Planning Commission
Meeting Agenda
February 6, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/j/86483541237

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lots 5 & 6 Vivian Farms Subdivision, Phase 2** — **Lot Split**
   South Vaughn Road (LS22-0055)
2. **The Station Phase 2 - Extension** — **Large Scale Development Extension**
   1500 SE GRIFFIN DR (LSD22-0064)

IV. New Business

Advertised Public Hearings

1. **Bentonville Schools** — **Rezoning***
   1801 Southeast J Street (RZ23-0087)
   Future Land Use Map Amendment: Public/Semi-Public to Medium Density Residential (MDR)
   Rezoning: A-1, Agriculture to R-3, Medium-High Density Multifamily Residential
2. **Crabtree** — **Rezoning***
   404 Southeast C Street (RZ23-0088)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
3. **Mays** — **Rezoning***
   1101 Northeast 2nd Street (RZ23-0089)
   Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
   Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
4. **Aadhira Pro LLC** — **Rezoning***
   4300 Town Vu Road (RZ24-0001)
   Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

5. **Williams** — **Conditional Use Permit***
   8200 Southwest Regional Airport Boulevard (CU23-0037)

6. **Applegate Properties (Vandoit)** — **Conditional Use Permit***
   1807 Southwest 2nd Street (CU23-0038)

7. **Applegate Properties (Bike Fest Parking)** — **Conditional Use Permit***
   1805 Southwest 2nd Street (CU24-0001)

8. **Walmart Campus PUD Revision** — **Planned Unit Development***
   Southeast 8th Street (PUD20-0002)

9. **Haitham Alley PRD Revision** — **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)

10. **14th Street Tunnel - Night Work Extension** — **Conditional Use Permit***
    Southwest 14th Street (CU22-0025)

V. Other New Business

1. **Skylight Apartments** — **Large Scale Development**
   1906 Southwest 14th Street (LSD23-0052)

2. **Bentonville School Districts - Bus Parking Lot Expansion Waiver** — **Waiver**
   3503 Northwest Marquess Drive (WAV24-0002)

3. **O'Reilly Auto Parts** — **Waiver**
   Southwest Regional Airport Blvd. (WAV24-0003)

VI. Old Business

VII. Other Business

VIII. Adjournment

	Lots 5 & 6 Vivian Farms Subdivision, Phase 2
	South Vaughn Road
	PC Date: 2/6/2024

Staff Report Details

Project Number	LS22-0055
Applicant / Current Owner	
Site Area	+/- **52.66** Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Lots 5 & 6, Vivian Farms Subdivision, Phase 2, Elite Equity Group of Arkansas, LLC, South Vaughn Road, R-2 Medium Density Two Family and Townhome Residential, LS22-0055

A lot split of existing Lot 3, Vivian Farms Subdivision Phase 2, creating new Lots 26 & 27 of Vivian Farms Subdivision and dedicating 20-foot wide utility easements along the southern and western property boundary. Additional right of way is also dedicated per the plat along the southern and western boundaries to meet the requirements of the 2021 Master Street Plan.

Project Details

Relationship to the General Plan / Projected Traffic Impact

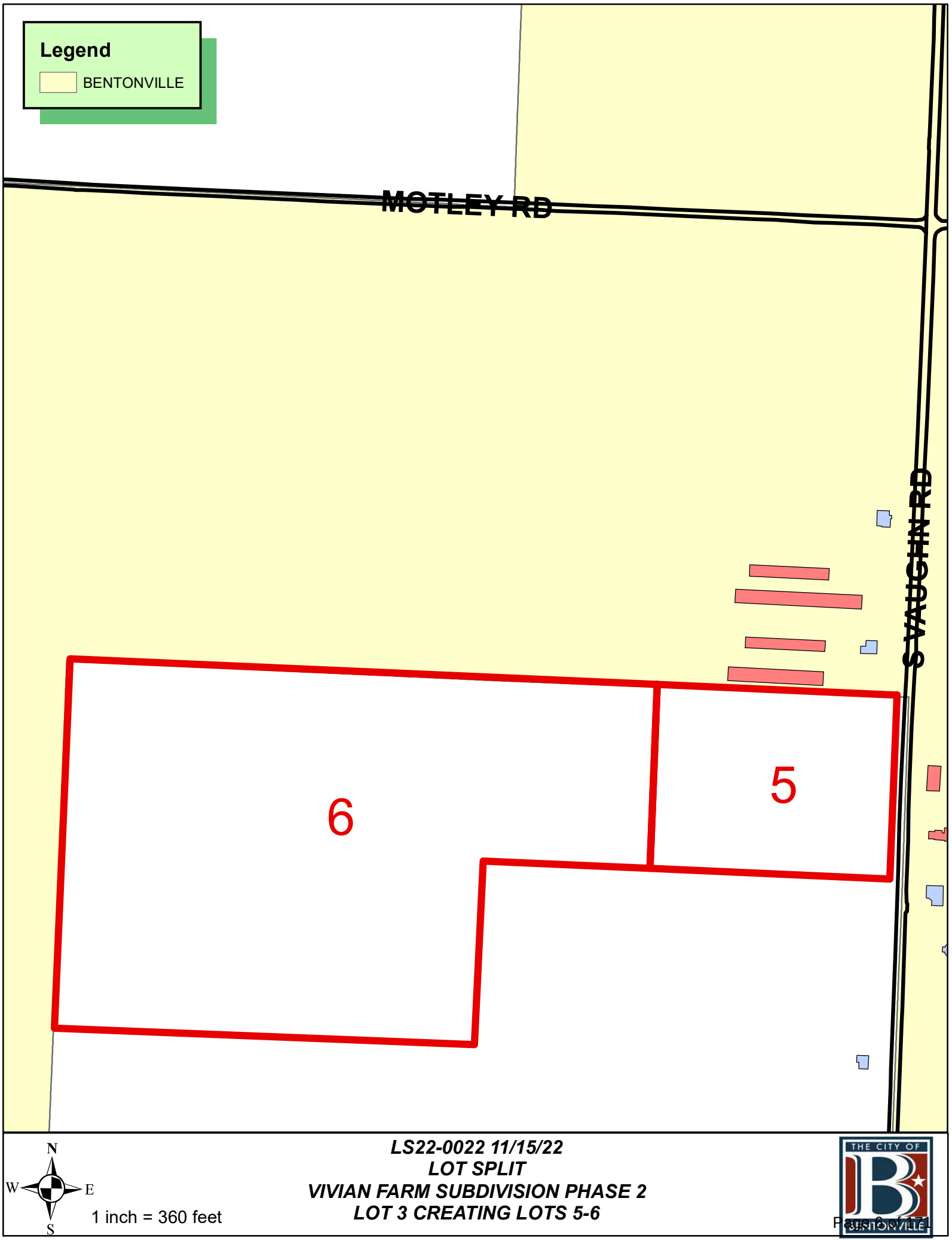
Public Comment

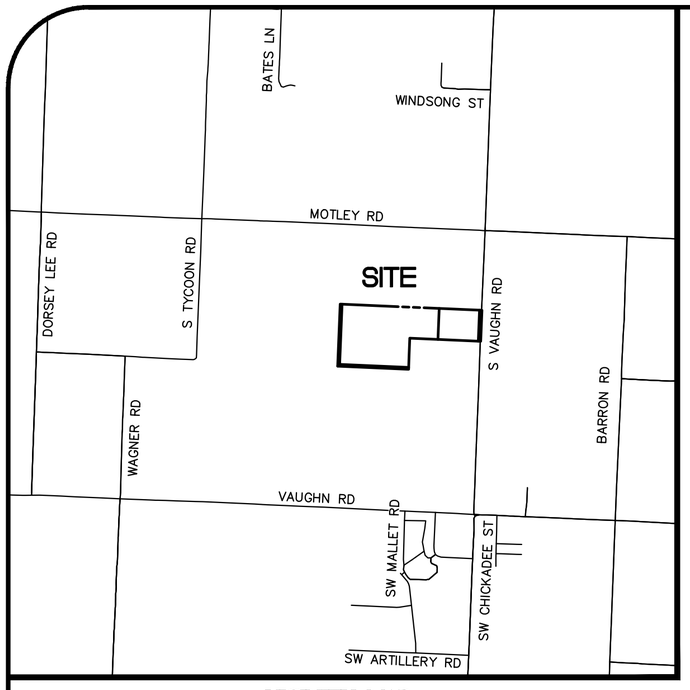
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details


Legend
BENTONVILLE
MOTLEY RD
SAMS RD
6
5
N
W
E
S
1 inch = 360 feet
LS22-0022 11/15/22
LOT SPLIT
VIVIAN FARM SUBDIVISION PHASE 2
LOT 3 CREATING LOTS 5-6
THE CITY OF
BENTONVILLE



VICINITY MAP

PART OF NW1/4, SECTION 17, T19N, R31W
SCALE: 1"=2000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACTS ARE IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 5, 2012. THE PARENT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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 _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2015 PAGE 43067

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

SURVEY DESCRIPTION OF EXISTING LOT 3

LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N87°30'07"W 1322.17 FEET TO A 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S87°30'04"E 2644.50 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 1322.74 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 249.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2,294,040 SQUARE FEET OR 52.66 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF NEW LOT 5

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 524.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 753.62 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, N87°30'18"W 753.62 FEET TO THE POINT OF BEGINNING, CONTAINING 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF NEW LOT 6

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE N02°11'24"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING; THENCE N87°30'07"W 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE N02°18'15"E 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 1810.88 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 524.12 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 214.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1,746,879 SQUARE FEET OR 40.10 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

45' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3, THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 1277.74 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE S87°30'04"E 45.00 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337 AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N87°30'18"W 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26,009 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

OWNER:
ELITE EQUITY GROUP OF ARKANSAS LLC
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713
PHONE (479) 250 0524

DEVELOPER:
ROTH FAMILY INC.
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713
PHONE (479) 250 0524

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER 220609-1774.

NOTES

1. THIS PLAT REPRESENTS A LOT SPLIT OF LOT 3 OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS PER PLAT INSTR. NO. L202209326.
2. BASIS OF BEARINGS: GRID NORTH OF ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SUBJECT TRACT IS LOCATED IN BENTON COUNTY, ARKANSAS.
5. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
6. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
7. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
8. ALL UTILITIES SHOWN HEREON ARE EXISTING UTILITIES.
9. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
10. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
12. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

35' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, N87°30'07"W 1322.17 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, S87°30'04"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°18'15"W 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S87°30'07"E 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S02°11'24"W 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 85,552 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES COLLINS, 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.

JAMES E. COLLINS
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337

DATE OF EXECUTION

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc. No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS NO.1337
SIGNATURE
JAMES E. COLLINS
PROFESSIONAL LAND SURVEYOR

LS22-0055

CITY OF BENTONVILLE
ATLAS PAGE: 521

STATE PLAT CODE: 500-19N-31W-0-17-400-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET• JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: MULT.
DRAWN BY: KLM
CHECK BY: JEC
DATE: 10/04/22
FIELD BOOK:
JOB NUMBER: 22R010026

NO.	DESCRIPTION	BY	DATE
1	ADDRESS CITY COMMENTS	NKN	10/18/22
2	ADDRESS CITY COMMENTS	NKN	11/02/22
3	ADDRESS CITY COMMENTS	NKN	11/17/22

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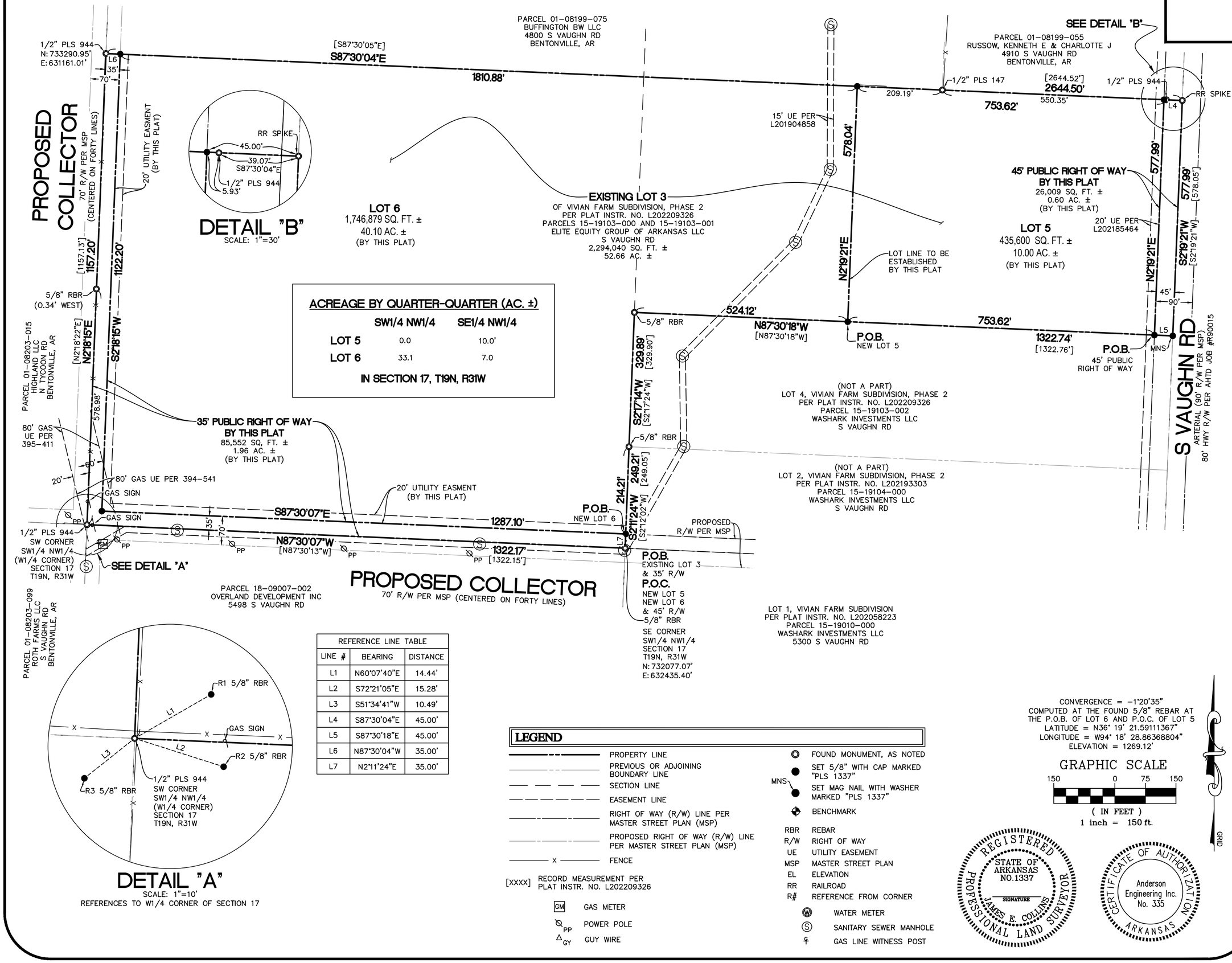
RANDY ROTH
LOT SPLIT OF LOT 3,
VIVIAN FARM SUBDIVISION, PHASE 2,
CREATING LOTS 5 & 6
S1/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0249
SHEET NUMBER
1
OF 2



ACREAGE BY QUARTER-QUARTER (AC. ±)

	SW1/4 NW1/4	SE1/4 NW1/4
LOT 5	0.0	10.0'
LOT 6	33.1	7.0

IN SECTION 17, T19N, R31W

REFERENCE LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°07'40"E	14.44'
L2	S72°21'05"E	15.28'
L3	S51°34'41"W	10.49'
L4	S87°30'04"E	45.00'
L5	S87°30'18"E	45.00'
L6	N87°30'04"W	35.00'
L7	N2°11'24"E	35.00'

LEGEND

- PROPERTY LINE
- PREVIOUS OR ADJOINING BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- PROPOSED RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- X FENCE
- [XXXX] RECORD MEASUREMENT PER PLAT INSTR. NO. L202209326
- GM GAS METER
- PP POWER POLE
- GY GUY WIRE
- FOUND MONUMENT, AS NOTED
- SET 5/8" WITH CAP MARKED "PLS 1337"
- MNS SET MAG NAIL WITH WASHER MARKED "PLS 1337"
- BENCHMARK
- RBR REBAR
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT
- MSP MASTER STREET PLAN
- EL ELEVATION
- RR RAILROAD
- R# REFERENCE FROM CORNER
- W WATER METER
- S SANITARY SEWER MANHOLE
- GAS LINE WITNESS POST

CONVERGENCE = -1°20'35"
COMPUTED AT THE FOUND 5/8" REBAR AT THE P.O.B. OF LOT 6 AND P.O.C. OF LOT 5
LATITUDE = N36° 19' 21.59111367"
LONGITUDE = W94° 18' 28.86368804"
ELEVATION = 1269.12'

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.

GRID

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1337
SIGNATURE
JAMES E. COLLINS

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET•JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: MULT.
DRAWN BY: KLM
CHECK BY: JEC
DATE: 10/04/22
FIELD BOOK:
JOB NUMBER: 22R010026

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ADDRESS CITY COMMENTS	NKN	10/18/22
2	ADDRESS CITY COMMENTS	NKN	11/02/22
3	ADDRESS CITY COMMENTS	NKN	11/17/22

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RANDY ROTH
LOT SPLIT OF LOT 3,
VIVIAN FARM SUBDIVISION, PHASE 2
CREATING LOTS 5 & 6
S1/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0249

SHEET NUMBER
2
OF 2

Consent Agenda Item

For the Planning Commission meeting on February 6, 2024

Details

The project is phase 2 of a large-scale development proposing the construction of a hotel. This is an extension of the approved LSD for 6 months.

This Large Scale Project was originally approved on February 7, 2023 with a waiver for parking (3 spaces less than code) and a waiver for landscaping: allowing one parking island not to be planted with a tree due to utility conflicts.

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

Keegan Stanton, Senior Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Extension Request
City of Bentonville Project # LSD 22-0064 – Rose Hotel

Mr. Stanton,

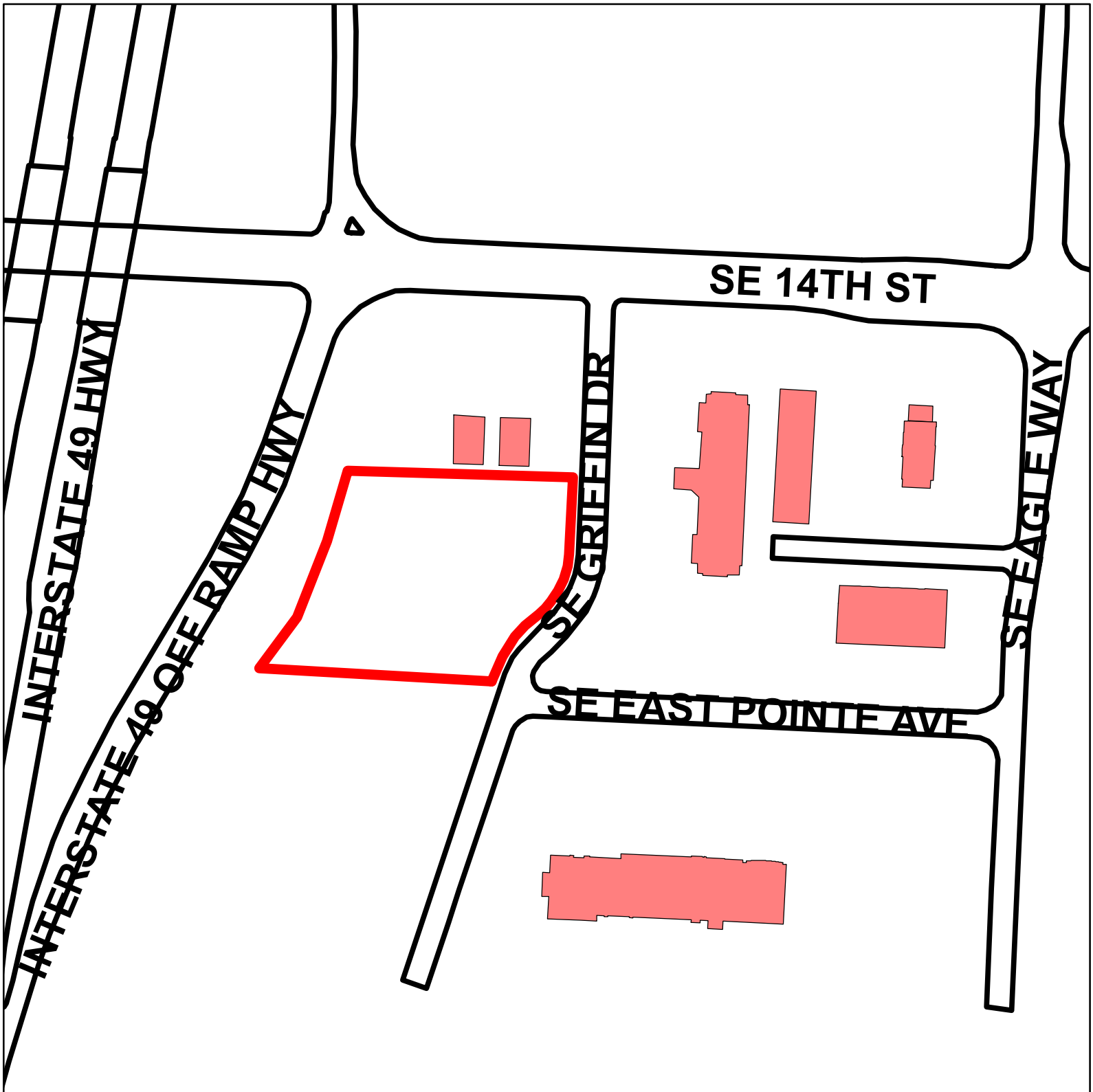
Please accept this letter as a formal request for a 6-month extension of the approved LSD for Rose Hotel at 3000 SE 14th Street, Bentonville, Arkansas, which is not yet ready for construction. The date of Planning commission approval for this LSD was February 8, 2023.

Thank you for your time and consideration of this matter. We look forward to discussion of this request with the Planning Commission.

Should you have any questions, please do not hesitate to give me a call.

Respectfully Submitted,

Zach Hoyt, Program Manager
CEI Engineering Associates, Inc.



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LSD22-0064 2/7/23
LARGE SCALE DEVELOPMENT
THE STATION PHASE 2
1500 SE GRIFFIN DR

THE CITY OF BENTONVILLE

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

December 12, 2022

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

RE: LSD22-0064 The Station Ph II – Interior Parking Lot Landscape Waiver Request
Parcel # 01-06089-000

Dear Planning Commission,

We are requesting a waiver from Section 1400.08 Interior Parking Lot Landscape Required as part of The Station Ph II project. There is a requirement for Exterior Planting Islands to have a minimum of 1 shade tree per. The parking island on the NW corner of our building is currently providing area and safety for several of our utility connections, valves, and access points. This island is not large enough to accommodate a shade tree without either negatively impacting the access to these fixtures or allow for full growth potential of the required shade tree.

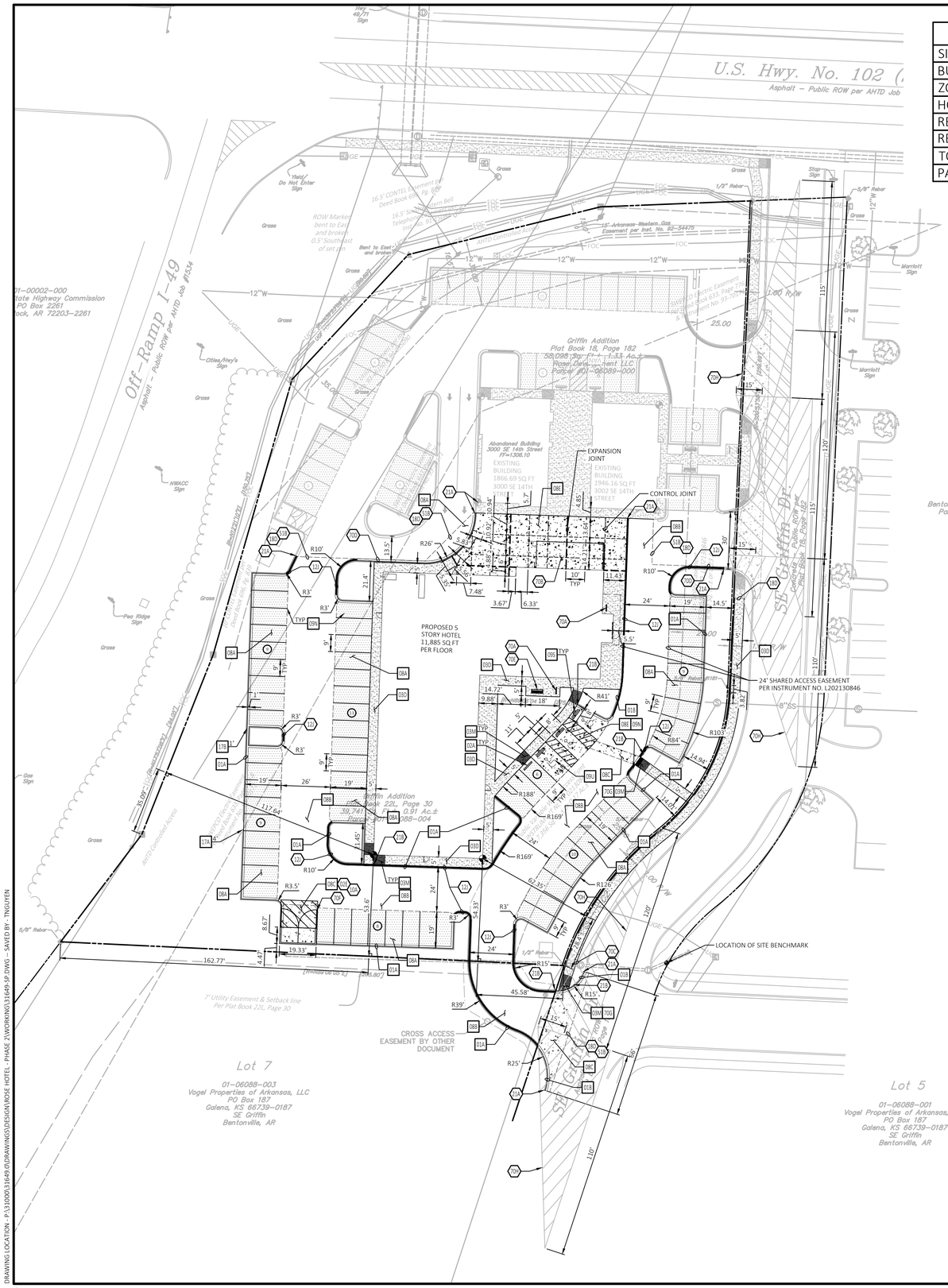
As a separate waiver on this project, we are requesting leniency on parking stalls. We explored enlarging the island, but this would provide even more of a negative impact to the parking situation.

Given the above-mentioned constraints, we are requesting a waiver from the External planting island requirement for the area NW of the proposed building.

Based on these considerations, please take this into account for approval of this waiver request.

Respectfully Submitted,

Zachary Hoyt
Program Manager



SITE DATA	
SITE AREA	2.25 ACRES (98,010 ± SF)
BUILDING AREA	15,514 ± SF
ZONING	C2
HOTEL	8.5*11 = 93.5 SPACES
RESTAURANT	$\frac{30}{4}$ + 3 = 10.5 SPACES
RETAIL BUILDING	1/300 = 6 SPACES
TOTAL REQUIRED	93.5+10.5+6 = 110 SPACES
PARKING PROVIDED	107 SPACES

SITE BENCHMARK
TOP FLANGE BETWEEN THE "E" AND "L" ON THE WORD "MUELLER" ON A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SE GRIFFIN DRIVE APPROXIMATELY 10.5' NORTHEAST FROM A DRAINAGE MANHOLE AND APPROXIMATELY 140.0' SOUTH OF A SANITARY SEWER MANHOLE. ELEVATION = 1305.54'.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 30' 45' 60'
SCALE IN FEET

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

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
10A LOADING ZONE (PER ARCH. PLANS)
12J FIRE LANE STRIPING PER LOCAL CODES.
18D MATCH EXISTING PAVEMENT ELEVATIONS
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A VICTOR STANLEY BIKE RACK; MODEL BRWS-101; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70B HOTEL PATIO (PER ARCH. PLANS)
70C MATCH PAVEMENT ELEVATION OF EXISTING DRAINAGE MANHOLE
70D CONTRACTOR TO LINE SAWCUT UP WITH EDGE OF GUTTER LINE
70E VICTOR STANLEY BENCH; MODEL F-50, STANDARD 6FT LENGTH; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70F BOLLARD TO ACT AS DOOR STOP FOR DUMPSTER ENCLOSURE
70H AASHTO SIGHT TRIANGLES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING, ACCESSIBLE PARKING AND "VAN ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
17A CURB CUT
17B CONCRETE FLUME
70G DETECTABLE WARNING DEVICES

EXISTING LEGEND

Property Line
Easement Line
Building Setback
Existing Building
Canopy - Overhang
Natural Gas Line
Fuel Line
Overhead Electric Line
Sanitary Sewer Line
Storm Drainage Pipe
Underground Electric Line
Underground Fiber-optic Line
Water Line
Metal Chainlink Fence
Wire Metal Fence
Wood Fence
Tree Line
Aluminum Mounument
Backflow Preventer
Benchmark
Clean out
Drainage Manhole
Electric Meter
Fueling Cap
Fire Hydrant
Guard Post
Guy Wire
Handicapped Facility
Light Pole Straight - 1 Lamp
Light Pole Straight - 2 Lamp
Light on Utility Pole
MAG Nail Found (As Noted)
Mail Box
Mail Box

Rebar Found (As Noted)
Riser Electrical
Riser Gas
Right-of-Way Sign Post
Sewer Manhole
Sign
Sign-Fiber Optic Sign
Sign-Telephone
Traffic Signal-2 Lamp
Traffic Signal-3 Lamp
Tree (Deciduous) (x")
Utility Pole
Vault Traffic Signal
Water Meter
Water Valve
bb Bottom of Bank
BM Bench Mark
CIF Curb Inlet Flow
CMP Corrugated Metal Pipe
cnc Concrete
cpy Canopy-Overhanging
cr Crown
DMH Drainage Manhole
ea Edge of Asphalt
ec Edge of Concrete
eg Existing Ground
fl Flow Line (Ditch)
FLP Flow Line Pipe
gb Grade Break
gut Gutter
PVC Polyvinyl Chloride Pipe
RCP Reinforced Concrete Pipe
SMH Sanitary Sewer Manhole
st Stripe Solid
sw Sidewalk
tb Top of Bank
tbc Top Back Curb
wbl Wall Block

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

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

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A AND 08B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

D. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

E. DRIVES ALONG GRIFFIN DRIVE ARE PERMITTED THROUGH THE STATION PHASE 1 LSD.

CITY OF BENTONVILLE GENERAL NOTES

A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

C. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.

D. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

E. DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 DRIVEWAYS. DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 24" SUBGRADE SOIL WITH A CBR VALUE OF (8) OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%.

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

© 2022 CEI ENGINEERING ASSOCIATES, INC.

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

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
ANDREW EUGENE DIEW
ENGINEER
No. 14496
12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

SITE PLAN
SHEET TITLE
SHEET NUMBER
C2

Bentonville Schools

1801 Southeast J Street

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ23-0087
Applicant / Current Owner	Olsson /Bentonville Schools
Site Area	+/- 7.79 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Current Future Land Use Map Designation	Public/Semi-Public
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Housing
Related projects	LS23-0063

Property Description

This property is located at 1801 Southeast J Street. The property is currently zoned A-1, Agriculture and has a land use classification of Public/Semi-Public. The properties to the north are zoned R-1, Low-Density Single-Family Residential, while the properties to the west, south, and east are zoned R-3, Medium-High Density Multifamily Residential with a few commercial properties in the vicinity. The adjacent properties fall within a variety of land use classifications including Low Density Residential (LDR), High Density Residential (HDR), Residential Estate, and Mixed-use Commercial.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently shows this property as Public/Semi-Public, in which the proposed rezoning of R-3 is not compatible. However, the applicant is requesting a change to the Future Land Use Map to Medium-Density Residential. These areas include townhouses or duplex residential properties with

Relationship to the General Plan / Projected Traffic Impact

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

This property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area looks to leverage the City's existing investments in utilities and streets to accommodate new development.

Public Comment

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

Analysis / Waivers

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

Per comments from Bentonville Water Utilities staff, a down stream sewer capacity study will be required as part of the LSD/Preliminary Plat process if this rezoning request is approved. Capacity in the existing infrastructure will need to be confirmed with the addition of the proposed dwelling units.

Conclusion

This request is not consistent with the Future Land Use Plan. However, the context of the property - with a significant number of existing two-family residential uses immediately adjacent to the subject property, along with the goals of the Community Plan to capitalize on the existing infrastructure in this part of the City, an amendment to the Future Land Use Plan to Medium-Density Residential would be appropriate.

Should the Planning Commission approve the Future Land Use Plan Amendment, the rezoning request would fit into the Future Land Use Plan and the rezoning request would be in line with the plan. Should the Planning Commission deny the Future Land Use Plan Amendment, the rezoning request would not fit into the Future Land Use Plan and the rezoning request would not be in line with the plan.

Additional Details



RZ23-0087
REZONE - A-1 to R-3
Affordable Housing Bentonville

December 27, 2023

City of Bentonville Planning Department
City of Bentonville Planning Commission
Bentonville, AR 71712

RE: Request for Rezoning the Proposed Site Currently Zoned A-1, Agricultural District to R-3, Medium-High Density Multifamily Residential to Facilitate the Development of Multifamily Housing for a 99-unit Residential Community. +/- 10 Acres. Parcel: 01-08399-000

Dear Planning Staff and Commissioners:

This letter is a request for rezoning the proposed site currently zoned as A-1, Agricultural to R-3, Medium-High Density Multifamily Residential to facilitate the development of 99 units of multifamily housing for a Residential Community. Rezoning is required to permit this land use. The tract of land is located on Southeast South Street north of Southeast 21st Street and south of Southeast 18th Street.

Currently, the proposed site is a part of a 10-acre parcel owned by the Bentonville School District and is in the process of being split and platted as a separate parcel. With the new replat, the proposed site will be bounded by R-3 (Educational/School) to the west, R-1, single family residential to the north, R-3, Medium-High Density Multifamily Residential to the south and east. Rezoning the proposed site to R-3 would allow development of multifamily housing for a 99-unit Residential Community that is compatible with neighboring land uses and consistent with the Bentonville Master Plan.

The proposed development includes Craftsman style one and two-story single-family houses, three-story apartments, a club house/community building, pavilion, various outdoor use areas including direct access to the Razorback Greenway that runs adjacent to the proposed development, and parking for both motorized vehicles and bikes. This development facilitates active transportation, recreation, and a healthy active healthy lifestyle. Additionally, it provides students a safe route to walk or ride their bikes to school and supports sustainable living.

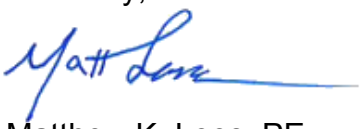
One hundred eight-four (184) parking spaces are anticipated be provided. A monument sign meeting City criteria is anticipated near the proposed development entrance. An initial traffic study indicated multifamily housing for 99 units will generate AM peak trips of 75 and PM peak trips of 70.

3537 N Steele Blvd, Suite 310 / Fayetteville, AR 72703
O 479.443.3404 / **Olsson.com**

According to the US Government Accountability Office, housing has hit crisis level in the United States with high interest rates and low inventory contributing to the issue along with increased land and construction cost. It is particularly tough for low-income families to find housing. Increasing the supply of housing is one way to address shortages. If rezoning to R-3 is allowed, this development will help increase the supply of housing in Bentonville, help boost the local economy, promote a healthier population, and encourage active transportation and a more sustainable lifestyle. Given this, a future land use plan amendment from Public to Medium Density Residential is being requested.

Thank you for your consideration of the proposed rezoning.

Sincerely,



Matthew K. Loos, PE
Vice President/Civil Olsson

Bentonville Schools Attainable Teacher Housing

Why is Bentonville Schools entering the affordable housing discussion?

The median home price in Bentonville is about half a million, which is a barrier for many families. Annually, we hire about 140 teachers, but in the last couple of years, Bentonville Schools has extended offers to promising educators only to lose them when they search for a home.

What is your plan?

The Bentonville Schools' Board of Education voted to donate about nine acres of land for affordable workforce housing. Arkansas Attorney General Tim Griffin issued an opinion agreeing land donations for teacher housing is lawful.

Where is the land located?

Behind Bentonville High School

What is the Excellerate Foundation?

Excellerate is a not-for-profit organization based in Northwest Arkansas, working to build and manage affordable housing across our region. The Excellerate team will be responsible for all aspects of construction and will manage the living agreements.

Will only Bentonville Schools' teachers live at the site near BHS?

Forty two-bedroom cottages will be deed restricted for only Bentonville Schools' employees. Excellerate will make another 60 apartments available to qualifying members of the community, including our staff. We're committed to keeping district employees informed when additional space becomes available.

Important Dates

Planning Commission Meeting
February 6
5:00 p.m.
305 SW A St

City Council Meeting
February 13
6:00 p.m.
305 SW A St

More Questions?

Dr. Debbie Jones, Superintendent
479-321-9169

Kelly Carlson, Board President
501-593-0502

Tatum Aicklen, Board Member
925-303-9084

RZ23-0087
(1)

NOTICE OF INTENT TO REZONE

Olsson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

The public hearing will be held February 6th, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

21st Street is already a thoroughfare for the High School + SAM's. Conjestion, Speeding, Traffic is already an issue. Cars park along the street on both sides, causing it to become one lane.

Laura Stroud

Signature and Physical Address

1202 SE 21st Street
Bentonville, AR 72712

Signature and Physical Address

RZ23-0087.
45

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

Steven Goldmeier
Signature and Physical Address

Debbie Goldmeier
Signature and Physical Address

property address:
1801 SEJ St., along SE, S st

1801 SEJ St., along SE S.St

RZ23-0087
(9)

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

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

more traffic problems - these ARE SMALL Streets! We have High School + Sams Club traffic ~~[illegible]~~ already

Carol S. Head
Signature and Physical Address
1709 SE P St.
Bentonville

Burton B Head
Signature and Physical Address
1709 SE P ST
BENTONVILLE

RZ23-0087

(3)

NOTICE OF INTENT TO REZONE

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

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

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

we are 100% against This!! That Land was paid for by The Taxpayers and Now They want To give it To Someone To make money on? Why would you put Low Income housing That close To a High School? I Can Tell you one Thing for Sure if they do This we will NEVER vote for a millage increase for the School System in Bentonville again!!

Elaine Ratzlaff 1710 S.E. P ST — Signature and Physical Address

Don Ratzlaff 1710 S.E. P Street — Signature and Physical Address

R223-0087
(2)

NOTICE OF INTENT TO REZONE

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Twenty-five acres squarely off the South Side of S.W. ¼ of the N.E. ¼ of Section 5, Township 19 North, Range 30 West.

