Ave.
Tulsa, OK 74136
Ph. 918-808-6792

Off-Site Easements:

20' Utility Easement - Inst. No. L201900542
Right-of-Way Grant - Instr. L202211341
20' Utility Easement - Instr. L202211340

Certificate of Approval:

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

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Recording:

This document filed for record _____ day, 20____ in Plat Book No. _____,

Page _____.

Signed : _____
Circuit Clerk

Certificate of Ownership:

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

Date of Execution: _____

Signed : _____
Name & Address

Source of Title: W.D. Inst. No. L2017062669 & W.D. Inst. No. L201867031

Certificate of Preliminary Survey Accuracy:

I, James Barnett hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor
State of Arkansas
Registration No. 1666

City of Bentonville Project # **FP23-0007**

State Survey Code: 500-19N-31W-0-23-430-04-1666

ATLAS PAGE: 565



CEI
Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of
Aurora Subdivision, Phase 3
A Residential Subdivision
Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	11/9/2023
REVISION	REV-2

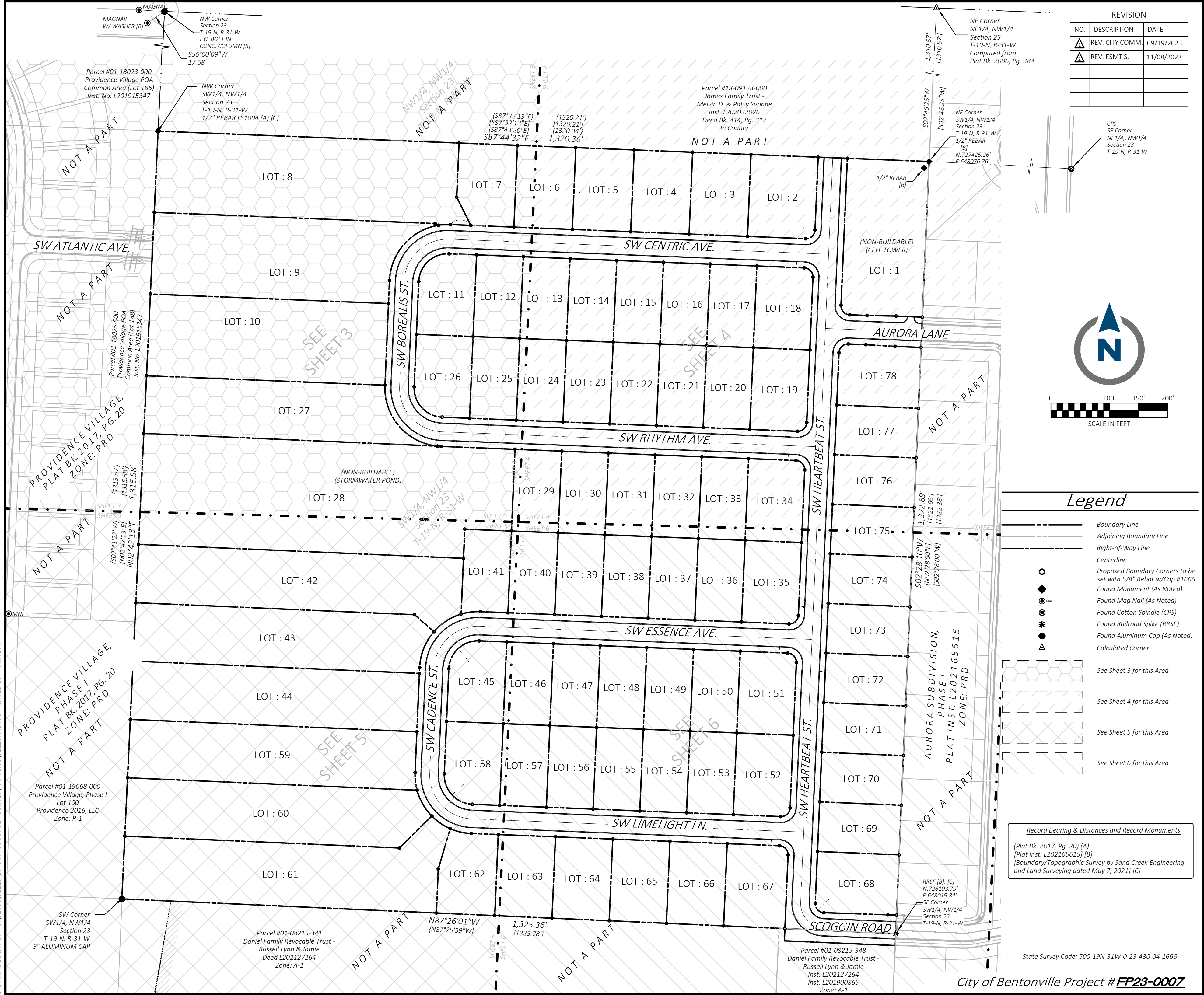
Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS\SURVEY\WORKING\32125FP.DWG - SAVED BY - TPRVETT



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 75234
PHONE: (972) 488-3737
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase 3 A Residential Subdivision Bentonville, Benton County, Arkansas

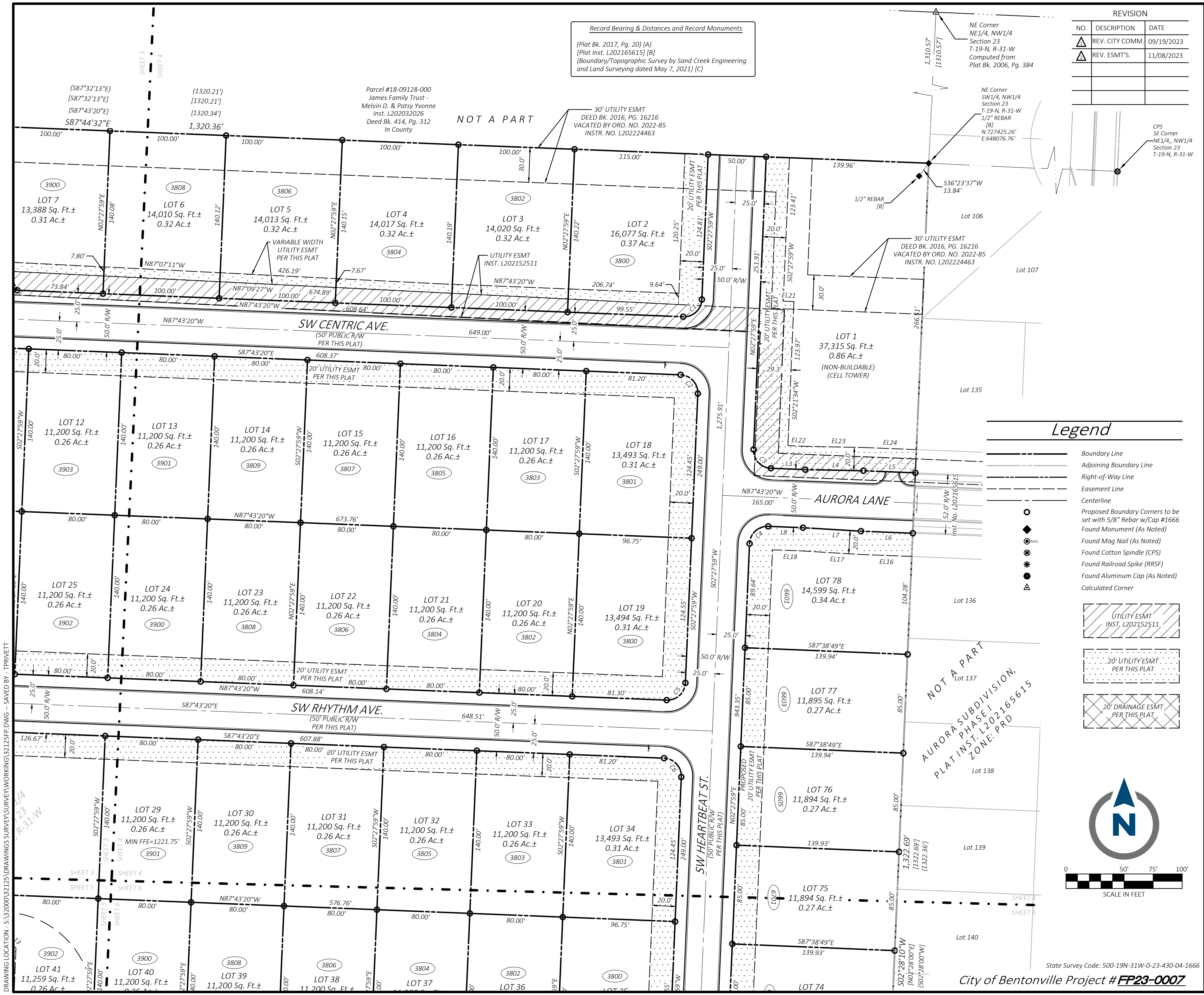
Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	11/9/2023
REVISION	REV-2

Overall Property

SHEET TITLE
SHEET NUMBER

2 OF 7



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

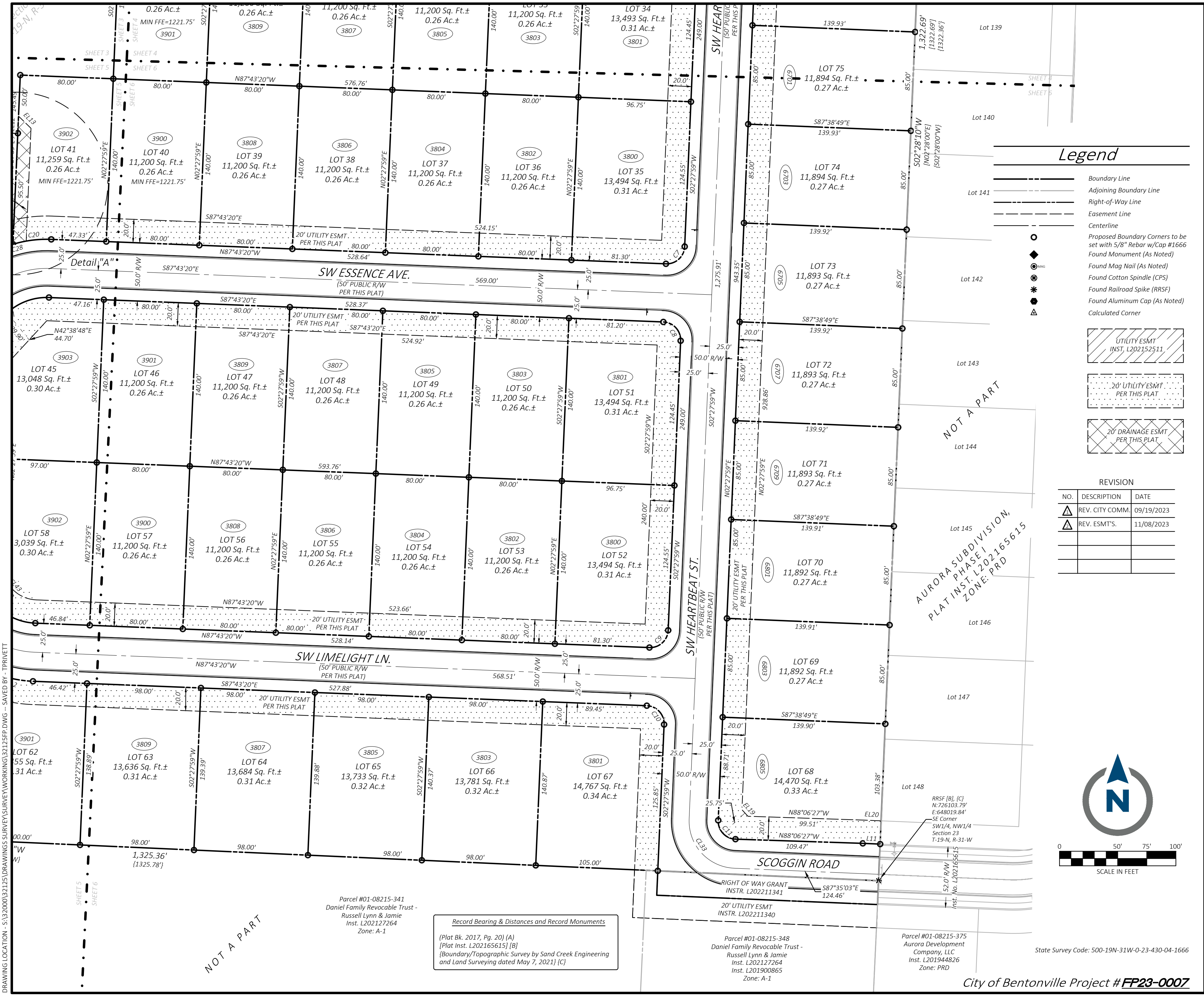
3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase 3 A Residential Subdivision Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	11/9/2023
REVISION	REV-2

Northeast Corner
SHEET TITLE
SHEET NUMBER



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 75234
PHONE: (479) 488-3737
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-7272
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase 3 A Residential Subdivision Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
be used or viewed or
relied upon as a final
survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	11/9/2023
REVISION	REV-2

Southeast Corner
SHEET TITLE
SHEET NUMBER



Russell

1107 Fillmore Street

PC Date: 1/16/2024

Staff Report Details

Project Number	RZ23-0086
Applicant / Current Owner	Samuel and Anna Russell
Site Area	+/- 0.27 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Duplex
Related projects	N/A

Property Description

This property is located at 1107 Fillmore 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, south, and east are zoned R-1, while the property to the west is zoned DN-2. 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-2 is compatible.

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.

Relationship to the General Plan / Projected Traffic Impact

These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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**

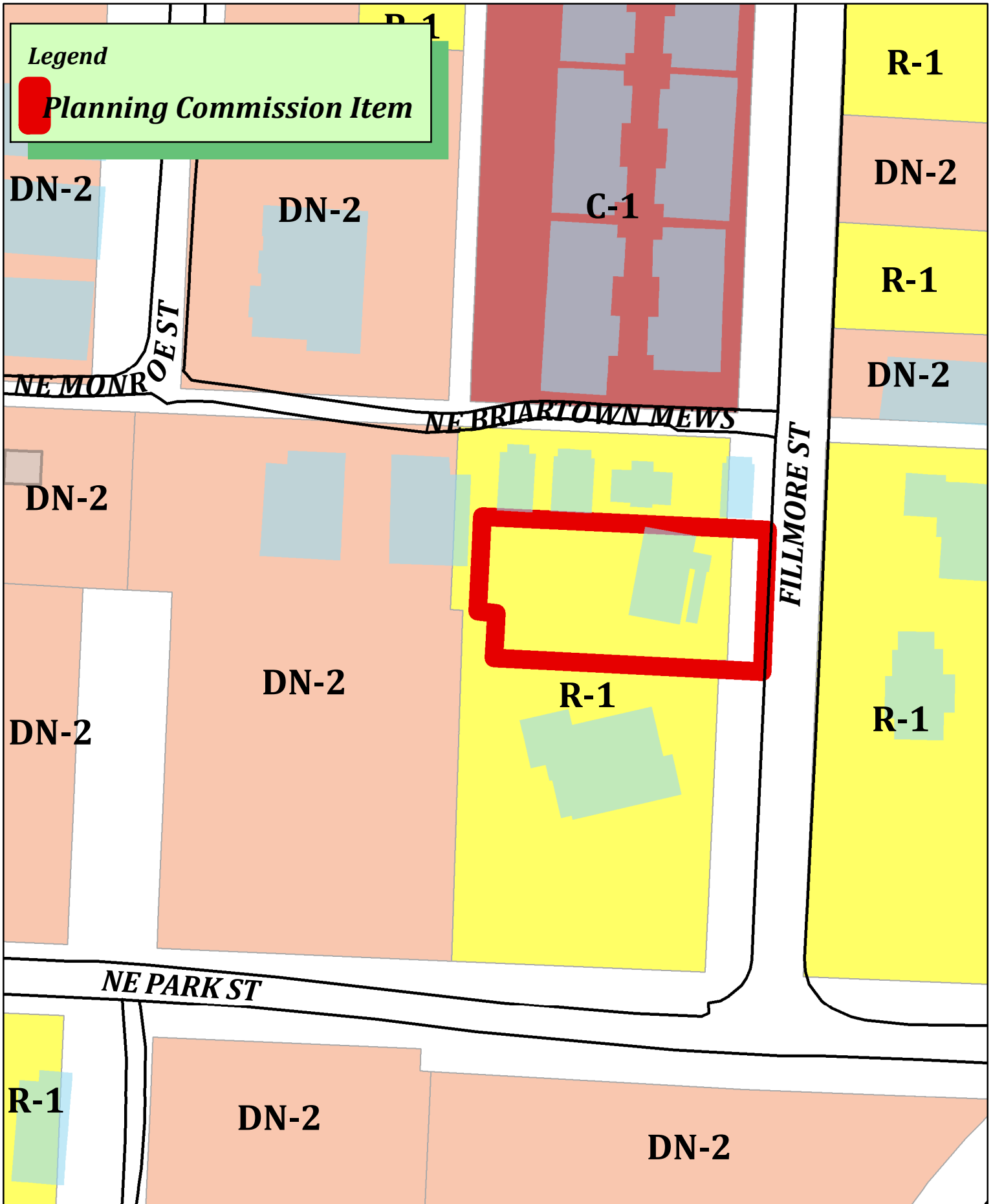
Analysis / Waivers

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

Conclusion

This rezoning request is consistent with the Future Land Use Plan and the vision of growth and development for this area of the city. Staff supports this rezoning request due to its compatibility with the Future Land Use Plan and the Bentonville Community Plan. The applicant states in their narrative that they wish to split the lot and construct a duplex on the newly created lot at this location.