A part of the S. W. ¼ of N.E. ¼ of Section 5, Township 19 North, Range 30 West, described as follows: Begging at a point 10 rods South of the Northwest corner of said 40 acres, run thence South 20 rods, thence East 80 rods, thence North 20 rods, thence West 80 rods to the place of beginning, containing 10 acres, more or less.

The S ½ of the SE ¼ of the NE ¼ of Section 5, Township 19 North, Range 30 West., containing 20 acres, more or less.

The common description of the property is: The Eastern portion of the property located at 1801 SE J St, along SE S St

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

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

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

① potential flooding of my home ② increased traffic thru the subdivision w/ safety to kids & grandkids in the area

In favor
Signature and Physical Address
1801 SE J St

Melissa Fairchild
Signature and Physical Address
1801 SE J St.

Crabtree

404 Southeast C Street

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ23-0088
Applicant / Current Owner	David Harris Construction/Tammy & Mark Crabtree
Site Area	+/- 0.2 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	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 410 Southeast C Street, and is a double frontage lot with access to both Southeast C and Southeast B Streets. The property is currently zoned R-1, Low-Density Single-Family Residential with a future land use designation of Medium Density Residential (MDR). The property is presently vacant.

Project Details

The applicant has proposed to rezone the subject property to DN-2, Downtown Medium Density Residential. Per the applicant's narrative, they are looking to take advantage of the features of the DN-2 district in order to build a single-family home. The existing zoning would not permit the lot coverage they are proposing.

Relationship to the General Plan / Projected Traffic Impact

The proposed zoning meets the intent of the Community Plan in supporting downtown intensification and the request complies with the zoning district-land use alignment policy. Traffic impact from this zoning

Relationship to the General Plan / Projected Traffic Impact

change would be negligable.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval of this rezoning request.

Additional Details


DN-2
306
307
309
310
R-1
309
R-1
401
403
407
405
308
R-1
SE 4TH ST
402
400
401
DN-2
SE B ST
SE C ST
407
404
R-1
406
D-E
416
425
R-1
421
408
423
422
425
424
DN-2
439
420
427
426
429
D-E
422
429
428
Legend
Planning Commission Items
Construction Lines
DN-2
N
W
E
S
RZ23-0088
00323 ORCHARD ADDITION
R-1 TO R-2

Legal description:

All of Lot 3 and the South six (6) feet of Lot 2, Block A, Orchard Addition to the City of Bentonville, Benton County, Arkansas. Street address of said property is: 410 SE C St. Bentonville, AR 72712. The lot is 156.82' deep and 55.95' wide including the 6 additional feet purchased from lot 2. Parcel #01-03538-000. After the property line adjustment, the lot has been labeled "New Lot 9". The lot is roughly .20 acres and currently R-1 zoned.

Narrative:

Currently, the Crabtree's .20 acre lot is R-1 zoned with no existing structure. David Harris Construction previously tore down the single-family home in 08/27/2021. Our request is that this lot be rezoned to DN-2 in order to build the Crabtree's single family residential home within the lot coverage requirements. As of now, the home blueprint shows that we cover more than 40% of the total lot. By rezoning to DN-2, we would meet the requirements and be able to build the plans that have been designed. There will be no other improvements other than this single-family home.

Mays

1101 Northeast 2nd Street

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ23-0089
Applicant / Current Owner	Supha Mays
Site Area	+/-0.30 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Per the applicant's narrative, townhouses are the proposed use.
Related projects	N/A

Property Description

The property is located at 1101 Northeast 2nd Street. It is currently undeveloped and is zoned R-1, Low-Density Single-Family Residential. Adjacent zoning is all R-1, Low-Density Single-Family Residential, and all adjacent land use classifications are Low Density Residential (LDR). The property lies in Priority Area 2, Infill.

Project Details

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

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The alignment policy calls for only R1 and PRD's to be located in the low density residential land use classification areas. This proposal is not consistent with the alignment policy without an amendment to the future land use map from low to medium density residential.

Public Comment

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

Analysis / Waivers

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

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

Per comments from Bentonville Water Utilities staff, a down stream sewer capacity study will be required as part of the Large Scale Development process if this rezoning request is approved. Capacity in the existing infrastructure will need to be confirmed with the addition of the proposed dwelling units.

Conclusion

The proposed zoning district of R-2, Medium Density Two Family and Townhome Residential, is not consistent with the Future Land Use Plan and is not compatible with the surrounding developments within this area of the city.

Additional Details

N/A



RZ23-0089
Rezone R-1 to R-2
1101 NE 2ND ST

December 27, 2023

City of Bentonville
305 SW A St.
Bentonville, AR 72712

Rezoning Narrative

Current Zoning Designation: R-1

Proposed Zoning Designation: R-2

Explanation: Sun Group LLC proposes to rezone the property at 1101 NE 2nd St, Bentonville AR 72712 (Parcel 01-04020-000) from R-1 to R-2 in order to develop a townhome project that fronts J St, which is an important arterial corridor in downtown Bentonville.

Reason to Rezone: The current zoning of R-1 is not reflective of the transformation of J St and the unique NE J St frontage of the property. This property is located in a strategic infill area. Gentle density of rowhomes that front NE J St will fit nicely into the fabric of the streetscape.

Change of Future Land Use Map: In order to achieve the desired development project, the applicant respectfully requests to change the future land use from Low Density Residential to Medium Density Two Family and Townhome.

Statement of how the property will relate to surrounding properties: Other surrounding properties that front NE J St are zoned R-3, R-O, C-3 and R-1.

Use: High-end townhomes that offer convenient travel to the Walmart Home Office campus, AWSOM, etc. will be developed here. This fits into the R-2 development plan.

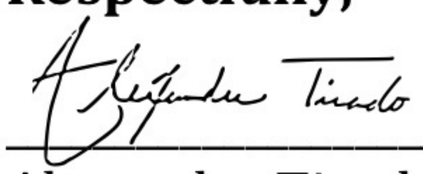
Traffic: As NE J St is an arterial corridor, these homes will fit into the natural flow of traffic.

Signage: None proposed at this time.

Appearance: white modern façade, elegant evergreen landscaping

Utilities: 6” water line is available on NE 2nd St and 8” water line is available on NE J St., 8” sewer is available on NE J St and 6” sewer is located north of the property line

Respectfully,



Alexandra Tirado
President/COO
Sun Group LLC
479-367-1634

RZ23-0089
(1)

NOTICE OF INTENT TO REZONE

Sun Group LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Low Density Single Family to R-2 Medium Density Two Family and Townhome Residential

The legal description of the property is as follows:

The common description of the property is: 1101 NE 2nd St

The public hearing will be held February 6, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

this neighborhood needs to stay single family. There are less and less SF homes around this area with a yard + space to grow.

Signature and Physical Address

1101 NE 3rd St
Signature and Physical Address

RZ23-0089
(2)

NOTICE OF INTENT TO REZONE

Sun Group LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Low Density Single Family to R-2 Medium Density Two Family and Townhome Residential

The legal description of the property is as follows:

The common description of the property is: 1101 NE 2nd St

The public hearing will be held February 6, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

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

It should stay single family.

Signature and Physical Address

306 NE J St

Signature and Physical Address

RZ23-0089
(3)

NOTICE OF INTENT TO REZONE

Sun Group LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Low Density Single Family to R-2 Medium Density Two Family and Townhome Residential

The legal description of the property is as follows:

The common description of the property is: 1101 NE 2nd St

The public hearing will be held February 6, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Curtis 1108 NE 3rd St.

Signature and Physical Address

Signature and Physical Address

R23-0087

(5)

NOTICE OF INTENT TO REZONE

Sun Group LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Low Density Single Family to R-2 Medium Density Two Family and Townhome Residential

The legal description of the property is as follows:

The common description of the property is: 1101 NE 2nd St

The public hearing will be held February 6, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

of concerns in regards to public safety. The intersection of J St. & NE 2ND is unsafe. Increasing the housing density seems counterintuitive to safety. & there are so many young children on our street! Just want to keep them all SAFE!

Signature and Physical Address
Ashley Jansma
Ajjansma
1105 NE 2ND St.

Signature and Physical Address

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

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

Signature and Physical Address

Signature and Physical Address

PARCEL #

01-04007-000

Aadhira Pro LLC

4300 Town Vu Road

PC Date: 2/6/2024

Staff Report Details

Project Number	RZ24-0001
Applicant / Current Owner	CEI Engineering/AADHIRA Properties LLC
Site Area	+/- 25 Acres
Current Zoning	R-1, Low-Density Single-Family Residential & R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	
Related projects	RZ22-0044, LS22-0042

Property Description

The subject property is located at the northwest corner of Town Vu Road and Southwest Tater Black Road. It is presently vacant, and zoned R-2, Medium Density Two Family and Townhome Residential along most of the Tater Black frontage, and R-1, Low-Density Single-Family Residential for the majority of the property. The current land use is Low Density Residential (LDR). The property has direct access to both Tater Black Road and Town Vu Road.

Project Details

The applicant is requesting a land use map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and a zoning change from R-1, Low-Density Single-Family Residential & R-2, Medium Density Two Family and Townhome Residential to zone the property entirely R-2, Medium Density Two Family and Townhome Residential. The applicant states that they would intend to develop the property for duplexes and townhomes.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Under the present land use classification, the request would not align without the accompanying land use amendment request. Given the site's location at the intersection of two collectors, and within very close proximity to Hwy 72, the change to Medium-Density Residential would seem appropriate. This is in line with other MDR properties located to the south along Tater Black Road.

As the property currently sits vacant, any new development would likely increase traffic. The applicant states that both Tater Black and Town Vu Roads would be expanded to Master Street Plan requirements with a potential new development that would help mitigate traffic impacts.

Public Comment

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

Analysis / Waivers

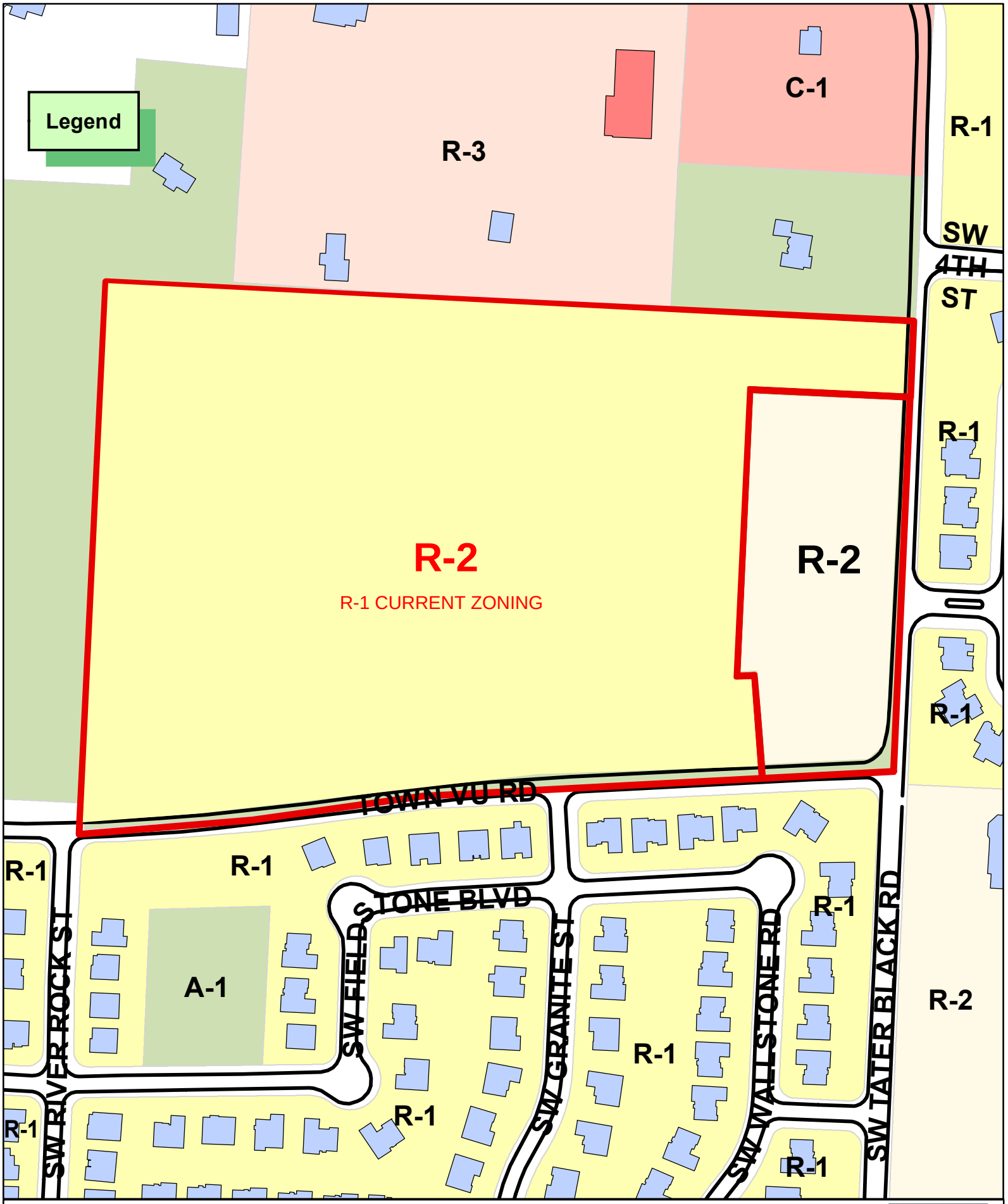
Higher densities are appropriate along higher capacity roadways such as collectors. This request would follow a pattern of development that includes a mix of single-family, including R-ZL development, and two-family developments and zoning districts along the Tater Black corridor. The property's proximity to Hwy 72 also puts it adjacent to R-3, Medium-High Density Multifamily Residential zoning and close to C-1, Neighborhood Commercial zoning at the Tater Black intersection with 72.

Down stream sewer capacity analysis will be required with the submittal of the preliminary plat. This will ensure that there is capacity in the system for the additional dwelling units proposed by this request.

Conclusion

This property was classified as Residential Estate as recently as September of 2022, at which time the applicant was successful in amending the Future Land Use Map to Low Density Residential. This application seeks to further amend the Future Land Use Map to Medium Density a mere year and a half later. The Planning Commission may want additional clarification as to what has changed in the last year and a half to justify this increase in density.

Additional Details



REZONING R-1 TO R-2
TOWN VU RD
PARCEL 01-00942-580

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

December 29, 2023

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: AADHIRA Properties, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map.

On behalf of AADHIRA Properties, LLC, CEI has submitted a rezoning application for parcel 01-00942-580 requesting R-2 zoning (*Medium Density Two Family and Townhome*) for the entirety of 25 acre property. The current future land use plan map shows *Low-Density Residential* and we request a land use plan update to *Medium-Density Residential* along with the R-2 zoning. An exhibit of the corresponding R-2 areas is included in this submittal. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect medium density residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

CEI Engineering Associates, Inc.
Chad Caletka
Project Manager

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

December 29, 2023

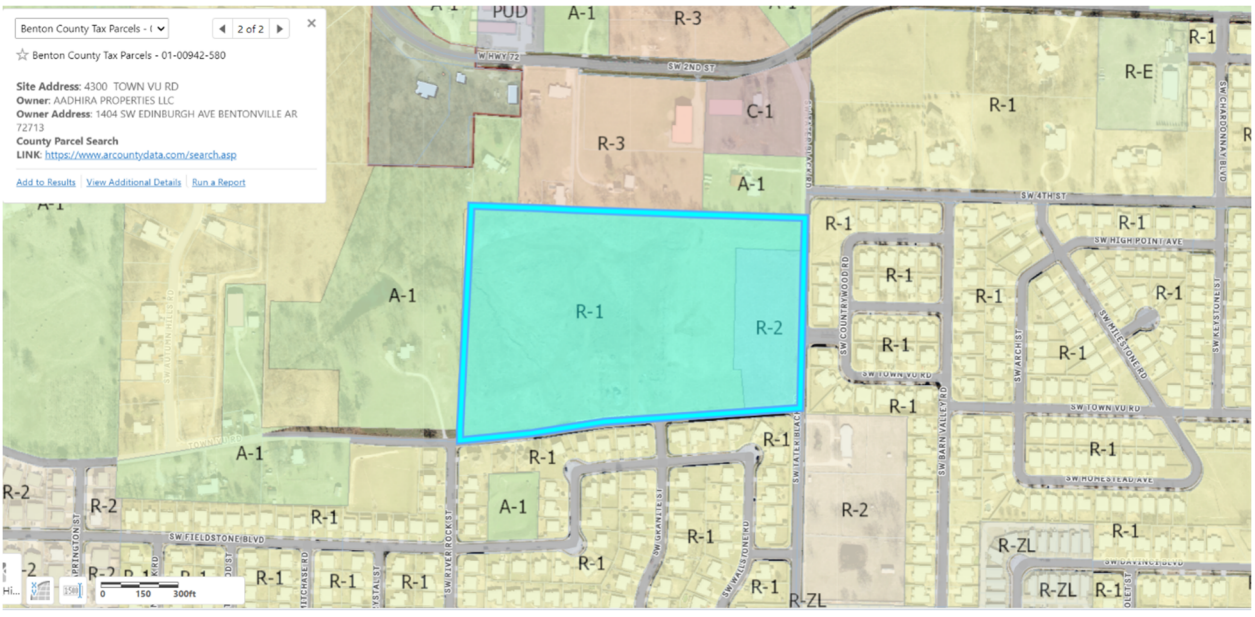
City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: AADHIRA Properties, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a request by AADHIRA Properties, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-00942-580 from R-1, *Low Density Single Family Residential* and R-2, *Medium Density Two Family and Townhome* to entirely R-2, *Medium Density Two Family and Townhome Residential*. The property is approximately 25 acres located at 4300 Town Vu Road on the northwest corner of Town Vu Road and SW Tater Black Rd. The property is planned for development by the current owner as a Medium Density Residential subdivision with Two-Family duplex homes (R2) and Townhomes (R2).

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as R-2 use will be compatible with the surrounding zoning districts as shown in the GIS map below:



Access to this development will be provided by the extension of public streets from the adjacent collector streets of Town Vu Rd and SW Tater Black Rd. An imminent increase of traffic can be expected from the development of a future Two-family Duplex and townhome subdivision which will be mitigated by the required expansion of streets as required by the master street plan. All necessary utilities for the proposed development are available on or by adjacent easements to the subject tract. The main water utility connection will take place on the western side of Tater Black Rd to an existing 8" water main. Access to sewer will be provided by an established easement to the east neighborhood which will connect to the existing 8" gravity sewer on SW Town Vu Rd. and SW Countrywood Rd. Anticipated signage for the neighborhood will likely be limited to ground level signs denoting the neighborhood entry.

Thank you for your time and consideration.

CEI Engineering Associates, Inc.
Chad Caletka, Project Manager

R224-0001
(1)

NOTICE OF INTENT TO REZONE

CEI Engineering, on behalf of Aadhira Properties, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single Family Residential to R-2, Two Family and Townhome Residential

The legal description of the property is as follows:

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 20 NORTH OF RANGE 31 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID 40 ACRE TRACT WHERE THE PUBLIC ROAD CROSSES SAID LINE, WHICH POINT IS ABOUT 25 RODS NORTH OF THE SOUTHEAST CORNER OF SAID FORTY ACRES, AND RUNNING THENCE NORTH 45 RODS, THENCE WEST 80 RODS TO THE WEST LINE OF SAID FORTY ACRES, THENCE SOUTH 55 RODS TO SAID PUBLIC ROAD, THENCE IN AN EASTERLY DIRECTION WITH SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 25 ACRES, MORE OR LESS

The common description of the property is: 4300 Town Vu Road, Parcel #01-00942-580

Proposed land use: Duplex and Townhome Residential

The public hearing will be held February 6, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

_____

_____

_____

4301 SW 2nd Street
Signature and Physical Address
Bentonville, AR 72712

_____
Signature and Physical Address

Adam Mills

RZ24-6001
(1)

Subject: Opposition to Rezoning Proposal for Aadhira Properties, LLC

Dear Bentonville Planning Commission,

I am writing to express my strong opposition to the rezoning proposal submitted by Aadhira Properties, LLC for their 25-acre development property behind my residence. The proposed change from single-family residential (R-1) to Two Family and Townhouse Residential (R-2) raises significant concerns that I believe warrant careful consideration.

Firstly, single-family homes contribute to a more stable and cohesive neighborhood environment. They tend to foster a greater sense of community, and the character of the area is better preserved. The introduction of two-family homes and townhouses, as proposed by Aadhira Properties, may compromise the aesthetic and cultural fabric of our community.

Moreover, the potential increase in traffic resulting from the rezoning poses a substantial threat to the safety of our neighborhood. The intersections at Tater Black and 2nd Street, as well as Tater Black and SW 14th, are already experiencing hazardous conditions. Any additional strain on these intersections could lead to severe congestion and heightened risks for accidents. I implore the Planning Commission to consider the existing strain on local traffic infrastructure and to reject the proposed rezoning unless a comprehensive plan is in place to address the potential traffic hazards. The safety and well-being of our community should be of paramount importance in any decision regarding zoning changes.

Lastly, I urge you to investigate the drainage issues that currently exist on that property. There haven't been any safeguards put in place to protect the watershed into the McKissic Creek. Let's make sure we do our due diligence as we are all responsible for preserving The Natural State.

Thank you for your attention to this matter, and I trust that the Planning Commission will carefully weigh the potential impacts of the proposed rezoning on our neighborhood.

Sincerely,

Adam Mills
4301 SW 2nd Street, Bentonville, AR 72712
937.369.9288
adam@eventcru.com

Williams

8200 Southwest Regional Airport Boulevard

PC Date: 2/6/2024

Staff Report Details

Project Number	CU23-0037
Applicant / Current Owner	Benton Bible Church / Brian Williams
Site Area	+/- 3.99 Acres
Current Zoning	I-1, Light Industrial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Religious Facility in I-1 Zoning
Related projects	

Property Description

The subject property is located at 8200 Southwest Regional Airport Blvd, Suite #38, on the northeast corner of SW Regional Airport Blvd and SW Artillery Rd. The property is currently zoned I-1, Light Industrial, and is home to Polo Park Business Campus, a 20 unit commercial building with 120 parking spaces available on site.

Project Details

The applicant has requested a conditional use permit to allow the use of Religious Facility on property zoned I-1, Light Industrial. Religious facilities may be operated in all zoning districts with conditional approval from the Planning Commission. The applicant states this facility, the Benton Bible Church, would be operating 7 days a week from 8am-9pm, with primary services being held on Sunday mornings/evenings and Wednesday evenings. The applicant expects an average of 75 patrons per day with their busiest periods being Sunday mornings and Wednesday evenings. Most parking on-site should be available during peak hours, given the opposing business hours of other tenants in the building. There is currently only one employee slated to be on site during business hours.

Relationship to the General Plan / Projected Traffic Impact

Chapter 5 of the 2018 Bentonville Community Plan outlines the need for housing to be in proximity to resident-based services and community resources such as commercial nodes, parks, trails and gathering places. Staff believes this proposal aligns with this need described in the Community Plan.

Traffic to and from the site will be increased by the proposed use, but adequate parking combined with the establishments' proposed hours should reduce conflicts with heavy peak hour commuter traffic on weekdays.

Public Comment

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

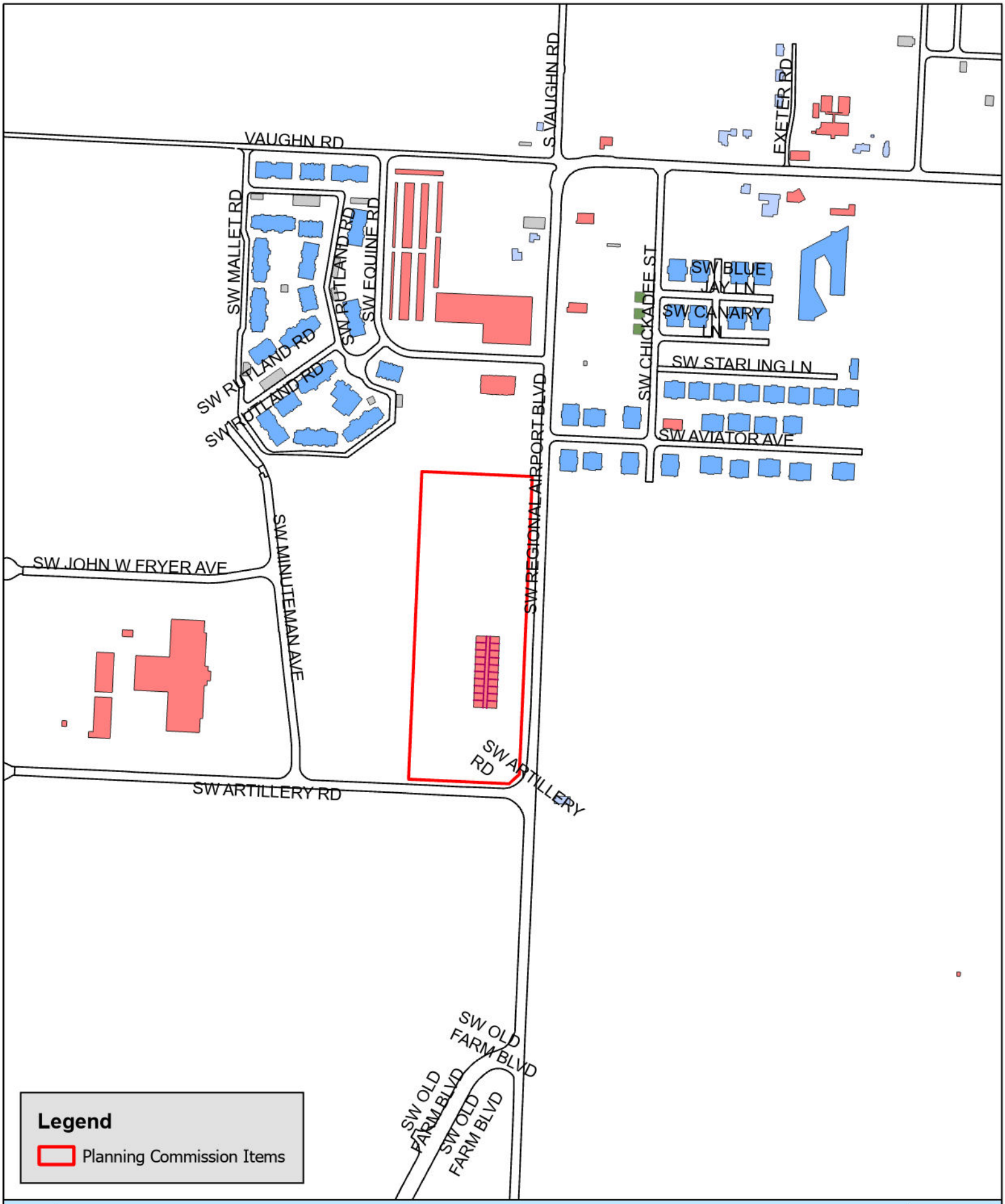
Analysis / Waivers

No waivers are associated with this request.

Conclusion

The proposed conditional use will allow the applicant to occupy an otherwise vacant suite on the property in question, and the proposed location would provide a religious facility to be accessed by residents of two nearby multifamily developments along SW Regional Airport Blvd. Staff believes the proposed use is compatible with other nearby uses and recommends approval of the applicants' conditional use permit request.

Additional Details


VAUGHN RD
S VAUGHN RD
EXETER RD
SW MALLET RD
SW RUTLAND RD
SW EQUINE RD
SW RUTLAND RD
SW RUTLAND RD
SW CHICKADEE ST
SW BLUE JAY LN
SW CANARY LN
SW STARLING LN
SW AVIATOR AVE
SW REGIONAL AIRPORT BLVD
SW MINUTEMAN AVE
SW JOHN W FRYER AVE
SW ARTILLERY RD
SW ARTILLERY RD
SW OLD FARM BLVD
SW OLD FARM BLVD
SW OLD FARM BLVD
Legend
Planning Commission Items
N
W
E
S
1:6,045
CU23-0037 12/28/2023
CONDITIONAL USE
BENTON BIBLE CHURCH
THE CITY OF BENTONVILLE

Narrative for Bentonville City

Proposed use and reason for the proposed use;

Benton Bible Church is a place where all are welcome to come and meet with Jesus. We believe there is power in the Word of God and that it will change your life! Our mission & vision is simple; we want to be a flourishing community of believers who love God and love people. In all we do, we aim to bring Glory to God, health to the Church and light to the world. Benton Bible Church would like to use unit 38 of 8200 SW Regional Airport Blvd, Bentonville, AR 72713 to fulfill these purposes.

Site plan drawn to scale designating the property lines, existing structure(s),

See attachments

Proposed structure(s), and indoor and outdoor areas to be utilized;

See attachments

Hours of operation, including days of the week;

Office Hours:

Monday-Sunday 8am-9pm

Main Service Times:

Sunday 9am, 11am, and 6pm

Wednesday 6pm

Indoor and outdoor areas to be utilized;

Unit 38 and parking spaces as needed near the unit.

Planned indoor and outdoor structural changes;

There aren't any planned structural changes.

Parking needs required for the proposed use including existing and proposed-

The building has 120 spaces available, most of which are open on Sunday mornings and Wednesday evenings at the primary service times. There aren't any proposed changes to parking.

provide sketch of traffic flow and parking pattern (if applicable);

Not applicable.

Planned outdoor lighting changes

There aren't any planned outdoor lighting changes.

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

Customers are the congregants of Benton Bible Church. The average number of customers per day is expected to be less than 75.

Proposed number of employees; and,

There is only one employee for now.

Photographs of the property







ALTA/NSPS Land Title Survey
8200 SW RAB, LLC
8200 SW Regional Airport Boulevard
City of Bentonville, Benton County, Arkansas

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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPELS FIRM #10194234

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat 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.*
2. *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.*
3. *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.*
4. *This plat represents an ALTA/NSPS Land Title Survey of the parcel recorded in Instrument #L202237013 in the public records of Benton County, Arkansas.*
5. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
6. *Basis of Bearings: All bearings and distances shown hereon are based on Arkansas State Plane Coordinate System, NAD83, North Zone.*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.*
9. *This survey is based on a title commitment provided by Fidelity National Title Insurance Company, file no. 22-5046 countersigned by City Title & Closing, LLC, Commitment Date: September 28, 2022.*
10. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *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..*
13. *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.*
14. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonville planning.com or call the Planning Department @ 479-271-3122.*

NOTES REGARDING TABLE "A" ITEMS:

Item 2: *An address of 8200 SW Regional Airport Boulevard was disclosed in documents, or observed while conducting the fieldwork.*

Item 3: *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

Item 6: *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 I-1 (Light Industrial).*
Building setbacks for zone I-1 are as follows:

Front (with parking in front):	*75 Feet*
Front (without parking in front):	*30 Feet*
Side (adjacent to non-residential district and/or ROW):	*30 Feet*
Side (adjacent to residential district):	*75 Feet*
Rear (adjacent to ROW):	*30 Feet*
Rear (adjacent to non-residential district):	*50 Feet*
Rear (adjacent to residential district):	*75 Feet*

Item 9: *Clearly identifiable striping, or constructed parking was observed.*

Item 16: *No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.*

Item 17: *The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.*

Owner:

Parcel #01-10280-000
Old Farm, LLC
PO Box 111130
Carrollton, Texas, 75011-1130

Surveyors:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS#1618

The land referred to in this Commitment is described as follows:

Tract: 1:
Lot 8, The Old Farm Phase I Subdivision, City of Bentonville, Benton County, Arkansas, as shown on Lot Split for Lot 3, Old Farm Subdivision Phase 1, Creating Lots 7 through 9 Old Farm, LLC, filed for record as Instrument No. L202237013, of the Records of Benton County, Arkansas and further described as follows:

A part of the Southeastern Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 20 North, Range 31 West also being Lot 3 of Old Farm Phase 1 Addition to the City of Bentonville, as recorded in Plat Book 2002, Page 237 in the public records of Benton County, Arkansas being described by metes and bounds as follows: Commencing at a 5/8" rebar found at the Northeast corner of said Lot 3; thence along the West right-of-way of Arkansas State Highway 12, South 02°29'10" West, 594.95 feet to a 5/8" rebar with cap LS 1618 and the Point of Beginning; thence continuing along said West right-of-way, South 02°29'10" West, 644.97 feet to a 5/8" rebar with cap LS1618; thence continuing along said West right-of-way, South 47°28'02" West, 58.22 feet to a chiseled X found at the intersection of said West right-of-way and the North right-of-way of Southwest Artillery Road; thence along said North right-of-way, North 87°24'20" West, 212.72 feet to a 5/8" rebar with cap LS1618; thence departing said North right-of-way, North 02°27'06" East, 686.87 feet to a 5/8" rebar with cap LS1618; thence South 87°15'44" East, 254.29 feet to the Point of Beginning.

Tract 2:
Lot 7, The Old Farm Phase I Subdivision, City of Bentonville, Benton County, Arkansas, as shown on Lot Split for Lot 3, Old Farm Subdivision Phase 1, Creating Lots 7 through 9 Old Farm, LLC, filed for record as Instrument No. L202237013, of the Records of Benton County, Arkansas and further described as follows:

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 20 North, Range 31 West also being Lot 3 of Old Farm Phase 1 Addition to the City of Bentonville, as recorded in Plat Book 2002, Page 237 in the public records of Benton County, Arkansas, being described by metes and bounds as follows: BEGINNING at a 5/8" rebar found at the northeast corner of said Lot 3; THENCE along the West right-of-way of Arkansas State Highway 12, South 02°29'10" West, 594.95 feet to a 5/8" rebar with cap LS 1618; THENCE departing said West right-of-way, North 87°15'44" West, 459.93 feet to a 5/8" rebar with cap LS 1618 set on the West line of the aforementioned Lot 3; THENCE along said West line, North 02°29'10" East, 593.96 feet to a 5/8" rebar found at the Northwest corner of said Lot 3; THENCE along the North line of said Lot 3, South 87°23'06" East, 459.92 feet to the POINT OF BEGINNING.

Tract 3:
Lot 9, The Old Farm Phase I Subdivision, City of Bentonville, Benton County, Arkansas, as shown on Lot Split for Lot 3, Old Farm Subdivision Phase 1, Creating Lots 7 through 9 Old Farm, LLC, filed for record as Instrument No. L202237013, of the Records of Benton County, Arkansas and further described as follows:

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 20, Township 20 North, Range 31 West also being Lot 3 of Old Farm Phase 1 Addition to the City of Bentonville, as recorded in Plat Book 2002, Page 237 in the public records of Benton County, Arkansas, being described by metes and bounds as follows: BEGINNING at a 5/8" rebar found at the Southwest corner of said Lot 3; THENCE along the West line of said Lot 3, North 02°29'10" East, 687.38 feet a 5/8" rebar with cap LS 1618; THENCE departing said West line, South 87°15'44" East, 205.63 feet a 5/8" rebar with cap LS 1618; THENCE South 02°27'06" West, 686.87 feet to a 5/8" rebar with cap LS 1618 set on the North right-of-way of Southwest Artillery Road; THENCE along North right-of-way, North 87°24'20" West, 206.05 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION TO:

Fidelity National Title Insurance Company
Old Farm, LLC
Brian E. Williams and Holly Williams, a married couple
BancorpSouth, its respective successors and/or assigns as their interests may appear
City Title & Closing, 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, 2, 3, 4, 8, 9, 11a, 13, 15, 16, and 17 of Table A thereof. The field work was completed on June 28, 2022.

Date of Plat or Map: 10.14.2022

Dustin Riley, Arkansas PLS No. 1618

CERTIFICATE OF AUTHORIZATION — CEI Engineering Associates, Inc. No. 118 — ARKANSAS ENGINEER

State Survey Code: 500-19N-31W-0-20-420-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

ALTA/NSPS Land Title Survey
8200 SW RAB, LLC
8200 SW Regional Airport Boulevard
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1618 — SIGNATURE — DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	MEK
FIELD WORK	KDM
CEI PROJECT NUMBER	32609
DATE	10/14/2022
REVISION	REV-0

COVER SHEET
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\32000\32609\DRAWINGS SURVEYS\SURVEY\WORKING\32609ALTA.DWG -- SAVED BY - MKETKE@RASMY

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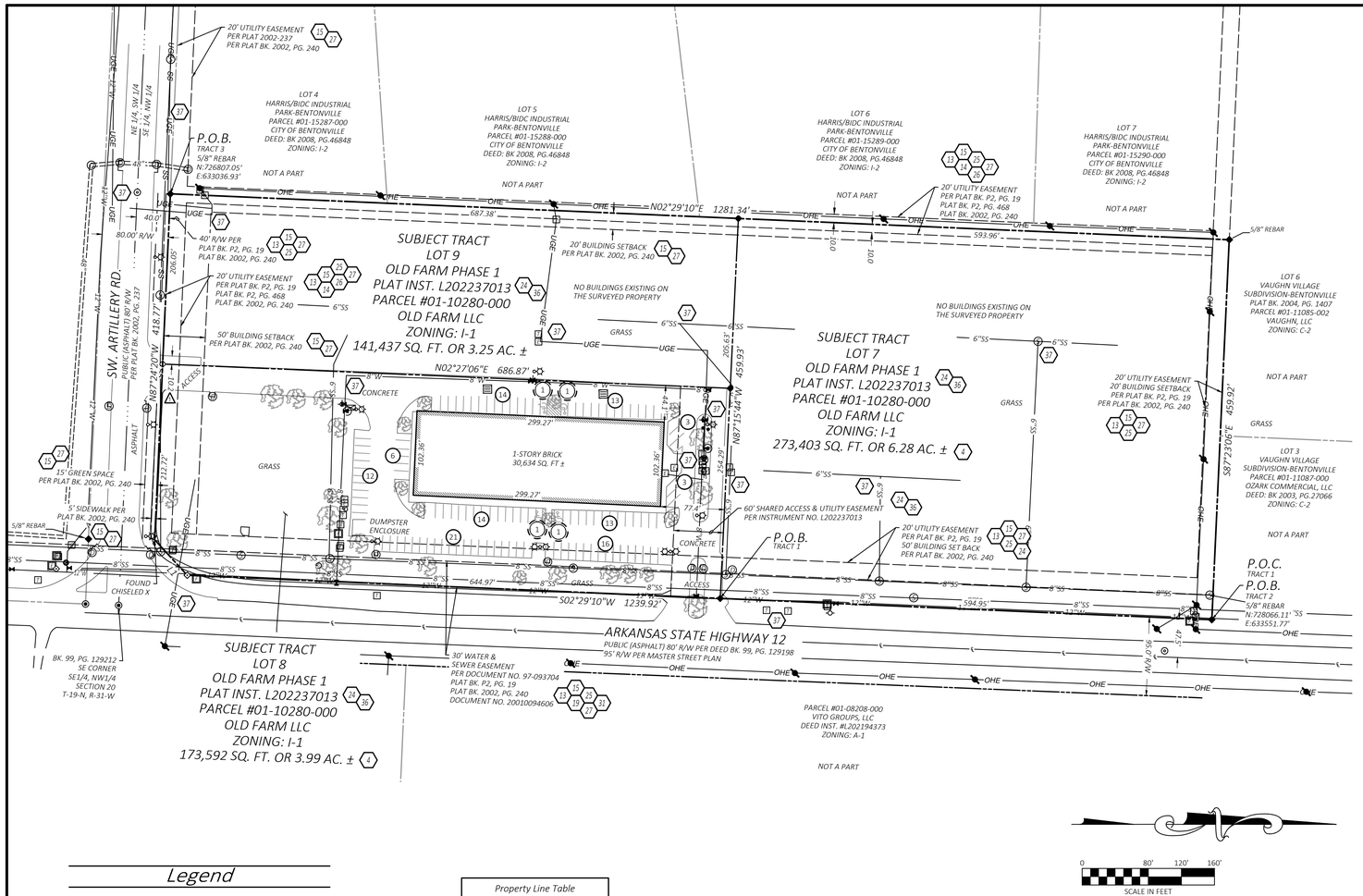


Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Section Quarter Line
- Centerline
- Found 5/8" Rebar Capped "LS#1618" (or otherwise noted)
- Found Nail LS#1618
- Found Chiseled "X"
- Set Mag Nail w/Washer "LS#1618"
- Handicap Parking (ADA)
- Utility Pole
- Electric Meter
- Electric Riser
- Electric Vault
- Drainage Manhole (DMH)
- Sewer Manhole (SMH)
- Water Valve
- Fire Hydrant
- Fiber Optic Vault
- Telephone Riser
- Cable TV Riser
- Gas Riser
- Gas Meter
- Fire Department Connection
- Irrigation Control Box
- Grate Inlet (GI)
- Gas Valve
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Water Riser
- Unknown Riser
- Water Meter
- Backflow Preventer
- R/W — Right-of-Way
- (X) — Parking Count
- (X) — ADA Parking

Property Line Table		
Line #	Direction	Length
L1	S47°28'02"W	58.22'

(X) Parking Count

Regular Spaces	115
ADA Spaces	4
Total Spaces	119

Possible Encroachment Chart

⚠	Possible Source of Encroachment -10.2' of concrete extending over lot line near the west access-

Title Commitment provided by: Fidelity National Title Insurance Company, File no. 22-5046, Countersigned by City Title & Closing, LLC Commitment Date: September 28, 2022.