Additional Details



From: Samuel & Anna Russell
1107 Fillmore St
Bentonville, AR 72712

To Bentonville Planning Department,

It is our intention to rezone, split the lot, and develop the lot at 1107 Fillmore St, Bentonville AR 72712 legal parcel # 01-04589-000, to the highest and best use for the land.

Currently the property is zoned R-1 and we want to rezone to DN-2 and proceed with a lot split.

After speaking with Keagan and John from Bentonville planning department we determined that the following would be the best option for this land.

The layout for the lot split is laid out below in "Exhibit A". It will be a flag lot with deeded access for utilities for the rear section of the lot on the north side of the property. The intent is to improve the city ally for access to allow for two points of access to the rear property. On the rear property our intent is to build a duplex within the constraints of DN-2 zoning.

The front lot will be developed as a primary residence with a lock off attached dwelling unit.

Legal Description:

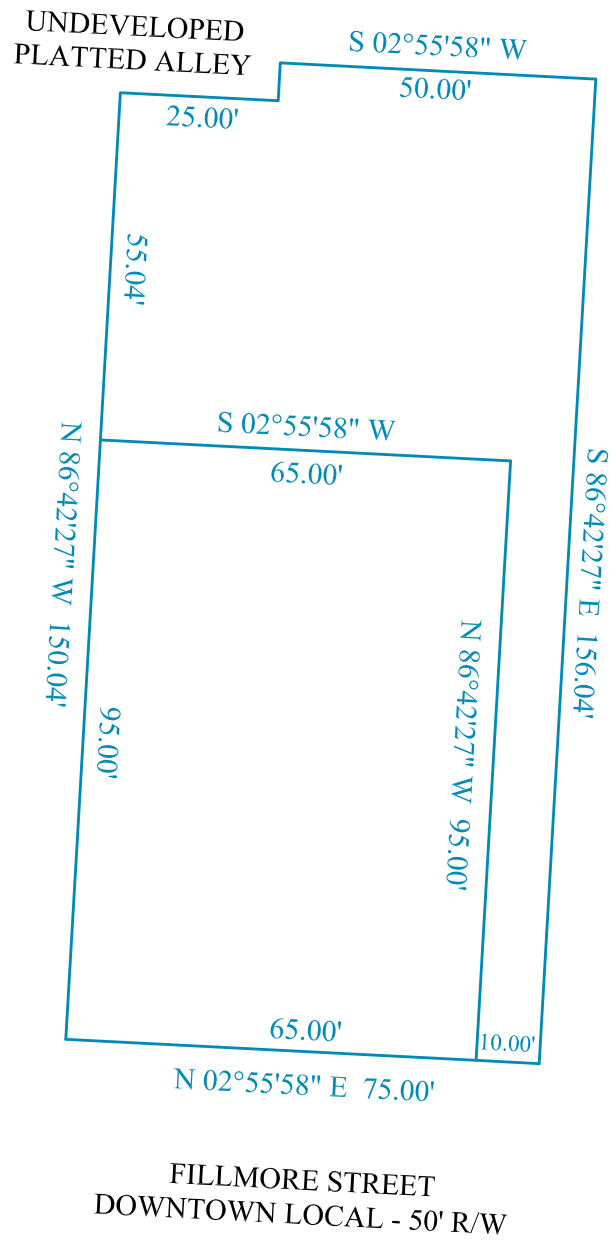
PLAT 7/25/1911 A 81 & 119 & BENTONVILLE CITY ORD #2019-144(FILED 9/26/2019 L201951192) LOT 17 & THE NORTH HALF OF LOT 16 BLOCK 10 & PART OF VACATED ALLEY PER BENTONVILLE ORD #2019-144(L201951192)

We have engaged Bates Engineering to handle the lot split process.

We look forward to working through the process of rezoning and lot split so we can begin development and improve our land for better use and value for both city and ourselves.

Sam Russell
Owner

Exhibit A



	Haitham Alley
	Southwest Parnell Road
	PC Date: 1/16/2024

Staff Report Details	
Project Number	PRD22-0004
Applicant / Current Owner	Haitham Alley
Site Area	+/- 39.94 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family & Townhomes
Related projects	

Property Description
This property is a roughly square, approximately 39.94 acre unplatted parcel of land. The property has access to Southwest Parnell Drive, as well as Southwest Bright Road which will be extended North along the Western boundary of the site. The property is presently zoned Planned Residential Development (PRD), with a Future Land Use Map designation of Residential Estate.

Project Details
The applicant is proposing a Planned Residential Development (PRD) consisting of 16 3-story multi-family structures (1 fewer than previously approved) and 19 (1 additional than previously approved) townhome structures, together consisting of 515 total units (17 more than previously approved). Additional amenity and green space located amidst the multi-family structures. The applicant states they will provide more than the required 15% common usable open space. 612 surface parking spaces are proposed to for the project, which is in line with the 1.5 spaces/unit that was a condition of approval from the original request. while each townhome is designed to have a 2-car garage, or a total of 190 off-street parking spaces. As design details materialize, this PRD may need to be amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and

Project Details

approval. See the applicant's attachments for master plan, elevations, and architectural style.

A modified road section for Southwest Bright Road is proposed along the West side of the property in order to continue Bright Road to the North. The modification is due to the existing alignment of Bright Road as it comes into the site from the South. In order to be consistent with the planned location of Bright Road, the applicant is proposing this modified section, a Local Road section to be built along the West side. This would allow Bright Road to continue through the site and would require future development West of this site to finish out Bright Road to a Collector Road section per the Master Street Plan. This alignment has been amended from the original proposal. Rather than following the western boundary of the property north to south as originally designed, the alignment shifts east at the northern side of the property, and is proposed to shift back west on the property to the north. This alignment allows Bright Road to cross the stream and floodway at a perpendicular alignment and avoids the existing detention pond that services the existing single-family neighborhood to the northwest. The realignment also allows for more of Bright Road to be built to full Master Street Plan specs.

In addition to extending Bright Road, Southwest Parnell Road will be brought into the site from the East, and new roads will split off from Parnell to the North and South and ultimately complete a loop around the multi-family portion of the project and connect into Bright Road. Another road is proposed that will run parallel to Bright Road between the townhomes and multi-family uses.

No architectural changes are considered with this amendment request. The applicant has included renderings of the design of the structures. These resemble roughly a farmhouse-style design for the multi-family project, and a more contemporary or modern design for the townhomes. The applicant is proposing brick and cement board siding as the principal façade materials. Conditions of approval from the original request allowed for a max. of 25% of Hardie board on the apartments, a max of 10% Hardie board on the townhomes, and a min. of 80% brick on the townhomes. The previous approval also carried a maximum of 1.5 parking spaces per dwelling to ensure more greenspace within the project. Finally, the proposed PRD will be required to conform to Article 1400 Landscaping of the Land Development Code as landscaping requirements are explicitly not permitted to be amended.

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently depicts this property as Residential Estate. The first time this project appeared before Planning Commission, the future land use map was intentionally not amended.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights supporting development along existing public infrastructure investments.

Public Comment

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

Analysis / Waivers

This request is not consistent with the Future Land Use Plan without approval of the requested

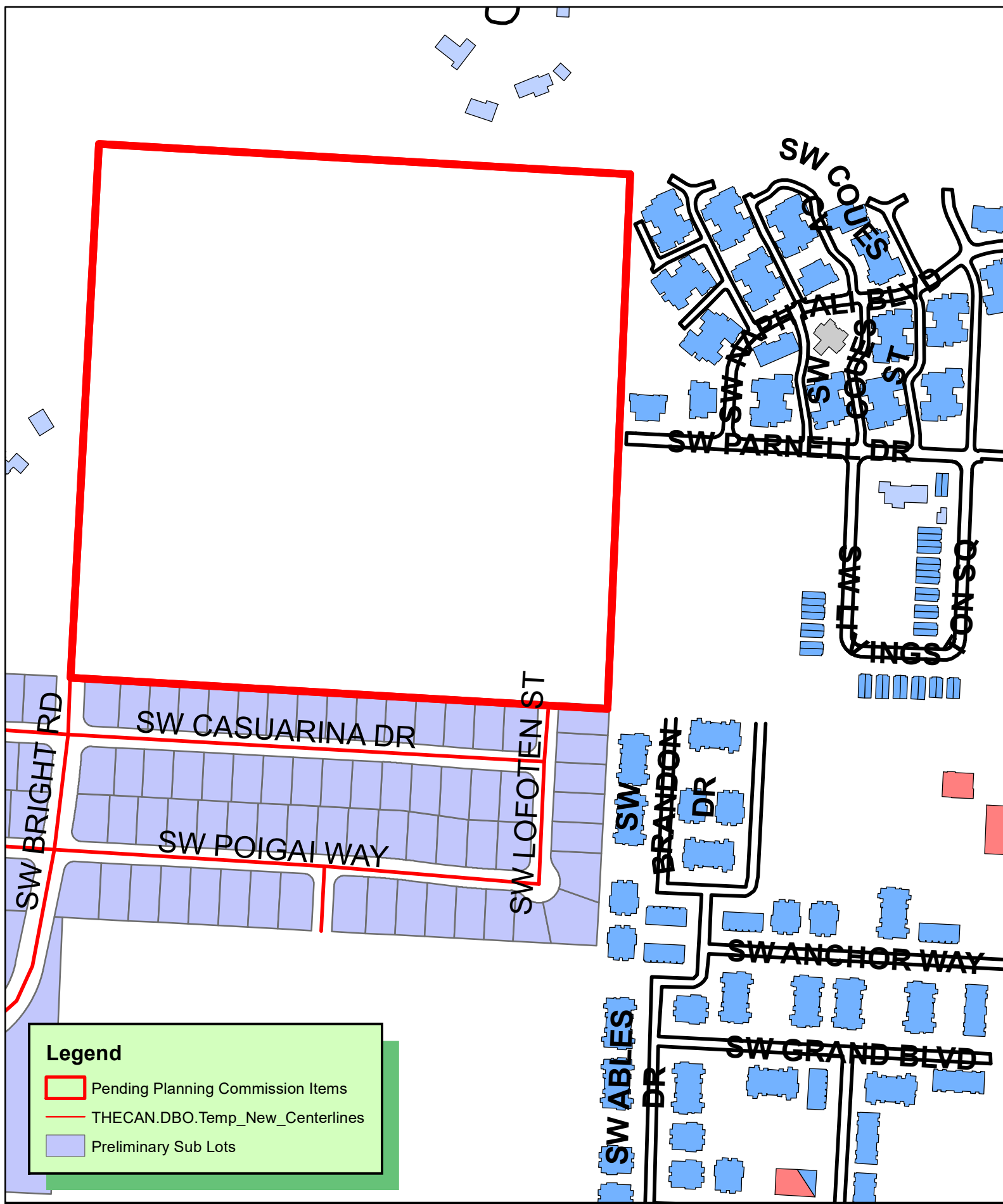
Analysis / Waivers

amendment but is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 2, Infill which encourages new development along existing public infrastructure. This request is compatible with the surrounding development pattern and is appropriate along Bright Rd., a future collector level street.

Conclusion

Staff recommends approval of this PRD amendment. It is largely in keeping with the original proposal and thoughtfully considers the Bright Road extension.

Additional Details



Legend

- Pending Planning Commission Items
- THECAN.DBO.Temp_New_Centerlines
- Preliminary Sub Lots

N
W E
S

1 inch = 300 feet

PRD22-0004 1/17/23
PLANNED RESIDENTIAL DEVELOPMENT
BUTTON PROPERTY MULTIFAMILY

THE CITY OF

Page 28 of 112

SW Parnell Project

Phases 1A, 1B, and 2

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

CT JOB NO. 23106800

Prepared by:  **Crafton Tull**



INDEX

Contents

Property Description	3
Scope & Concept	3
Master Development Plan.....	5
Development Standards.....	Error! Bookmark not defined.
Landscaping and Screening.....	Error! Bookmark not defined.
Street Improvements	Error! Bookmark not defined.
Phasing	Error! Bookmark not defined.



Property Description

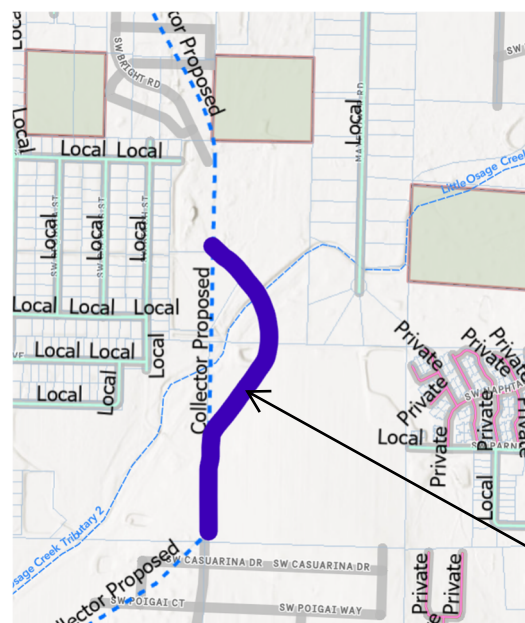
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1, SAID POINT BEING A 5/8" IRON PIN;
THENCE S87°02'06"E 1313.94 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF VINTAGE ESTATES SUBDIVISION, PLAT RECORD 2007-548;
THENCE ALONG SAID WEST LINE S02°13'51"W 1319.70 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF POIGAI ESTATES PHASE 1, PLAT RECORD L202331395;
THENCE ALONG SAID NORTH LINE N86°57'12"W 1326.70 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF LITTLE OSAGE FARMS ADDITION, PLAT RECORD 2016-610;
THENCE ALONG SAID EAST LINE N02°47'04"E 1317.71 FEET TO THE POINT OF BEGINNING, CONTAINING 39.97 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Scope & Concept

The SW Parnell Project will be a residential project with single- and multi-family uses located west of the end of SW Parnell Road (west of Arbors at Deer Crossing Project). The project will consist of 35 buildings with associated right-of-way dedication, site amenities, parking spaces, private drives, multi-purpose community areas, and a retention pond. This project is currently zoned PRD (approved under PRD22-0004). This document will serve as a revision to the approved PRD.

The biggest change noted in this PRD revision is the new alignment of SW Bright Road through the site. The extension of SW Bright Road will connect to the existing stub from Poigai Estates subdivision and run through this site to the north property line. This project is proposing to follow the alignment from the Master Street Plan for approximately 750' with half street improvements. The alignment will then curve to cross Little Osage Creek Tributary 2 perpendicularly. Where the entire street alignment is fully on this property, full street improvements are proposed. The proposed extension will stub at the north property line, which will allow the City of Bentonville to eventually cross Little Osage Creek Tributary 2 and connect SW Bright Road.

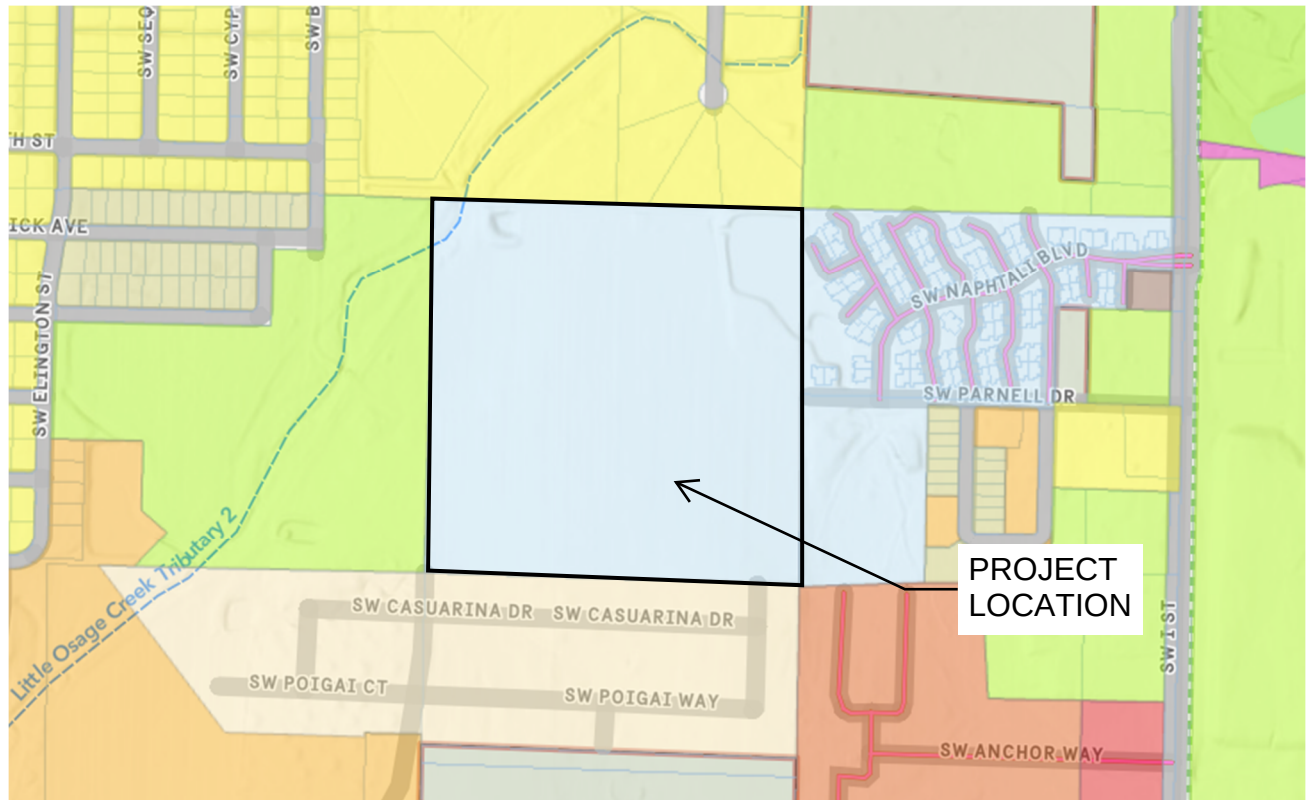


PROPOSED
ALIGNMENT OF
COLLECOR ROAD
PER SITE PLAN



Crafton Tull

The northern property boundary borders existing single-family homes and undeveloped wooded areas (zoned R-1). The eastern property boundary borders the Arbors at Deer Crossing (zoned PRD). This project will connect to the existing stub of SW Parnell Road and allow cross access through the site via the proposed ROW. The southern property boundary borders Poigai Estates Subdivision (zoned R-2) which is currently under construction. The western property boundary borders an existing single-family home (zoned A-1).



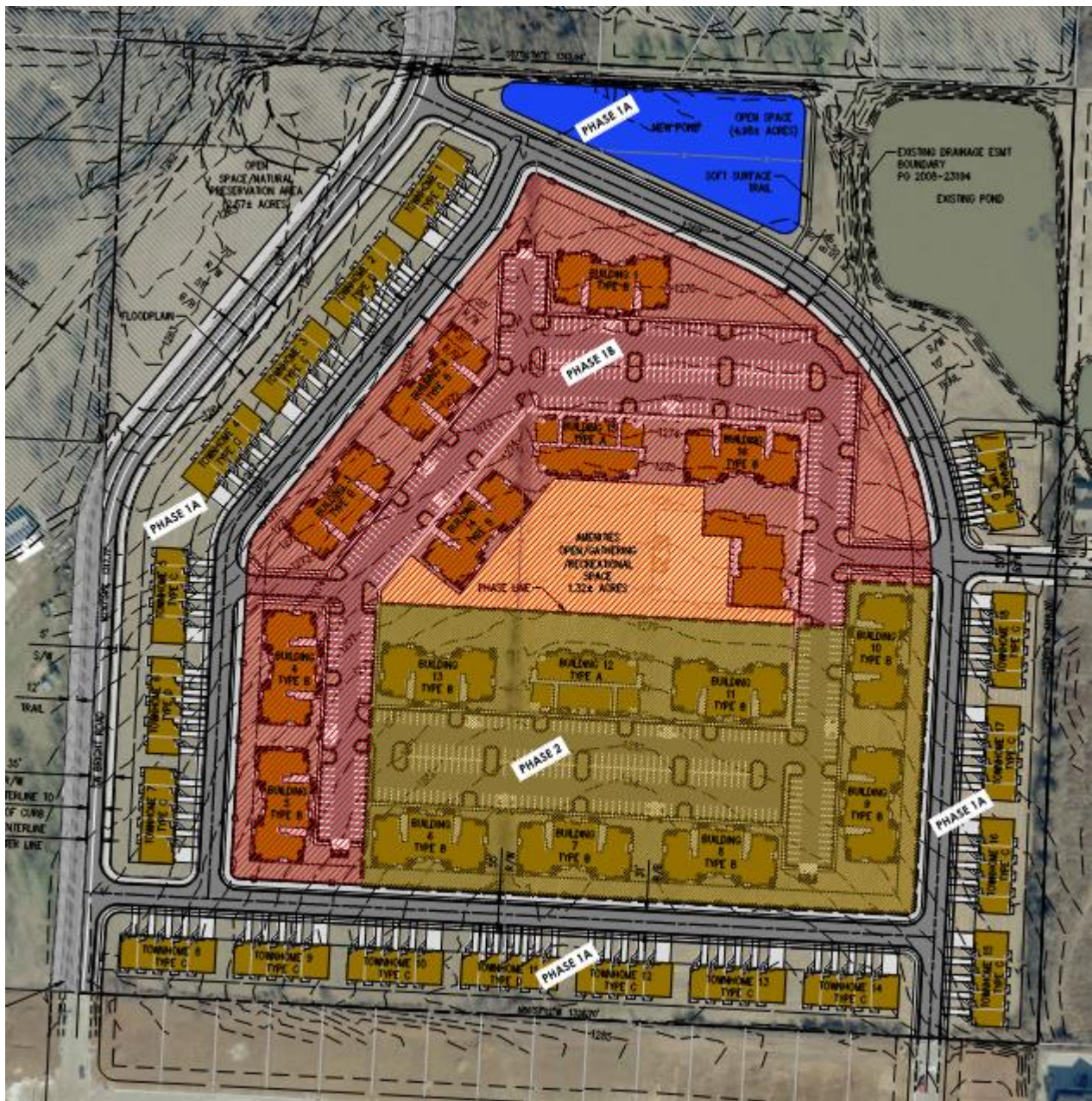
Water connections will be made to the utilities located along SW Parnell Drive to the east and SW Bright Road to the south. Sewer connections will be made to the existing 18" line in the NW corner of the site. These utilities will be designed per Bentonville Water Utilities Standard Specifications and will be reviewed by Bentonville Water Utilities and the Arkansas Department of Health.

Stormwater will be designed in accordance with the City of Bentonville Drainage Manual.

A portion of this property lies in Flood Zone AE and is inside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map 05007C0255K, effective June 5, 2012.

Master Development Plan

A full site plan has been included with this submittal.



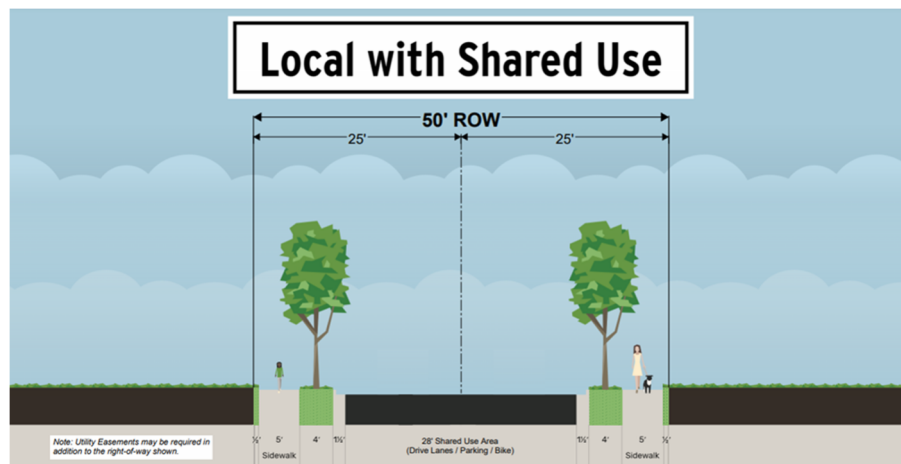
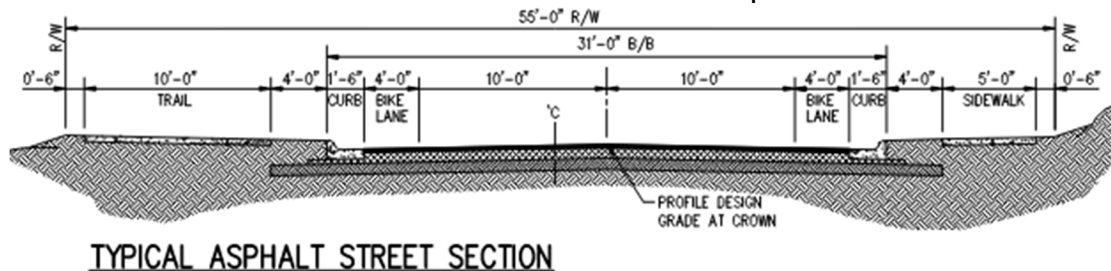
There are a total of 515 units proposed with this project (498 units were proposed with the original PRD). The site is a total of 39.97 acres. This results in an overall density of 12.9 units per acre.



Allowable Modifications – Sec. 401.11(e)(1)

This PRD shall be governed by the use and development regulations of the City of Bentonville Zoning code except as follows:

- a. **Density:** The approved PRD proposed 498 units. This revision to the PRD proposes 515 units. This would result in an increase in density from 12.5 units/acre to 12.9 units/acre
 - b. **Building and garage setbacks:**
- | Setbacks per approved PRD: | Setbacks per revised PRD: |
|--|--|
| Front setback (apartments) = 25' | Front setback (apartments) = 25' |
| Front setback (townhomes) = 30' | Front setback (townhomes) = 30' |
| Exterior side setback (apartments) = 25' | Exterior side setback (apartments) = 25' |
| Exterior side setback (townhomes) = 20' | Exterior side setback (townhomes) = 15' |
| Rear setback (all unit types) = 25' | Rear setback (all unit types) = 25' |
- c. **Height of buildings or structures:** All buildings will be less than 30' at the eave of roof. The tallest structures will be 42'-6" at the highest peak.
 - d. **Lot size, depth, and width:** Lot size, depth, and width standards will not be modified.
 - e. **Required off-street parking spaces:** Sec. 501.06(f) requires 2 off-street parking spaces per dwelling unit. Per Planning Commission's condition of approval of the original PRD, parking will be provided at a ratio of 1.5 stalls per multi-family. For the townhome units, parking will be provided within the garages and driveways at a minimum ratio of 2 stalls per unit.
 - f. **Street widths:** Local Streets with Shared Use are proposed throughout. The City of Bentonville's Typical Street Section has been modified to add a 10' trail on one side of the road. A 55' ROW is shown instead of a 50' ROW per the TSS.



A 50' ROW is proposed for SW Parnell Road to match the existing street stub. A 70' ROW is proposed for the extension of SW Bright Road to match the MSP.

Prohibited Modifications – Sec. 401.11(e)(2)

This project will abide by and meet all City of Bentonville's zoning and development standards for sign requirements, grading and drainage, access management, outdoor lighting, landscaping and screening, residential light standards, and flood damage prevention.

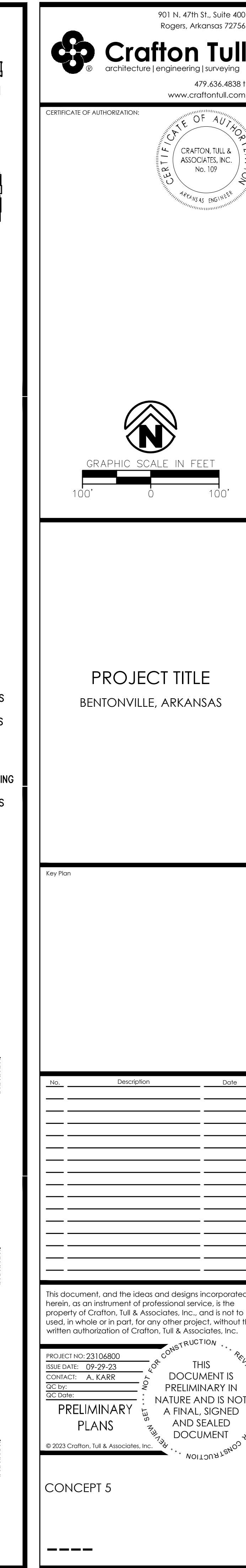
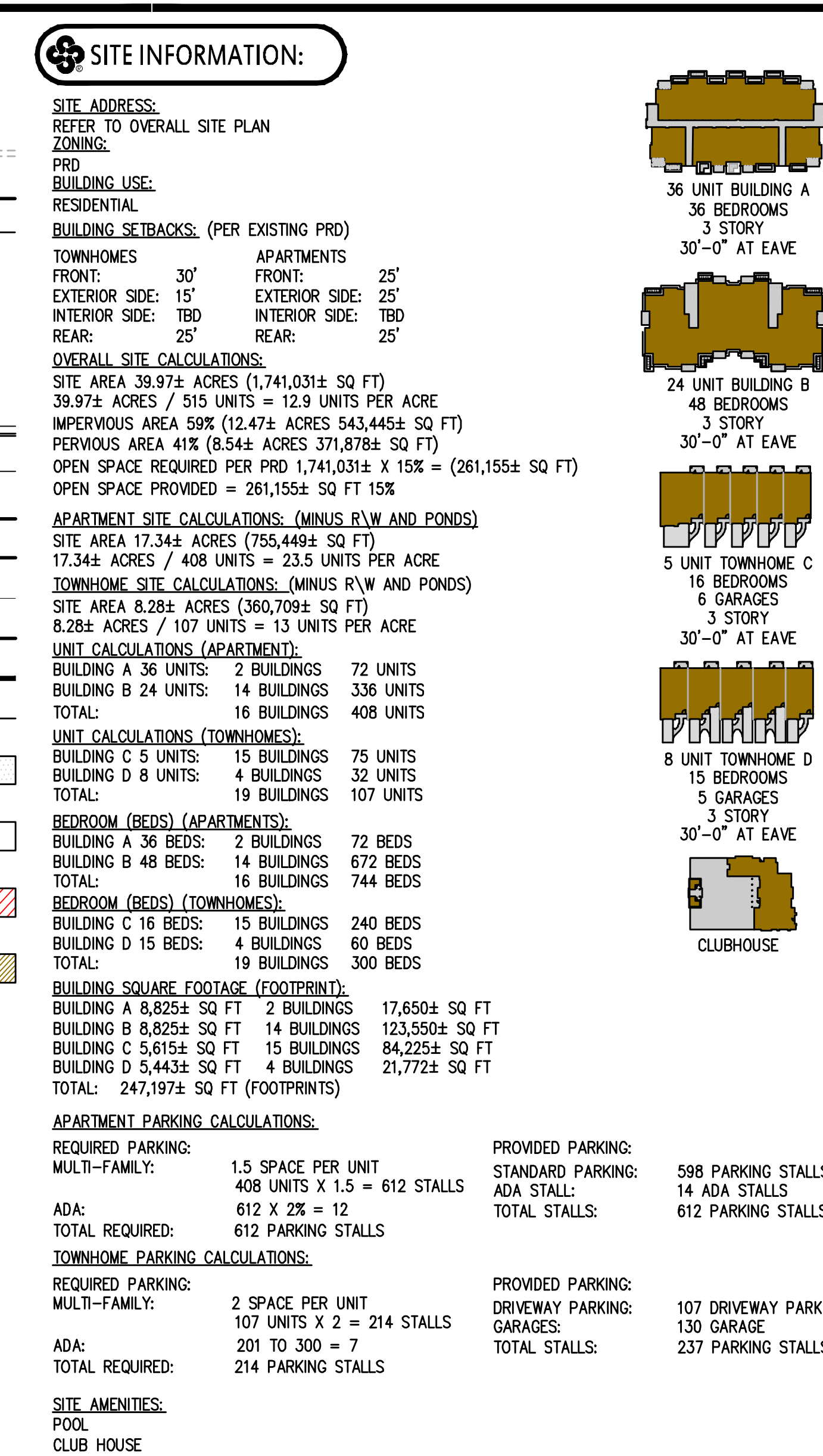
Phasing – Sec. 401.11(f)

This project will be constructed in three phases. Phase lines are shown on the site plan that has been provided. Phase 1A and Phase 1B will be constructed at the same time but will be prepared as separate large scale development plan sets. Phase 2 will likely begin construction within a year of Phases 1A and 1B.