	Exceptions	Effect on Survey
1.	Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.	None presented to Surveyor
2.	Taxes for the year 2022 and subsequent years, a lien not yet due and payable. Taxes for the year 2020 and prior years are paid.	Not survey related
3.	Assessments/Special Taxes for the year 2023 and subsequent years, which are not yet due and payable with respect to the Bentonville Municipal Property Owners' Improvement District No. 6 - The Old Farm Subdivision Project, as established in Ordinance 2000-19 of the City of Bentonville, Arkansas.	Not survey related
4.	INTENTIONALLY DELETED.	
5.	INTENTIONALLY DELETED.	
6.	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). (TO BE LIMITED TO Tract 1 WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	Not provided to the Surveyor
7.	Easements, or claims of easements, not shown by the Public Records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	None presented to Surveyor
8.	Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	Not survey related
9.	Taxes or special assessments, if any, which are not shown as existing liens by the Public Records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	Not survey related
10.	Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.	Not survey related
11.	INTENTIONALLY DELETED.	
12.	INTENTIONALLY DELETED.	
13	Matters as set forth on Plat filed for record in Plat Book P2 at Page 19, of the Records of Benton County, Arkansas, including but not limited to Reservations; Restrictions; Easements; Dedications; Rights of Way; Setback lines; A. 40' R.O.W.; B. 20' Utility Easement; and C. Existing 30' Water & Sewer Easement Deed 97093704, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 1)	As shown hereon
14	Matters as set forth on Plat filed for record in/as Plat Book P2 at Page 468, of the Records of Benton County, Arkansas, including but not limited to Reservations; Restrictions; Easements; Dedications; Rights of Way; Setback lines; A. INTENTIONALLY DELETED; B. two 20' Easements; and C. 80' R.O.W., as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 1)	As shown hereon
15	Matters as set forth on Plat filed for record in/as Plat Book 2002 at Pages 237 through 240, of the Records of Benton County, Arkansas, including but not limited to Reservations; Restrictions; Easements; Dedications; Rights of Way; Setback lines; A. 50' and 20' Building Setback lines; B. Existing 20' Utility Easement P-2-19; C. 15' Green Space; D. 5' Sidewalk; E. 40' R/W; and F. Existing 30' Utility Easement (City of Bentonville, AR) Document #01-94606, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 1)	As shown hereon
16.	Terms, Conditions and Provisions as set forth in Ordinance No. 2000-19 of the City of Bentonville, Arkansas, dated February 8, 2000, and filed for record February 9, 2000, as Document No. 00012214, of the Records of Benton County, Arkansas. (Tract 1)	Blanket Easement (Not-Plottable)
17.	INTENTIONALLY DELETED.	
18.	INTENTIONALLY DELETED.	
19	Water and Sewer Easement in favor of Northwest Arkansas Regional Airport Authority, dated October 14, 1997 and filed for record October 27, 1997, as Document No. 97 093704, together with Assignment of Water and Sewer Easements filed for record as Document No. 20010094606, of the Records of Benton County, Arkansas, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 1)	As shown hereon
20.	INTENTIONALLY DELETED.	
21.	INTENTIONALLY DELETED.	
22.	INTENTIONALLY DELETED.	
23.	INTENTIONALLY DELETED.	
24	Matters as set forth on Lot Split Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated April 13, 2022, and filed for record as Instrument No. L202237013, of the Records of Benton County, Arkansas, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 1)	As shown hereon
25	Matters as set forth on Plat filed for record in Plat Book P2 at Page 19, of the Records of Benton County, Arkansas, including but not limited to Reservations, Restrictions, Easements, Dedications, Rights of Way and Setback lines, as shown on on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 2 & 3)	As shown hereon
26	Matters as set forth on Plat filed for record in/as Plat Book P2 at Page 468, of the Records of Benton County, Arkansas, including but not limited to Reservations, Restrictions, Easements, Dedications, Rights of Way and Setback lines, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 2 & 3)	As shown hereon
27	Matters as set forth on Plat filed for record in/as Plat Book 2002 at Pages 237 through 240, of the Records of Benton County, Arkansas, including but not limited to Reservations, Restrictions, Easements, Dedications, Rights of Way and Setback lines, as shown on on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 2 & 3)	As shown hereon
28.	Terms, Conditions and Provisions as set forth in Ordinance No. 2000-19 of the City of Bentonville, Arkansas, dated February 8, 2000, and filed for record February 9, 2000, as Document No. 00012214, of the Records of Benton County, Arkansas. (Tract 2 & 3)	Blanket Easement (Not-Plottable)
29.	INTENTIONALLY DELETED.	
30.	INTENTIONALLY DELETED.	
31	Water and Sewer Easement in favor of Northwest Arkansas Regional Airport Authority, dated October 14, 1997 and filed for record October 27, 1997, as Document No. 97 093704, together with Assignment of Water and Sewer Easements filed for record as Document No. 20010094606, of the Records of Benton County, Arkansas, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 2 & 3)	As shown hereon
32.	INTENTIONALLY DELETED.	
33.	INTENTIONALLY DELETED.	
34.	INTENTIONALLY DELETED.	
35.	INTENTIONALLY DELETED.	
36	Matters as set forth on Lot Split Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated April 13, 2022, and filed for record as Instrument No. L202237013, of the Records of Benton County, Arkansas, as shown on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609. (Tract 2 & 3)	As shown hereon
37.	Matters as set forth on ALTA/NSPS Land Title Survey made by Dustin Riley, PLS No. 1618, of CEI Engineering Associates, Inc., dated October 5, 2022, and designated Job No. 32609, including but not limited to Reservations, Restrictions, Easements, Dedications, Rights of Way and Setback lines, A. 6" Sanitary Sewer line located outside of easement throughout property as shown on Survey; B. Underground Electric Lines located outside of easement throughout property as shown on Survey; C. 8" Water line located outside of easement running North and South to the West of an existingparking lot and running East and West along the North boundary of Tract 1 ; and D. Telephone risers located outside of easement throughout property as shown on Survey.	As shown hereon
38.	Exception #1 is hereby deleted.	Not survey related

State Survey Code: 500-19N-31W-0-20-420-04-1618

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

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 TBPELS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPELS FIRM #10194234

ALTA/NSPS Land Title Survey
8200 SW RAB, LLC
8200 SW Regional Airport Boulevard
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	MEK
FIELD WORK	KDM
CEI PROJECT NUMBER	32609
DATE	10/14/2022
REVISION	REV-0

ALTA
SHEET TITLE

SHEET NUMBER
2 OF 2

DRAWING LOCATION - S:\32000\32609\DRAWINGS SURVEYS\SURVEY\WORKING\32609ALTA.DWG -- SAVED BY - MKETKEORASAY

© 2022 CEI ENGINEERING ASSOCIATES, INC.

	Applegate Properties (Vandoit)
	1807 Southwest 2nd Street
	PC Date: 2/6/2024

Staff Report Details

Project Number	CU23-0038
Applicant / Current Owner	Visit Bentonville / Applegate Properties
Site Area	+/- 31.19 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	N/A
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Van Do It Event
Related projects	N/A

Property Description

The subject property is located at 1807 Southwest 2nd Street. The area has been used for temporary parking for other projects and other temporary events in the past and has previously been designed for vehicular travel. The property has one structure located in the northeast corner. The property is surrounded R-1, Low-density residential and A-1, Agriculture zoning.

Project Details

According to the applicant's narrative, they propose to use the property for a temporary event involving recreational vehicles, camping, rock climbing, biking, and hiking for Van Do It 2024.

Relationship to the General Plan / Projected Traffic Impact

The event would be 24-hours a day with attendees camping in their RV from Wednesday, April 17 to Sunday, April 21, 2024. Participants without RVs would be encouraged to bike or walk to the event. There are food trucks proposed for vending on the property during the event. There is an expected 150 RVs to attend the event. Traffic into and out of the event would be off of Central Avenue.

Relationship to the General Plan / Projected Traffic Impact

Per comments from Bentonville Water Utilities staff, all food trucks must be self contained and have information on file with the city in regards to their plans for sanitary sewer disposal.

Public Comment

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

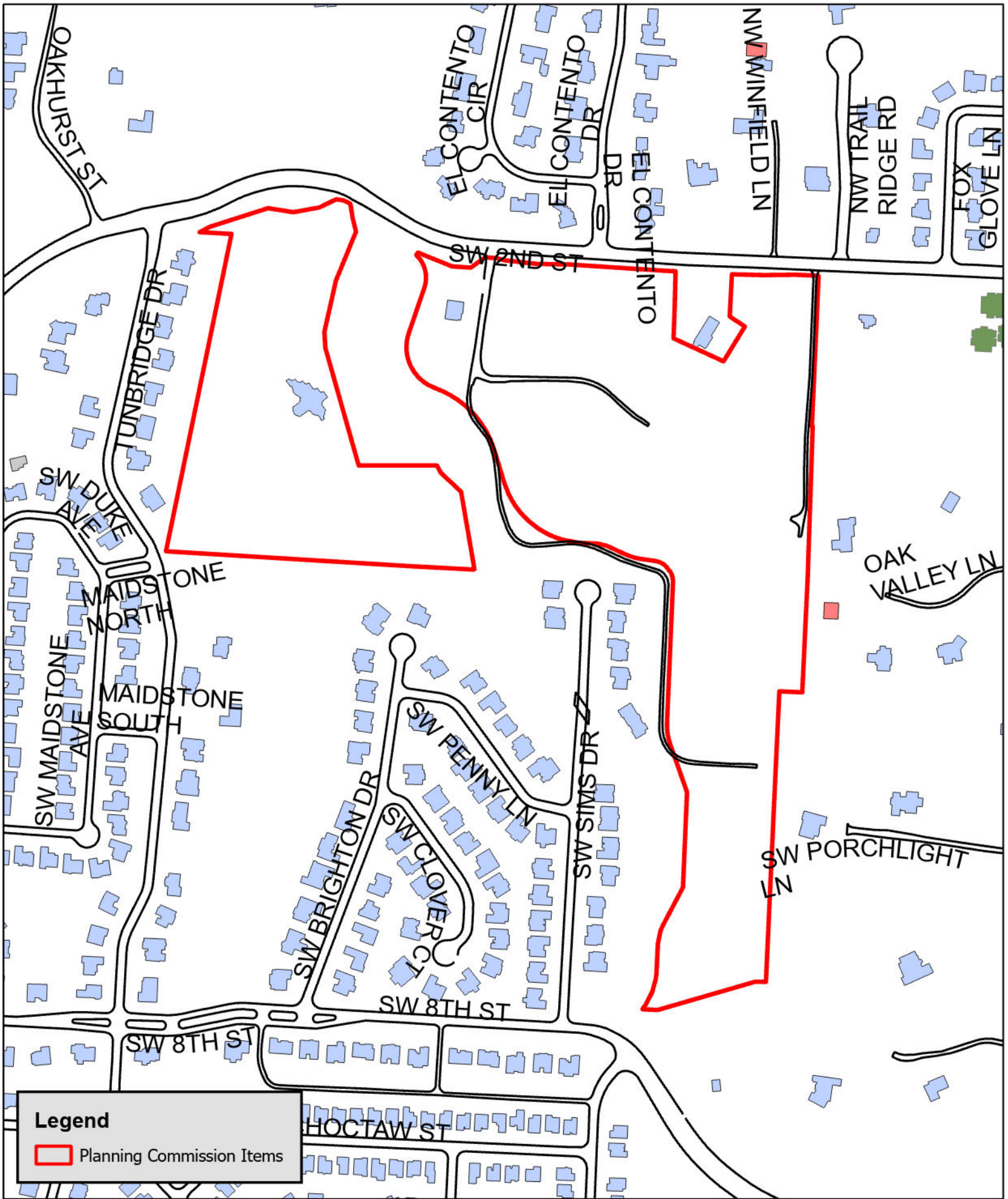
Analysis / Waivers

N/A

Conclusion

Tourism generally plays a major role in Bentonville's economy which may drive more vehicle traffic to the site than anticipated. A lack of dedicated patron parking at this location may cause overflow onto Central Avenue, decreasing pedestrian safety near the site and impeding public access to the Coler Mountain Bike Preserve further down the road. The Planning staff suggests that daytime attendees be given spaces further to the north of the proposed RV pads to allow parking for visitors to the event.
The proposed location of the food truck and music area is directly adjacent to residential areas and should be relocated to the north of the RV pads as well.

Additional Details



CU23-0038 12/27/2023
CONDITIONAL USE
VISIT BENTONVILLE - VANDOIT VOX8

Conditional Use Application for Temporary Grass Lot – 1805 SW 2nd Street

EVENT NARRATIVE:
VOX is a group of approximately 150 Vandoit owners and employees getting together for a fun-filled multi-day outdoor experience. The experience includes a variety of events, including mountain biking, hiking, rock climbing, exploring the area, sharing a meal, and just relaxing. Each evening, most of the owners gather around a van or group of vans and experience a bonfire while sharing many laughs and adventures. Vandoit gatherings are also very educational. We learn from each other about various Vandoit components in the vans.

SCHEDULE OF EVENTS:
Wednesday
- Vans begin arriving at the Applegate Property, followed by the caravan from Vandoit. Owners will begin setting up awnings, chairs, cooking implements, and other van setups.
- Following setup, a group set out for a group ride at the Coler Mountain Bike Preserve, just a short ride away from the campsite.

Thursday -
- Coffee & breakfast at the campsite
- Explore Bentonville excursions, including hiking and biking trails, museums, and other outdoor activities like kayaking and sightseeing.
- Later that evening, food trucks set up for dinner at the campsite.

Friday
- Another full day of exploring the Bentonville area–and beyond! Some Vandoit owners visited historic Eureka Springs, Arkansas, and the Buffalo National River.
- Bentonville Brewing Company van owners' happy hour.

Saturday
- Coffee & breakfast served by Vandoit at the campsite.
- Day excursions like the Women of Oz Ride and beginner's mountain biking clinic.
- In the evening, catered dinner at the Applegate Property, followed by the Van Owners' Talent Show.

Sunday
- Van owners depart.

SITE PLAN:
- Traffic flow into and out of the lot would happen off Central Ave.
- Participants will be encouraged to ride their bikes to the event venue utilizing the Razorback Greenway.
- Venue map (see attached)


1807 sw 2nd st
3.9miles to I-49
a
spring 2024 / bentonville, ar
owners meetup
vandoit
EVENT GUIDE
a event entrance
b restrooms + showers
c dumpster
d food/music/ seating
e parking pads
applegate trail
VISIT
Bentonville
vandoit
e
b
d
c
property line

Applegate Properties (Bike Fest Parking)

1805 Southwest 2nd Street

PC Date: 2/6/2024

Staff Report Details

Project Number	CU24-0001
Applicant / Current Owner	Visit Bentonville / Applegate Properties LLC
Site Area	+/- 31.19 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Temporary event and grass parking area
Related projects	

Property Description

The subject property is located at 1805 SW 2nd Street. The area has been used for temporary parking for other community events in the past and has previously been designed for vehicular travel and bicycle and pedestrian access due to the property's proximity to the Razorback Regional Greenway. The property has one structure located in the northeast corner, and a trials mountain bike course located in the northwest corner. The property is surrounded mostly by single family neighborhoods zoned R-1, Low-density residential and Coler Mountain Bike Preserve zoned primarily A-1, Agriculture.

Project Details

According to the applicant’s narrative, they propose to use the property in question for a temporary grass parking lot in the northeastern corner to serve Bentonville Bike Fest 2024. This will be the fourth year of this event and the second year hosting the event on this property. This event is a celebration of Bentonville's bicycle culture. The weekend long event features bicycle industry vendors showcasing new products and offering demo rides of mountain bikes, as well as many clinics instructed by 15-20 different professional cyclists, representing teams from around the world.

Relationship to the General Plan / Projected Traffic Impact

The hours of operation are proposed as 11:00 A.M. to 7:00 PM Friday, May 24 and Saturday, May 25 and 11:00 A.M. to 4:00 P.M. Sunday, May 26. Thursday May 23rd will be used as a setup day only. Parking is intended to coincide with the time of use. Additional parking is intended to the south of the existing structure on site. The applicant is expecting 5000-7000 attendees per day, with 15 employees and 45 volunteers per shift. There is a strong encouragement for attendees and volunteers to bike/walk to the event, given its cycling focus and the sites proximity to Coler and the Razorback Greenway, although the grass parking area will ensure spaces are available for vehicles. This parking area will be accessible only from the property's main entrance off of Central Avenue. In addition, shuttle service to the site will be provided for attendees, starting from the downtown square and nearby hotels.

Per comments from Bentonville Water Utilities staff, all food trucks must be self contained and have information on file with the city in regards to their plans for sanitary sewer disposal.

Public Comment

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

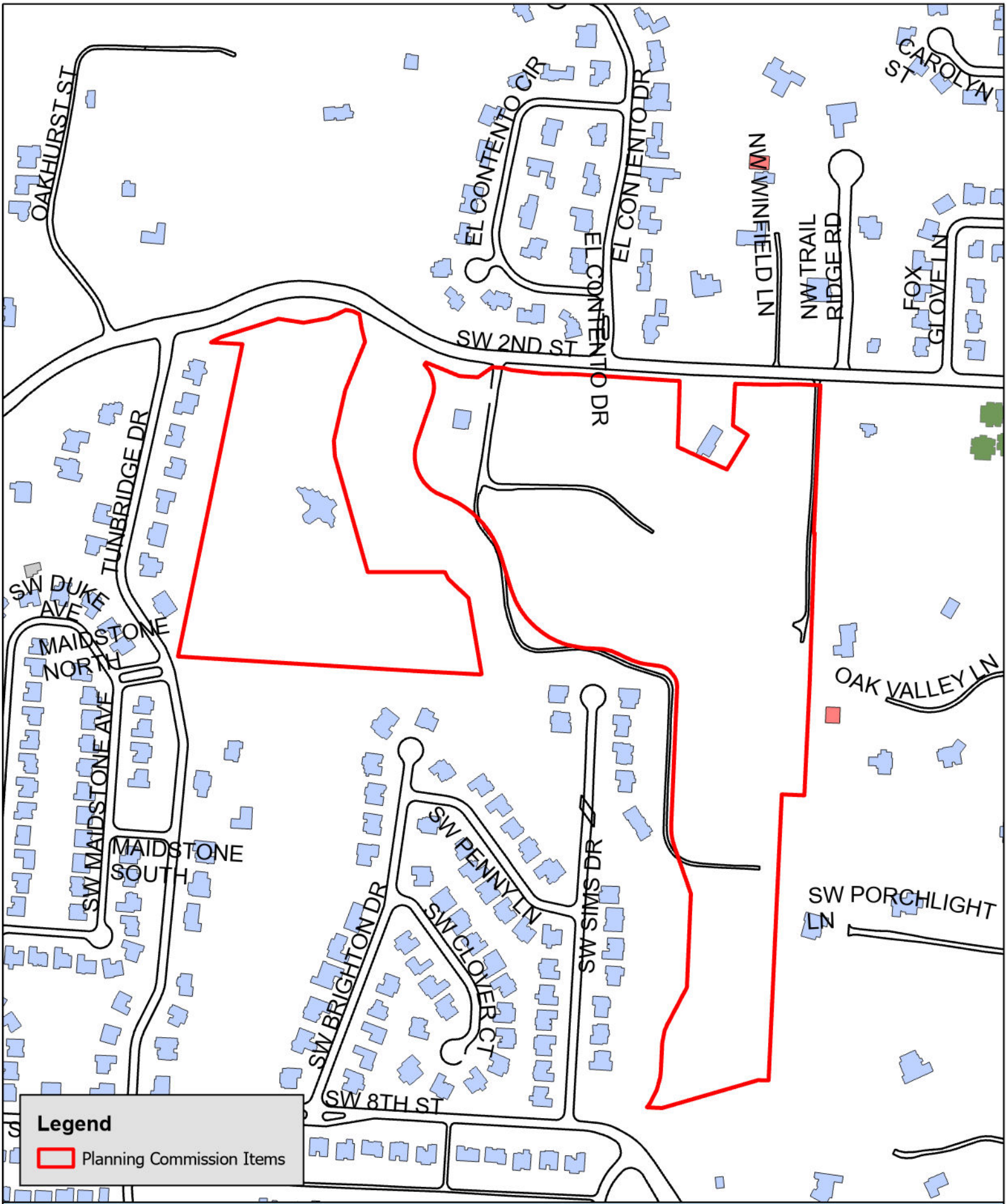
Analysis / Waivers

Conclusion

Staff recomneds approval of the conditional use permit with the following conditions of approval:

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
2. This conditional use permit shall be valid for the duration of the event, May 23-May 26, 2024.
3. 24/7 access shall be maintained to all public utilities in case of an emergency.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
5. All temporary lighting shall follow City of Bentonville regulations.

Additional Details



CU24-0001
CONDITIONAL USE
Visit Bentonville - BIKE FEST PARKING

Conditional Use Application for Temporary Grass Lot – 1805 SW 2nd Street

EVENT NARRATIVE:
Bentonville hosts numerous events in the grass lot on the Applegate Property on 2nd St.

Bentonville Bike Fest on May 23-26 with over 50 booths and numerous events and continues to grow with our brand as the Mountain Bike Capital of the world. It is the fourth year for the event and the first year in this location. We see over 15 to 20 professional cyclists. We had over 15 to 20 different states represented, with people just visiting the area due to this event.

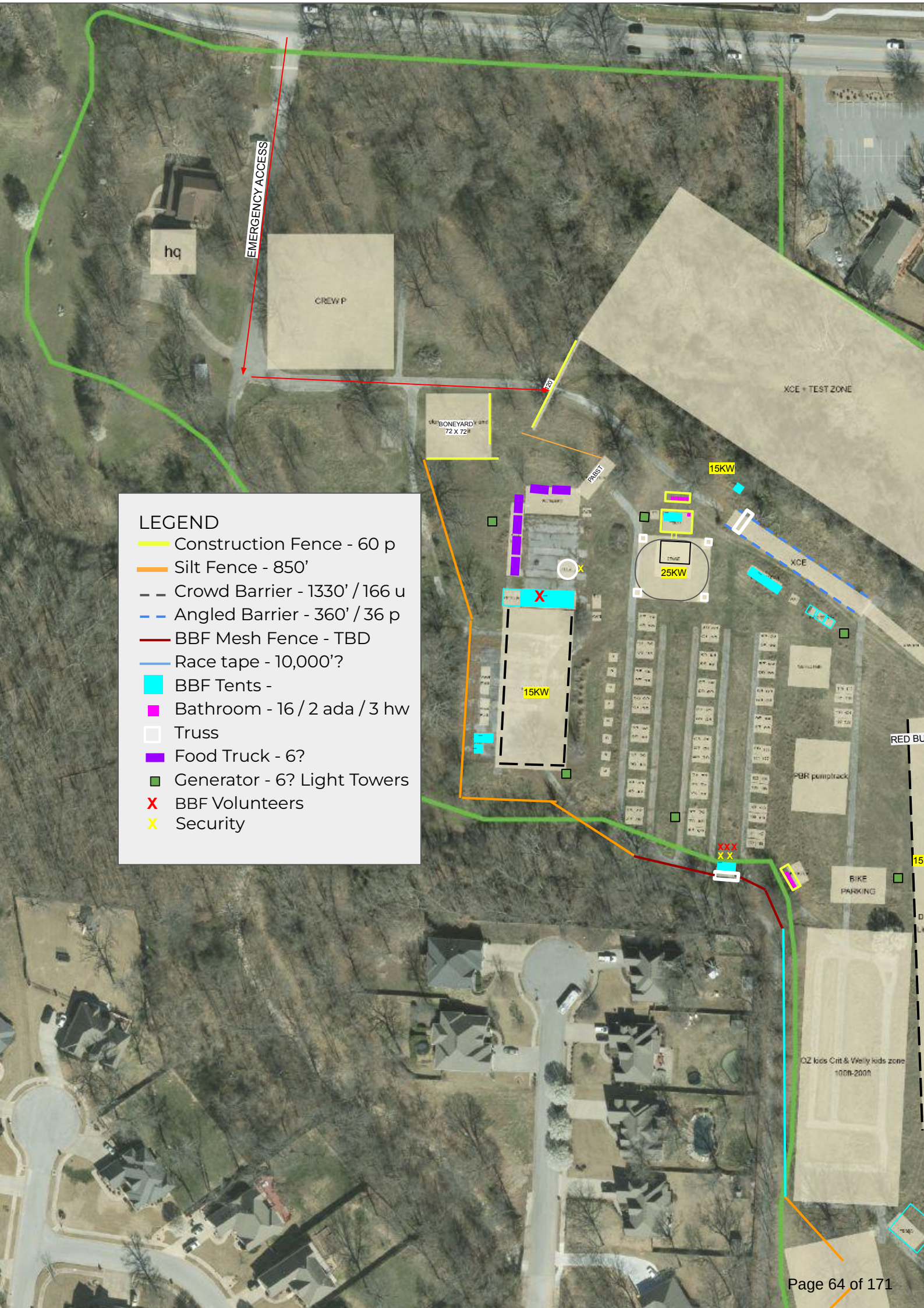
Bentonville Bike Fest is a three-day event spanning from May 23-26, Friday through Sunday. Vendor set up is on Thursday prior to the event. Event Schedule is:

Friday	11 am to 7pm
Saturday	11am to 7pm
Sunday	11 am to 4pm

The grassy lot on 1805 SW 2nd Street property will allow us to continue to host our events and other potential events throughout the year to take place on an environmentally and sustainability-developed lot specifically designed with these types of events in mind. NWA Trailblazers will oversee the continued development of the lot.

Traffic flow into and out of the lot would happen off Central Ave.

Participants will be encouraged to ride their bikes to the event venue utilizing the Razorback Greenway, additionally shuttles will be provided from town square and local hotels to transport attendees.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XCE + TEST ZONE
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BIKE PARKING
XXX
X X
LEGEND
Construction Fence - 60 p
Silt Fence - 850'
Crowd Barrier - 1330' / 166 u
Angled Barrier - 360' / 36 p
BBF Mesh Fence - TBD
Race tape - 10,000'?
BBF Tents -
Bathroom - 16 / 2 ada / 3 hw
Truss
Food Truck - 6?
Generator - 6? Light Towers
X BBF Volunteers
X Security

	Walmart Campus PUD Revision
	Southeast 8th Street
	PC Date: 2/6/2024

Staff Report Details

Project Number	PUD20-0002
Applicant / Current Owner	John Easterling/Walmart Stores, Inc.
Site Area	+/- 252.38 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Revision
Current Future Land Use Map Designation	General Commercial, Mixed-use Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Walmart Campus
Related projects	All campus large-scale developments and plats.

Property Description

This PUD revision includes all of the under-construction Walmart Campus, including property within the bounds of Southeast J Street, Central Avenue, Southeast Moberly Lane, and Southeast 14th Street, owned by Walmart.

Project Details

This PUD revision contains three main components.

1. The applicant is requesting a new provision be added to the development standards to allow for encroachment into the right-of-way for things such as canopies, awnings, or balconies. The code proposed mimics the city code as it pertains to encroachments in the Downtown districts where a minimum height of 8' above grade, and minimum setback from either back of curb or edge of pavement of 2' is provided.

2. The applicant is requesting to adjust the phasing plans of Zone 1, Zone 4, and Zone 5. Each of the amended phases still maintains the required open space requirements.

3. Lastly, the applicant is requesting approval to amended elevations for 4 of the parking decks, noted as

Project Details

PD02, PD04, PD08, & PD09. These amendments provide for the addition of retail facades to the street-sides of the parking decks, with a wrap around the corner. Street-level retail space would be added to these structures.

Additional information including color elevations can be found in the applicant's materials.

Relationship to the General Plan / Projected Traffic Impact

With the addition of retail spaces to 4 of the parking decks, additional traffic to those stores would be expected. Much of the traffic will likely come from associates on-campus, who may choose to walk or bike to these stores. Additionally, the improvements to 8th Street include significant bike and pedestrian infrastructure which may allow for additional vehicle trip replacement for individuals coming from off-campus.

Public Comment

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

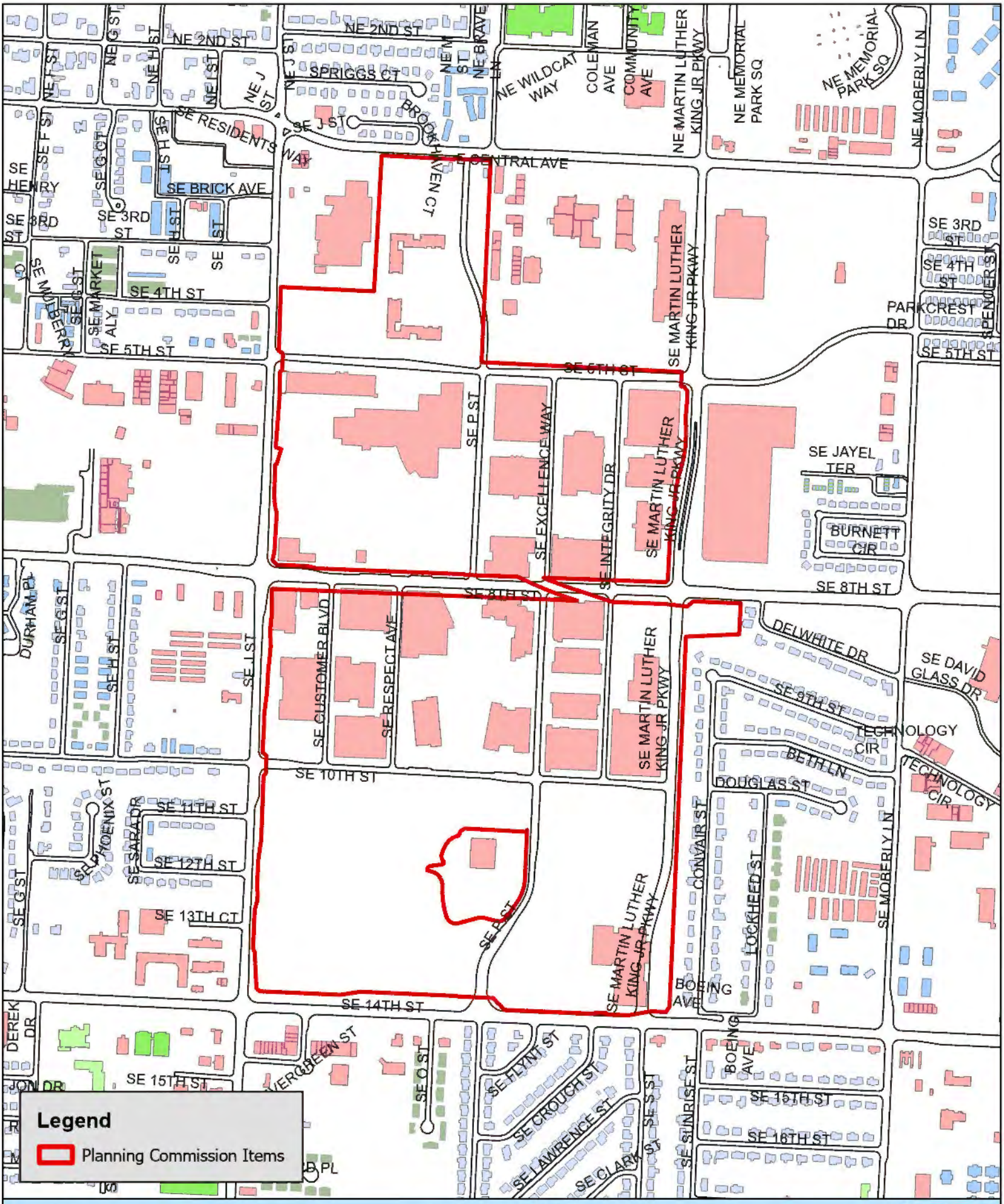
Analysis / Waivers

The proposed amendment to the parking deck elevations add both an aesthetic value and creates new destinations along the 8th Street corridor.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



PUD20-0002
Planned Unit Development
Walmart Campus PUD

WALMART CAMPUS

PUD SUBMISSION - 7TH REVISED SUBMISSION; 2TH SUBMITTAL
DECEMBER 27, 2023

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P10 Zone Map | LSD Package Zone 02N
P11 Zone Map | LSD Package Zone 02NW
P12 Zone Map | LSD Package Zone 02NE
P13 Zone Map | LSD Package Zone 02S
P14 Zone Map | LSD Package Zone 03
P15 Zone Map | LSD Package Zone 04
P16 Zone Map | LSD Package Zone 05
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P21 Public City Street | SE Matin Luther King Jr Parkway
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P57 Parking Garage | PD08
P58 Parking Garage | PD09

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CIVIL ENGINEER
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8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission - Revision 7

December 27, 2023

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 252.38 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P18.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P19, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P20-P26 Street Sections. Minimum Tree Size at Time of Planting: As required for similar developments, except minimum size requirements for shrubs, flowering perennials, and other ground cover shall not apply.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P20-P26 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(f)(3) Encroachment standards.

The table below establishes the standards for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most potion of the encroachment. The setback is measured from back of curb or, if no curb is present, from the edge of street pavement.

Minimum height clearance	Minimum setback adjacent to a public street	Minimum setback adjacent to a private street
8’	2’	2’

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P28, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P18, Phasing Plan, for additional details.