Open Space and Landscaping – Sec. 401.11(g)(1)

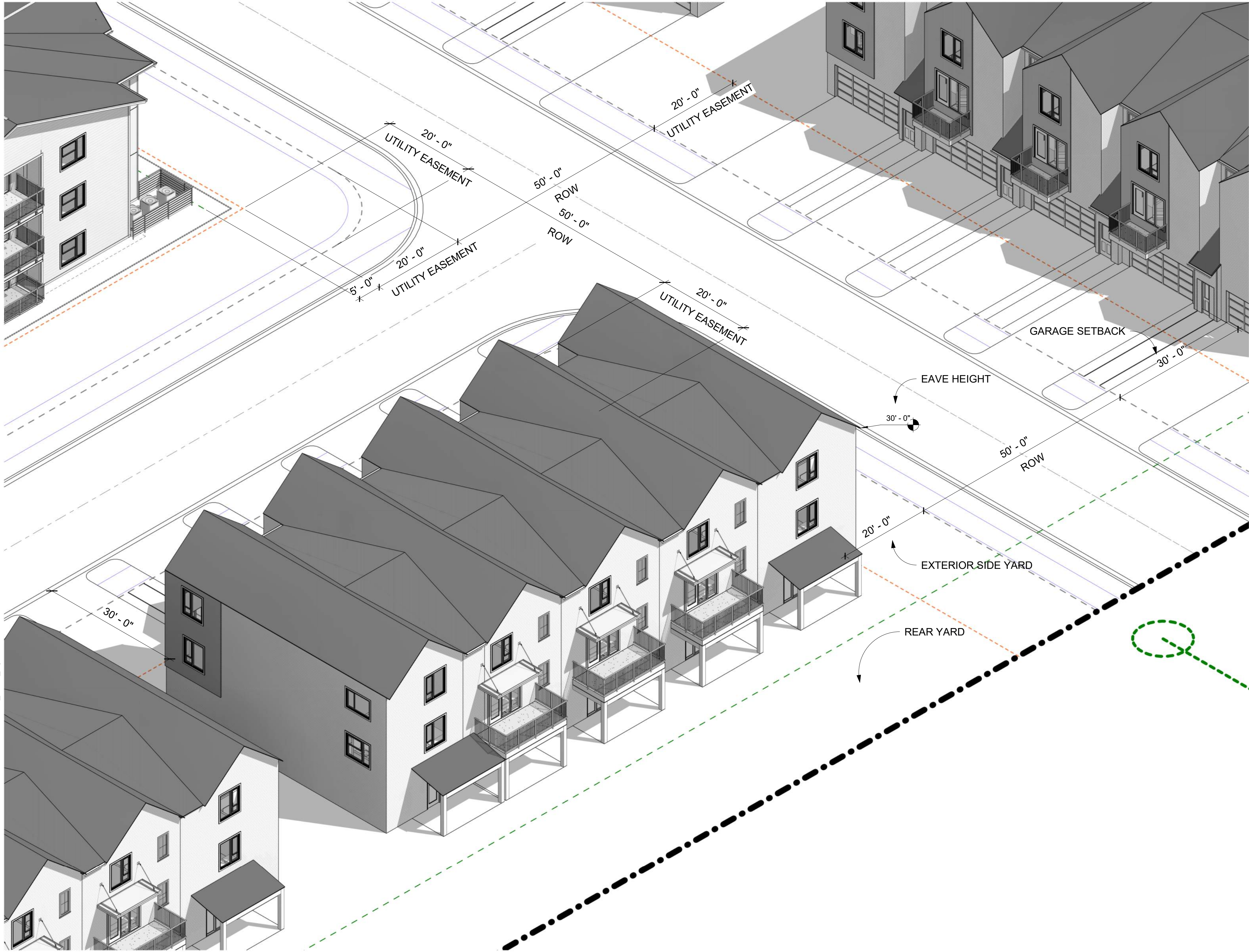
As stated above, street trees and all landscaping will be designed in accordance with the City of Bentonville's Municipal Codes and Ordinances. Street trees will be provided along the proposed local streets per the Typical Street Section.

Per PRD requirements, 15% common, useable, open space is required. For this site (39.97 acres), 6.0 acres of open space is required. This requirement is being met with this PRD by providing a dedicated 4.98-acre lot which contains 2 water bodies and a shared walking path. This area will also be vegetated with existing and new trees. Another dedicated 2.57-acre lot is proposed in the NW corner of the site as a preservation/open space area. Little Osage Creek Tributary 2 flows through this corner, so additional open space area is being shown to preserve natural areas near the stream. This area will also be planted with some new trees. 1.32 acres of central gathering space with amenities are proposed in the middle of the site near the clubhouse. A total of 8.87 acres of common, useable, open space is being provided with this PRD.



12/23/2022 9:55:55 AM C:\Users\badams\Documents\Bentonville MF_REV2_bryadams.rvt

@ Copyright 2021



1 TOWNHOME

DESIGN +
CONSTRUCTION
INTEGRATION



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

TOWNHOME PROTOTYPE

A103

Scale:



1 MULTI-FAMILY

DESIGN +
CONSTRUCTION
INTEGRATION



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS 72716
Project number: 0990
Project Issue Date: 12-09-2022

MULTI FAMILY
PROTOTYPE

A104

Scale:

MATERIALS LIST (ALL STRUCTURES):

- BRICK
- CEMENT BOARD SIDING AND TRIM
- ARCHITECTURAL SHINGLES
- FIBERGLASS WINDOWS
- PREFINISHED METAL GUTTERS AND DOWNSPOUTS



DESIGN +
CONSTRUCTION
INTEGRATION



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

MULTI FAMILY CONCEPT
IMAGERY

A105

Scale:



MULTI FAMILY CONCEPT
IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com



DESIGN +
CONSTRUCTION
INTEGRATION

A106

Scale:



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com



TOWNHOME CONCEPT
IMAGERY

A107

Scale:



Trailblazers - A Street Taphouse Waivers

2807 Northwest A Street

PC Date: 1/16/2024

Staff Report Details

Project Number	WAV23-0023
Applicant / Current Owner	ISG / Bentonville/Bella Vista Trailblazers Association Inc.
Site Area	+/- 7.67 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Outdoor Vendor Park and Taphouse
Related projects	CU23-0036

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 has requested two waivers, combined below, from the requirements of the Zoning Code and Land Development Code.

Project Details

Waiver 1: A request to waive the requirements of Zoning Code Article 501, Sections 501.03 and 501.04, to provide adequate off-street parking, located within 200 ft of the proposed principal use, and located on property owned by the same entity as the principal land use in question.

Waiver 2: A request to waive the requirements of Land Development Code Articles 1100 - Development Standards, Section 1100.16 Sidewalk Improvement and 1200 - Off Site Improvements, Section 1200.01 General Provisions, to provide offsite street and sidewalk improvements, as called for in the Bentonville Master Streets Plan, including additional sidewalk, curb, and gutter along SW A St.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

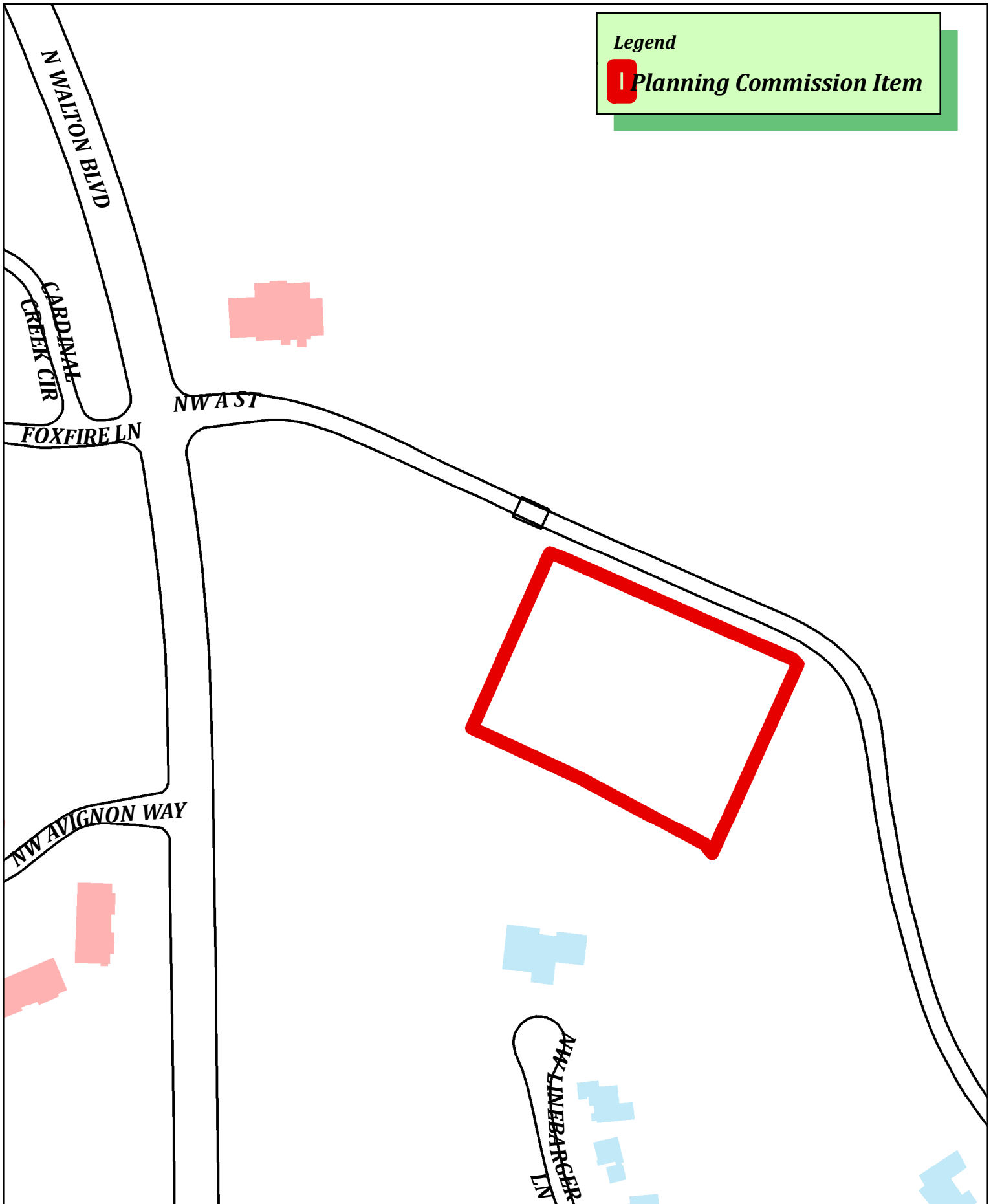
Analysis / Waivers

The applicant's narrative states that due to the site's proximity to the Slaughter Pen Trails to the north and the North Bentonville Trail to the west, it is anticipated the majority of patrons will access the site using the existing trail system via foot or bicycle, thus reducing the practical needs for an onsite parking lot. Their narrative also states the development proposal outlined in their Conditional Use Permit request includes relocating the current North Bentonville Trail mid-block crossing to the east, facilitating access from the existing Slaughter Pen parking lot to the north across NW A St.

Conclusion

Planning Staff recommends approval of both waivers with the condition that the applicant provide the Planning Commission a parking report in two years, detailing any parking deficiencies and a proposed solution. Engineering Staff does not support waiver 2.

Additional Details



Legend

 Planning Commission Item

WAV23-0023

Trailblazers A Street Taphouse

2807 NW A Street





RE: WAIVER REQUEST
A STREET TAPHOUSE AND FOOD TRUCKS - NW A STREET, BENTONVILLE, AR

Planning Staff,

Thank you for reviewing the following requests for waivers to facilitate construction of A Street Taphouse and Food Trucks.

A waiver is requested from the full requirements of Appendix B, Article 501, Sections 501.03 and 501.04 regarding parking requirements. Due to the site's proximity to the Slaughter Pen Trails to the north and the North Bentonville Trail to the west, it is anticipated the majority of patrons will access the site using the existing trail system via foot or bicycle thus reducing the practical needs for an onsite parking lot. Additionally, A Street Taphouse and Food Trucks aim to establish a unified setting where patrons can enjoy dining and beverages amidst natural surroundings, akin to the ambiance offered by Airship Coffee at Coler Mountain. Due to uncertainties surrounding the placement of off-street parking, we are requesting a temporary waiver from the requirements to maintain the project schedule. There is an existing parking lot situated north of the site, across NW A Street, which presently serves the Slaughter Pen Trails. Our proposal includes relocating the current North Bentonville Trail mid-block trail crossing to the east, facilitating access from this existing lot across NW A St.

At present, it remains unclear whether a parking agreement will be established with the City of Bentonville, enabling A Street Taphouse and Food Trucks to utilize this lot. Furthermore, it is uncertain whether potential expansion would be necessary to accommodate the anticipated increase in users, should such an agreement materialize.

A waiver is also requested from providing street and sidewalk improvements to NW A St. as outlined in the 2021 Master Street Plan as a part of the project. According to the 2021 Master Street Plan, NW A Street is designated as a Collector Street with a required 70' of Right-of-Way (ROW). This will be met as 35' of ROW will be provided on the property, meeting the Master Street Plan's required amount of 70' of total ROW. The absence of street improvements will not be noticeable relative to the surrounding parcels as NW A street is currently devoid of curb and gutter along this section and the parcels north of NW A St have been waived from provision of the street improvements. Along the south side of NW A street, a sidewalk of decent condition currently exists, serving the site. Finally, the cost of providing street improvements along the frontage of NW A St. would greatly exceed the budget for this project and would not be affordable for the land owner and developer. Requiring the street improvements would result in removing key elements of the proposed project to reallocate the funds. Thus, we formally request a waiver from providing street improvements along the frontage of NW A St.

Finally, a waiver is requested for Type A opaque screening between C1 and R1 zones as required by section 1400.09 of the zoning code. The location of such a screen presents a practical difficulty for several reasons. Firstly, the required location is on extreme topography that presents a difficult construction condition. Second, the required location is densely populated with an existing mature tree canopy and understory that already fulfill the intended outcome of the requirement. Lastly, the impacts resulting from such a construction could impact the health and wellbeing of the existing vegetation. Therefore, we formally request a waiver from Type A opaque screening.



Sincerely,

Claire Roth

Claire Roth

Project Coordinator

Claire.Roth@ISGInc.com





Multi Family E Central Ave

3509 East Central Avenue

PC Date: 1/16/2024

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? : **Yes**

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

This project was withdrawn by the applicant on January 10, 2024.

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.

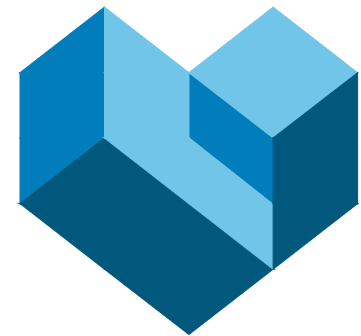
The proposed design includes 347 vehicle parking spaces, 102 secure indoor bike parking spaces, and 30 outdoor bike parking spaces. The vehicle spaces will be allocated as shown below.

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 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
----	-------------	------

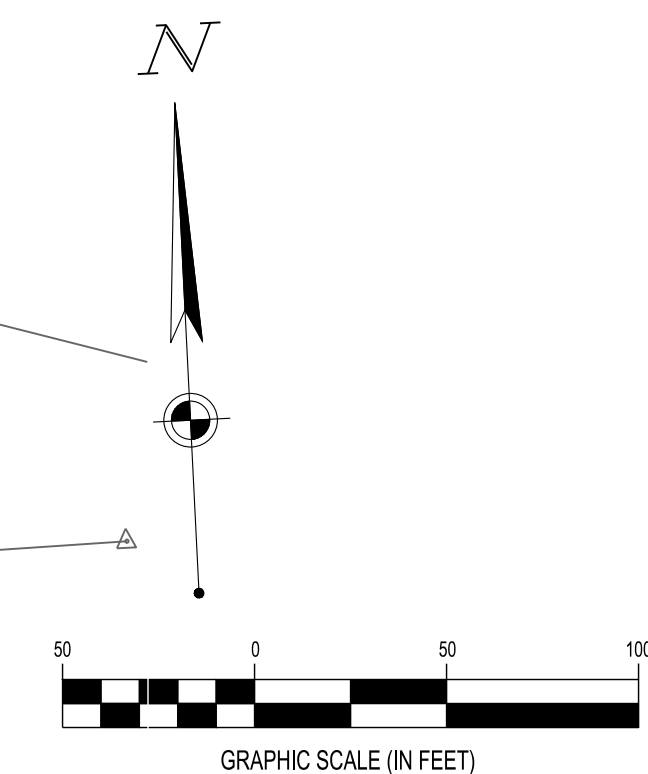
© 2023 CESO, INC.

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



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

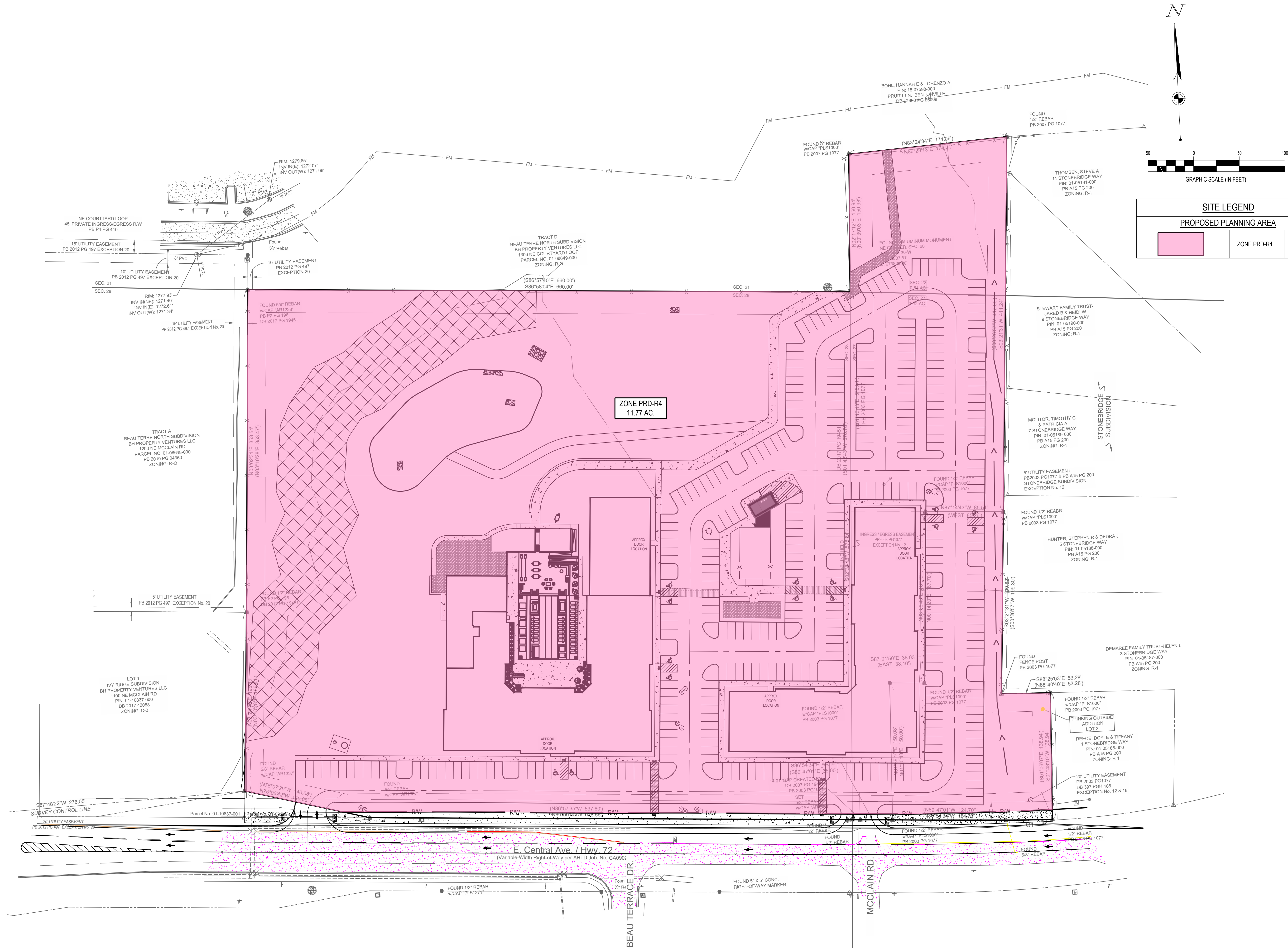
Revisions / Submissions		
ID	Description	Date
1	PRD CITY COMMENTS	12/11/23

© 2023 CESO, INC.

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

EXISTING ZONING MAP

PRD23-0000



PPAF MANAGEMENT

MULTI-FAMILY DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 75004

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

© 2023 CESO, INC.

Project Number: 762489

Scale: 1" = 50'

Drawn By: JDM

Checked By: KRM

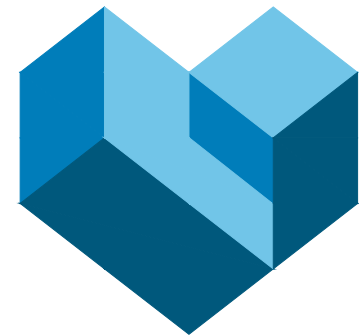
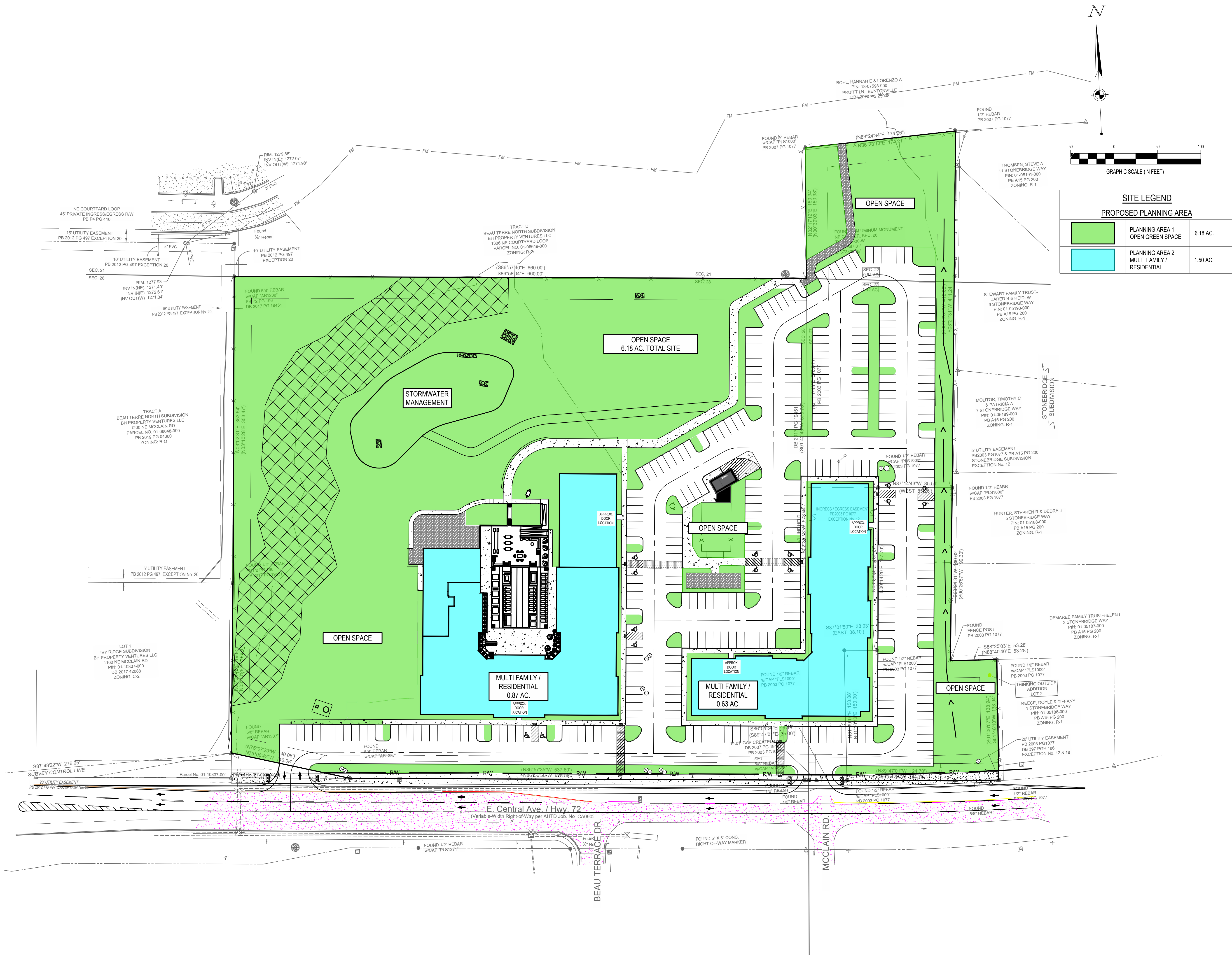
Date: 10/04/2023

Issue: NOT FOR CONSTRUCTION

Drawing Title:

PROPOSED ZONING MAP

PRD23-0000



CESO
WWW.CESONC.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 75004

Revisions / Submissions

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

© 2023 CESO, INC.

Project Number: 762489

Scale: 1" = 50'

Drawn By: JDM

Checked By: KRM

Date: 11/27/2023

Issue: NOT FOR CONSTRUCTION

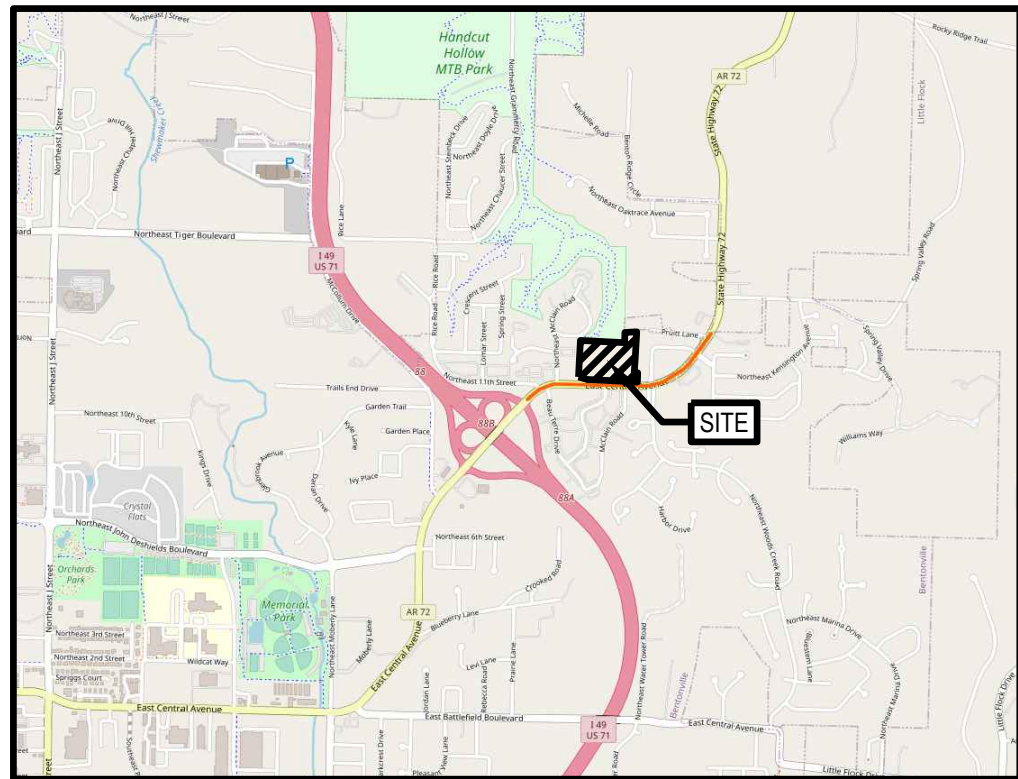
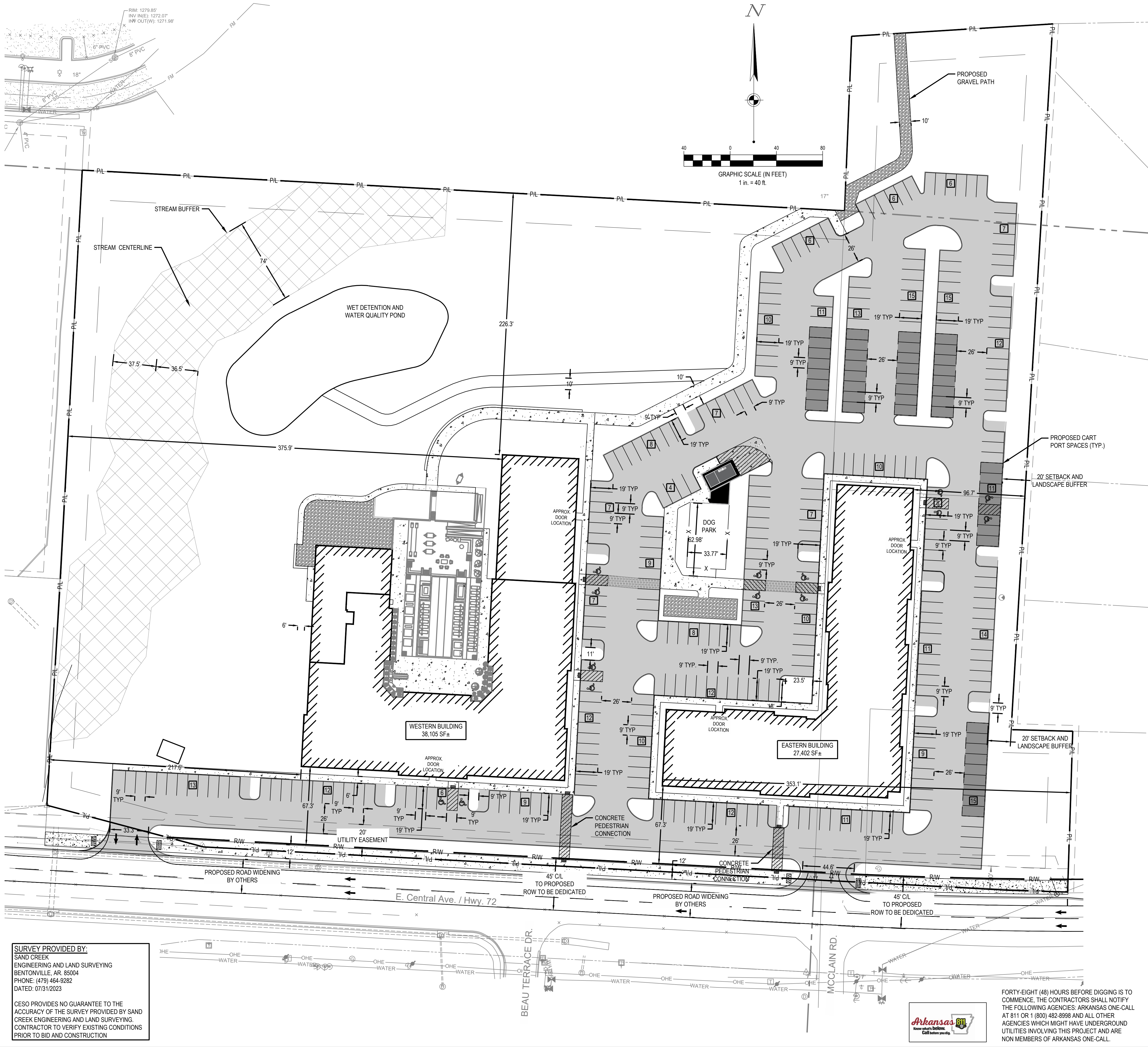
Drawing Title:

PROPOSED
PLANNING AREA
MAP

PRD23-0000

2A. MASTER SITE PLAN

W:\PROJECTS\PPAF Management\762489-01 Central Ave. Bentonville AR\03-CIVIL\PLAN\CD\762489_MASTER SITE PLAN.dwg - 12/11/2023 - Kyle Mast



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

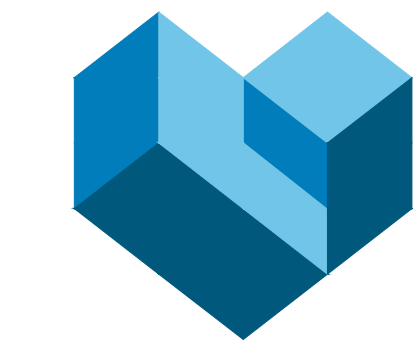
ARCHITECT:

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, TN 37027
PHONE: (857) 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.



CESO
WWW.CESOINC.COM

3300 South Market St., Suite 230
Bentonville, AR 72705
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
1	PRD CITY COMMENTS	12/11/23

© 2023 CESO, INC.