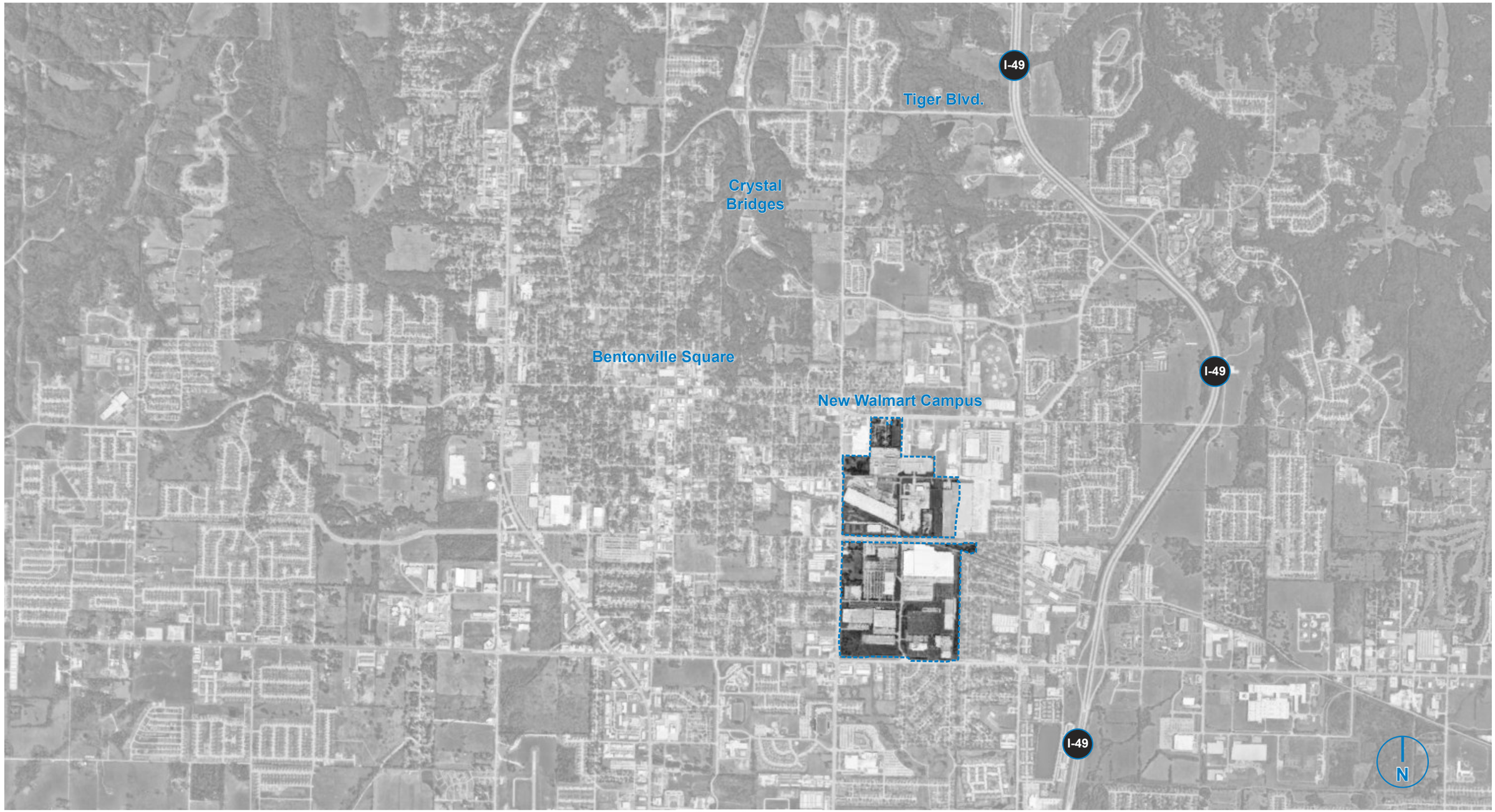
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

Refer to P29 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.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Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
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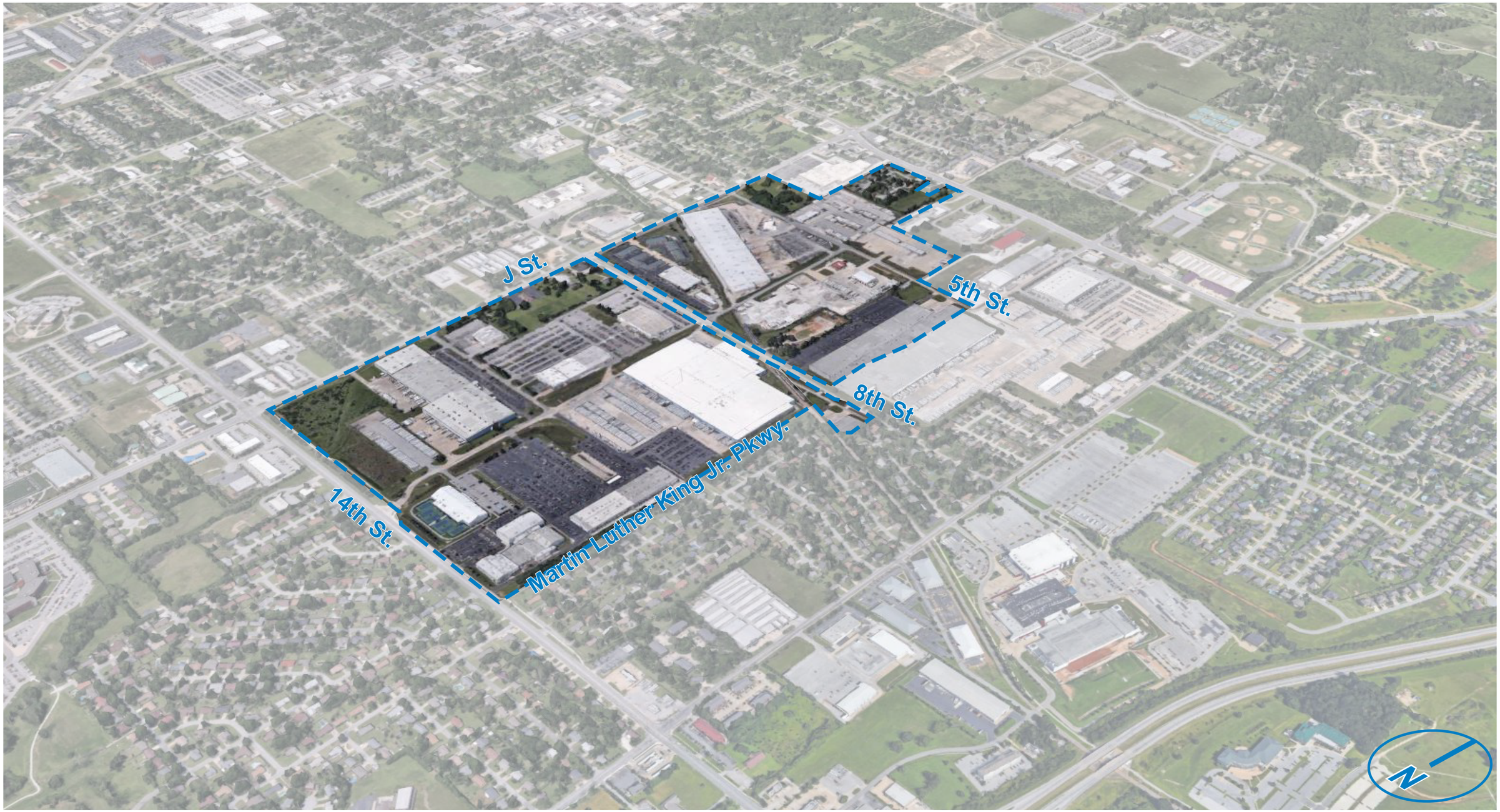

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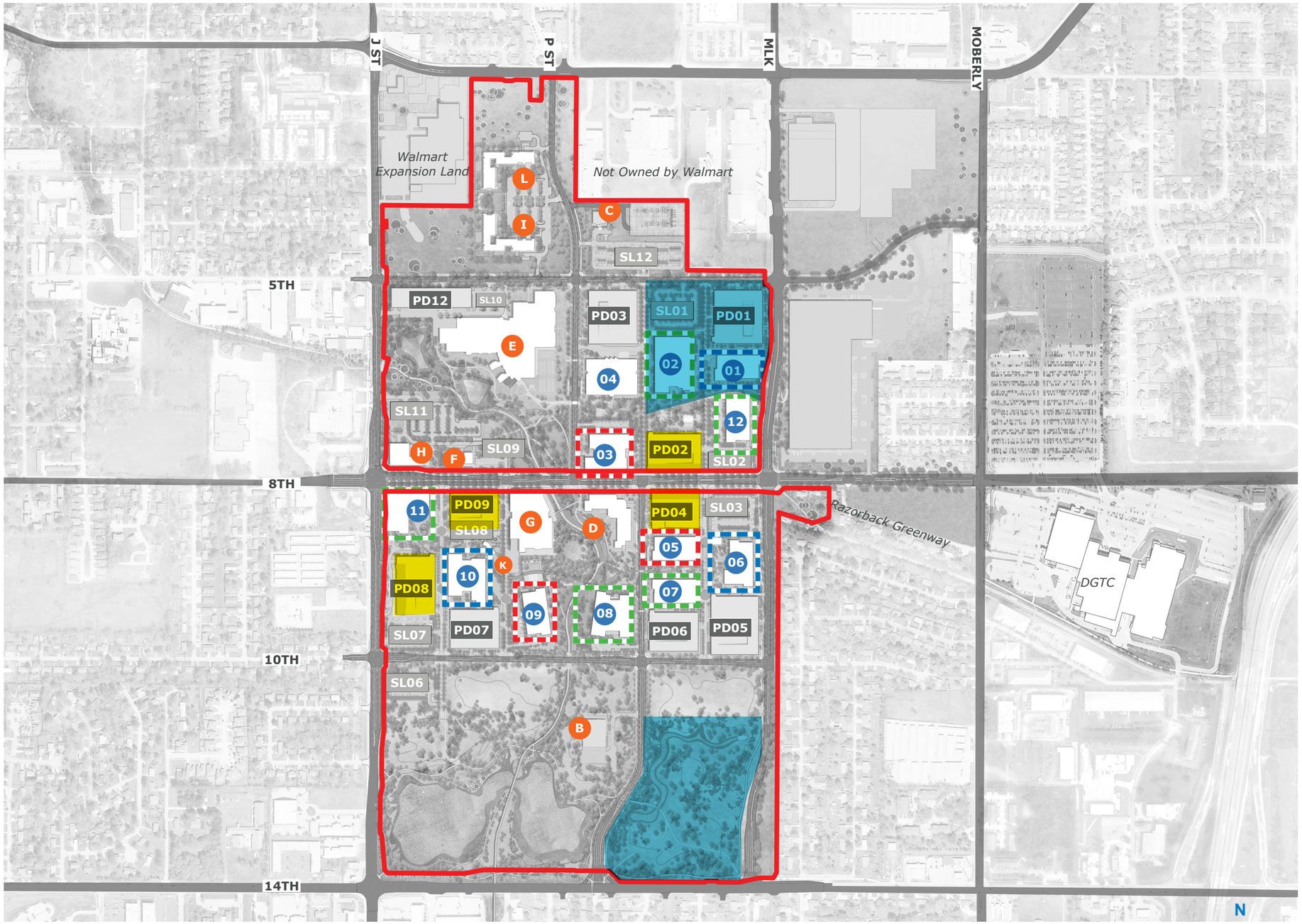
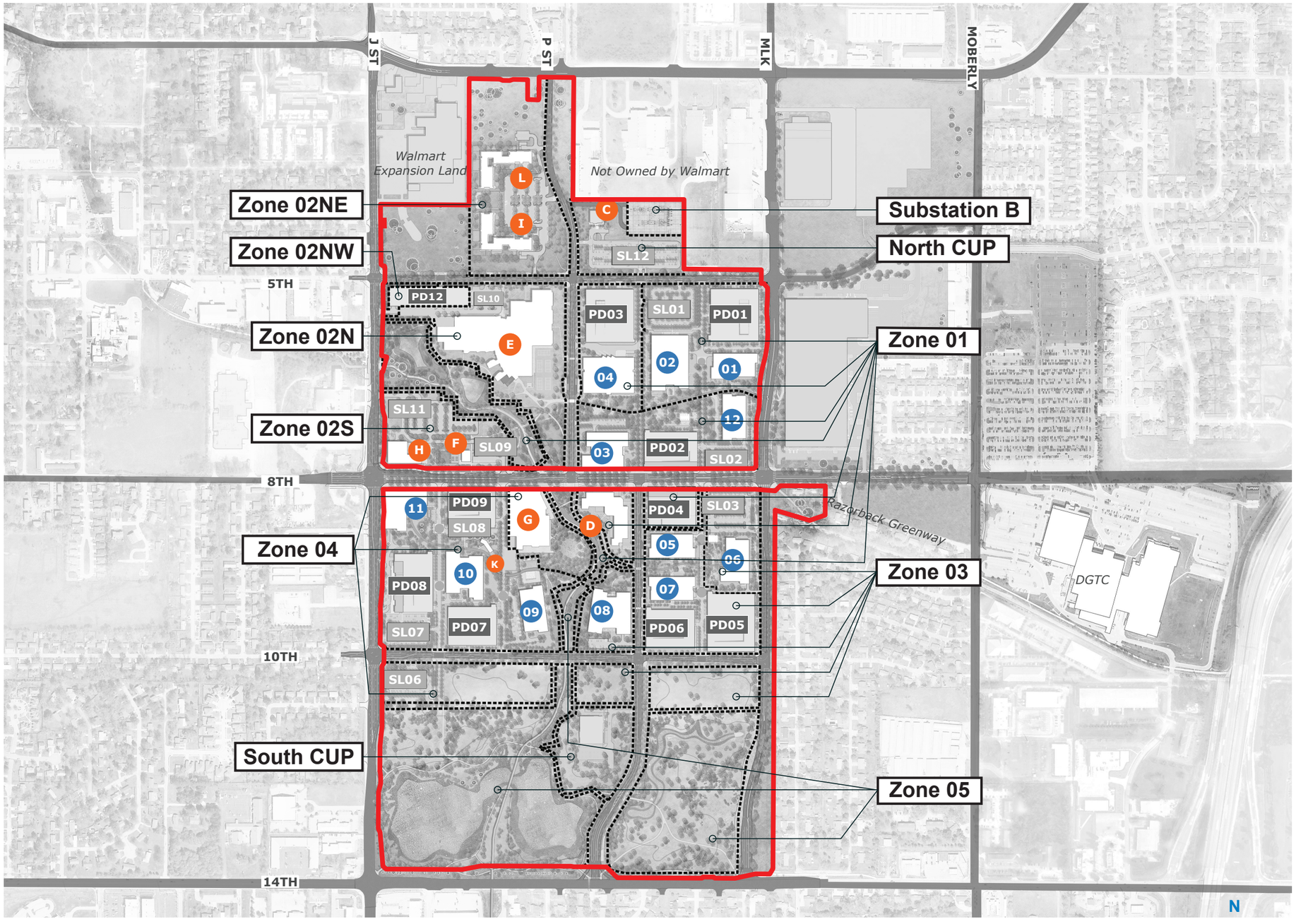


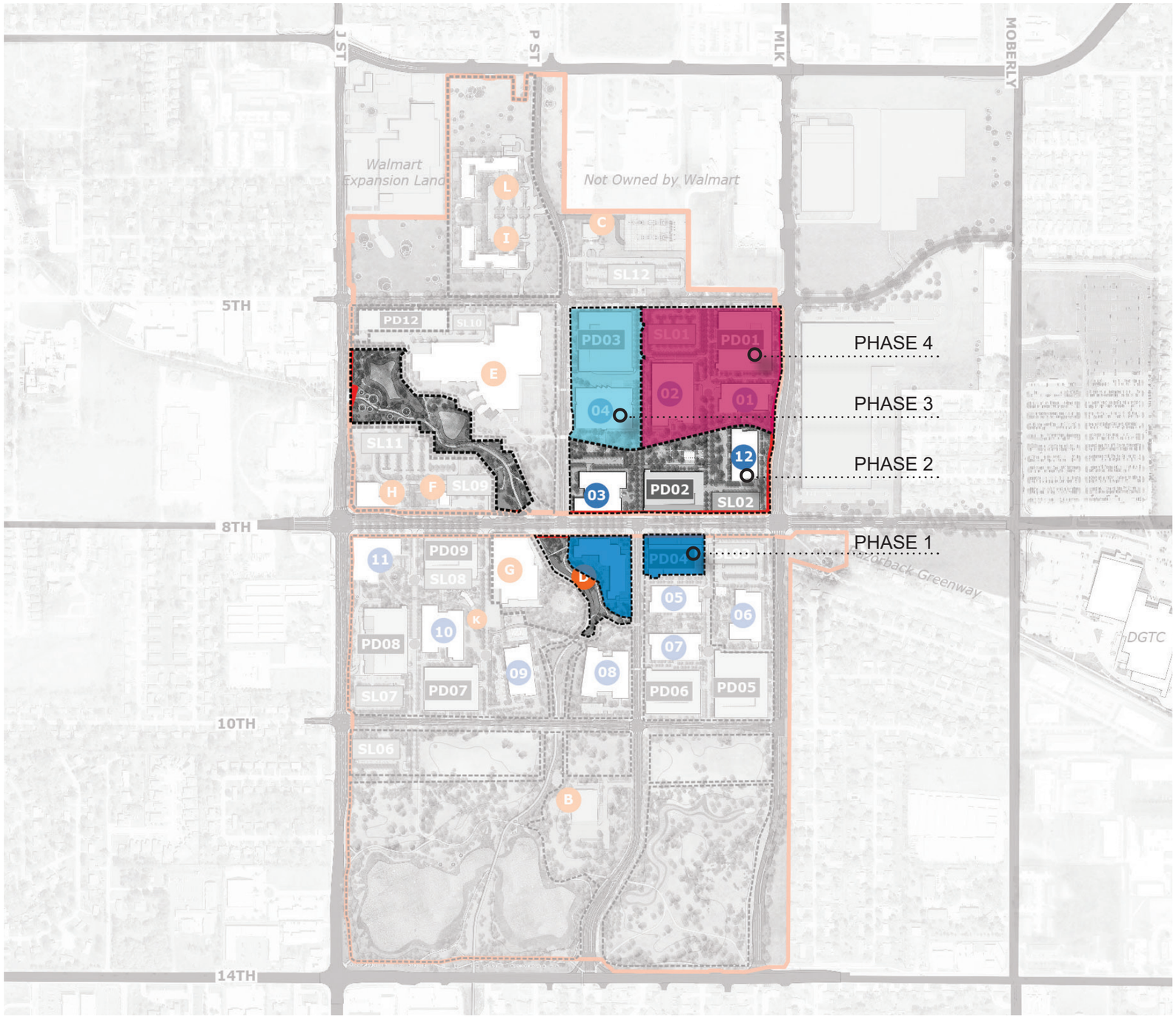
Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building
- Elevations Revised from Previous Submission
- Zone Phases Revised from Previous Submission



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary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Walmart Expansion Land
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PHASE 4
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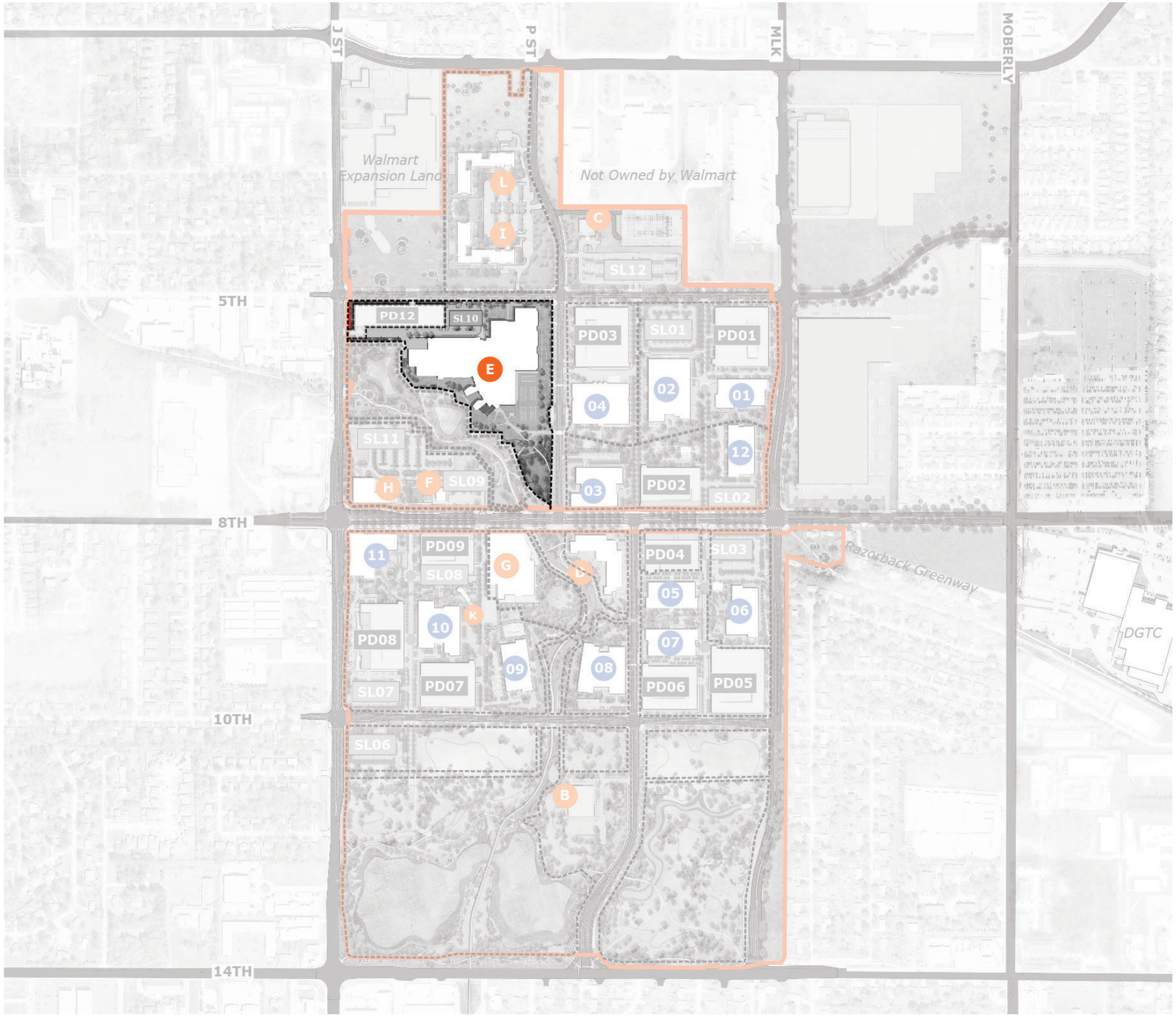
PHASE 2
PHASE 1
Boxback Greenway
DGTC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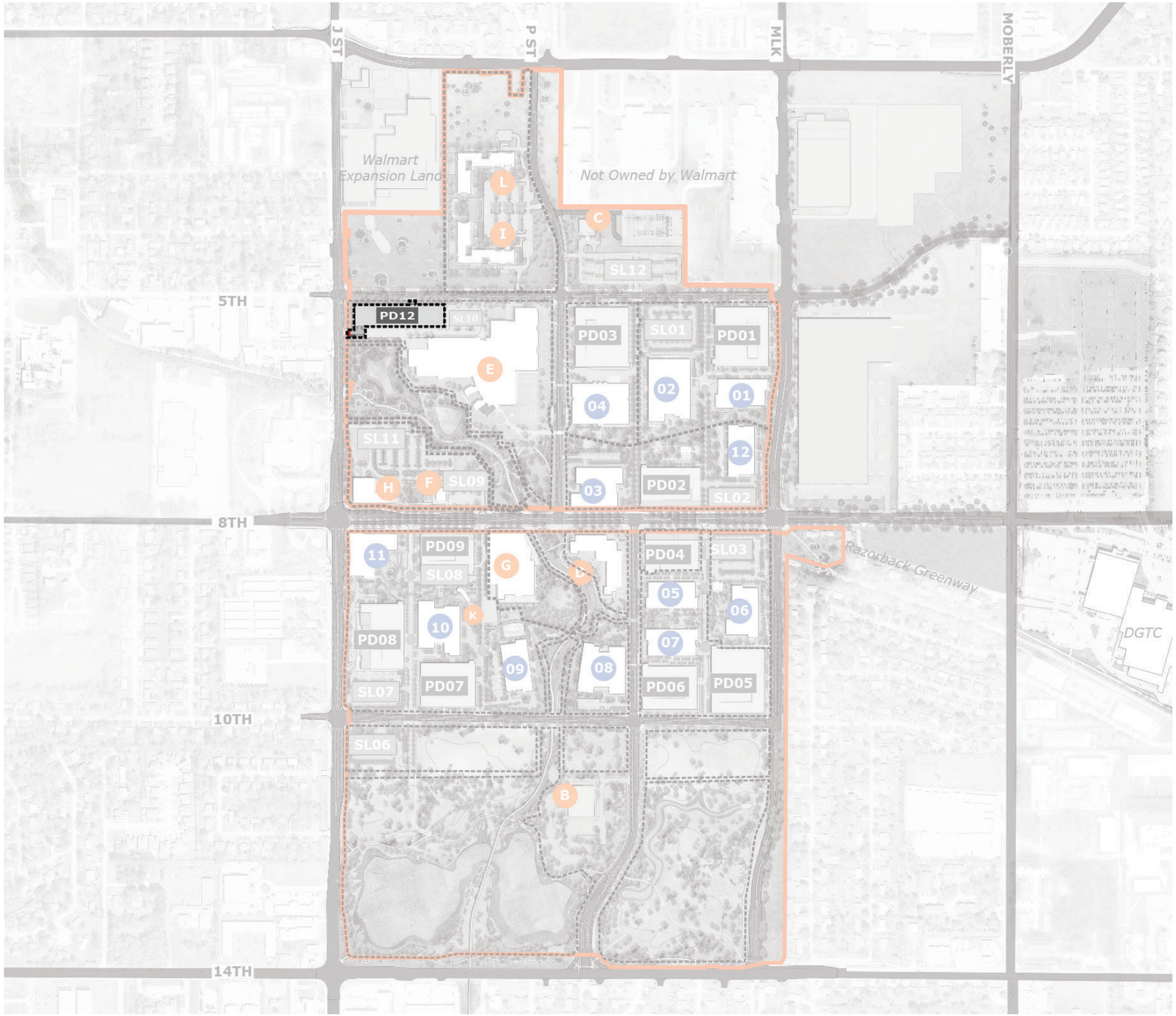
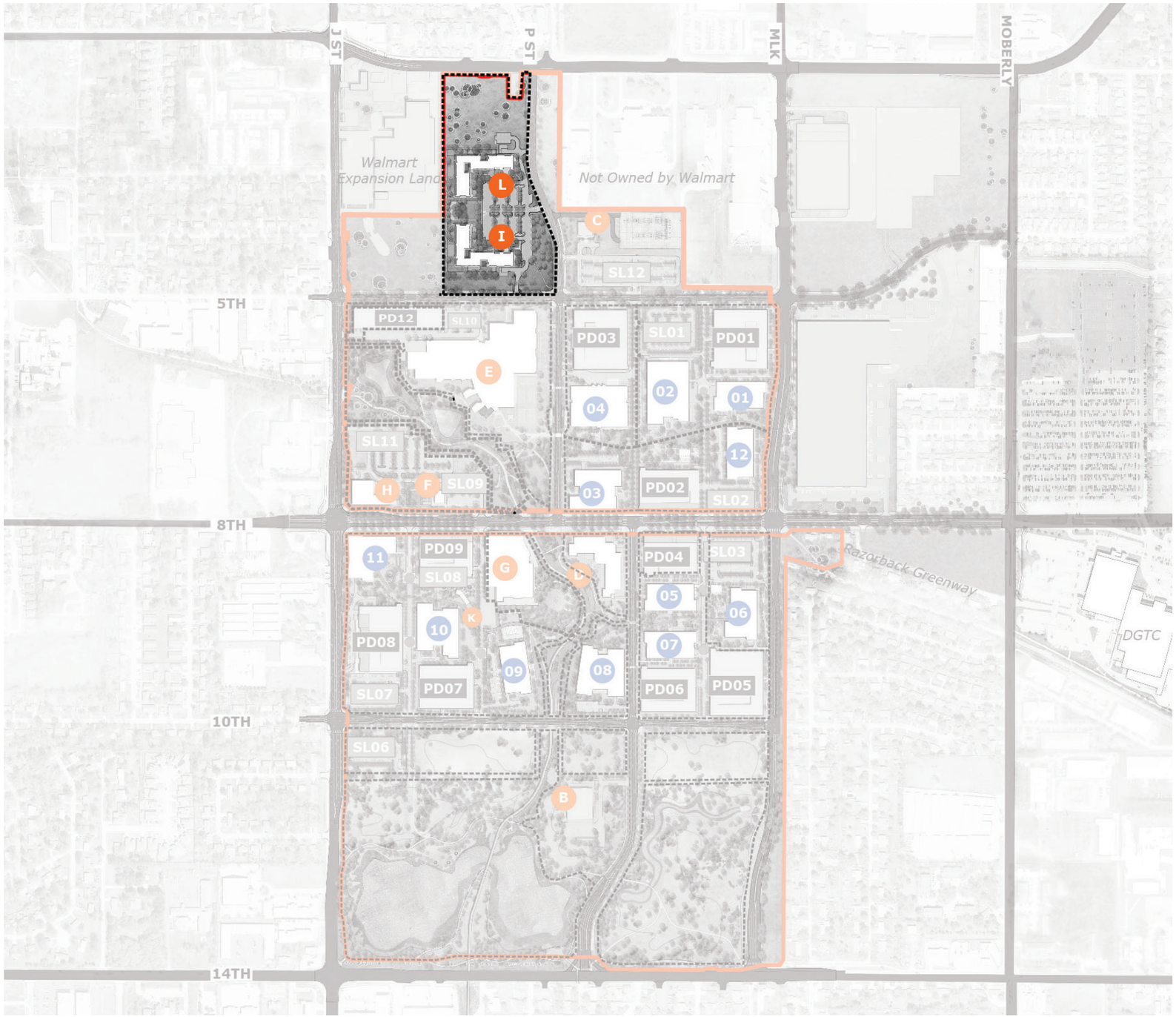
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.

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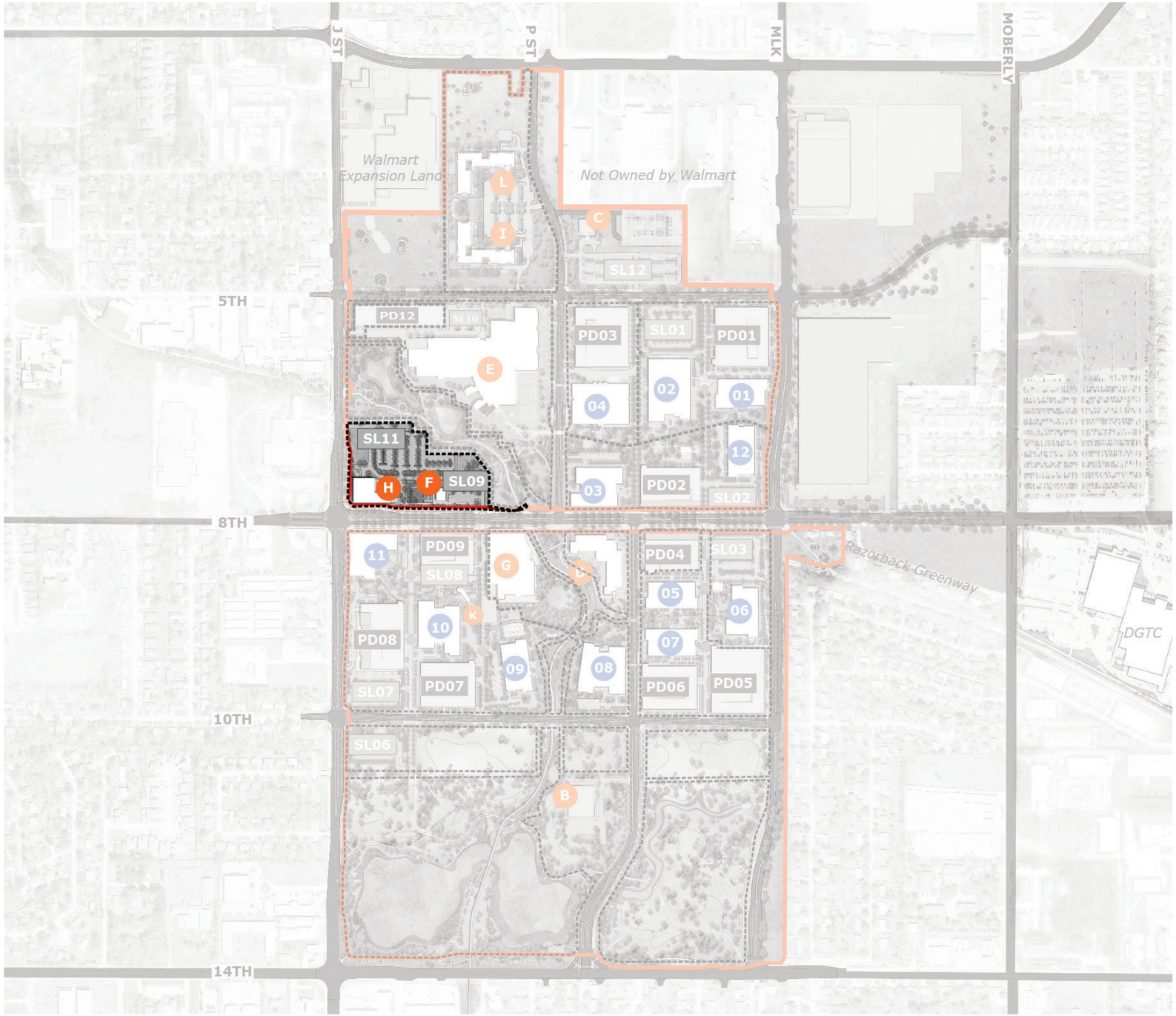
Razorback Greenway
DGTC
14TH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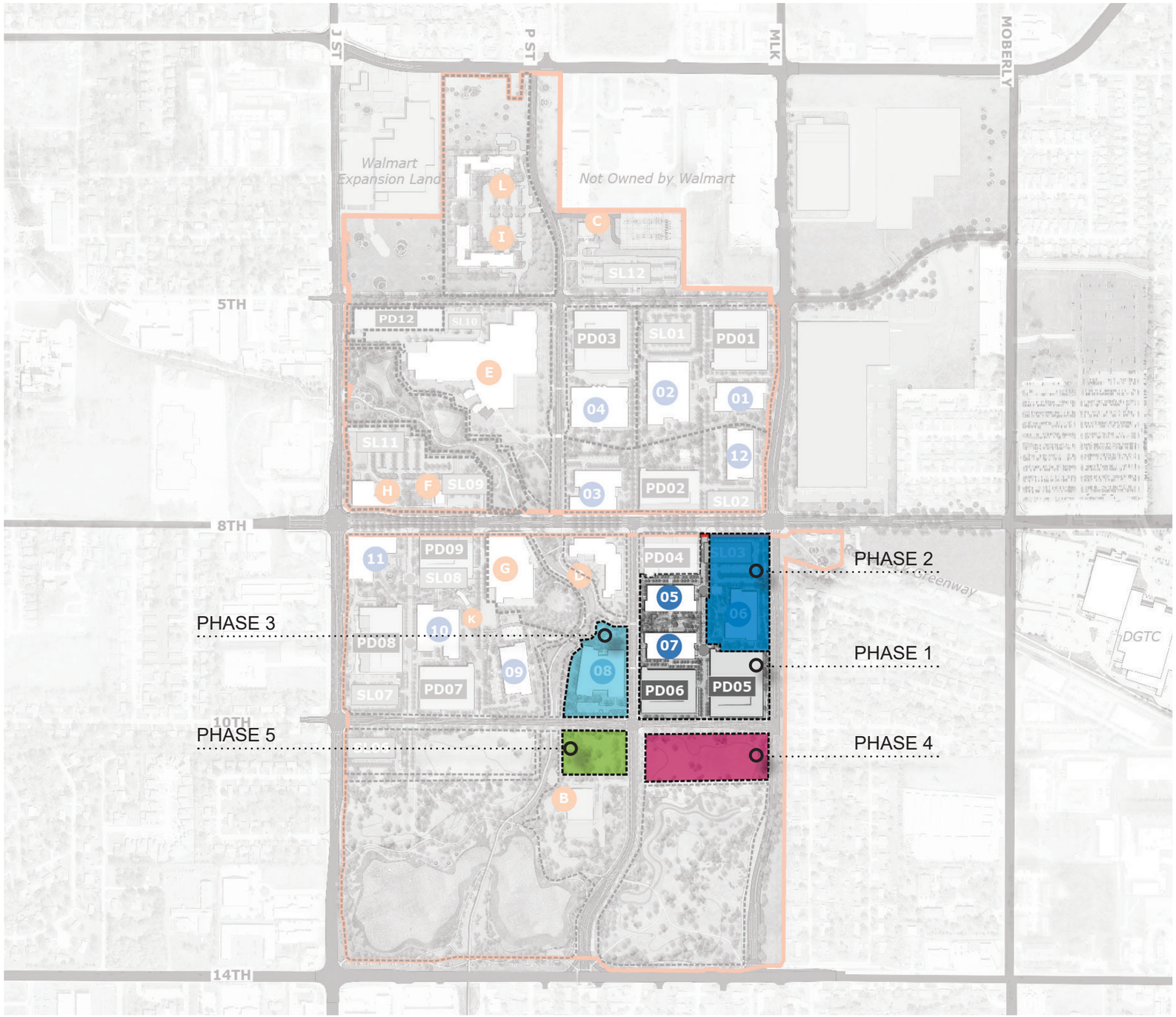
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DGTC
PHASE 2
PHASE 3
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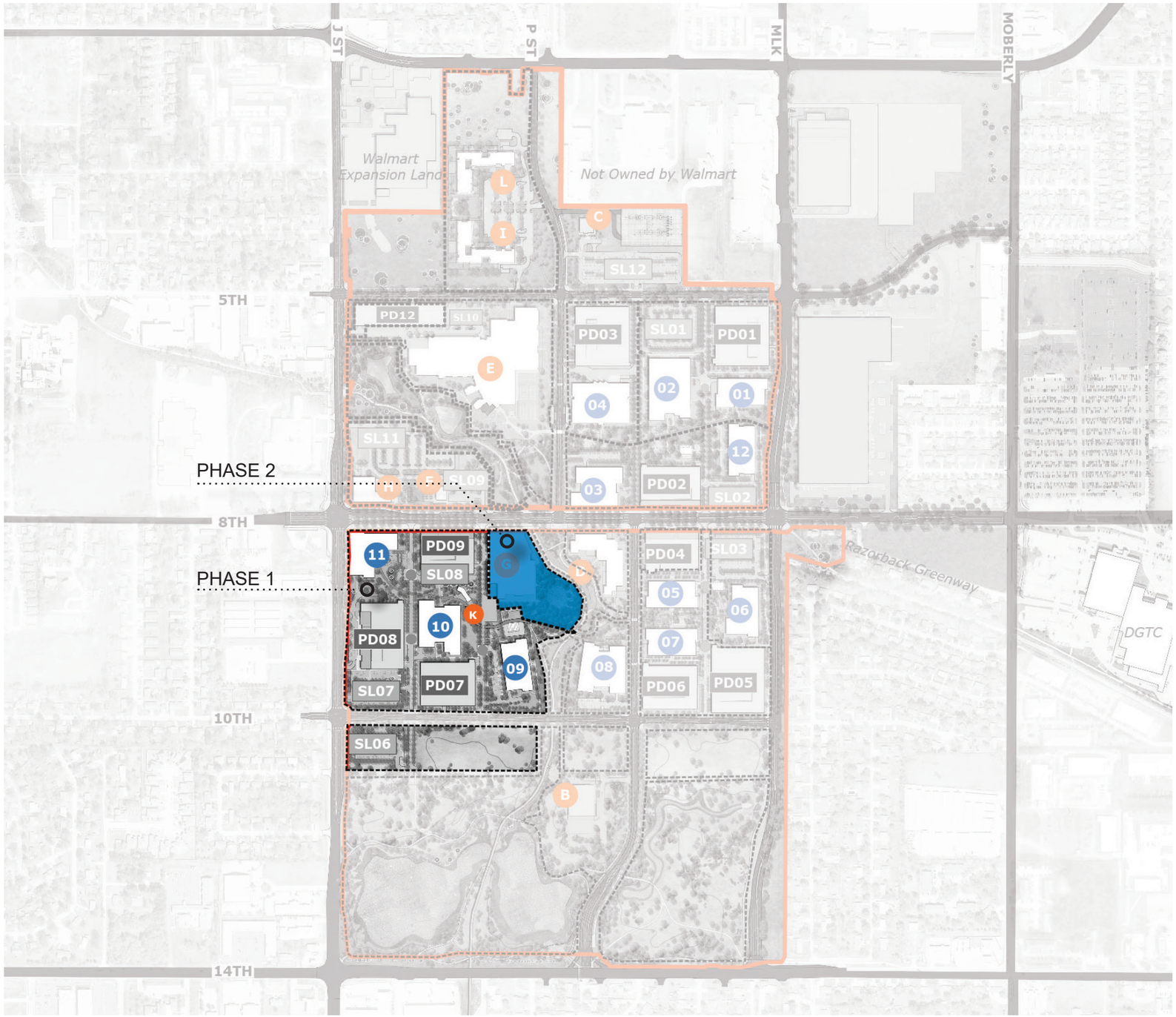
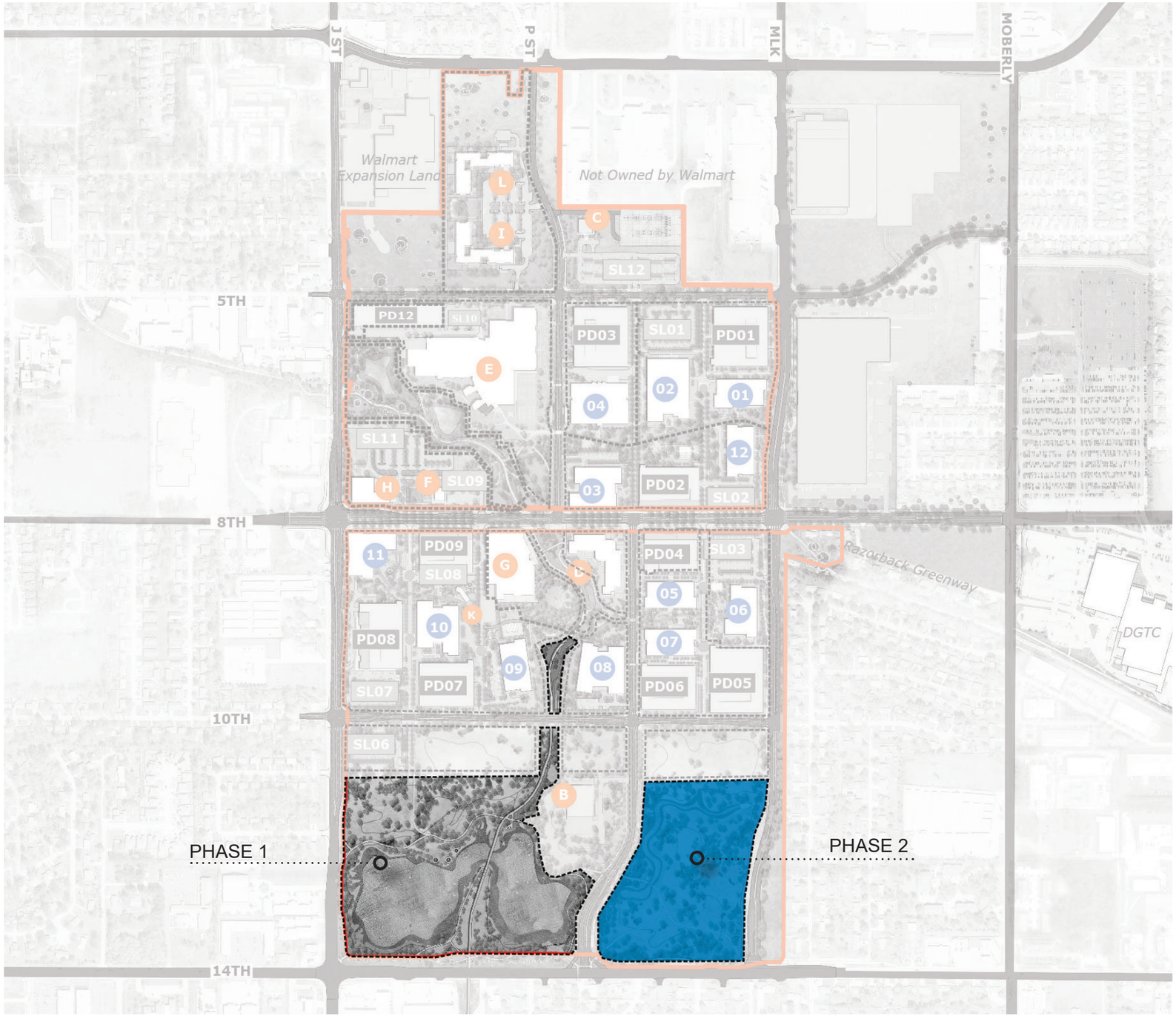
PHASE 5
PHASE 4


J ST
P ST
MLK
MOBERLY
Walmart Expansion Land
Not Owned by Walmart
L
I
C
SL12
5TH
PD12
SL10
PD03
SL01
PD01
E
02
04
01
12
SL11
PHASE 2
F
SL09
03
PD02
SL02
8TH
11
PD09
SL08
G
D
PD04
SL03
Razorback Greenway
PHASE 1
K
10
05
06
PD08
07
DGTC
09
08
PD06
PD05
SL07
PD07
10TH
SL06
B
14TH


J ST
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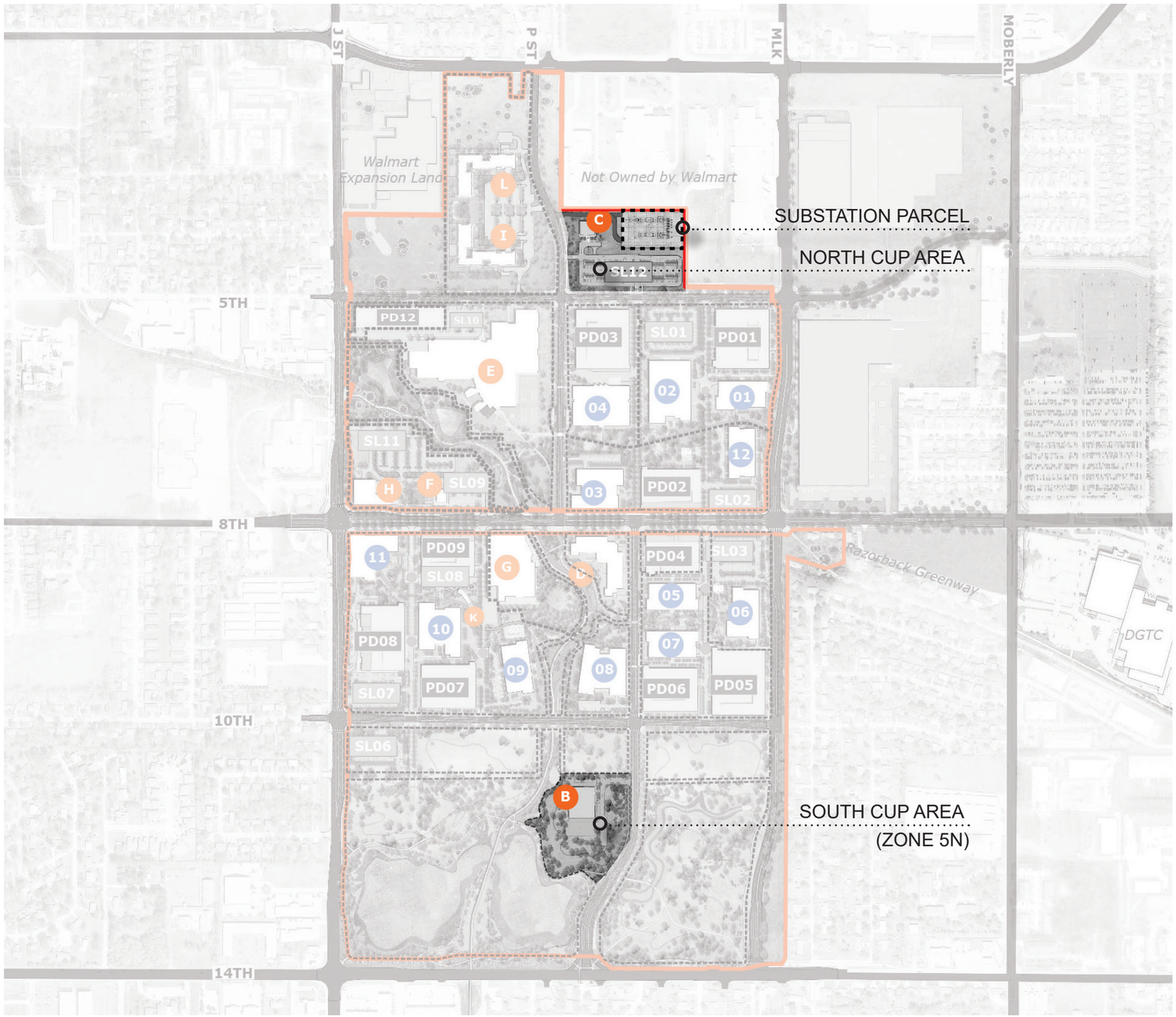
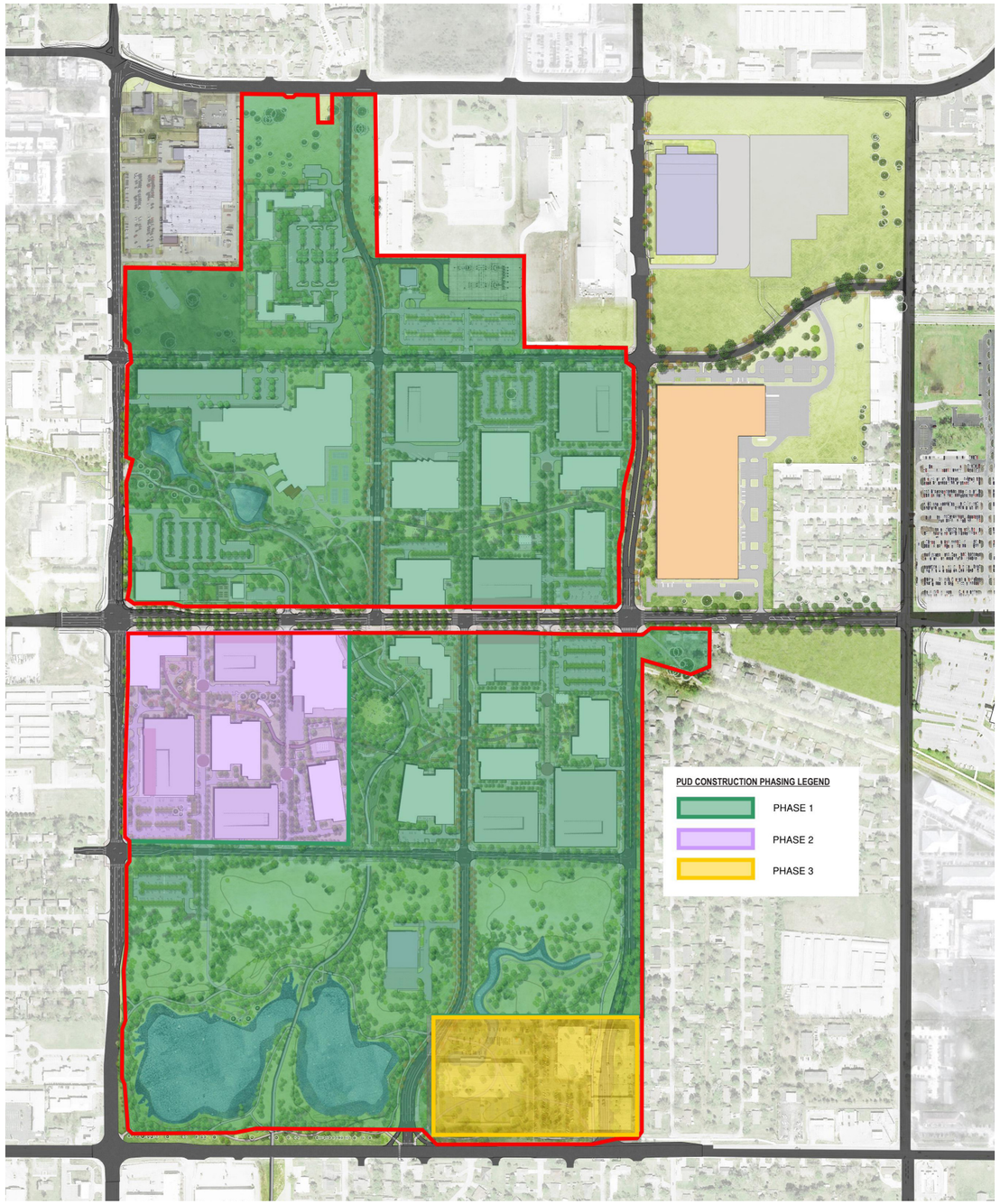
PD08
07
09
08
SL07
PD07
PD06
PD05
Razorback Greenway
DGTC
10TH
SL06
B
PHASE 1
PHASE 2
14TH

The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.





PHASE 1

Required Parking Spaces:	5,730
Total Parking Spaces:	9,903

PHASE 2

Required parking spaces:	2,846
Total parking spaces:	3,331

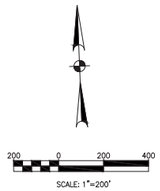
PHASE 3

Required parking spaces:	0
Total parking spaces:	0

ROW & SETBACK BOUNDARIES



LEGEND



PROPOSED ROW

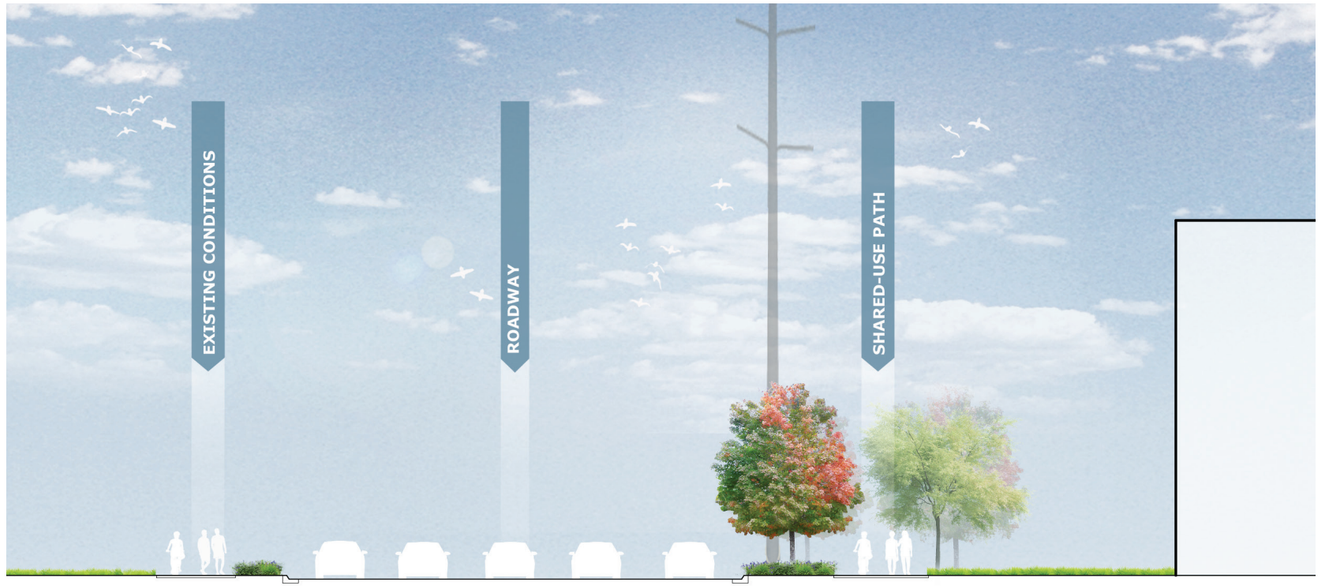
EXISTING ROW/EXISTING PROPERTY LINE

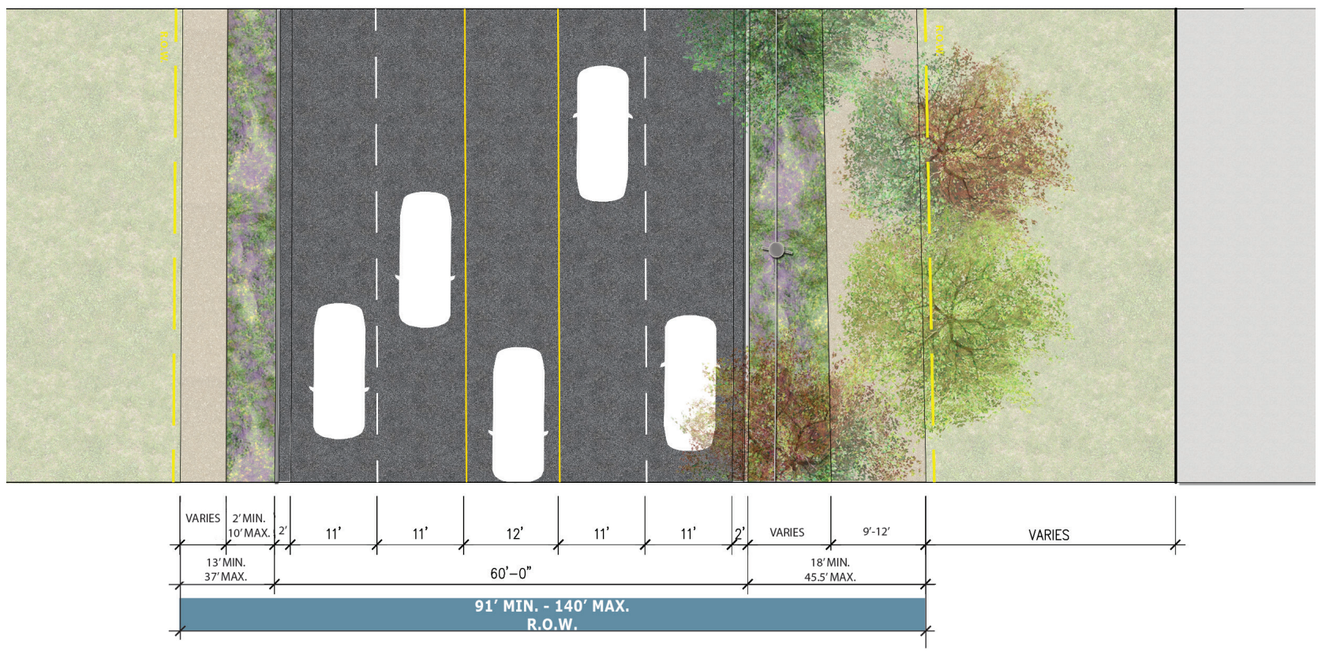
BUILDING SETBACK

10' BUILDING SETBACK – J STREET, 14TH, E. CENTRAL STREET
10' BUILDING SETBACK – MLK PARKWAY
0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXIST THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION





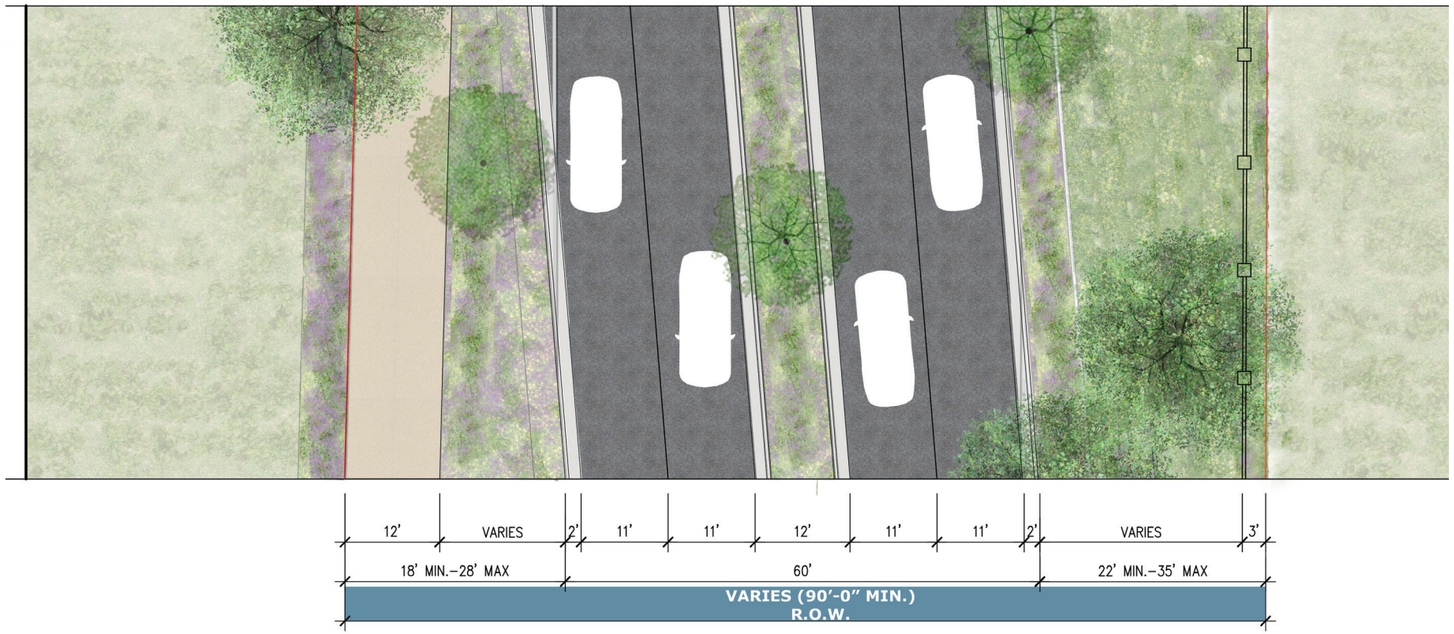
PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



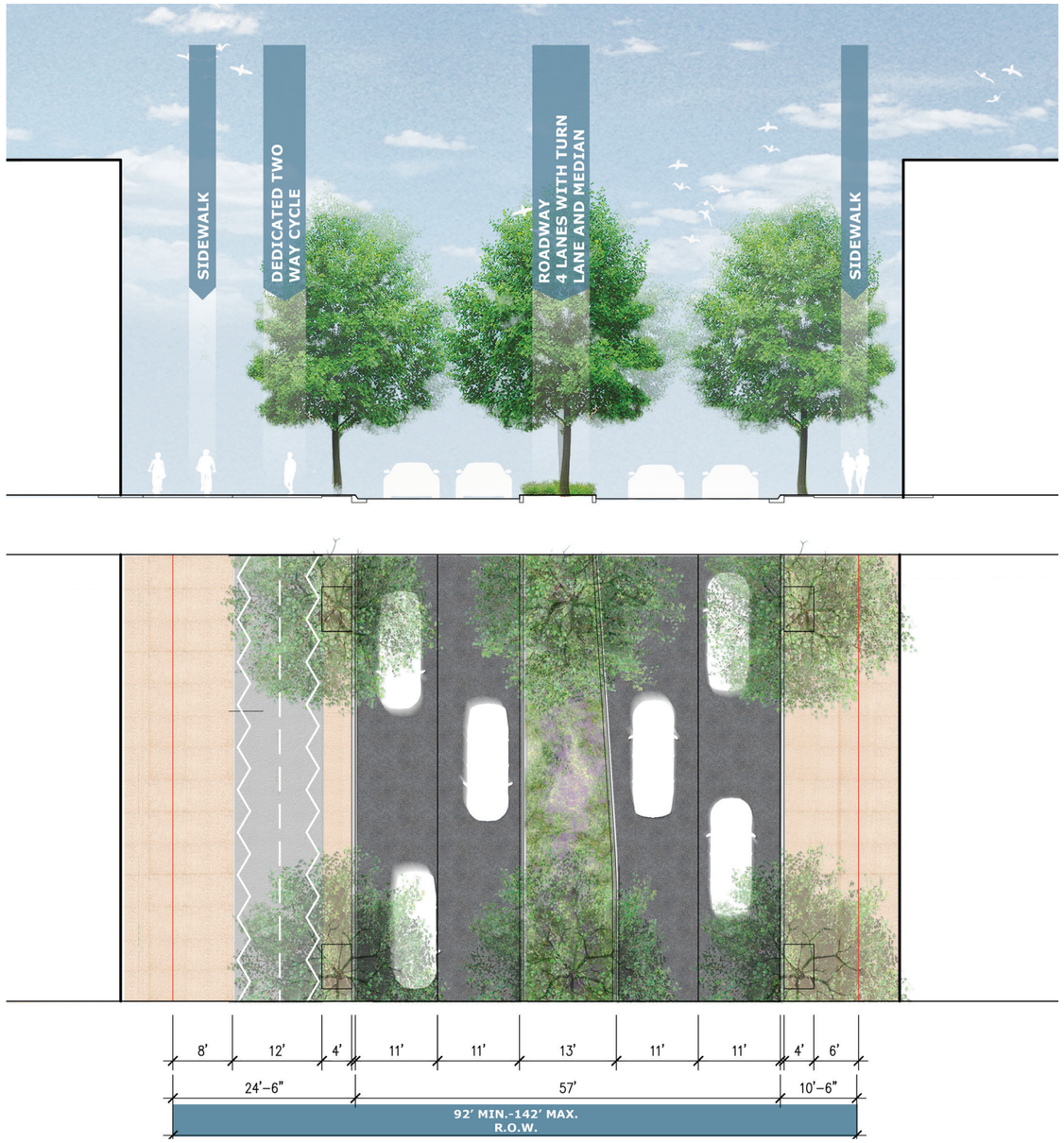


PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

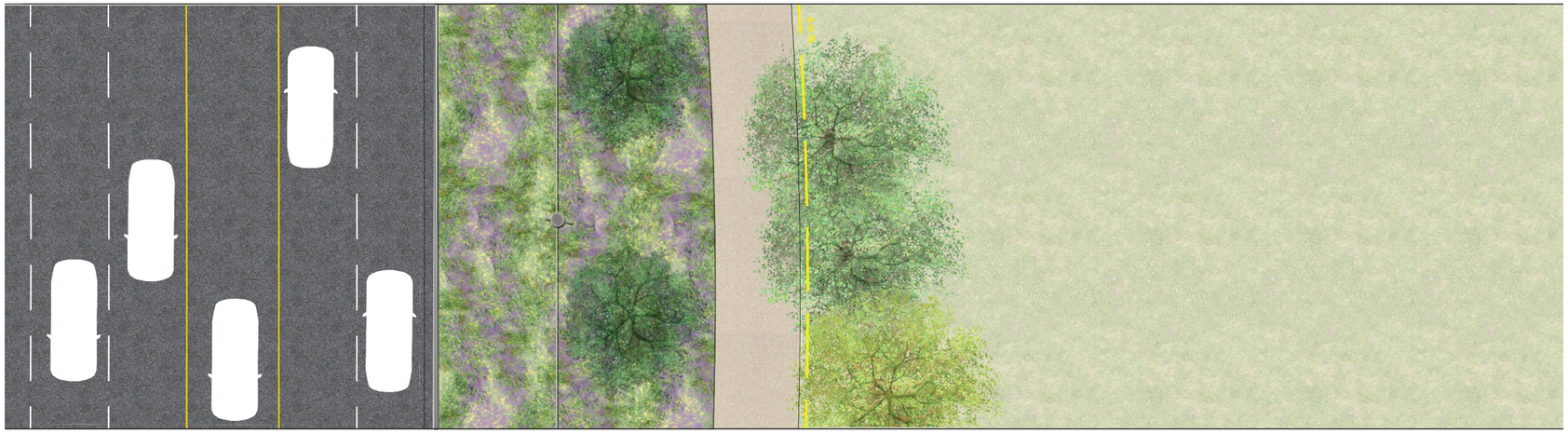
SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



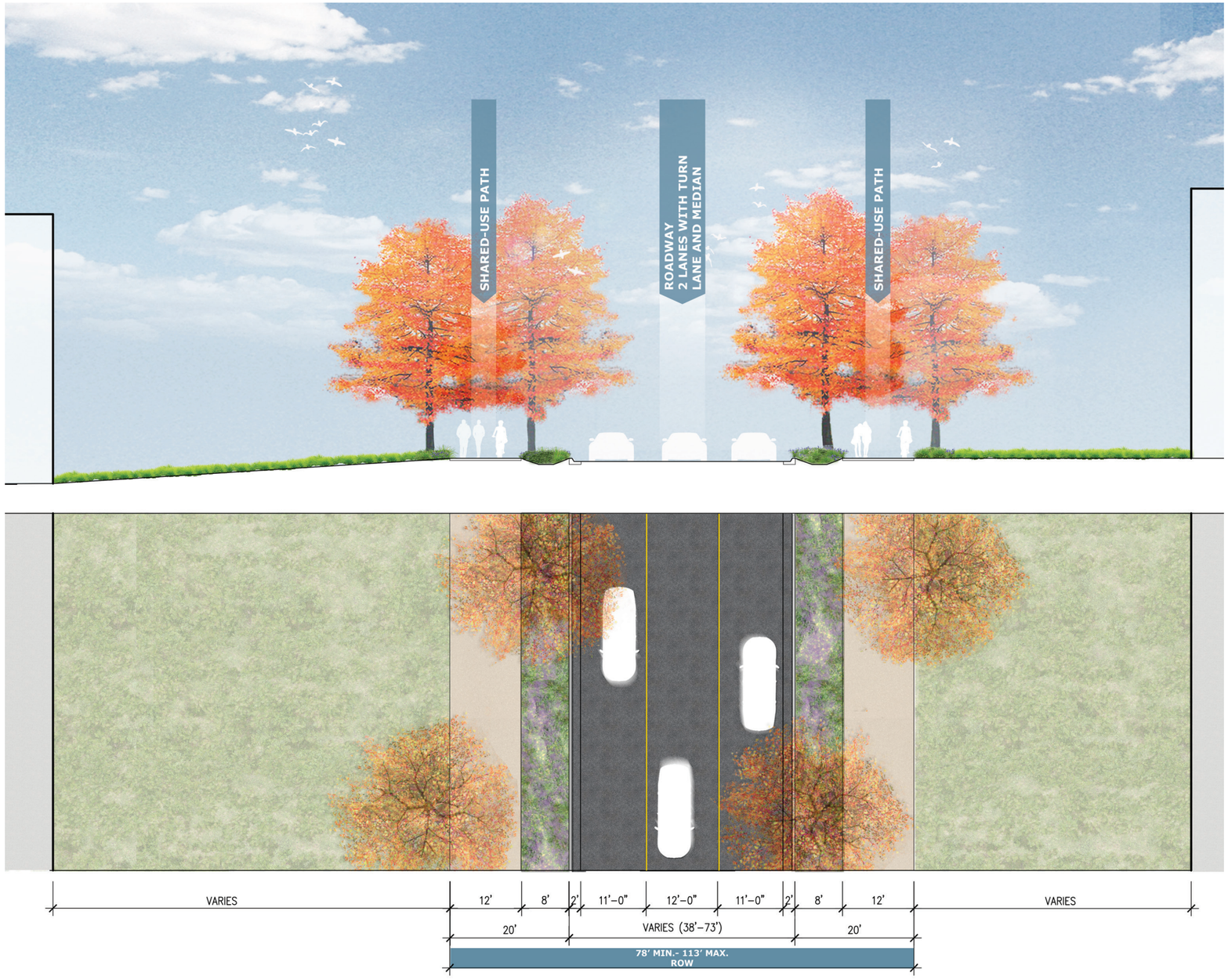


PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

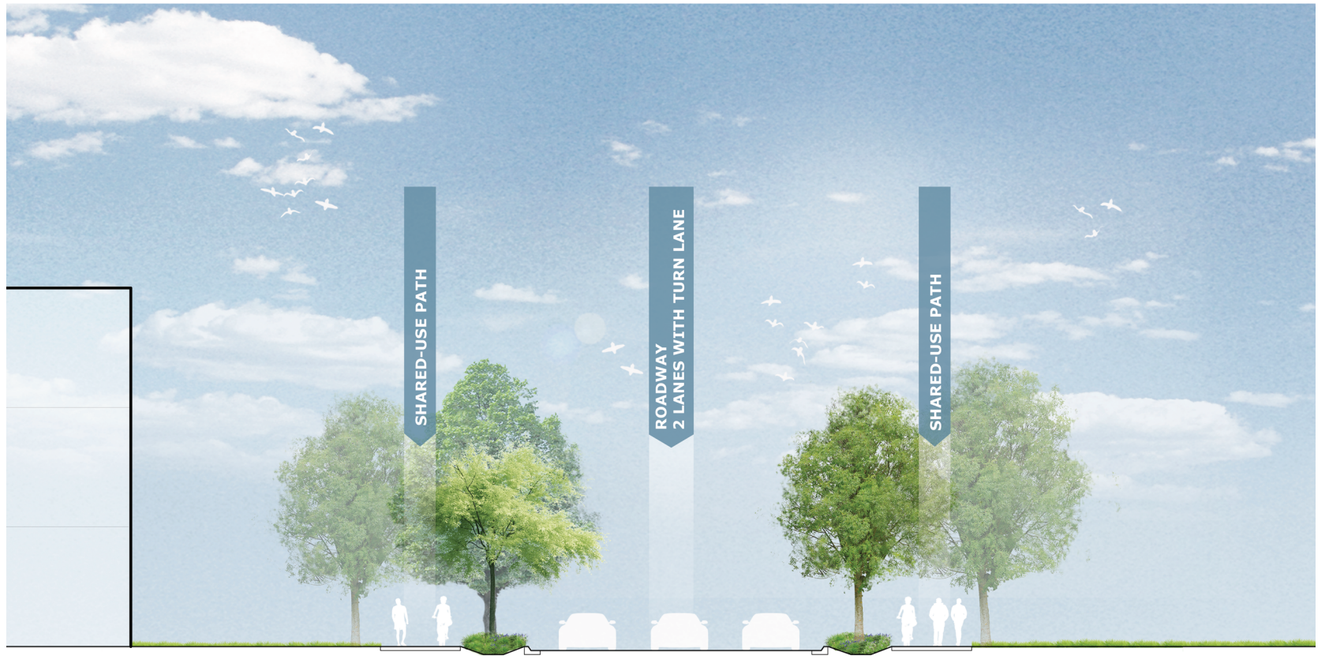
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

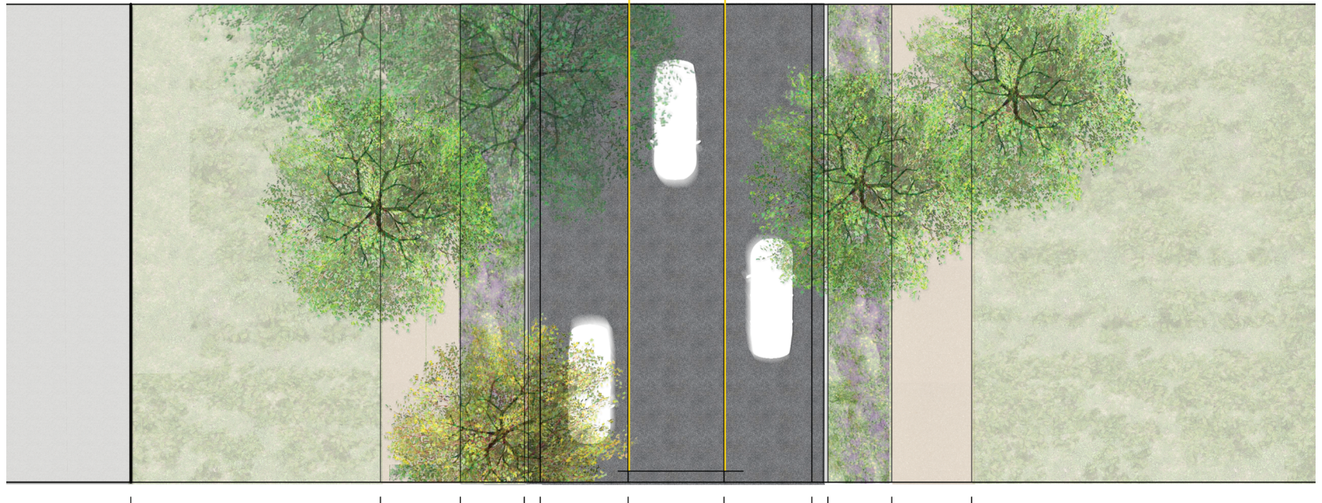


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



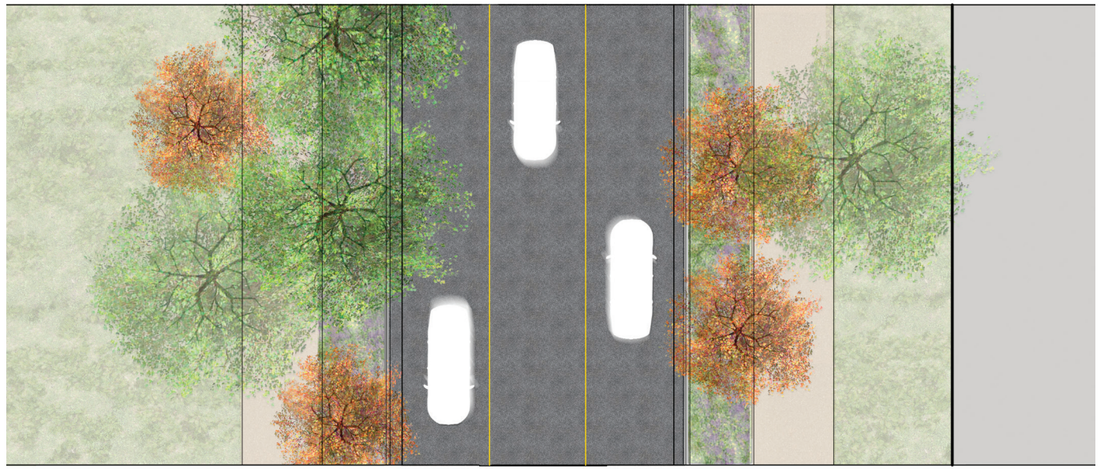


*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*





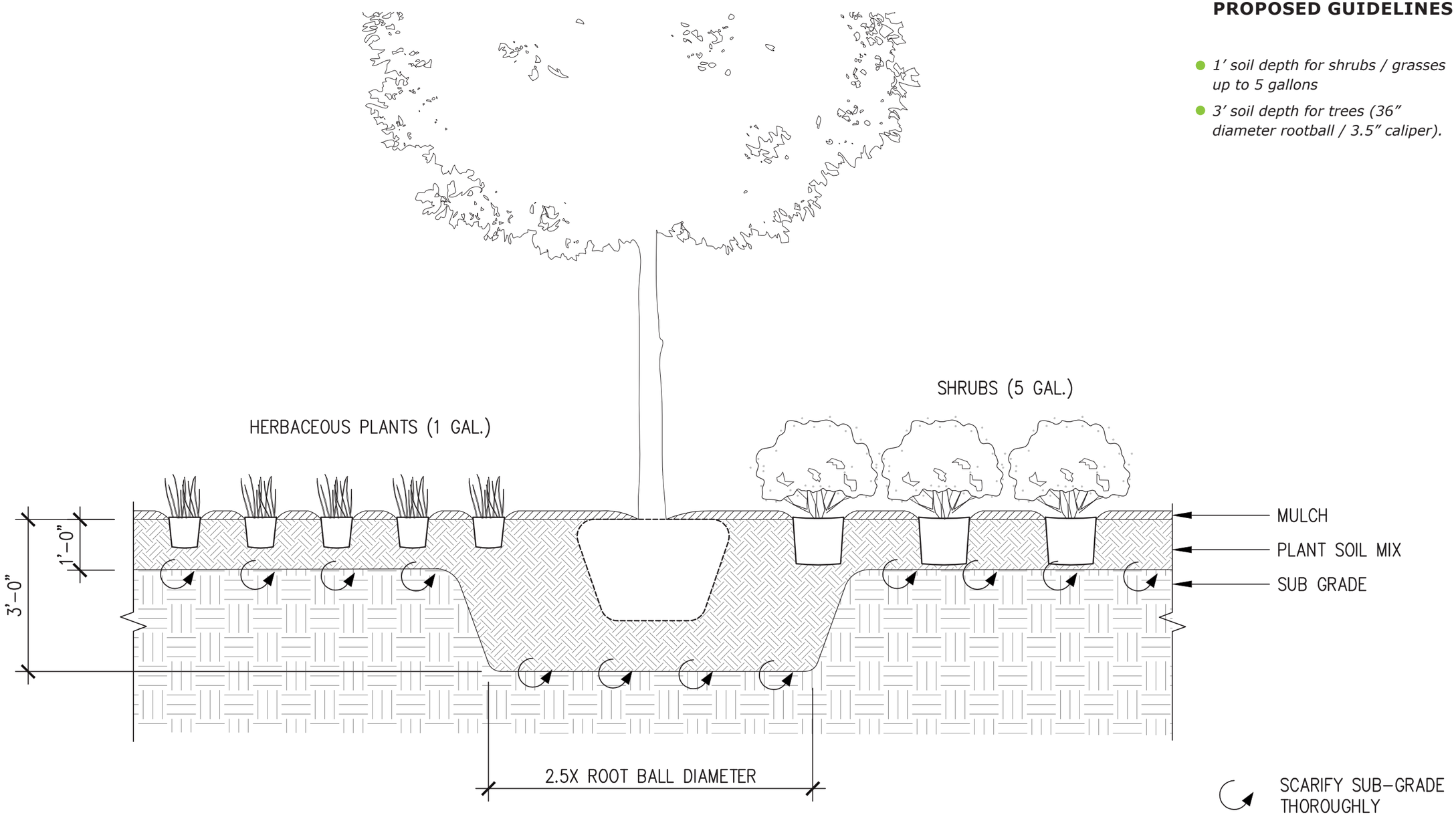
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