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 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 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

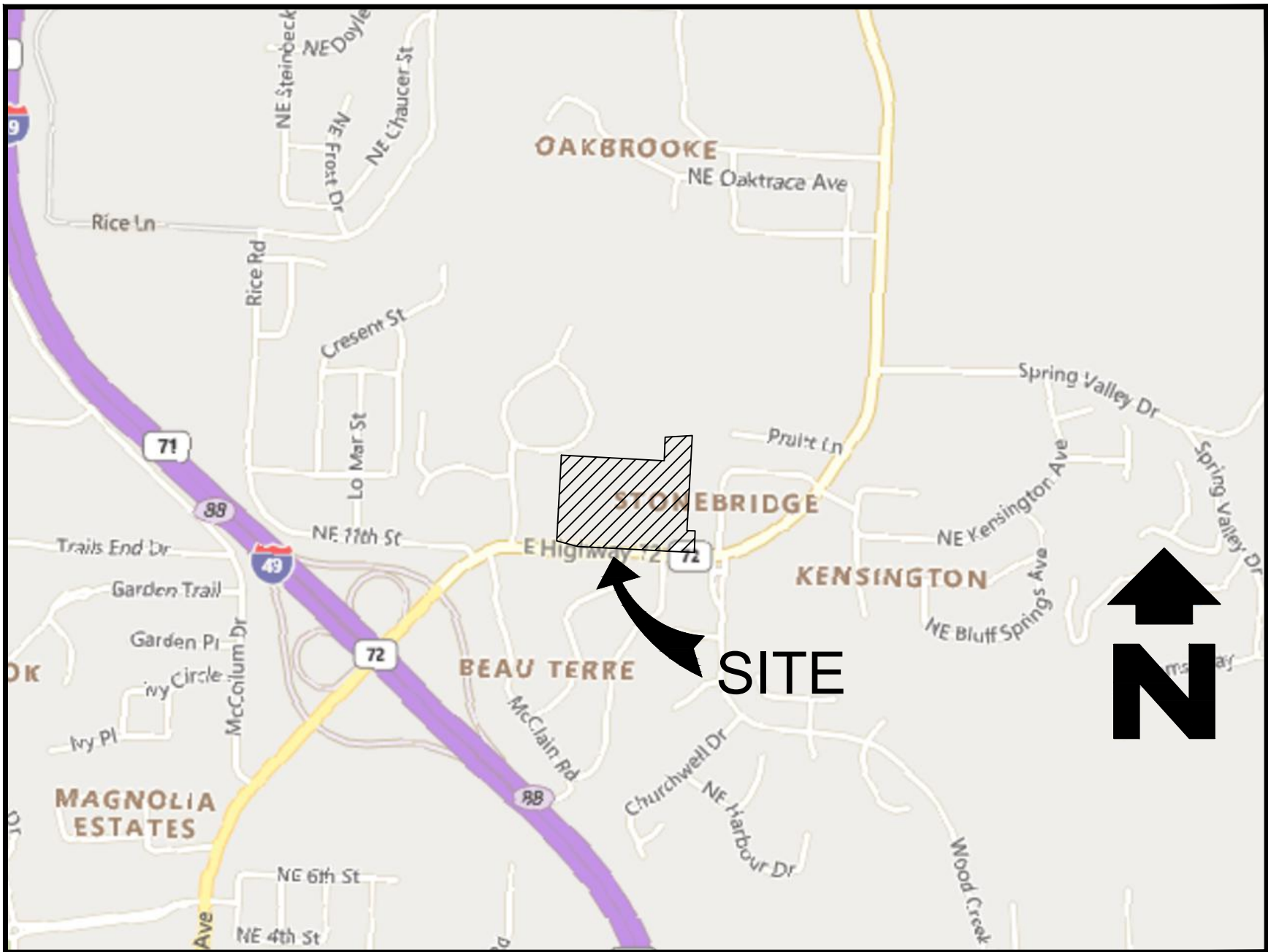
PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, SAME BEING THE SE CORNER OF TRACT D OF 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:

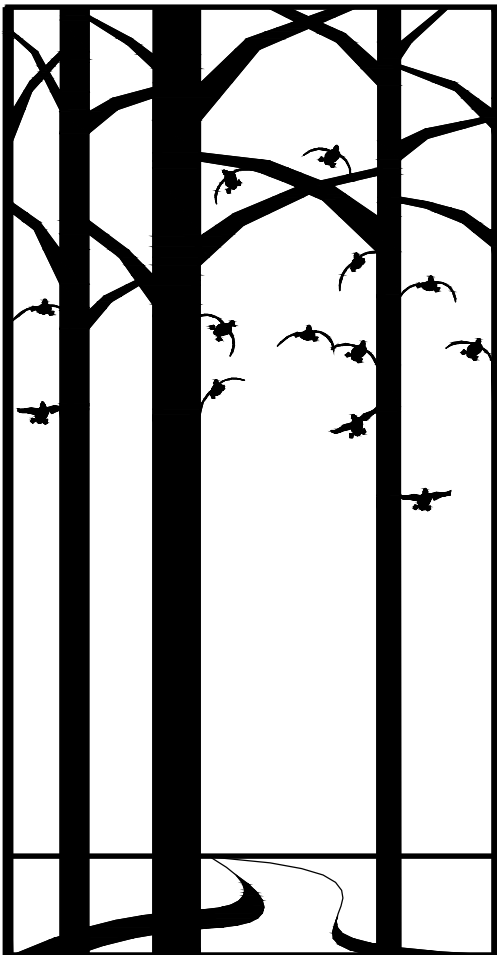
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL RECORDED IN DEED RECORDS, BOOK 2017, PAGE 19451, AND DB L2017 PG 057342 AT THE COURTHOUSE IN 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.



VICINITY MAP
NOT TO SCALE



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



EASEMENTS & RESTRICTIONS:

ACCORDING TO COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2301681-143, WITH EFFECTIVE DATE FEBRUARY 7, 2023 AT 7:00 AM IN SPRINGDALE, ARKANSAS, THE FOLLOWING EXCEPTIONS EXIST ON THE SUBJECT PROPERTY: THE SURVEYOR'S OPINION WILL FOLLOW THE EXCEPTION IN *ITALICS*:

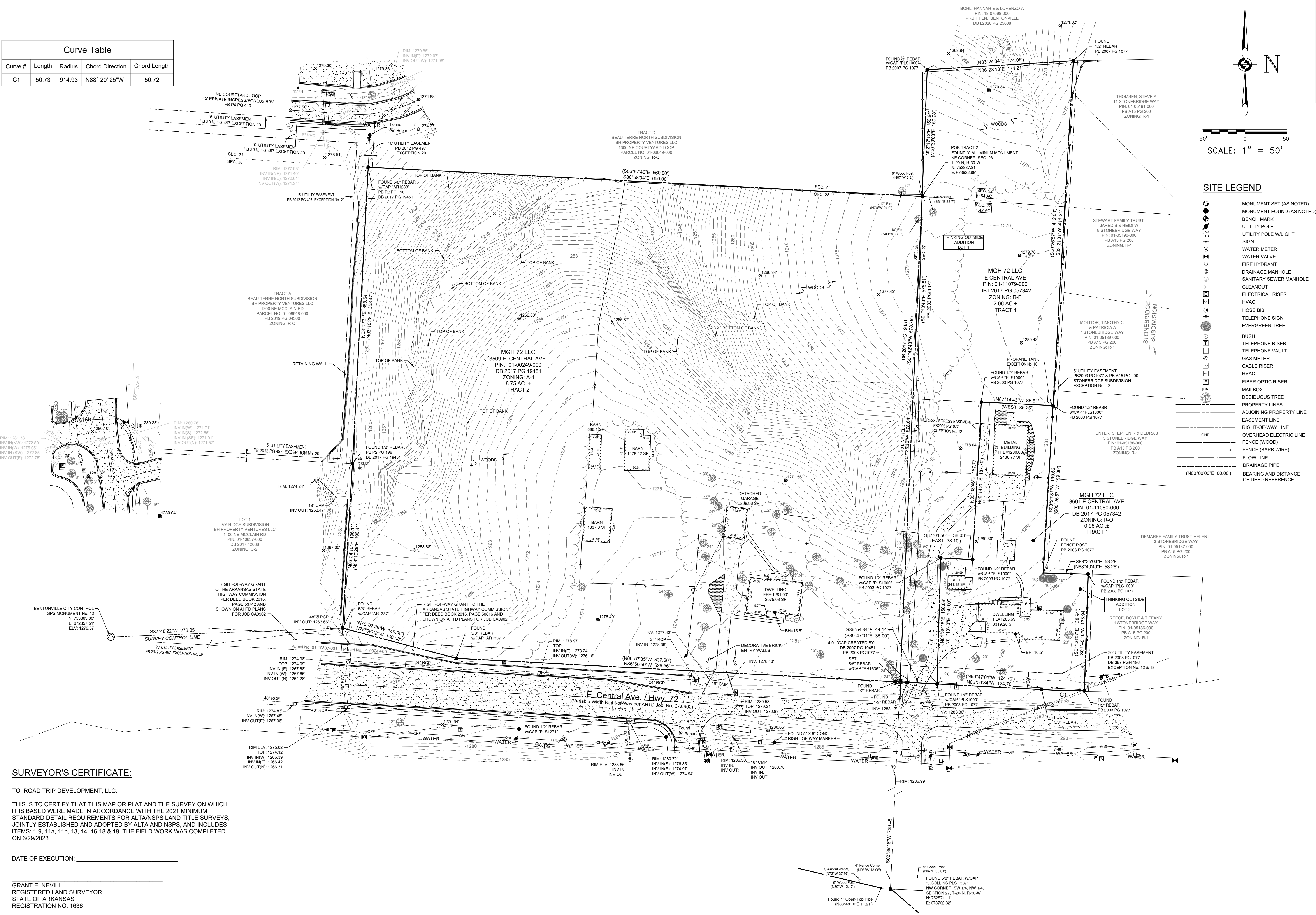
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS 1. OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET.
- NOT A MATTER OF SURVEY.*
- GENERAL AND SPECIAL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2021 AND PRIOR YEARS ARE PAID.
- NOT A MATTER OF SURVEY.*
- ENCROACHMENTS, VIOLATIONS, VARIATIONS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SHOWN AS OBSERVED.*
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SHOWN AS OBSERVED.*
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.*
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS' AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, (TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS).
- NOT A MATTER OF SURVEY.*
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.*
- TAXES OR SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.*
- LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS AND LIENS FILED OF RECORD AS OF THE EFFECTIVE DATE HEREOF, UNDER THE ARKANSAS UNIFORM COMMERCIAL CODES IN THE STATE OF ARKANSAS.
- NOT A MATTER OF SURVEY.*
- LOSS ARISING FROM AND/OR RESULTING FROM OIL, GAS AND/OR ALL OTHER MINERALS, CONVEYED, RETAINED, LEASED, ASSIGNED OR ANY OTHER ACTIVITY CONCERNING THE SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS OR EGRESS FOR SAID SUB-SURFACE PURPOSES.
- NOT A MATTER OF SURVEY.*
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN/AS PLAT RECORD 18 AT PAGE 87 PLAT AND PLAT RECORD 2003 AT PAGE 872 PLAT OF THE RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- PLAT BOOK 18 AND PAGE 87 SHOWN A 80 FOOT WIDTH RIGHT-OF-WAY ON ARKANSAS STATE HIGHWAY 72.
- PLAT BOOK 2003 PAGE 872 SHOWN A 80 FOOT WIDTH RIGHT-OF-WAY ON ARKANSAS STATE HIGHWAY 72.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN/AS PLAT RECORD 2003 AT PAGE 1077 PLAT AND ORDINANCE NO. 2003-185 ACCEPTING LOT SPLIT FILED AS INSTRUMENT 2004 255 ORDINANCE OF THE RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- PLAT BOOK 2003 PAGE 1077 DEPICTED THE FOLLOWING INFORMATION:
80-FOOT RIGHT-OF-WAY FOR AR. HWY 72. A 20-FOOT UTILITY EASEMENT ALONG AR. HWY 72. A INGRESS / EGRESS EASEMENT GIVING ACCESS THOUGH LOT 1 TO THE MAIN BUILDING IN LOT 2.
15. VARIATION IN LOCATION OF FENCES AS SHOWN ON PLAT RECORD 2003 AT PAGE 872 AND PLAT RECORD 2003 AT PAGE 1077, 13. RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- SHOWN AS OBSERVED.*
- RIGHTS OF THE PUBLIC AND OTHER TO USE AND CONCRETE/ASPHALT DRIVE TO LOT 2 AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- CONCRETE AND ASPHALT DRIVE AREAS ARE PART OF THE THE INGRESS / EGRESS EASEMENT DEPICTED IN PLAT BOOK 2003, PAGE 1077. PLAT BOOK 2007 PAGE 1077 DOES NOT CONTAIN INFORMATION TO IDENTIFY ANY RIGHTS OF PUBLIC USE.
- SHED LYING ON LOTS 1 AND 2 AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- THE SHED IS LYING IN LOT 2 OF TRACT 1. NO ENCRORACHMENT TO LOT 2 AS SHOWN ON THE PLAT RECORD 2003 PAGE 1077.
- PROFANE TANK & WINDMILL LOCATED ON SUBJECT PROPERTY AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- THE LOCATION OF THE PROPANE TANK REMAINS ON THE SAME LOCATION AS SHOWN ON PLAT RECORD 2003 PAGE 1077. WINDMILL IS NO LONGER EXISTING ON THE PROPERTY.
- OVERHEAD ELECTRICAL LINE LOCATED ON SUBJECT PROPERTY AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- NO OVERHEAD ELECTRICAL LINES ARE SHOWN ON THE PLAT RECORD 2003 PAGE 1077 OR OVERHEAD ELECTRIC LINES FOUND IMPACTING TRACK 1.
- RIGHT OF WAY EASEMENT, IN FAVOR OF THE CITIES OF ROGERS AND BENTONVILLE, FILED MAY 8, 1968 IN BOOK 397 AT PAGE 186 EASE, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- EASEMENT IS IMPACTING TRACT 1 ON THE NORTH SIDE OF AR HWY 72 AS SHOWN ON PLAT RECORD 2003 PAGE 1077.
- EASEMENT FOR WATER LINES, IN FAVOR OF THE CITY OF BENTONVILLE/BENTONVILLE WATER WORKS IMPROVEMENT DISTRICT, FILED AUGUST 1, 1949 IN BOOK 279 AT PAGE 130 EASE, RECORDS OF BENTON COUNTY, AR. (TRACT 1)
- THE LEGAL DESCRIPTION DOES NOT PROVIDE ENOUGH INFORMATION TO DETERMINE IF THE WATER LINE EASEMENT IMPACTS THE SUBJECT PROPERTY.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED SURVEY, FILED FOR RECORD IN/AS PLAT RECORD 2012 AT PAGE 497 SURVEY OF THE RECORDS OF BENTON COUNTY, AR. (TRACT 2)
- ALL EASEMENTS SHOWN ON PG 2012 PG 497 ARE DEPICTED GRAPHICALLY AND LABELED AS SHOWN ON THIS MAP.
- VARIATION IN LOCATION OF FENCES AS SHOWN ON SURVEY FILED AS PLAT RECORD 2012 AT PAGE 497, RECORDS OF BENTON COUNTY, AR. (TRACT 2)
- SHOWN AS OBSERVED.*
- EASEMENT FOR WATER LINES, IN FAVOR OF THE CITY OF BENTONVILLE, FILED AUGUST 1, 1949 IN BOOK 279 AT PAGE 129 EASE, RECORDS OF BENTON COUNTY, AR. (TRACT 2)
- THE LEGAL DESCRIPTION DOES NOT PROVIDE ENOUGH INFORMATION TO DETERMINE IF THE WATER LINE EASEMENT IMPACTS THE SUBJECT PROPERTY.

FLOOD CERTIFICATION:

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 0095 J OF COMMUNITY NUMBER 050012 (BENTONVILLE), BEARING MAP # 05007C095K, DATED JUNE 5, 2012, THE SUBJECT PROPERTIES LIE IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

State Filing Code:
500-20N-30W-0-22-330-04-1636
State Filing Code:
500-20N-30W-0-27-440-04-1636
State Filing Code:
500-20N-30W-0-28-110-04-1636

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



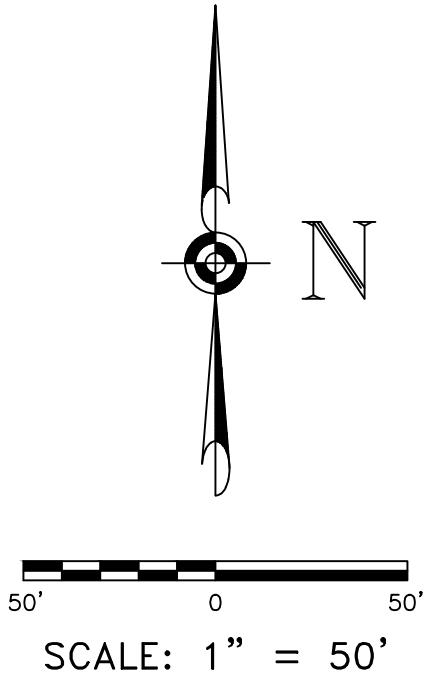
SURVEYOR'S CERTIFICATE:

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



- SITE LEGEND**
- MONUMENT SET (AS NOTED)
 - MONUMENT FOUND (AS NOTED)
 - BENCH MARK
 - UTILITY POLE
 - UTILITY POLE W/LIGHT SIGN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - DRAINAGE MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - ELECTRICAL RISER
 - HVAC
 - HOSE BIB
 - TELEPHONE SIGN
 - TELEPHONE VAULT
 - GAS METER
 - CABLE RISER
 - HVAC
 - FIBER OPTIC RISER
 - MAILBOX
 - DECIDUOUS TREE
 - PROPERTY LINES
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE (WOOD)
 - FENCE (BARB WIRE)
 - FLOW LINE
 - DRAINAGE PIPE
 - BEARING AND DISTANCE OF DEED REFERENCE

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

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

NOTES TO USERS

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.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

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.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

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.