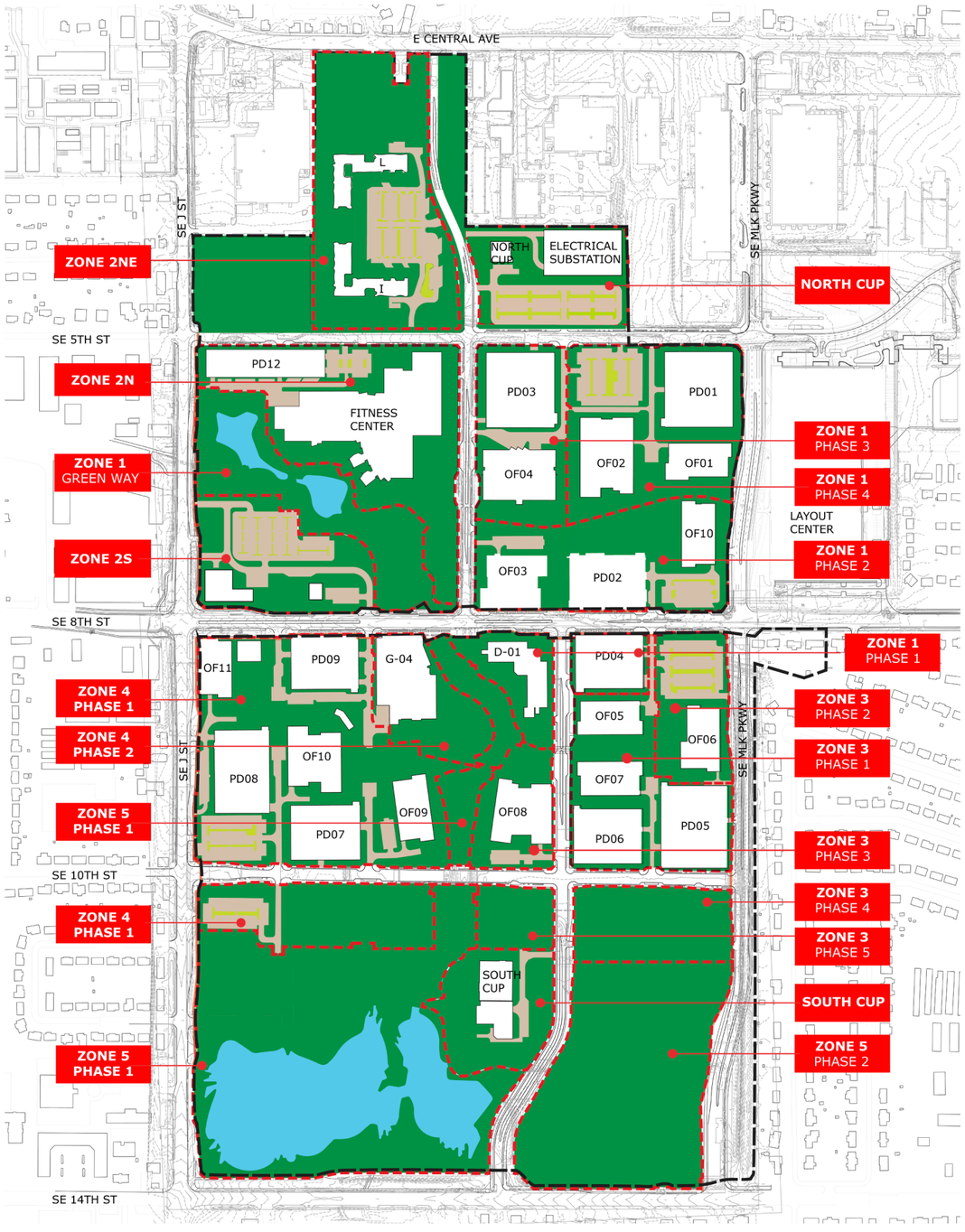
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1 PHASE 1
AREA: 5.32 acres
OPEN SPACE: 2.45 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 1 PHASE 2
AREA: 11.26 acres
OPEN SPACE: 5.65 acres
OPEN SPACE PERCENTAGE: 50%
(30% ABOVE REQUIREMENT)

ZONE 1 PHASE 3
AREA: 7.73 acres
OPEN SPACE: 2.55 acres
OPEN SPACE PERCENTAGE: 33%
(13% ABOVE REQUIREMENT)

ZONE 1 PHASE 4
AREA: 14.03 acres
OPEN SPACE: 6.08 acres
OPEN SPACE PERCENTAGE: 43%
(23% ABOVE REQUIREMENT)

ZONE 1-GREENWAY
AREA: 11.09 acres
OPEN SPACE: 9.89 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 89%
(69% ABOVE REQUIREMENT)

ZONE 2S
AREA: 8.07 acres
OPEN SPACE: 4.04 acres
OPEN SPACE PERCENTAGE: 50%
(30% ABOVE REQUIREMENT)

ZONE 2N
AREA: 16.2 acres
OPEN SPACE: 7.6 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 3 PHASE 1
AREA: 10.31 acres
OPEN SPACE: 3.88 acres
OPEN SPACE PERCENTAGE: 38%
(18% ABOVE REQUIREMENT)

ZONE 3 PHASE 2
AREA: 5.64 acres
OPEN SPACE: 2.26 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 3
AREA: 3.87 acres
OPEN SPACE: 2.37 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 4
AREA: 5.61 acres
OPEN SPACE: 5.61 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 3 PHASE 5
AREA: 2.24 acres
OPEN SPACE: 2.24 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4 PHASE 1
AREA: 33.9 acres
OPEN SPACE: 19.55 acres
OPEN SPACE PERCENTAGE: 57%
(37% ABOVE REQUIREMENT)

ZONE 4 PHASE 2
AREA: 4.7 acres
OPEN SPACE: 2.4 acres
OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

ZONE 5 PHASE 1
AREA: 31.48 acres
OPEN SPACE: 18.98 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 2
AREA: 17.02 acres
OPEN SPACE: 17.02 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2NE
AREA: 15.67 acres
OPEN SPACE: 11.31 acres
OPEN SPACE PERCENTAGE: 72%
(52% ABOVE REQUIREMENT)

NCUP
AREA: 7.42 acres
OPEN SPACE: 2.51 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

SCUP
AREA: 6.07 acres
OPEN SPACE: 4.34 acres
OPEN SPACE PERCENTAGE: 71%
(51% ABOVE REQUIREMENT)

TOTAL AREA: 252.38 ACRES
OPEN SPACE: 131.47 acres
OPEN SPACE PERCENTAGE: 52%
(32% ABOVE REQUIREMENT)

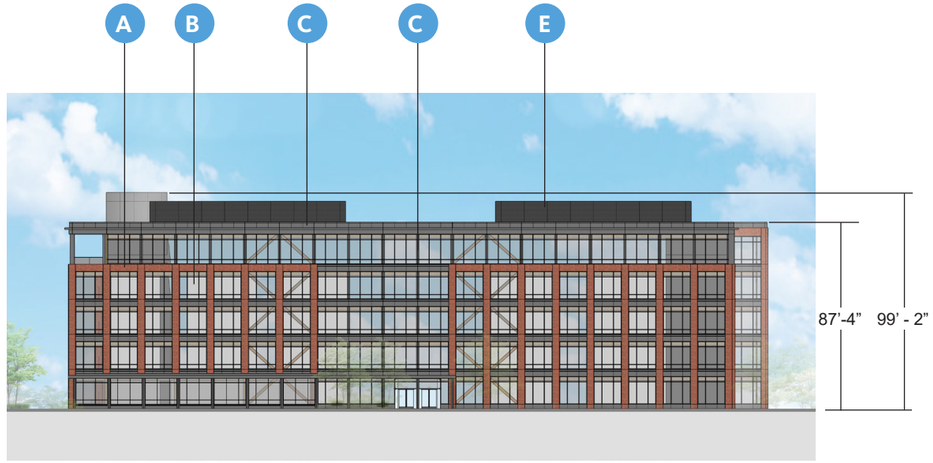
KEY

- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

Note: PUD Revision 7 includes the separation of Zone 5 into two phases; reductions to open space area in Zone 4 due to the additional driveways at PD09; separation of Zone 1 phase 4 and separation of Zone 4 into two phases



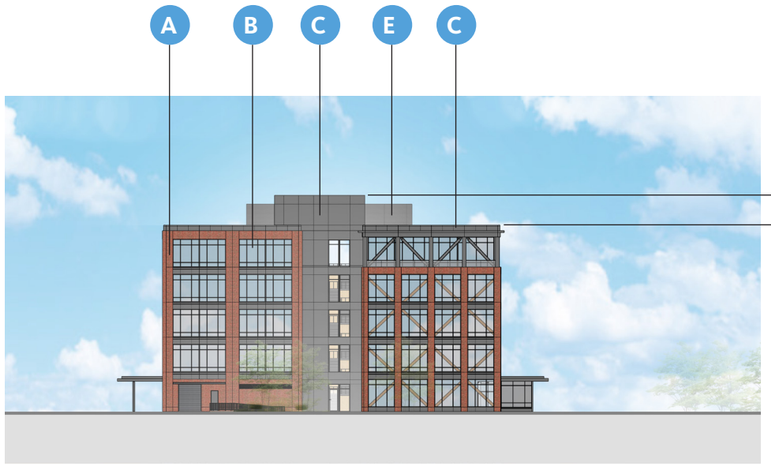
NORTH ELEVATION



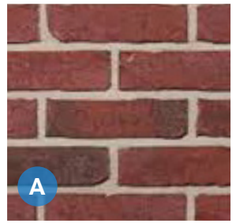
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



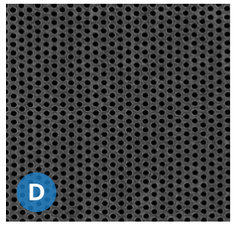
BR01- RED THIN BRICK



GL01- VISION GLASS



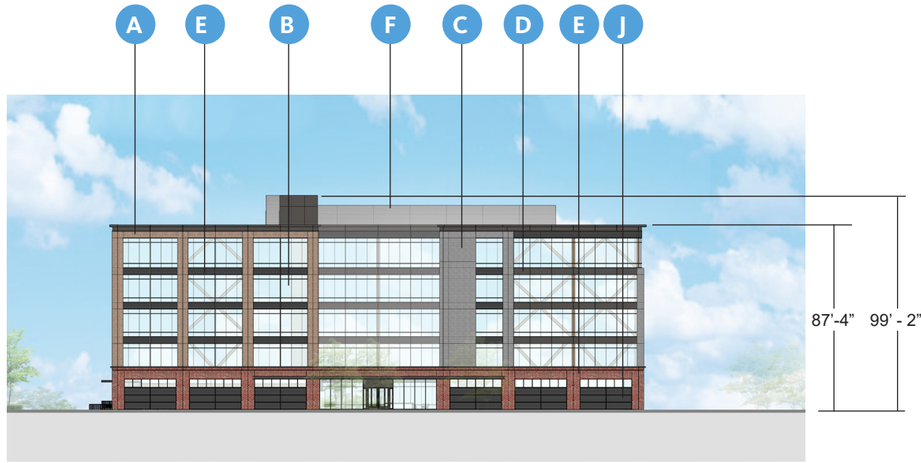
MP01- GRAY METAL MINIMUM 24 GAUGE



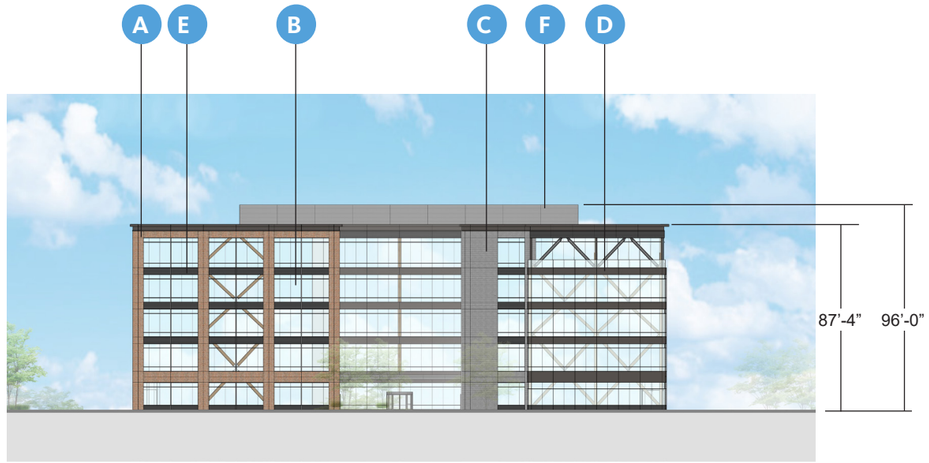
MP05- PERFORATED METAL MINIMUM 24 GAUGE



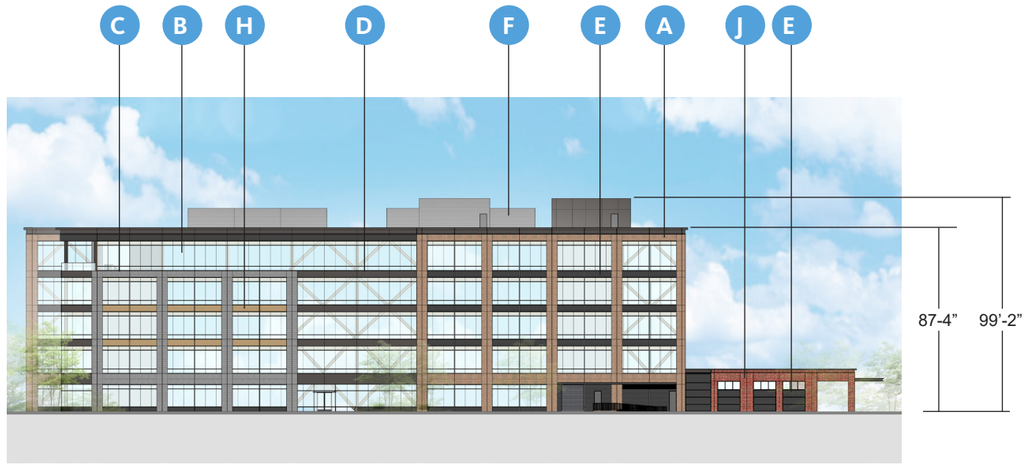
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



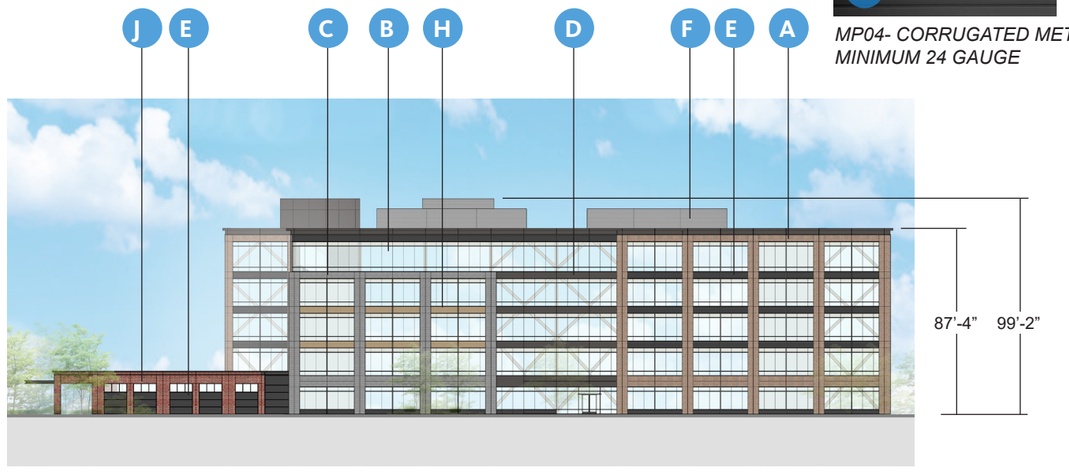
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



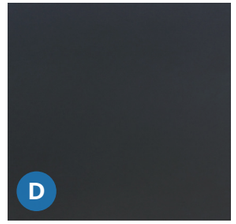
BR02- RED THIN BRICK



GL01- VISION GLASS



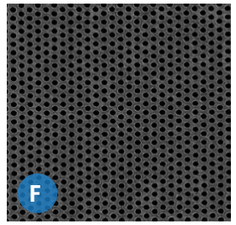
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



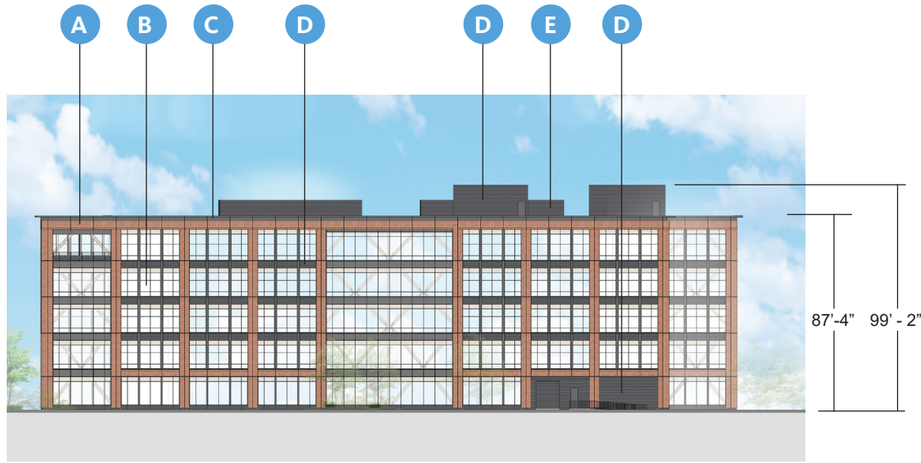
MP05- PERFORATED METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



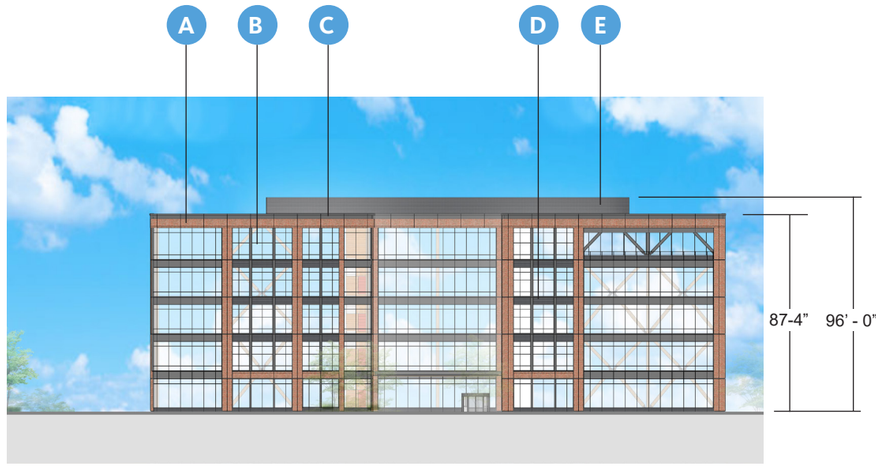
BR05- RED THIN BRICK



NORTH ELEVATION



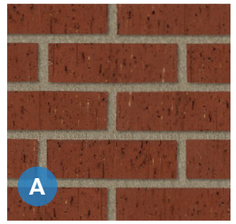
SOUTH ELEVATION



EAST ELEVATION



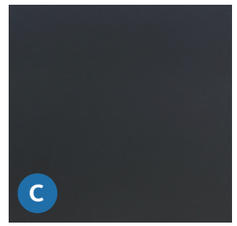
WEST ELEVATION



BR01- RED THIN BRICK



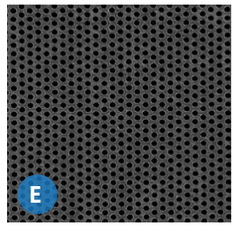
GL01- VISION GLASS



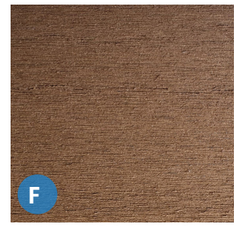
MP03- BLACK METAL MINIMUM 24 GAUGE



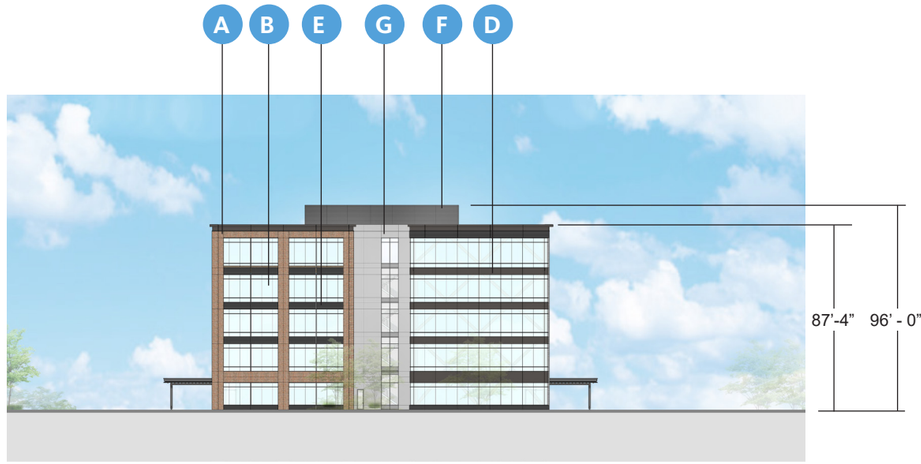
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



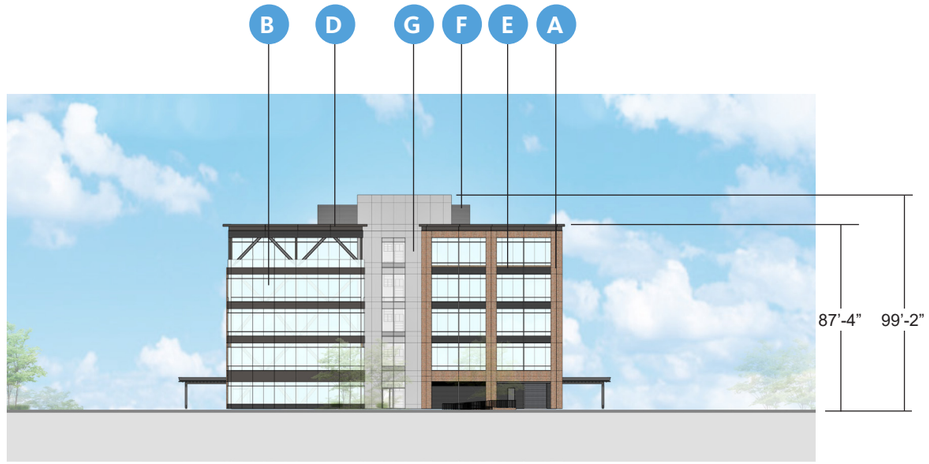
MP05- PERFORATED METAL MINIMUM 24 GAUGE



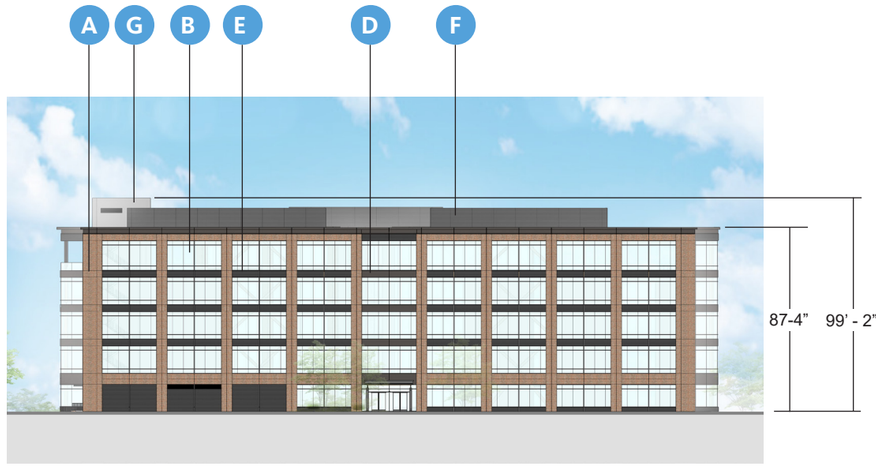
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



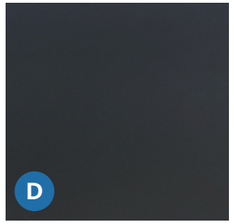
BR02- RED THIN BRICK



GL01- VISION GLASS



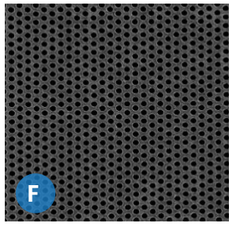
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



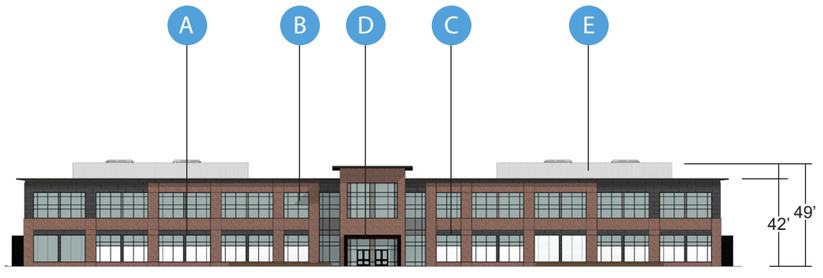
MP01- GRAY METAL
MINIMUM 24 GAUGE



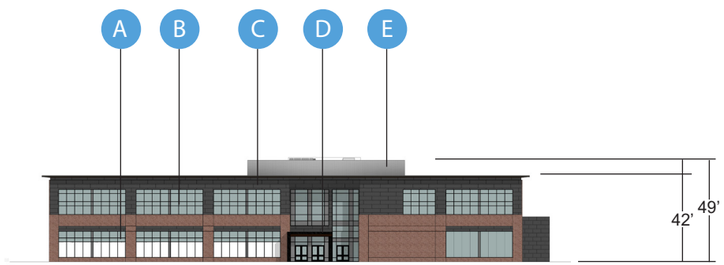
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



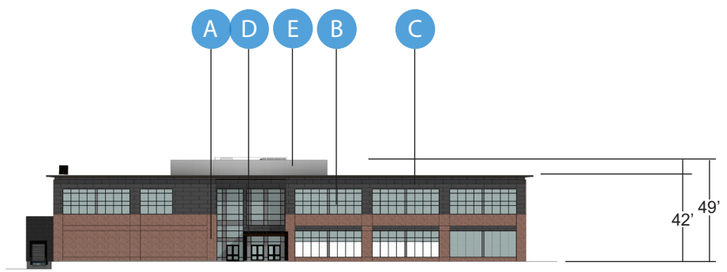
NORTH ELEVATION



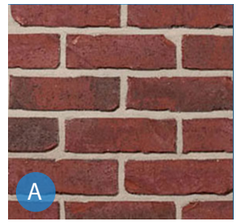
SOUTH ELEVATION



EAST ELEVATION



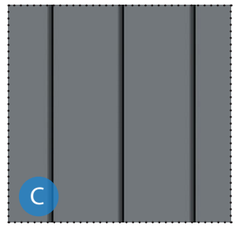
WEST ELEVATION



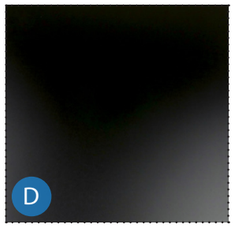
BR01- RED BRICK



GL01- VISION GLASS



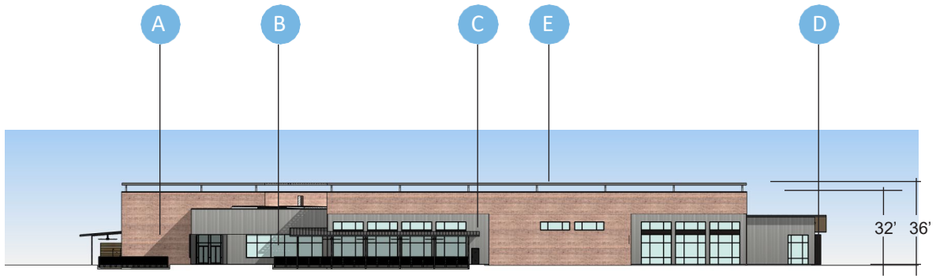
MP01- GRAY METAL
MINIMUM 24 GAUGE



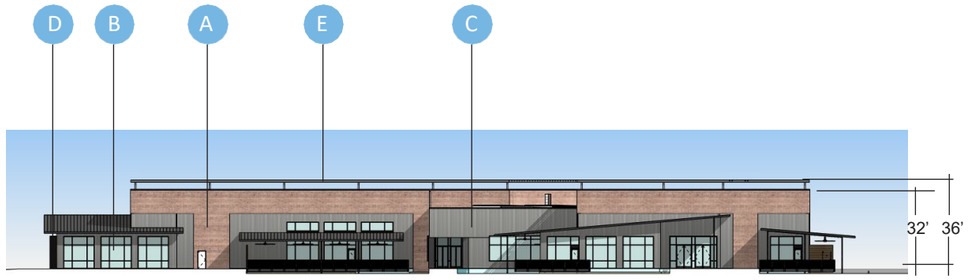
MP03- BLACK METAL
MINIMUM 24 GAUGE



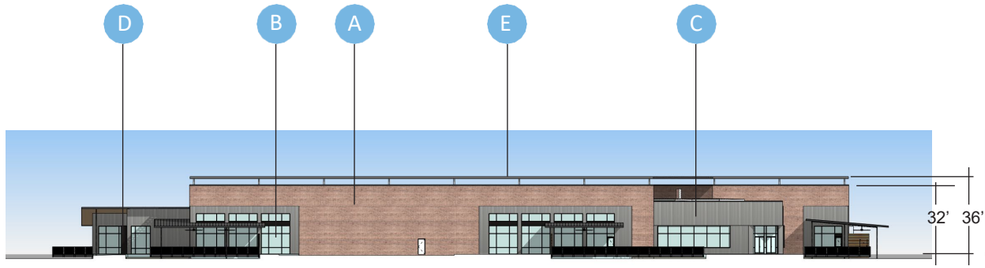
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



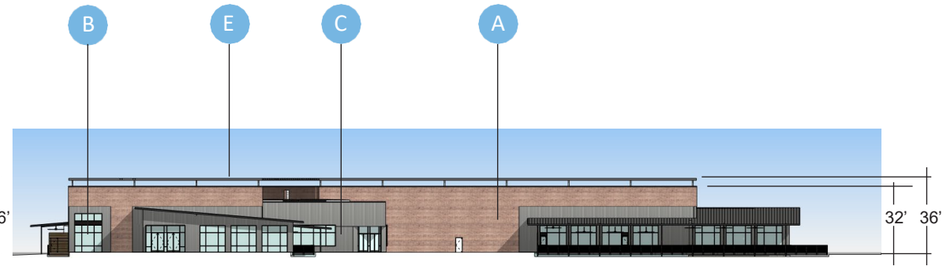
NORTH ELEVATION



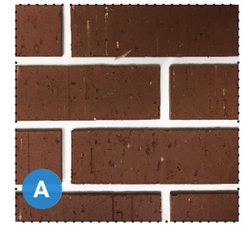
SOUTH ELEVATION



EAST ELEVATION



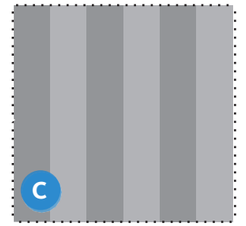
WEST ELEVATION



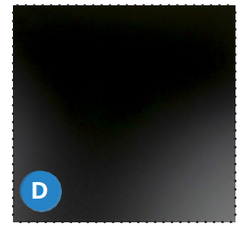
BR01- RED BRICK



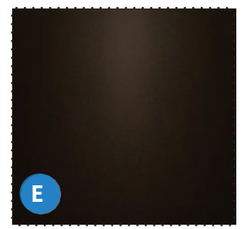
GL01- VISION GLASS



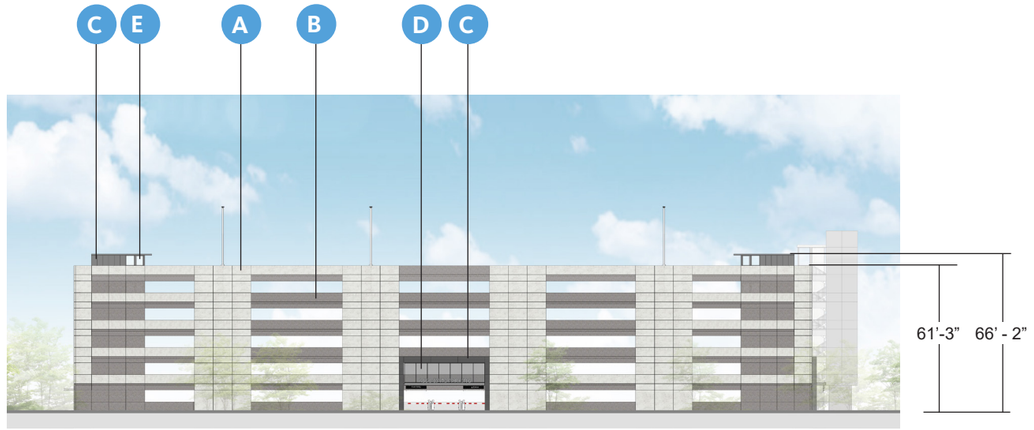
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



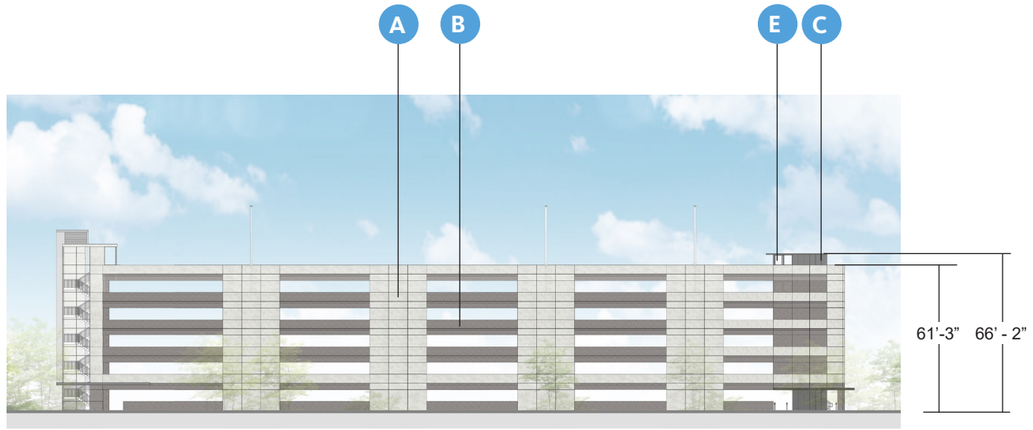
MP02- DARK METAL MINIMUM 24 GAUGE



RS01- DARK BRONZE ALUMINUM ROOF SCREENING



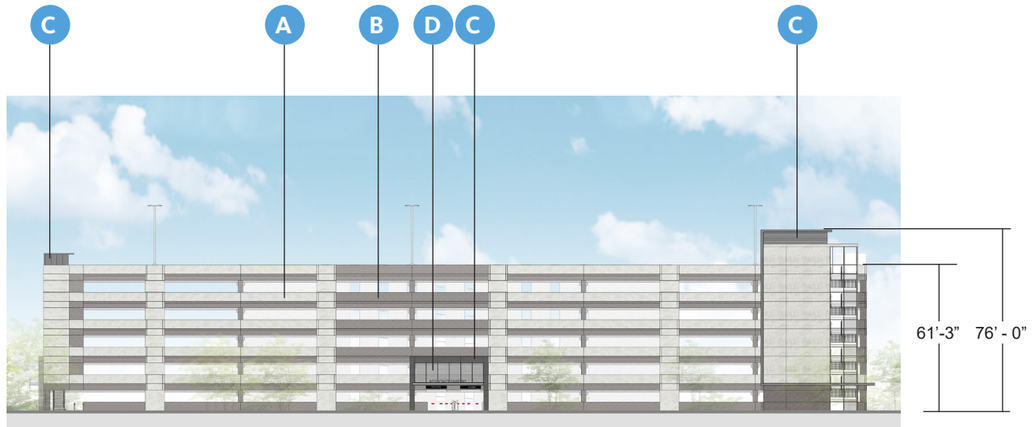
NORTH ELEVATION



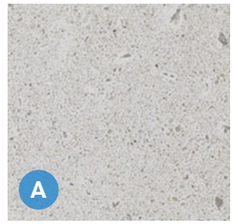
SOUTH ELEVATION



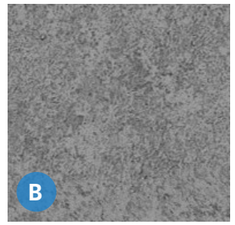
EAST ELEVATION



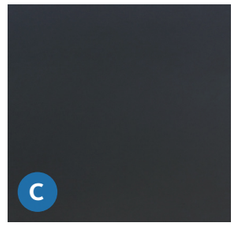
WEST ELEVATION



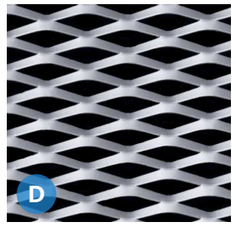
PC01- PRECAST LIGHT



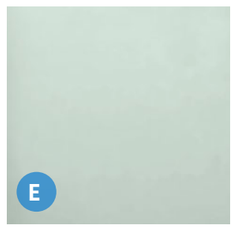
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