The **projection** used in the preparation of this map was Arkansas State Plane North zone (FIPSZONE 0301). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

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:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

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>.

Base map information shown on this FIRM was provided in digital format by Benton County Information Systems, the City of Rogers, and the Arkansas Geographic Information Office (AGIO) at a scale of 1:12,000.

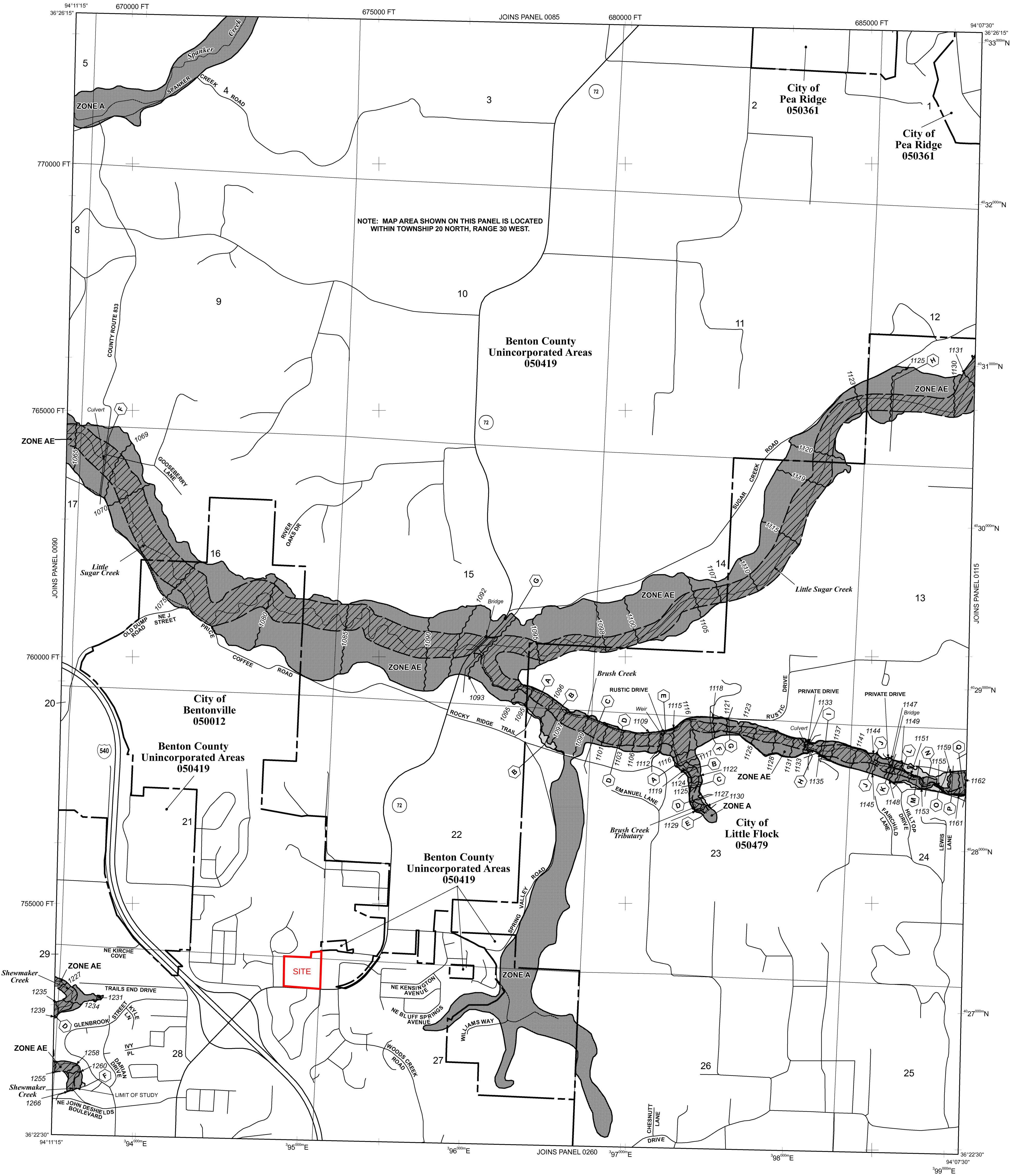
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (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.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

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/nfp>.



LEGEND

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

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the watersurface elevation of 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 deteriorated. 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.

ZONE D Areas in which flood hazards are undetermined, but possible.

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 OPA 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
- Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert, Rume, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone 15

5000-foot grid values: Arkansas State Plane coordinate system, North zone (FIPSZONE 0301), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORY

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.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS

PANEL 95 OF 560

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY **NUMBER** **PANEL** **SUFFIX**

BENTON COUNTY 050419 0095 K

BENTONVILLE, CITY OF 050412 0095 K

LITTLE FLOCK, 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

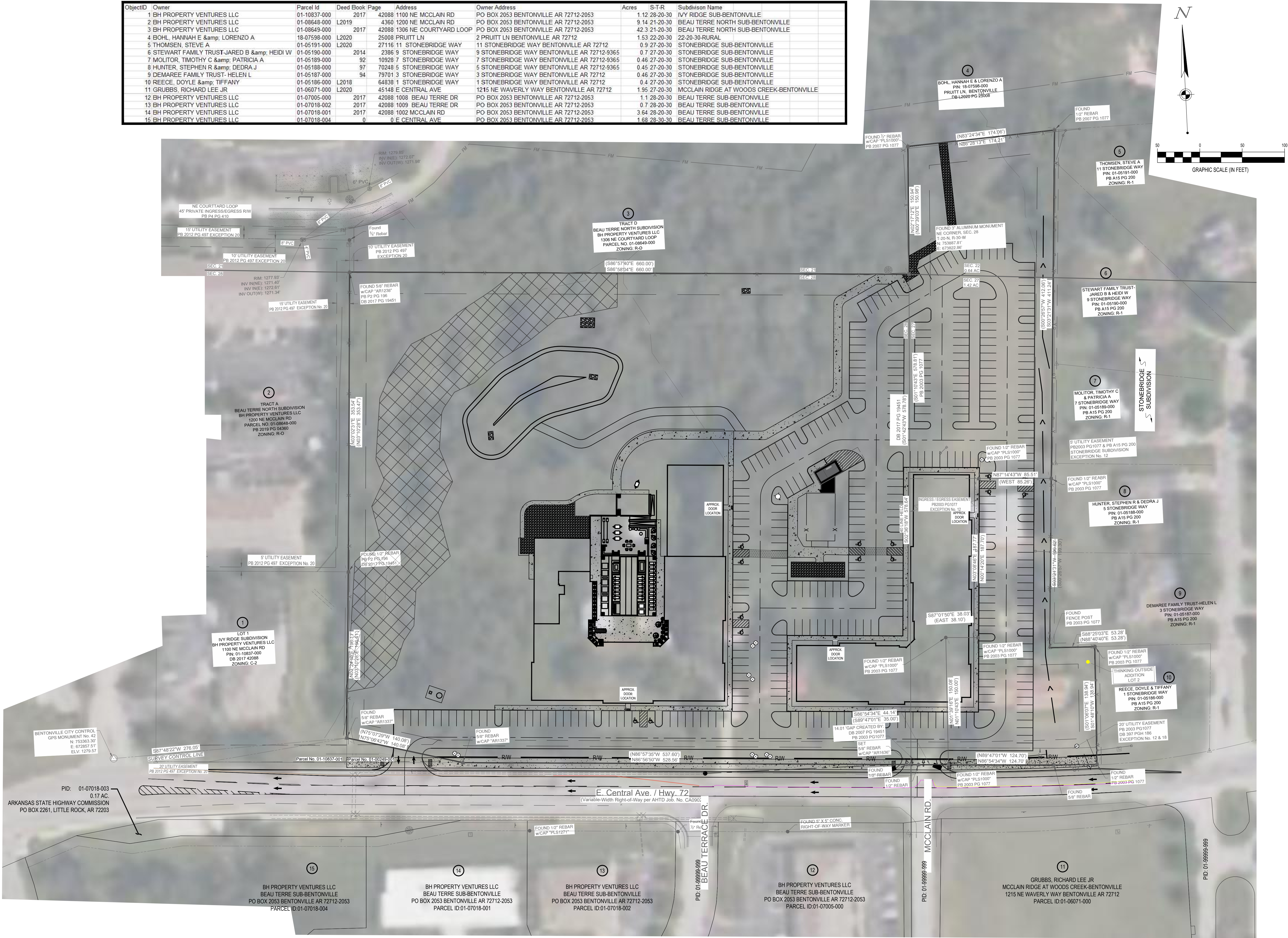
MAP REVISED

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 & LORRENZO 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 & DETRA 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 & TIFANY	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.CESONC.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
----	-------------	------

© 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%	655	93,144
2 BEDROOM	0	0.0%	-	-
3 BEDROOM	74	29.1%	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.

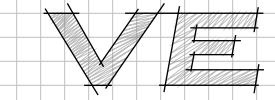
- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
(WT1) PREMIUM GRADE SIDING - HORIZONTAL - SMOOTH
(FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - TRICOLOR - BLACK - SMOOTH
(FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
(FT1) HARDIE TRIM - TRICOLOR/BLACK
(WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
(WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
(WD3) SWINGING PATIO DOOR - WINGED (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 ETCHING 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

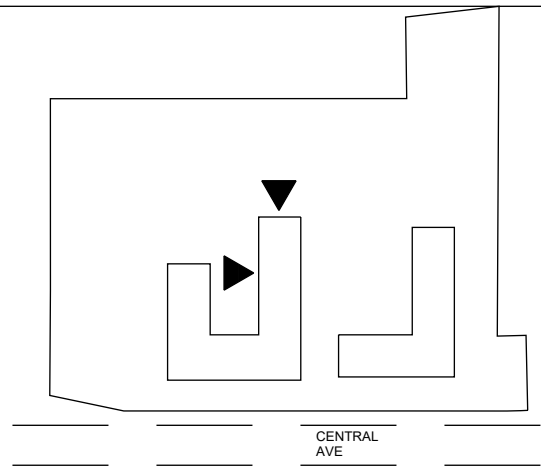
Building Facade Material	Percentages
Glazing	20.26%
Black Painted Brick	5.89%
Horizontal Premium Grade Siding (two options provided)	25.22%
Prefinished Hardie Panel System with Aluminum Trims - Black	28.62%
Prefinished Hardie Panel System with Aluminum Trims - White	20.01%
	100%

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



ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

PRELIMINARY NOT FOR CONSTRUCTION	
 VE Design Management, Inc. 431 S Jefferson Ave, Suite 105 Springfield, MO 65806 DESIGN MANAGEMENT Phone: 417.612.2913 Email: design@vedesigngroup.com MO CCA #4434 (Architecture) MO CCA #3374 (Engineering)	
MULTI-FAMILY DEVELOPMENT 3509-3601 CENTRAL AVE BENTONVILLE, AR 72712	
PLAN DESCRIPTION	DATE
PRD SUBMISSION	10/10/2023
PRD REVISION	11/07/2023
DRAWING TITLE BUILDING #1 - ELEVATIONS	
PROJECT # M2390	DRAWING NUMBER 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.

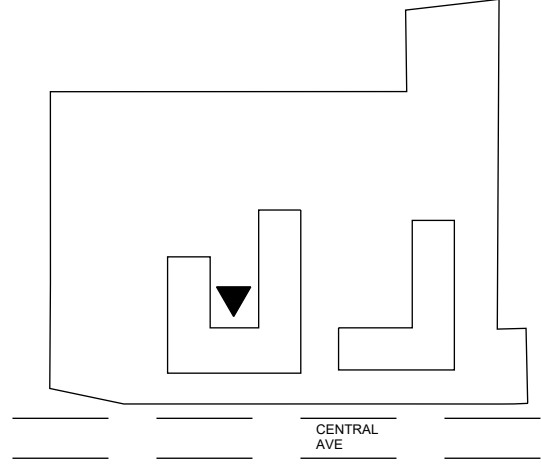
- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
- (WT1) PREMIUM GRADE SIDING - WOODSTONE - SMOOTH
- (FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - TROICORN - BLACK - SMOOTH
- (FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
- (FT1) HARDIE TRIM - TROICORN-BLACK
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
- (WD3) SWINGING PATIO DOOR - WINGED/OUTSWING - FULL GLASS - PRE-HUNG 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 STAINLESS 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	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"

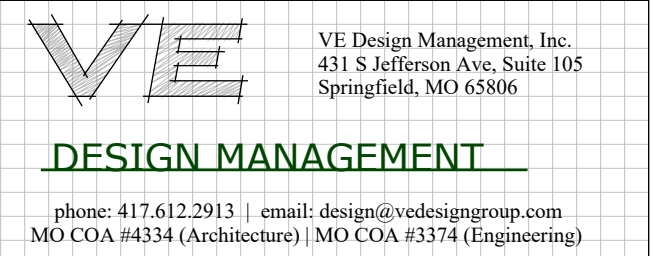


Building Facade Material	Percentages
Glazing	21.58%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	21.69%
Prefinished Hardie Panel System with Aluminum Trims - Black	6.18%
Prefinished Hardie Panel System with Aluminum Trims - White	50.55%
	100%

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

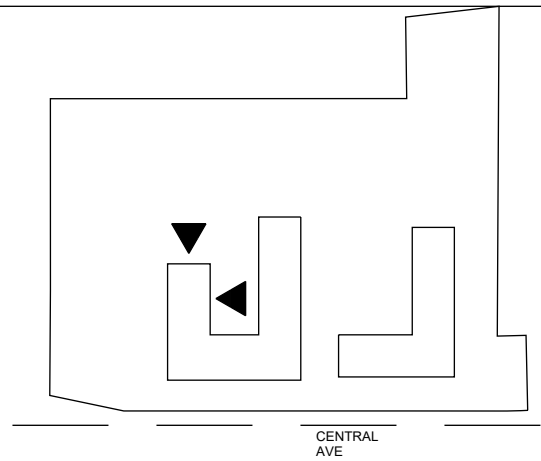
ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

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.
 - MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 - 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.
 - EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION RECS. & BEST PRACTICES FOR INSTALLATION METHODS.
 - SEE EXTERIOR FINISH DETAILS (AS6 SHEETS) FOR TRANSITION DETAILS AT WINDOWS, DOORS, DECKS, BANDS, ETC.
 - 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 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 STAYONOR 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" PARALL - BLACK

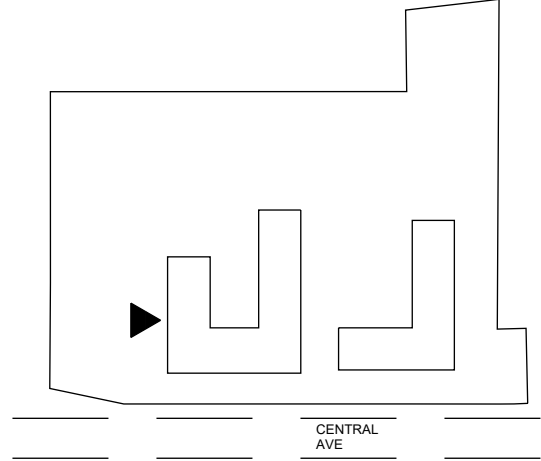


Building Facade Material	Percentages
Glazing	18.25%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	27.03%
Prefinished Hardie Panel System with Aluminum Trims - Black	36.18%
Prefinished Hardie Panel System with Aluminum Trims - White	18.54%
	100%

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"

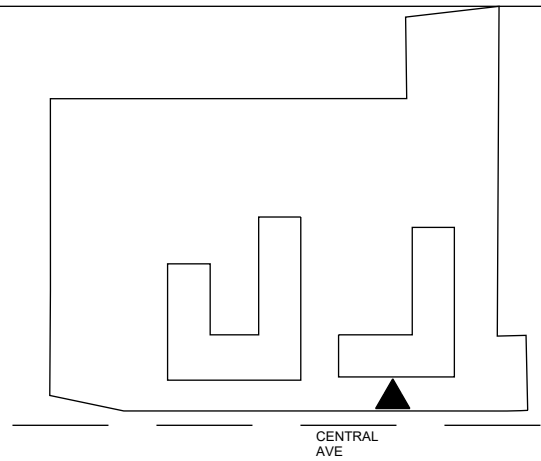
ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