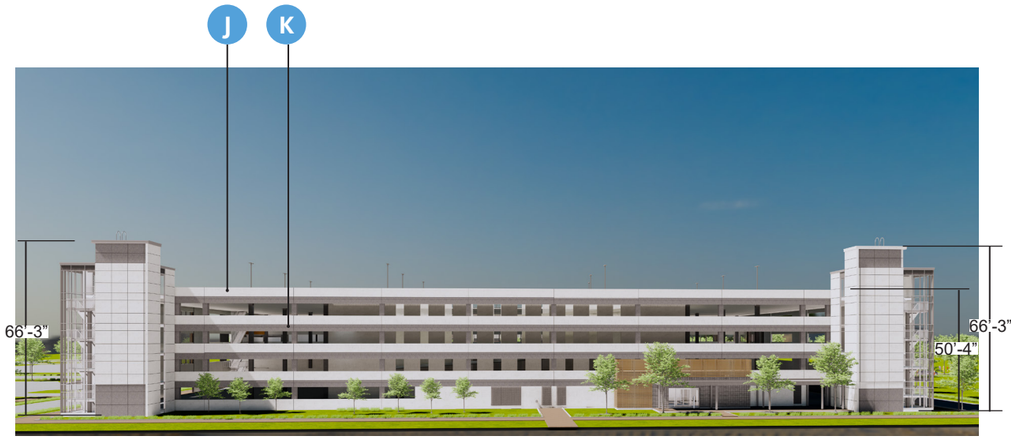
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

PARKING GARAGE | PD02

*NOTE: Canopies encroach up to 16' into ROW



NORTH ELEVATION



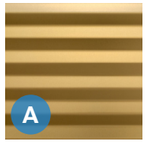
SOUTH ELEVATION



EAST ELEVATION



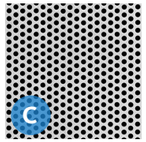
WEST ELEVATION



MP01- METAL PANEL TAMBOURINE HORIZONTAL MINIMUM 24 GAUGE



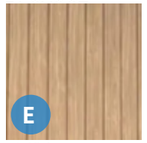
BR01 - CHARTER WHITE



MP02 - PERFORATED METAL MINIMUM 24 GAUGE



BR02 - BARLOW HANDMADE



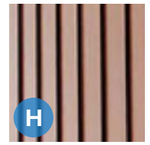
MP04 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: LIGHT PINE



MP03 - CHARCOAL METAL PANEL MINIMUM 24 GAUGE



MF01 - MESH FABRIC - SERGE FERRARI



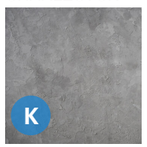
MP05 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: SADDLE



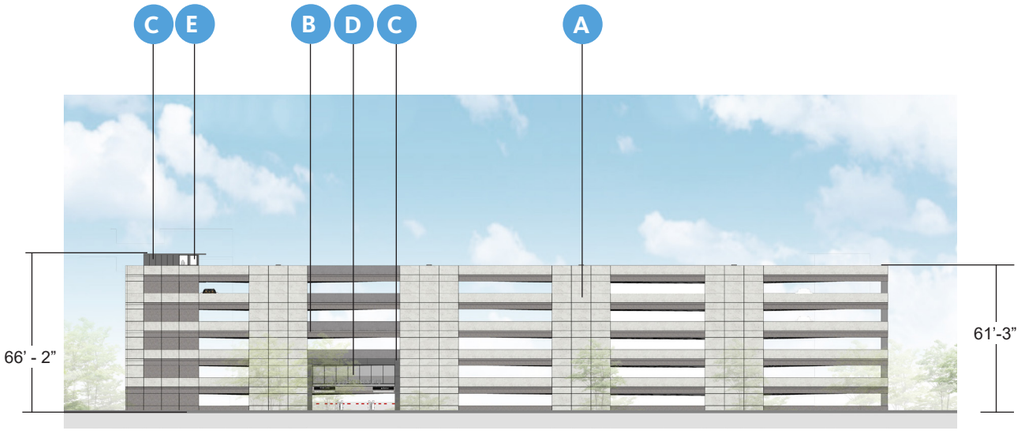
BR03 - CHARLESTON



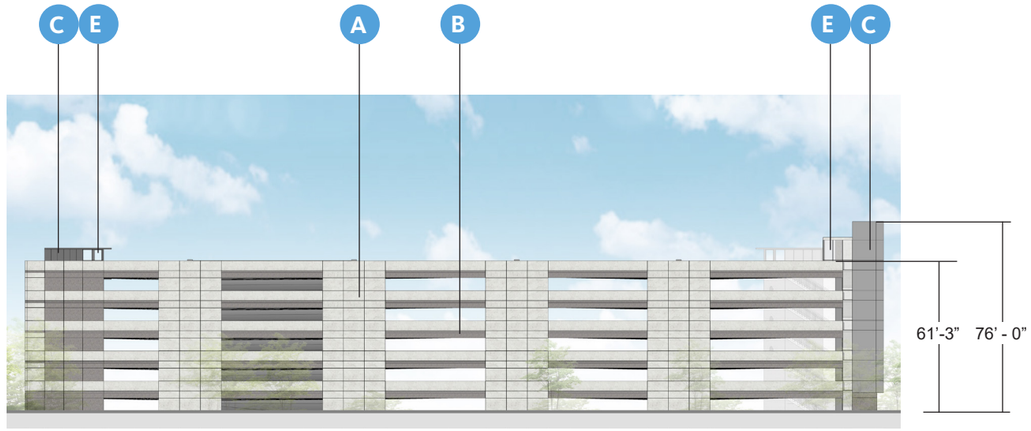
PC01 - PRECAST LIGHT



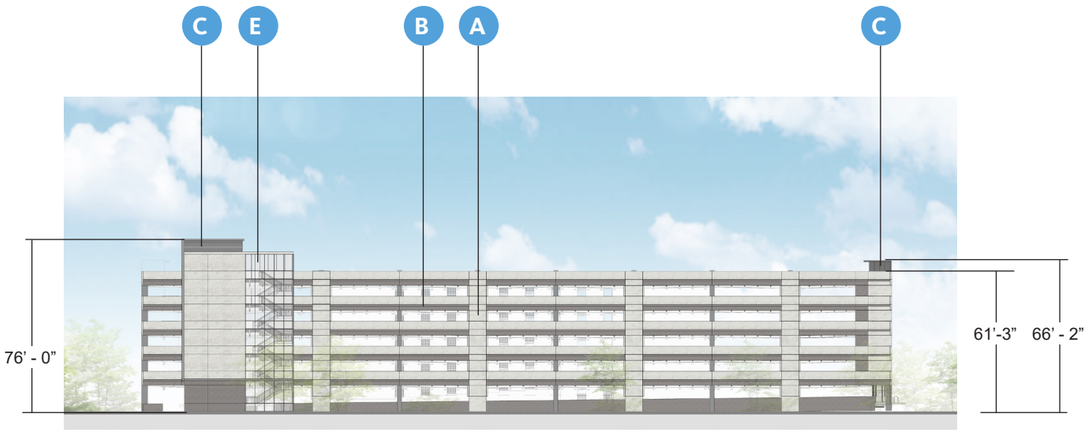
PC02 - PRECAST DARK



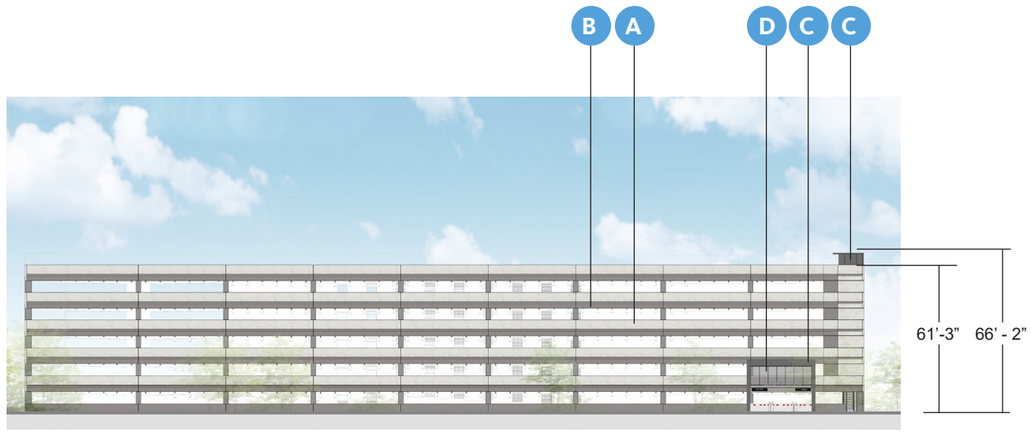
NORTH ELEVATION



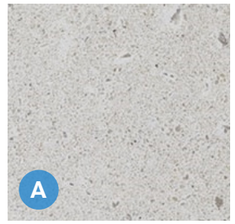
SOUTH ELEVATION



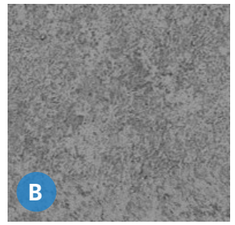
EAST ELEVATION



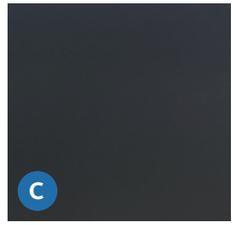
WEST ELEVATION



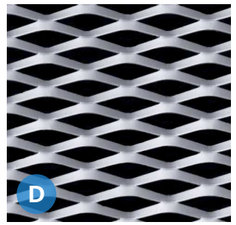
PC01- PRECAST LIGHT



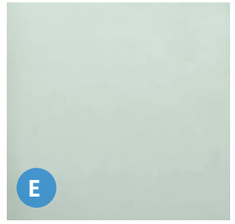
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



NORTH ELEVATION



SOUTH ELEVATION

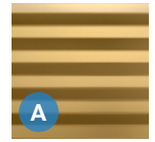


EAST ELEVATION



WEST ELEVATION

*ALL METAL PANEL MINIMUM 24 GAUGE



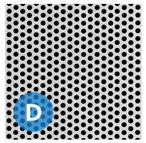
MP01- METAL PANEL TAMBOURINE HORIZONTAL*



ST01 - LIMESTONE CALCIUM SILICATE



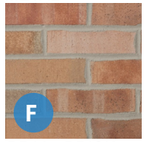
BR01 - BRICK CHARTER WHITE



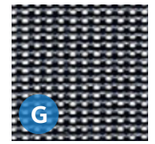
MP02 - PERFORATED METAL*



BR02 - BRICK BURNT ALMOND WIRECUT



BR03 - BRICK LLLINI COMMONS



MF01 - MESH FABRIC - SERGE FERRARI



BR04 -BRICK BARLOW HANDMADE



BR05 - CHARLESTON



BR06 -BRICK MIDLOTHIAN



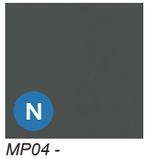
MP03 - DARK BRONZE ALUM*



PC01 - PRECAST LIGHT



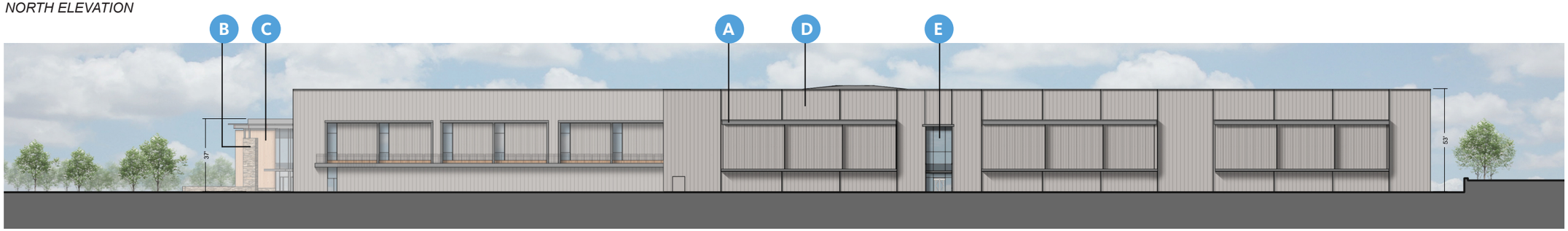
PC02 - PRECAST DARK



MP04 - CHARCOAL METAL PANEL*



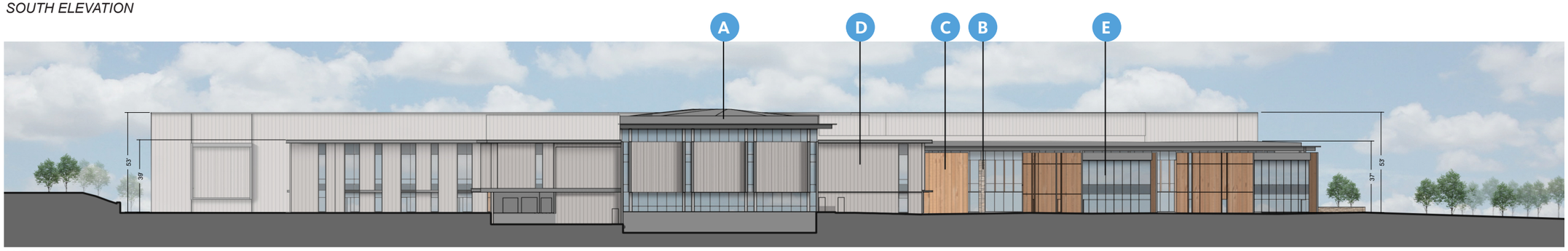
NORTH ELEVATION



EAST ELEVATION



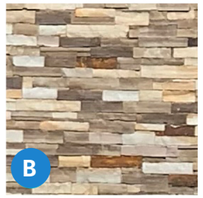
SOUTH ELEVATION



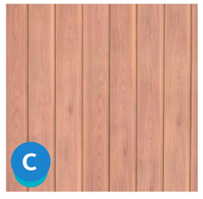
WEST ELEVATION



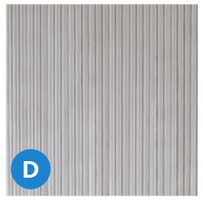
MCM1 - Florupon Classic II



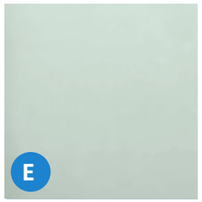
ST1 - Hackett Blue-Brown Multi-Strip



CL7 - Concrete Panel



MWP (1,2,3) - Metal Wall Panel, min. 24 ga



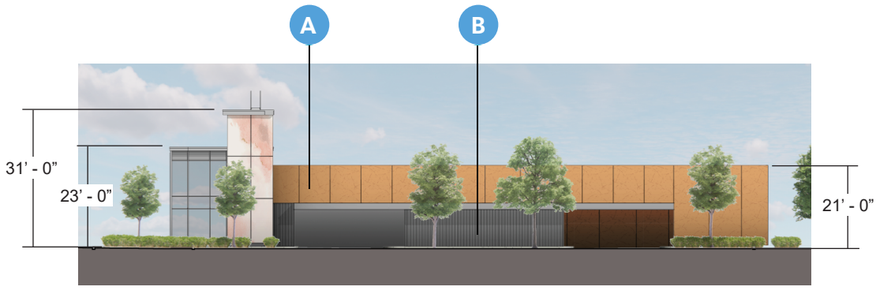
GL1 - Vision Glass



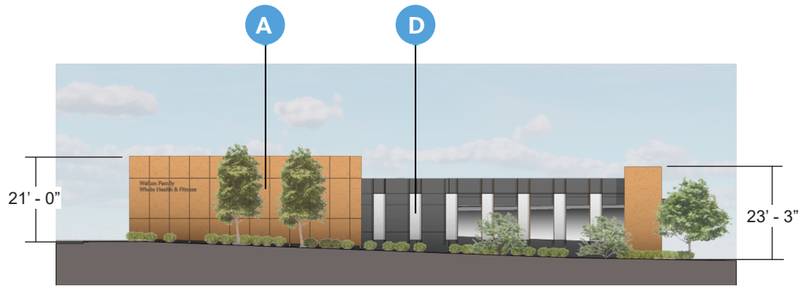
NORTH ELEVATION



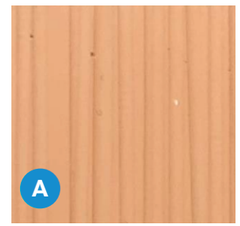
SOUTH ELEVATION



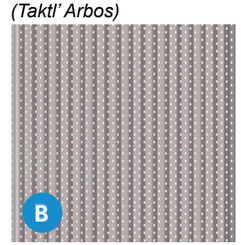
EAST ELEVATION



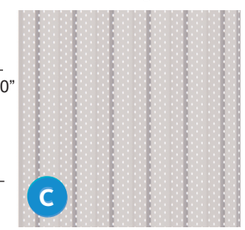
WEST ELEVATION



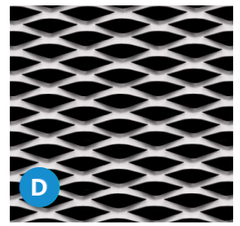
CFP- Concrete Facade Panel (Taktl' Arbos)



MWP1- Corrugated Metal Panel, min. 24 ga.



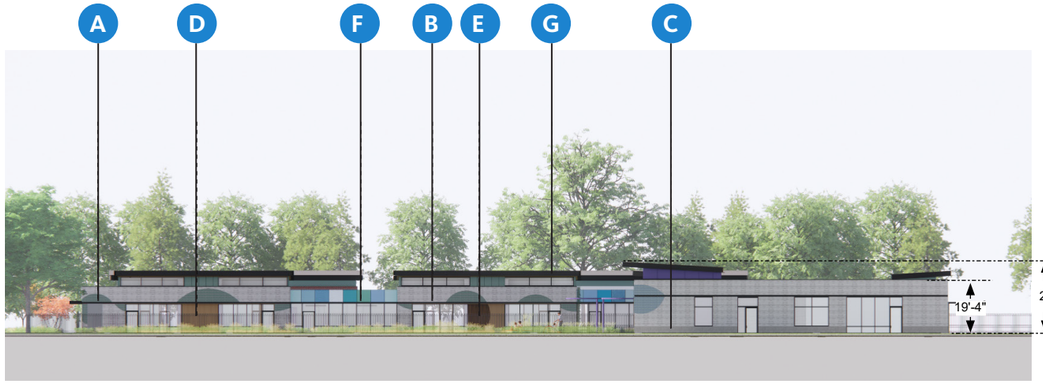
MWP2- Corrugated Metal Panel, min. 24 ga.



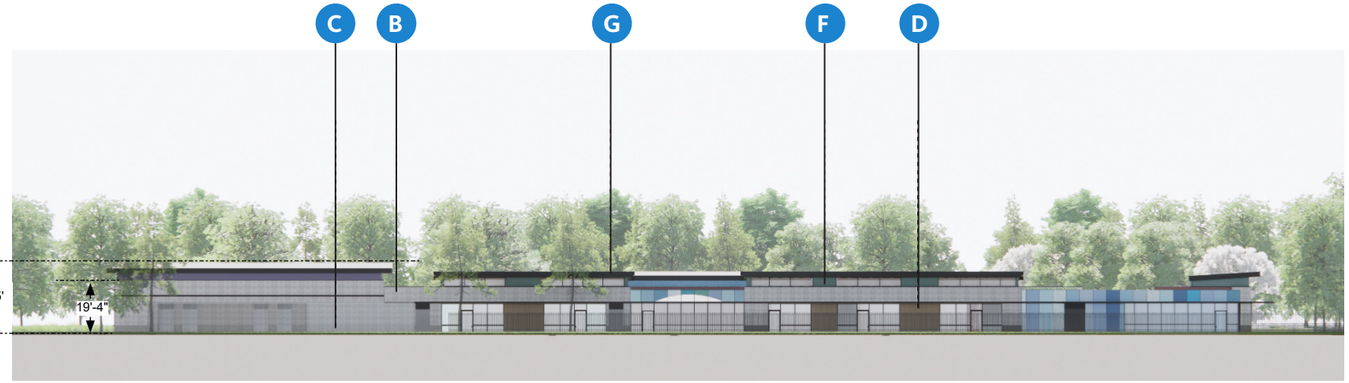
EMP- Expanded Metal Panel, min 1/8 in.

BUILDINGS L-02 + I-02 | CHILDCARE CENTER

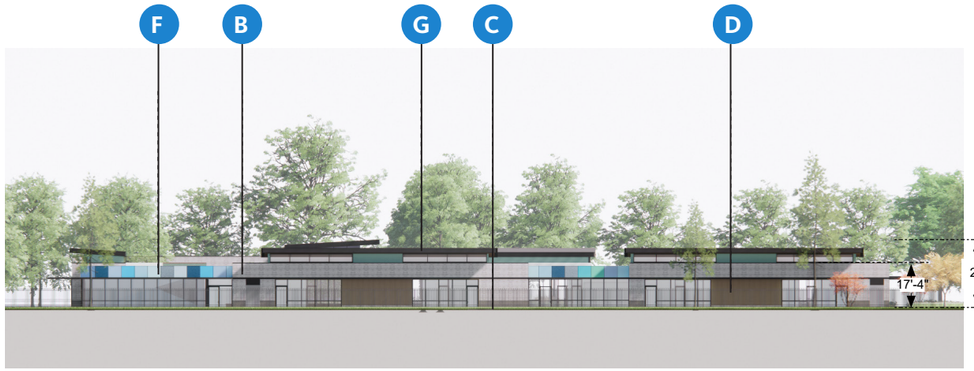
NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)



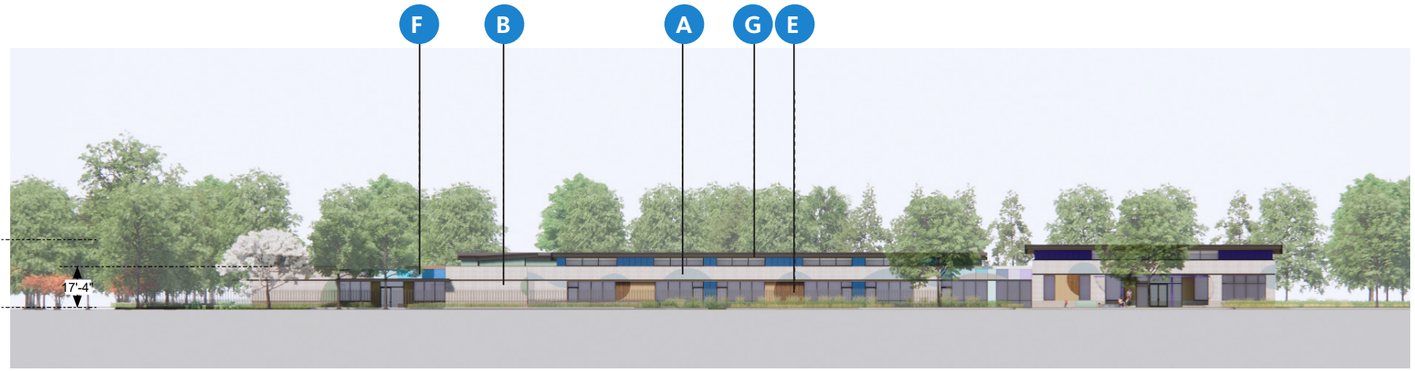
EAST ELEVATION (BUILDING L-02)



NORTH ELEVATION (BUILDING L-02)



WEST ELEVATION (BUILDING L-02)



SOUTH ELEVATION (BUILDING L-02)



BRICK 01



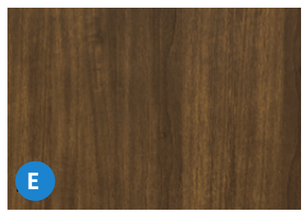
BRICK 02



BURNISHED BLOCK



WOOD 01
(LONGBOARD METAL PANEL)



WOOD 02
(LONGBOARD METAL PANEL)



METAL PANEL, MIN. 24 GA



MULLION



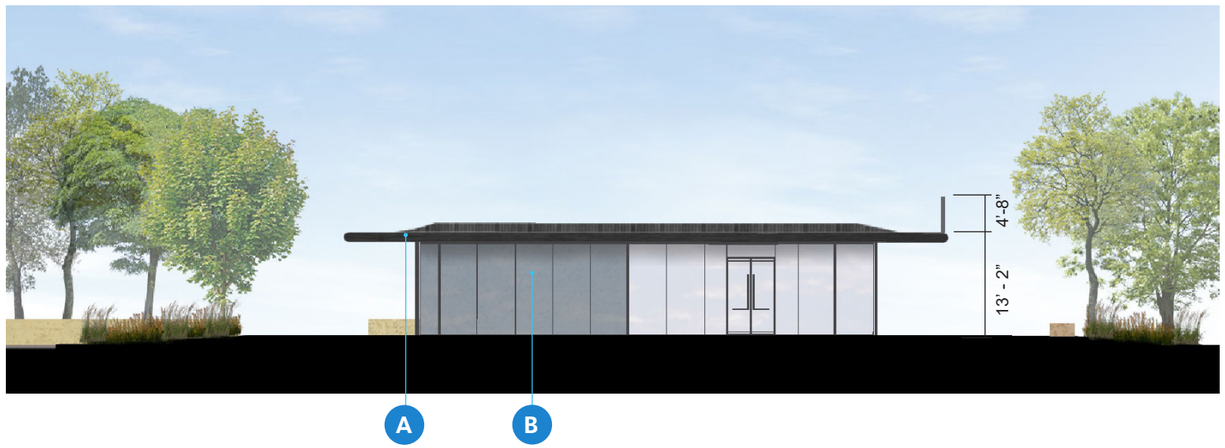
SOUTH ELEVATION



EAST ELEVATION



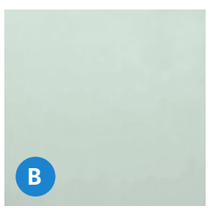
NORTH ELEVATION



WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



VISION GLASS



SOUTH ELEVATION



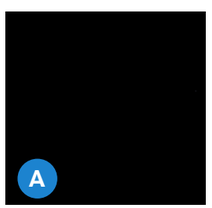
EAST ELEVATION



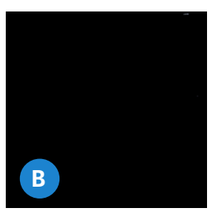
NORTH ELEVATION



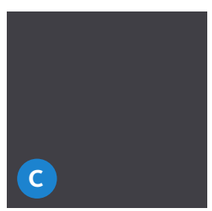
WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



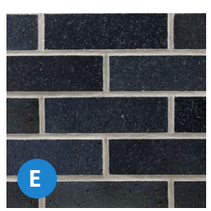
METAL,
PAINTED TO MATCH
TRICORN BLACK
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



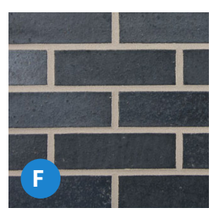
ACM PANEL 02
DUSTY CHARCOAL II
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



BRICK 01
GLAZED WHITE VC1
VELOUR TEXTURE



BRICK 02
MANGANESE
IRONSPOT,
VELOUR TEXTURE



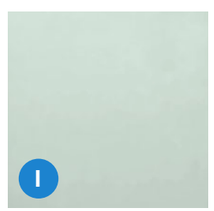
BRICK 03
MANGANESE
IRONSPOT,
SMOOTH TEXTURE



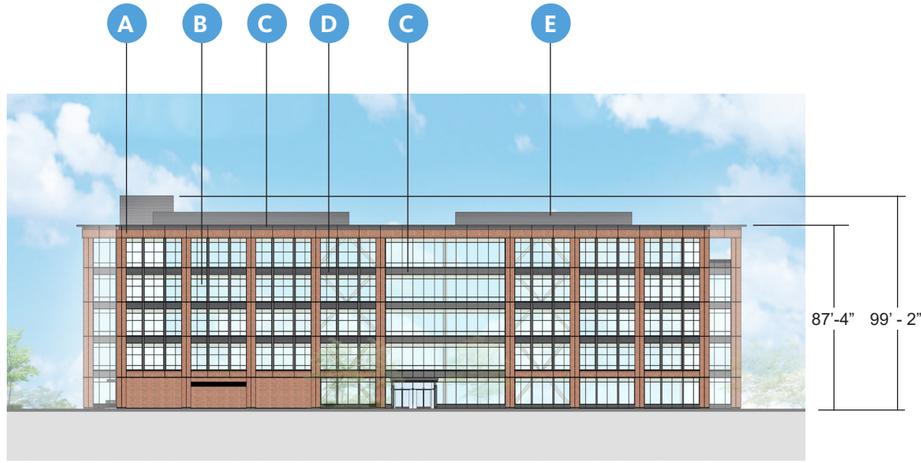
STO EIFS
RAL 7038
WIPE, UNBLOTTED



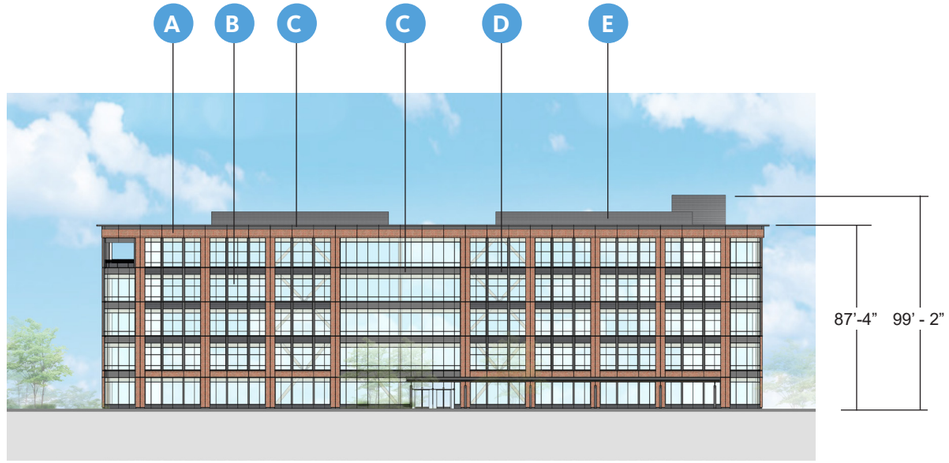
STO EIFS
RAL 7011
CLEAR SEALER
MATTE



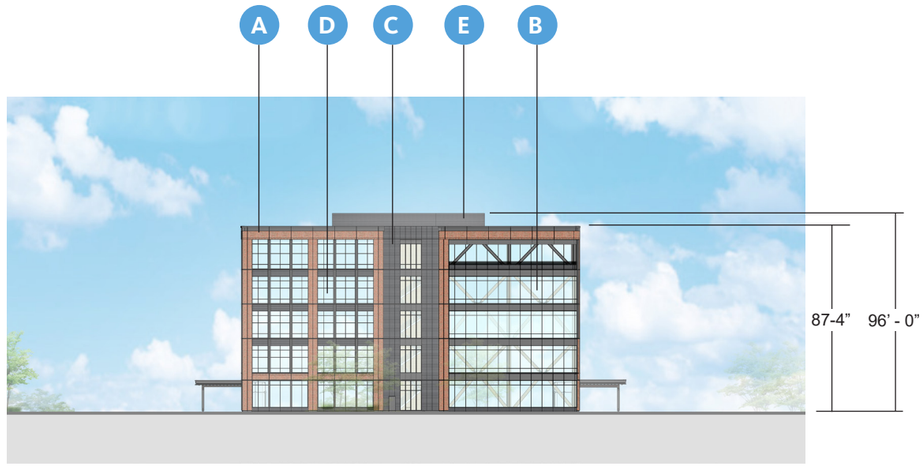
VISION GLASS



NORTH ELEVATION



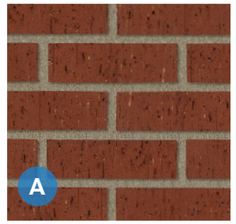
SOUTH ELEVATION



EAST ELEVATION



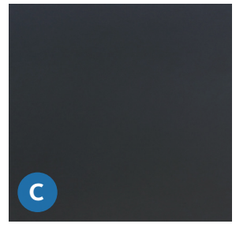
WEST ELEVATION



BR01- RED THIN BRICK



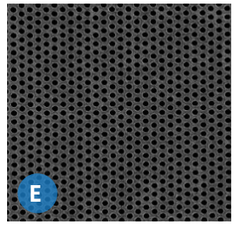
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE



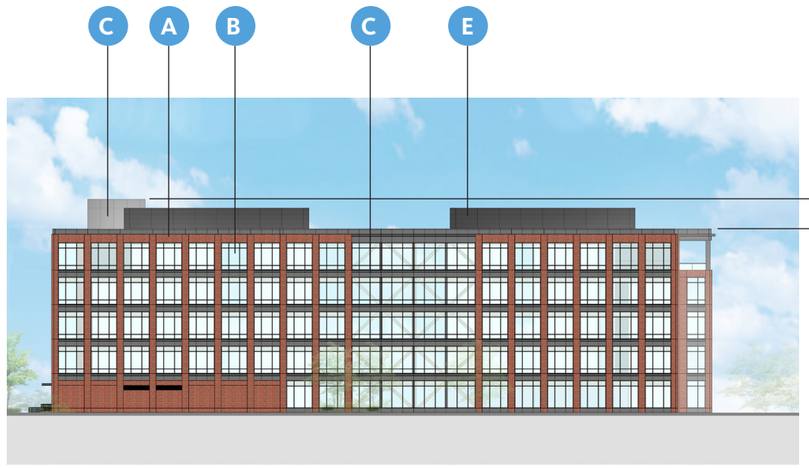
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



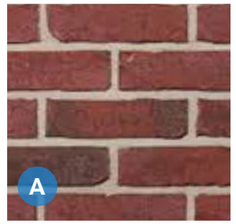
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



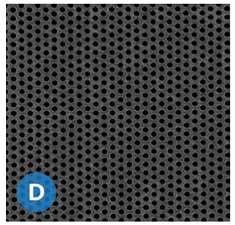
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL MINIMUM 24 GAUGE



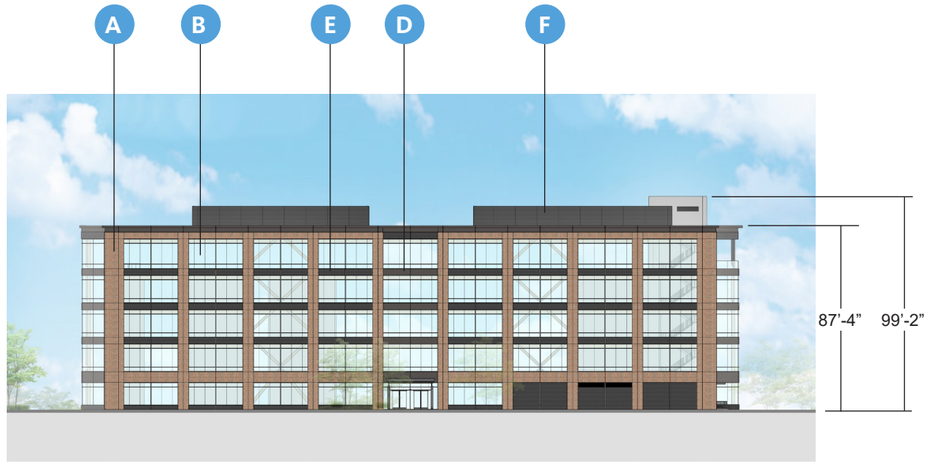
MP05- PERFORATED METAL MINIMUM 24 GAUGE



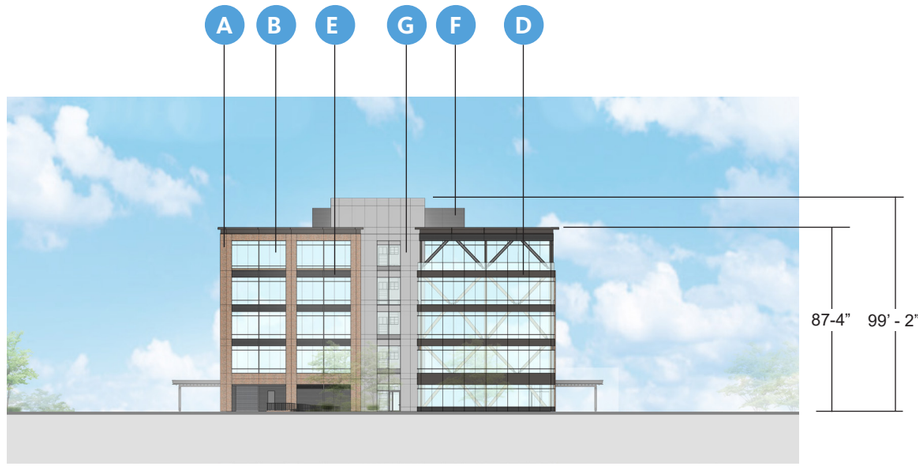
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



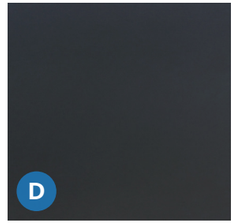
BR02- RED THIN BRICK



GL01- VISION GLASS



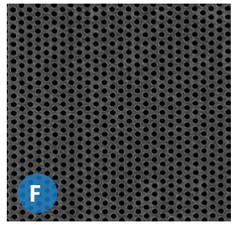
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



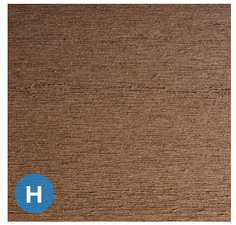
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



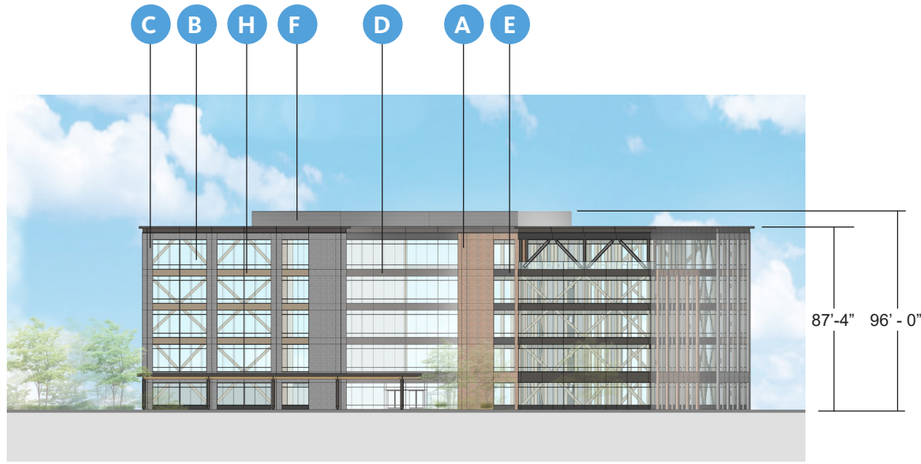
MP05- PERFORATED METAL MINIMUM 24 GAUGE



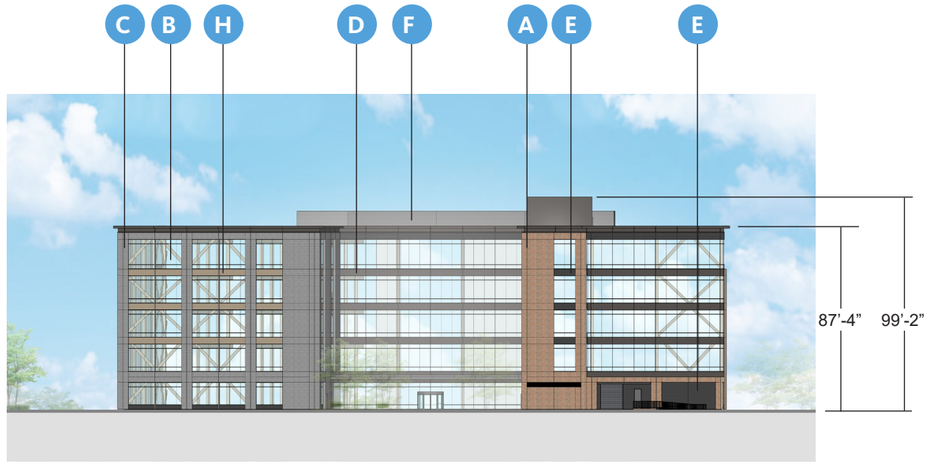
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