PRELIMINARY
NOT FOR CONSTRUCTION

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 #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 #1 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A1.33

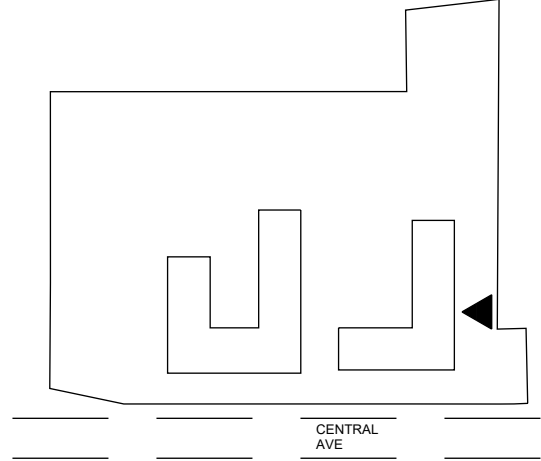


- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 3. SEE 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'TS 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 - 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 #4434 (Architecture) | MO CCA #3374 (Engineering)

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

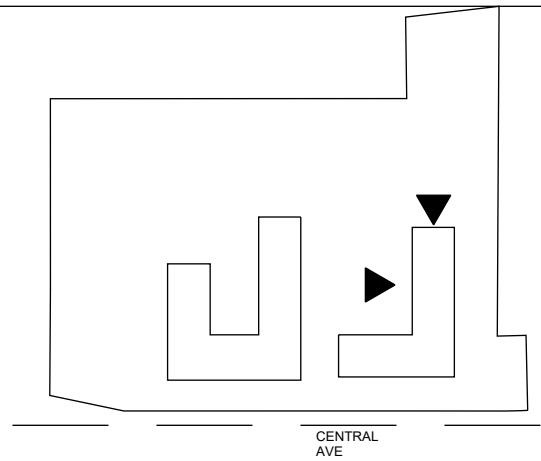
PLAN DESCRIPTION	DATE
PREL SUBMISSION	10/10/2023
PREL REVISION	11/07/2023
DRAWING TITLE	BUILDING #2 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A2.31

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



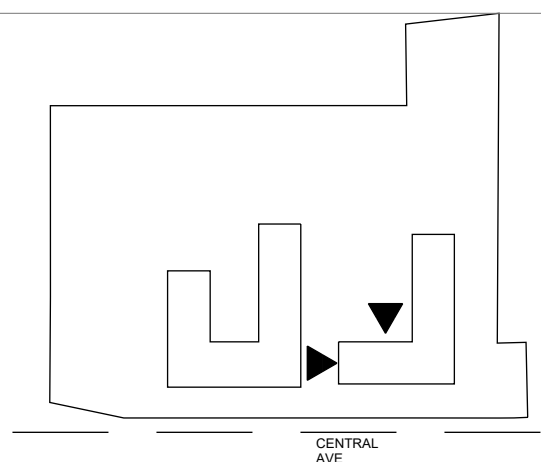
- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 3. SEE 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 - 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 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 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%

48' - 3/4"

49' - 6 3/4"

48' - 3/4"

66'

128' - 6"

14' - 1"

66'

66'

66'

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
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



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

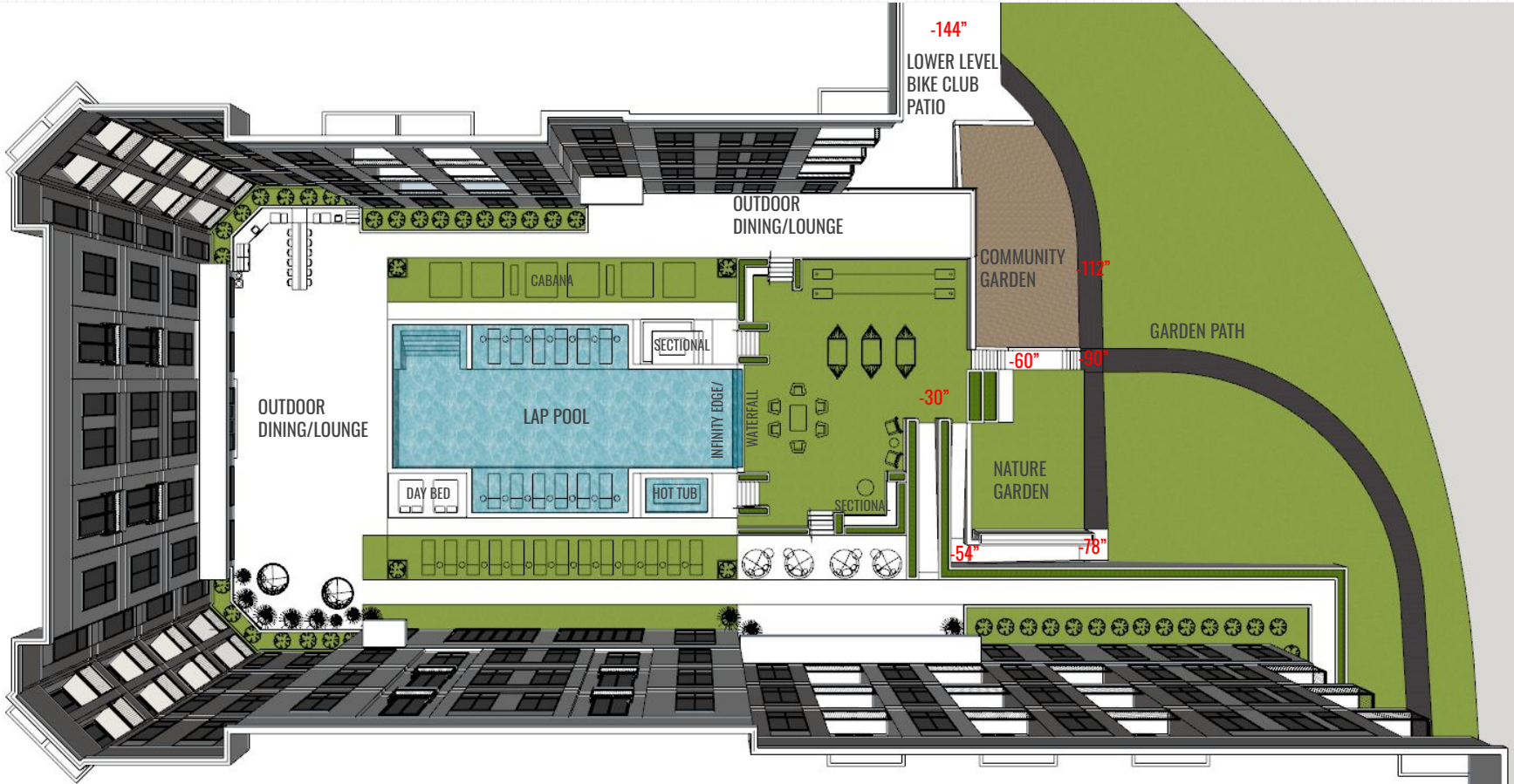


FIBER CEMENT PANEL, TRICORN BLACK



FIBER CEMENT PANEL, LIGHT FRENCH GRAY

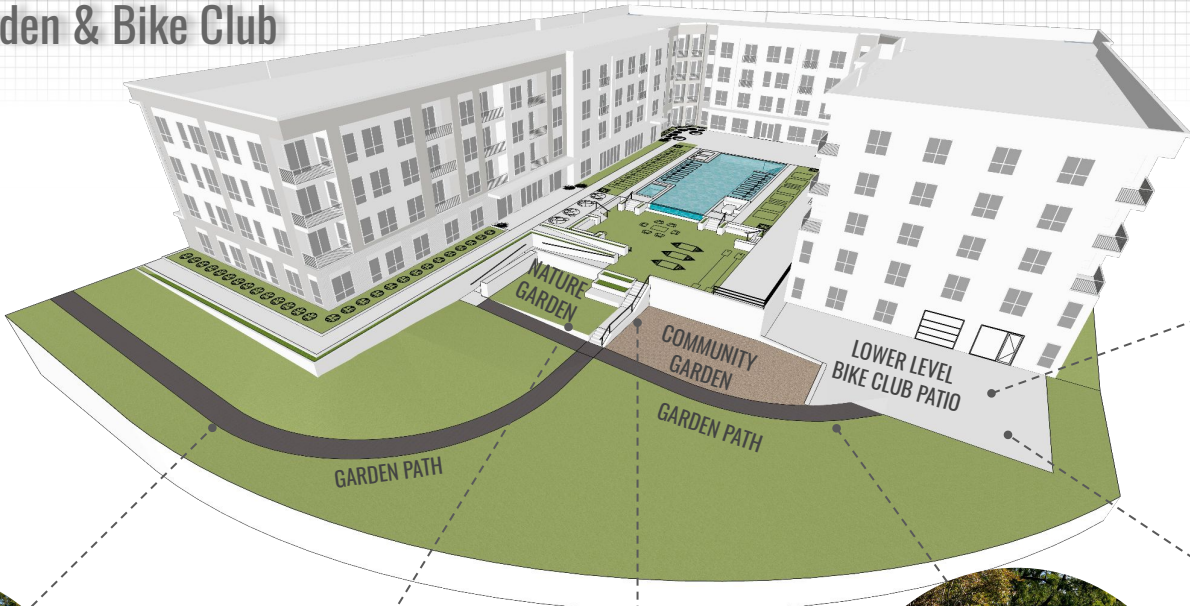
Courtyard - Top View



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



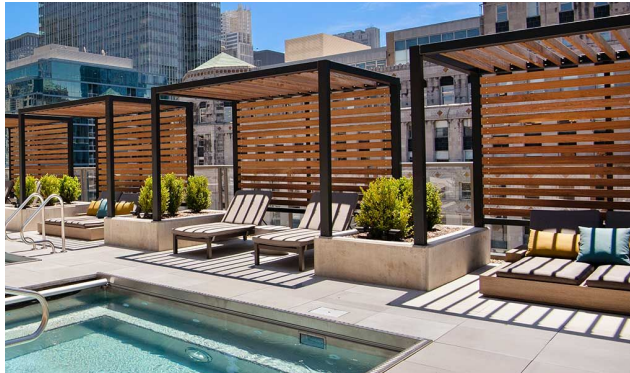
Option 1 - Infinity Pool



Option 2 - Waterfall By Pool Edge



Sunken Sectional



Pool Cabana



Stair & Ramp & Planters

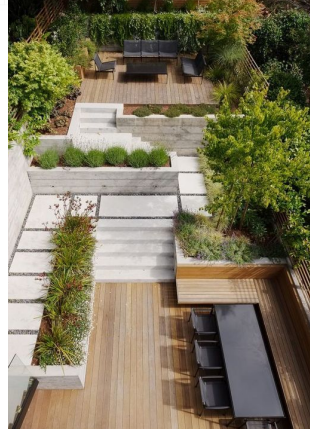


Outdoor Lounge

Inspiration - Garden



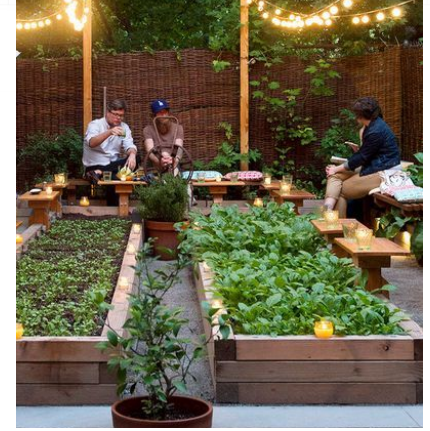
Garden Stair & Planters



Nature Garden Seating



Community Garden - Raised Beds



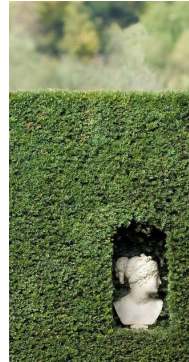
Community Garden - Seating/Bench



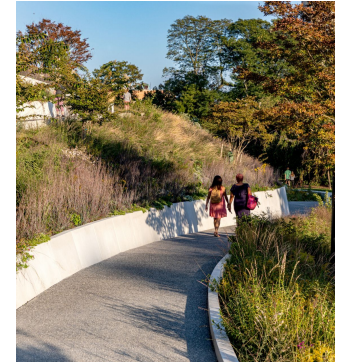
Nature Garden - Lounge & Water Fountain



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: 1/16/2024

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 applicant's 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.

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 that the use be allowed for a period of two years to analyze the exact need for parking at this location then at the end of the two-year period, either extend the conditional use as it is currently written or require the applicant to provide permanent parking 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, or the applicant might consider a temporary use for a gravel parking lot on the property that they own on the north side of NW A Street.

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 also be heard at the 1/16/2024 Planning Commission meeting.

Conclusion

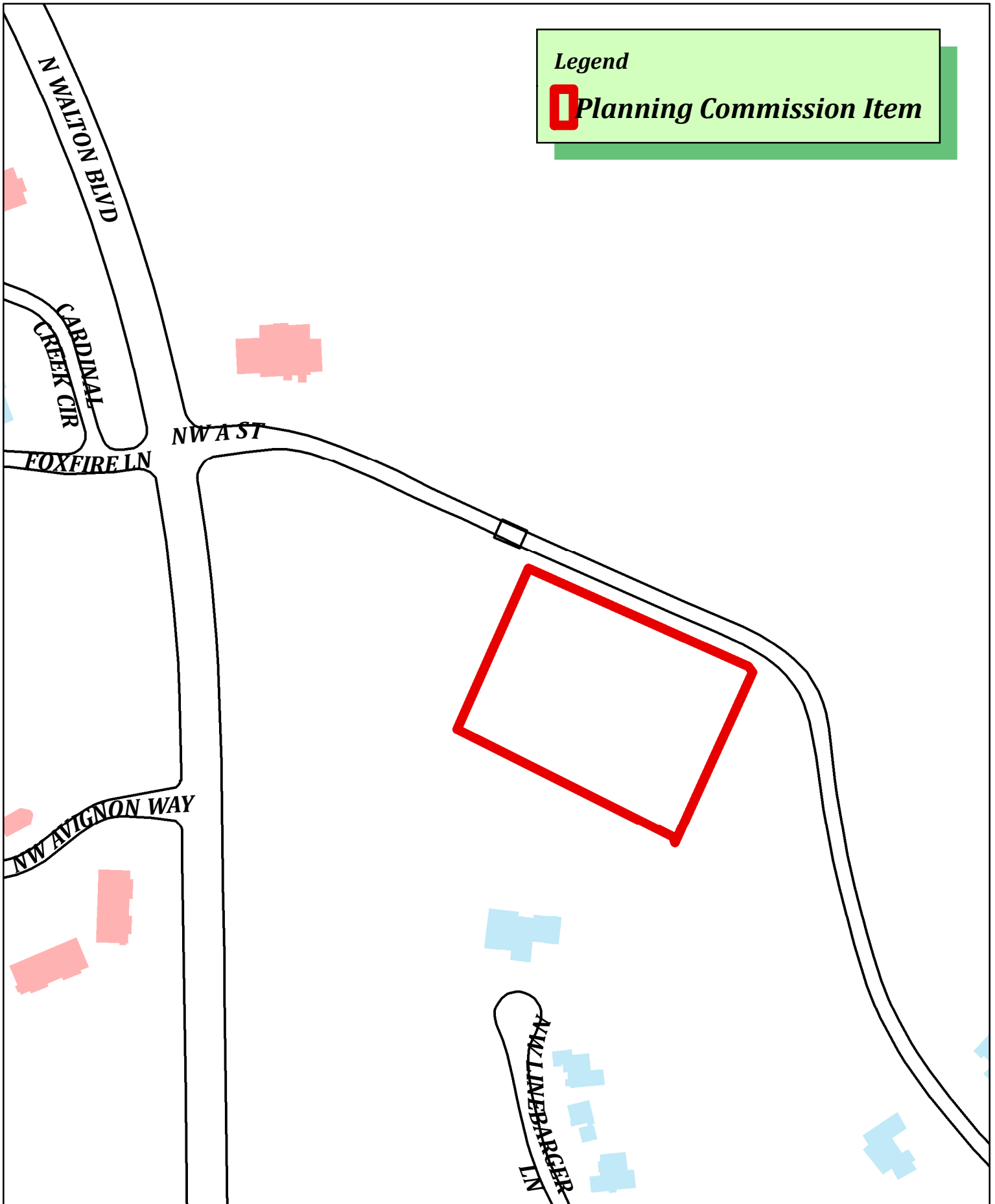
Mountain Bike tourism and tourism generally both play a major role in Bentonville's economy year round, which may drive more vehicle traffic to the site than anticipated. A lack of parking at this location may cause overflow onto the south side of NW A street and into the public and private lots to the 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





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