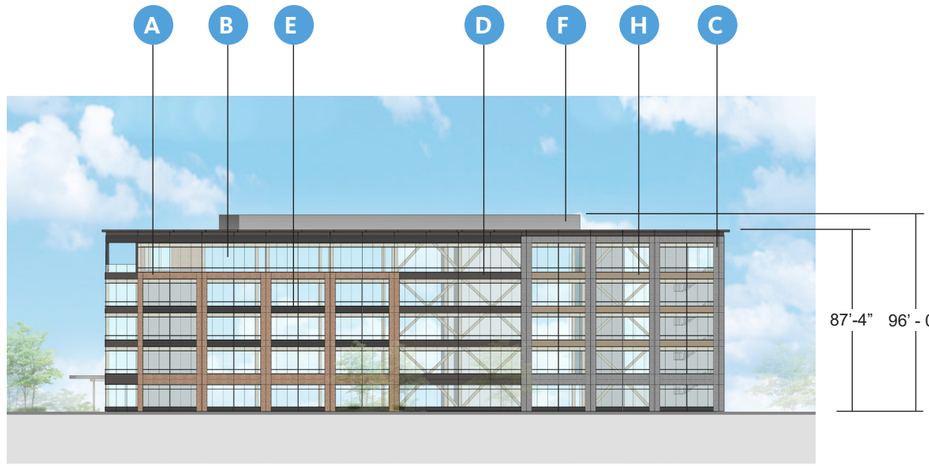
NORTH ELEVATION



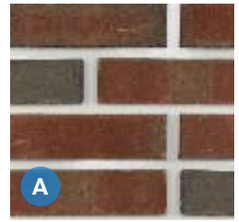
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



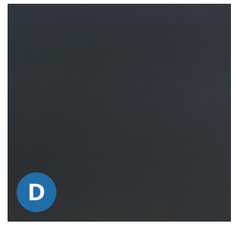
BR02- RED THIN BRICK



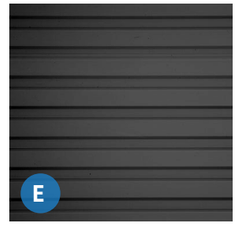
GL01- VISION GLASS



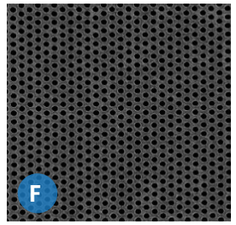
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



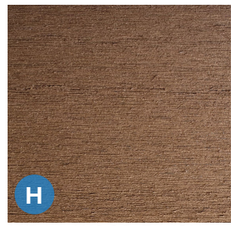
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



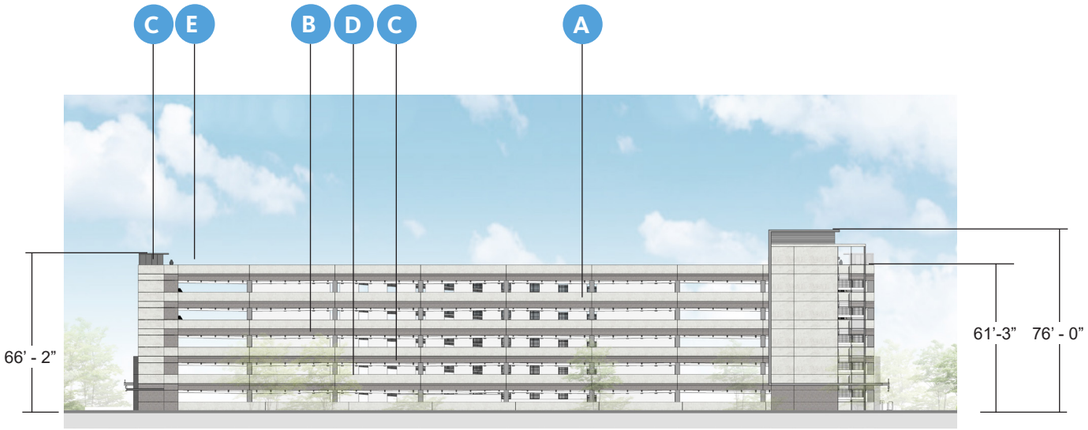
MP05- PERFORATED METAL MINIMUM 24 GAUGE



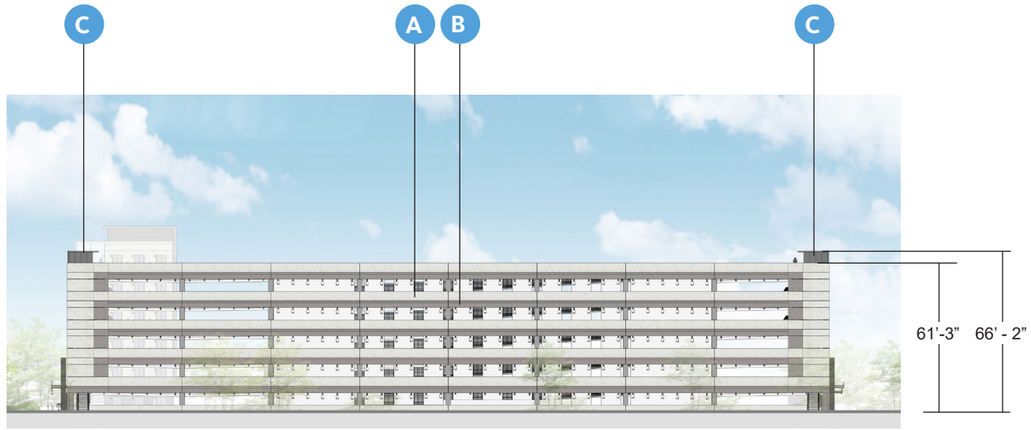
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



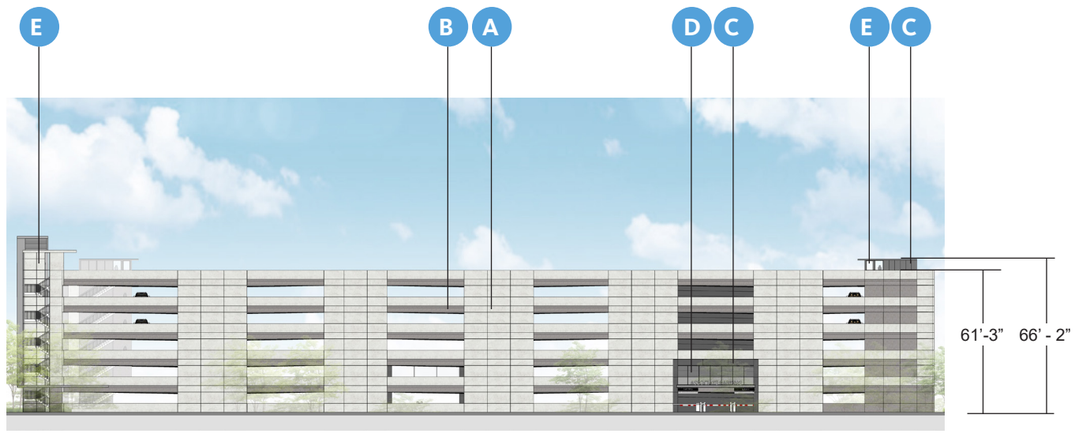
NORTH ELEVATION



SOUTH ELEVATION



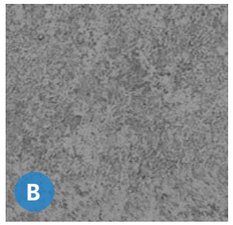
EAST ELEVATION



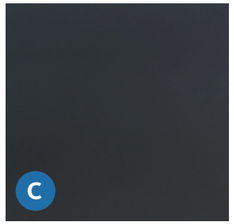
WEST ELEVATION



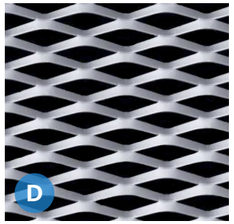
PC01- PRECAST LIGHT



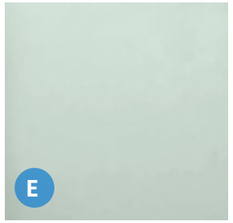
PC02- PRECAST DARK



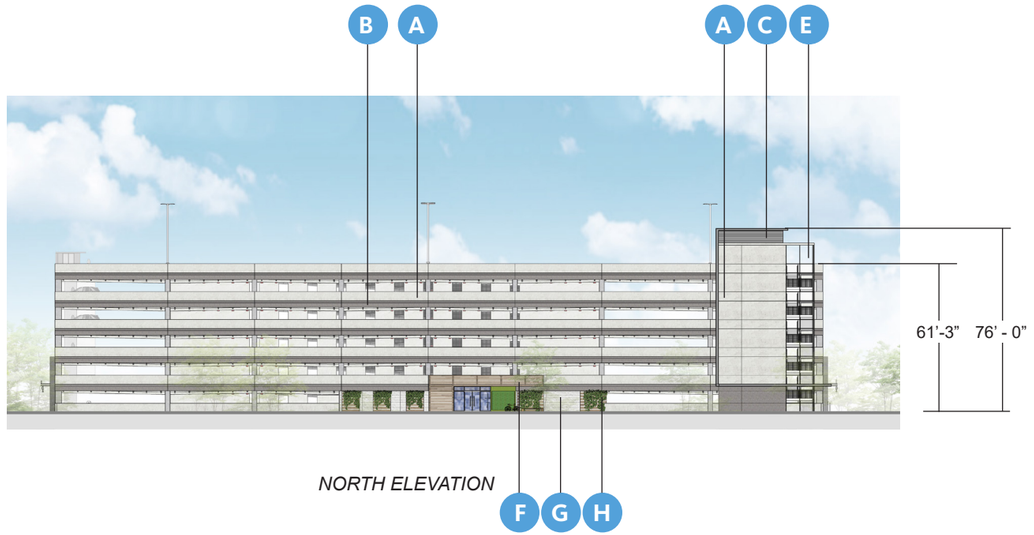
MP03- BLACK METAL
MINIMUM 24 GAUGE



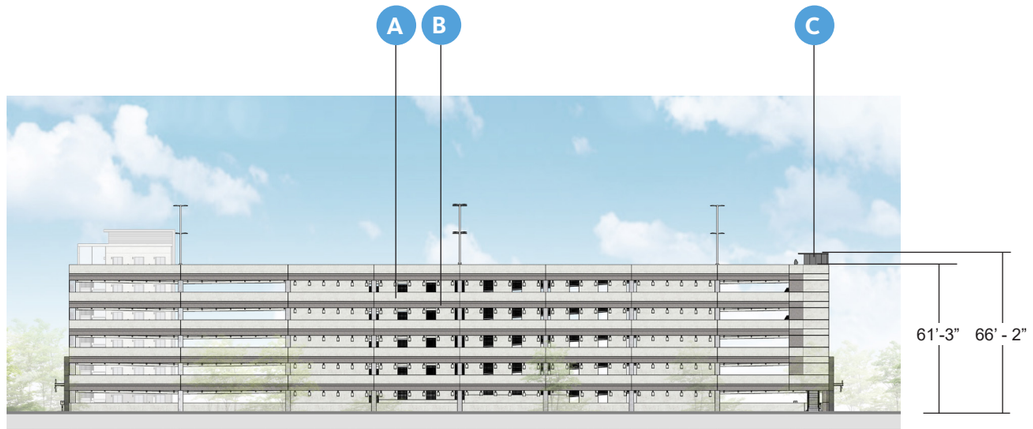
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



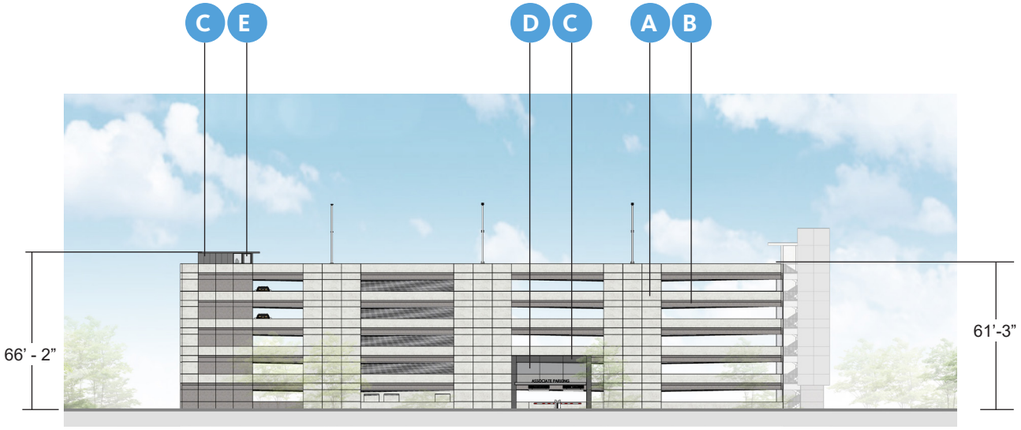
GL01- VISION GLASS



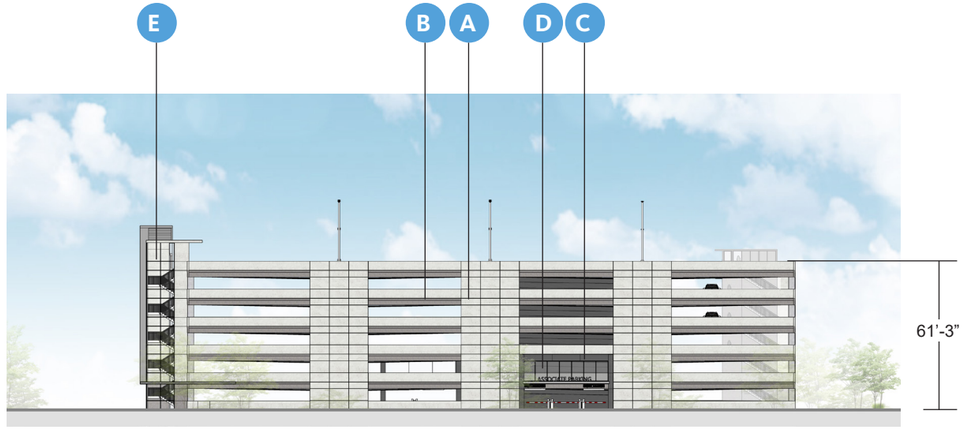
NORTH ELEVATION



SOUTH ELEVATION



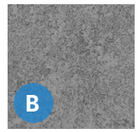
EAST ELEVATION



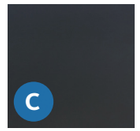
WEST ELEVATION



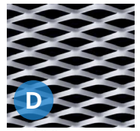
PC01- PRECAST LIGHT



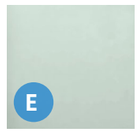
PC02- PRECAST DARK



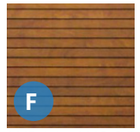
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



WD01 - WOOD VENEER

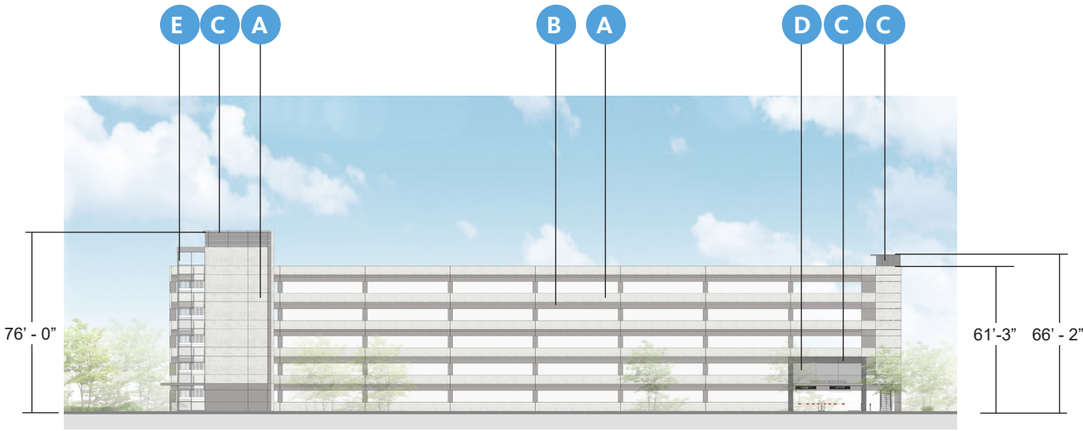


BR01 - BRICK VENEER

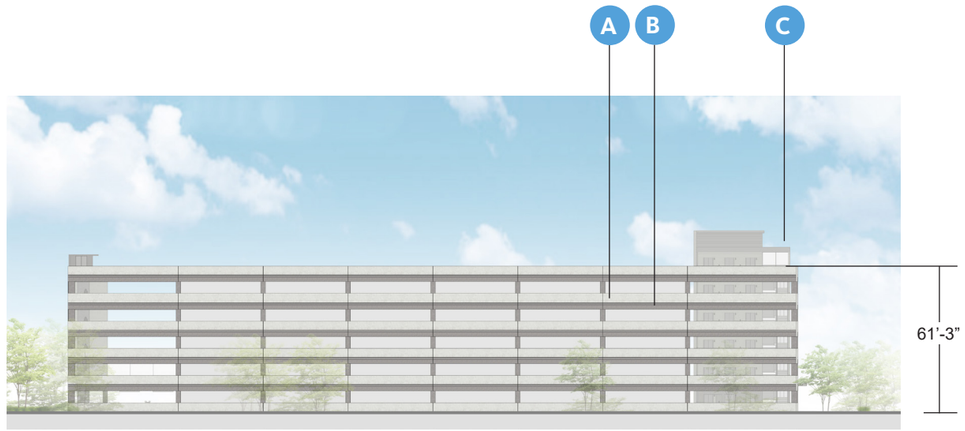


WC01 - GREEN WALL

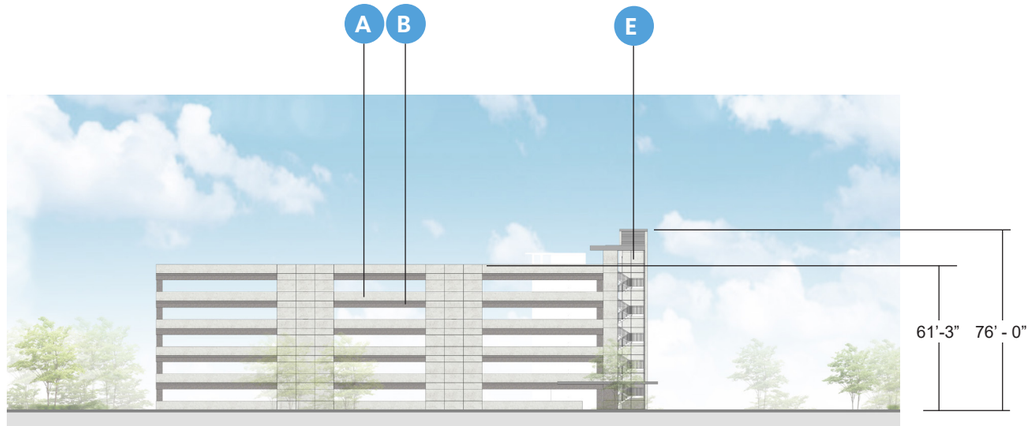
WC01 - GREEN WALL



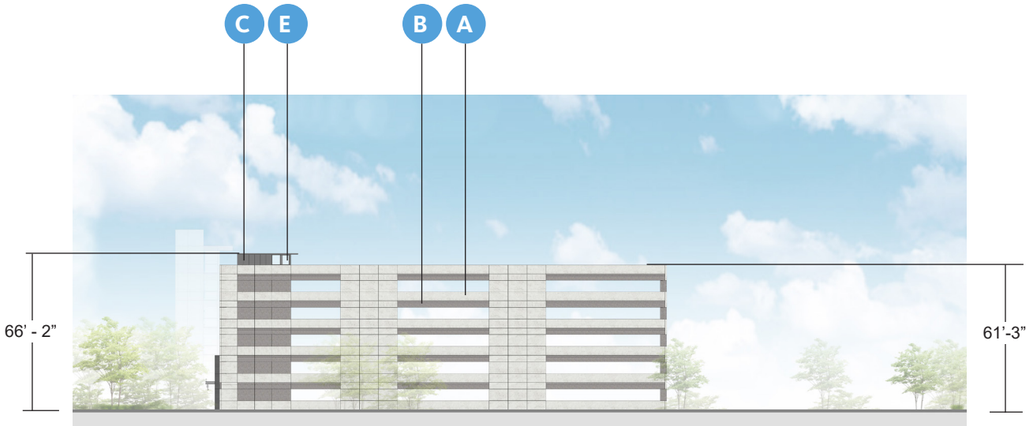
NORTH ELEVATION



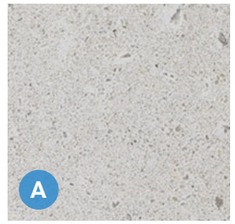
SOUTH ELEVATION



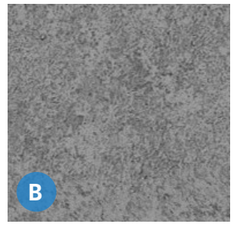
EAST ELEVATION



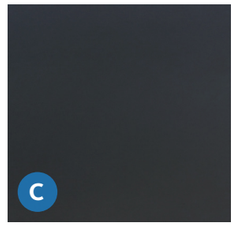
WEST ELEVATION



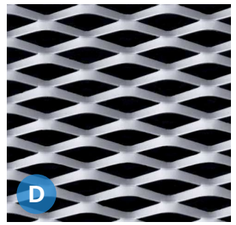
PC01- PRECAST LIGHT



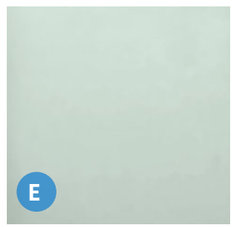
PC02- PRECAST DARK



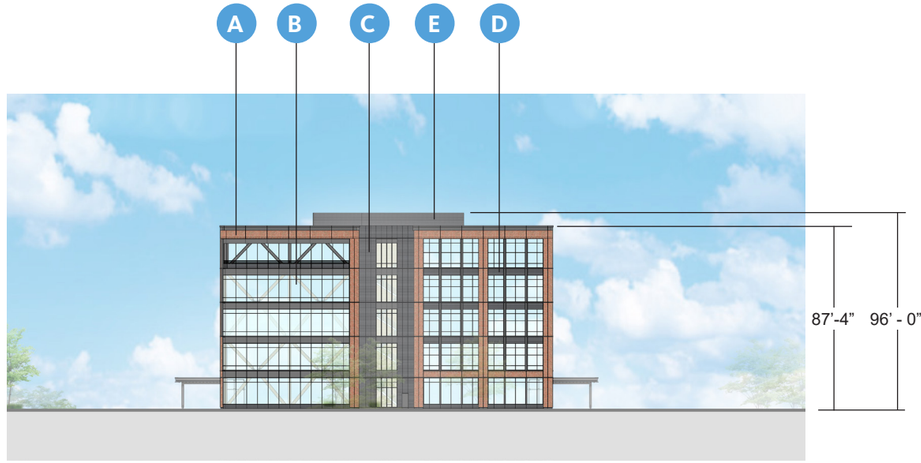
MP03- BLACK METAL
MINIMUM 24 GAUGE



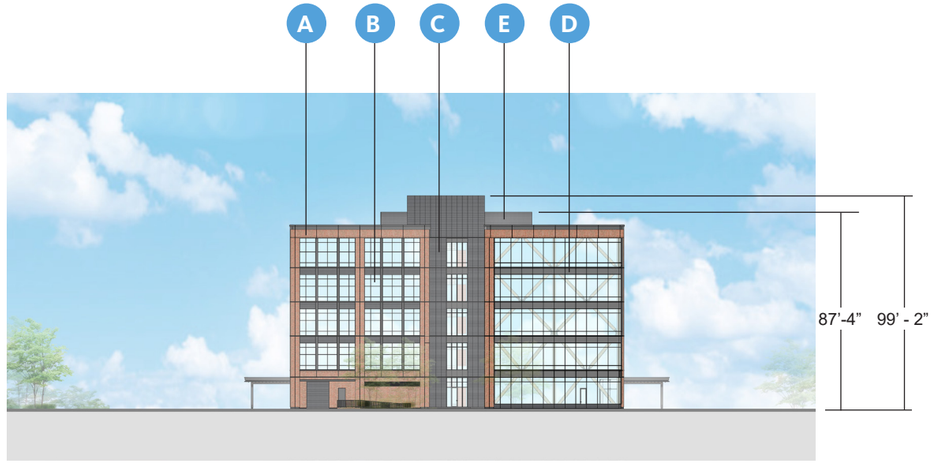
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



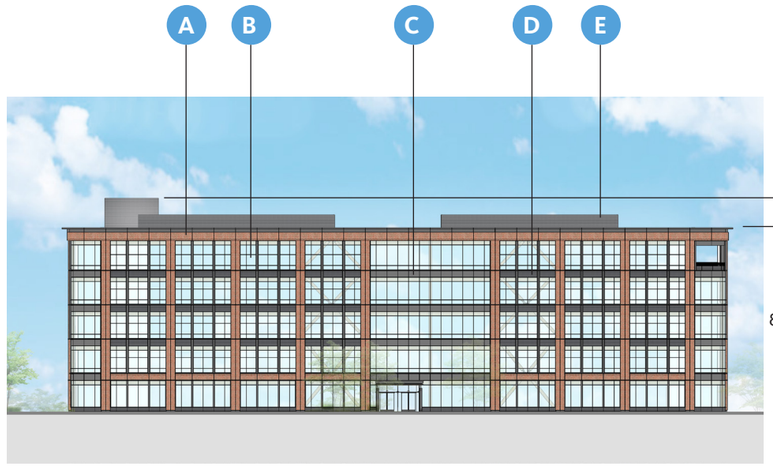
GL01- VISION GLASS



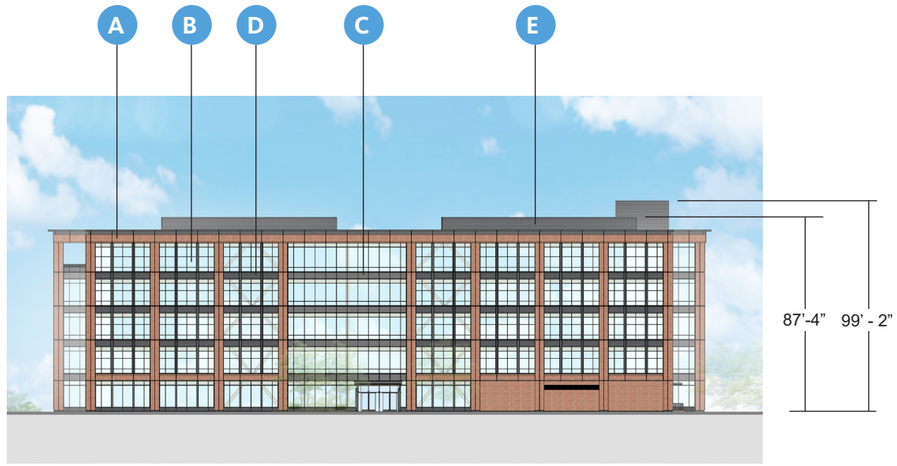
NORTH ELEVATION



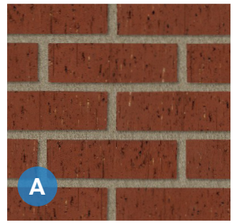
SOUTH ELEVATION



EAST ELEVATION



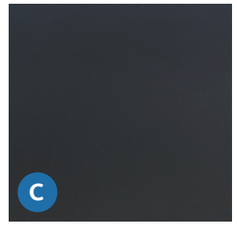
WEST ELEVATION



BR01- RED THIN BRICK



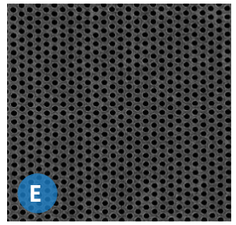
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



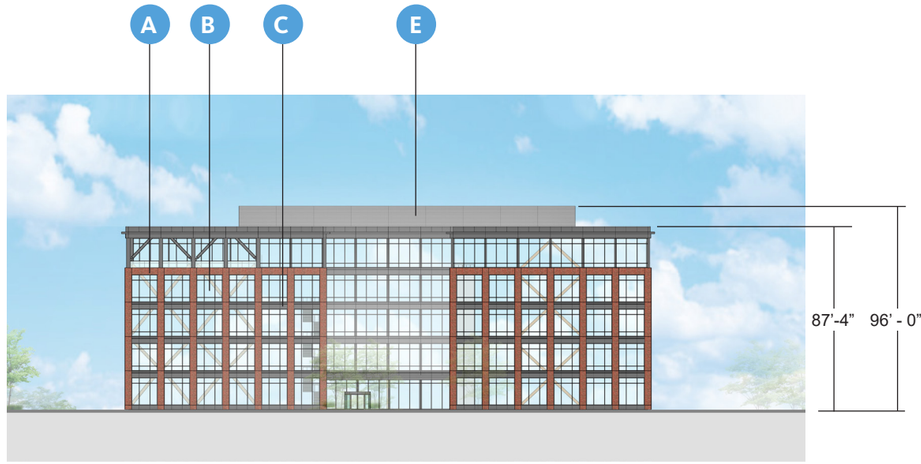
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



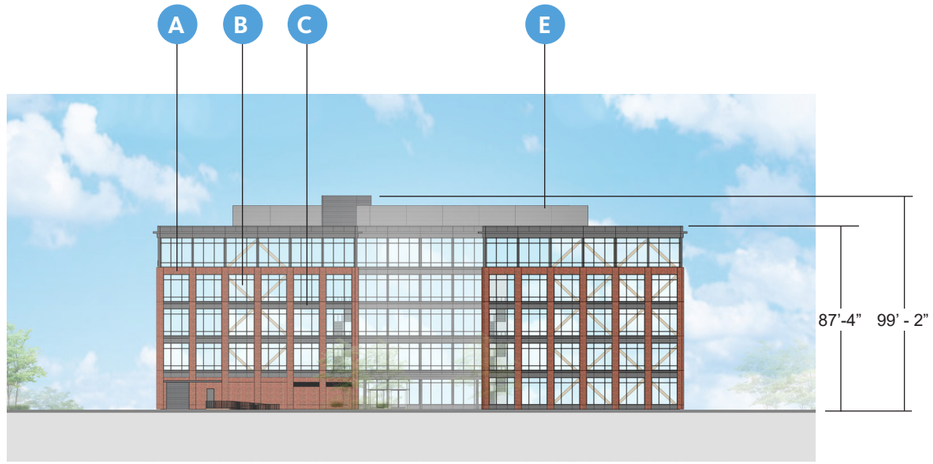
MP05- PERFORATED METAL MINIMUM 24 GAUGE



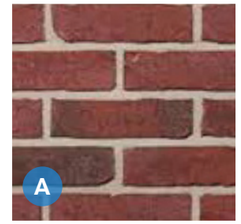
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



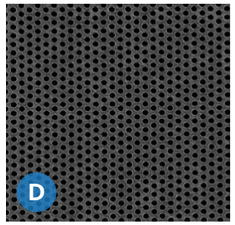
BR01- RED THIN BRICK



GL01- VISION GLASS



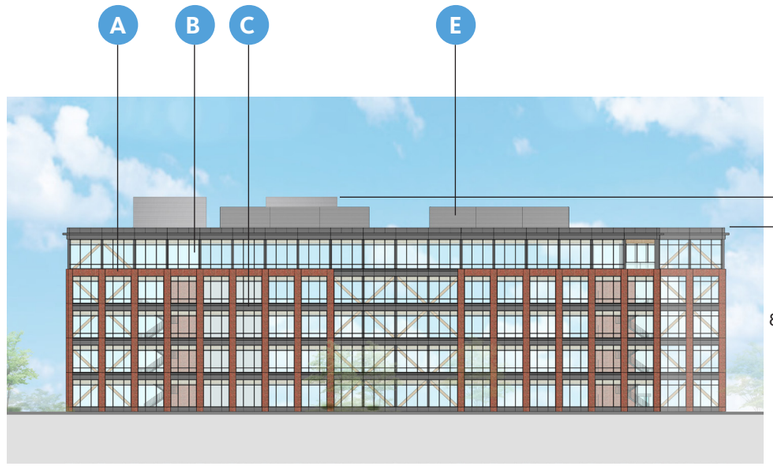
MP01- GRAY METAL MINIMUM 24 GAUGE



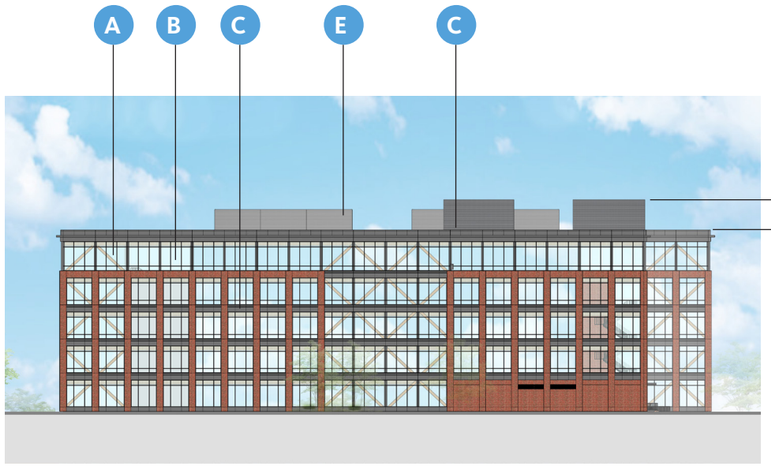
MP05- PERFORATED METAL MINIMUM 24 GAUGE



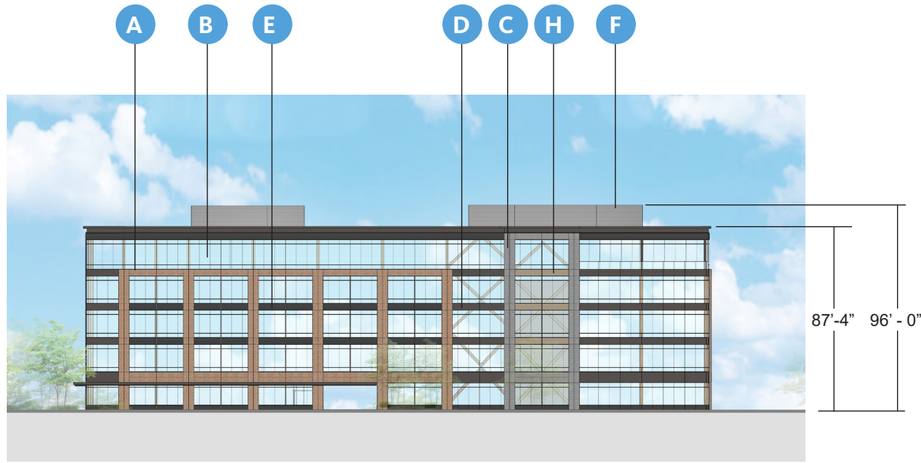
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



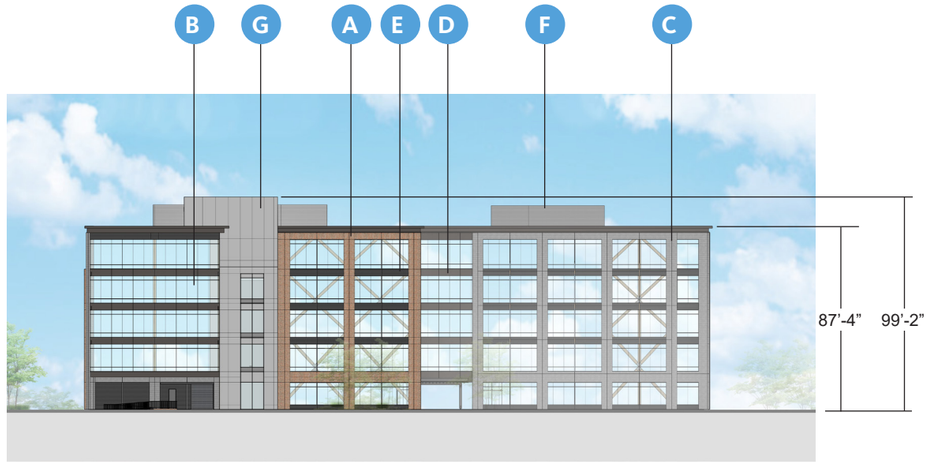
EAST ELEVATION



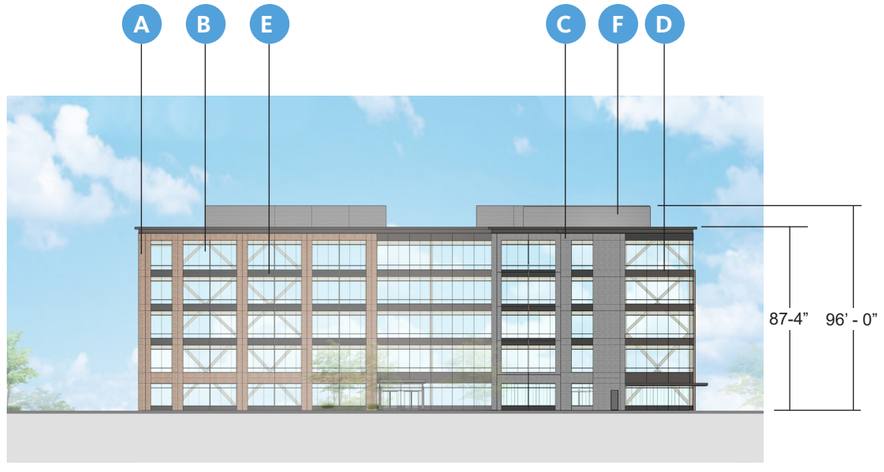
WEST ELEVATION



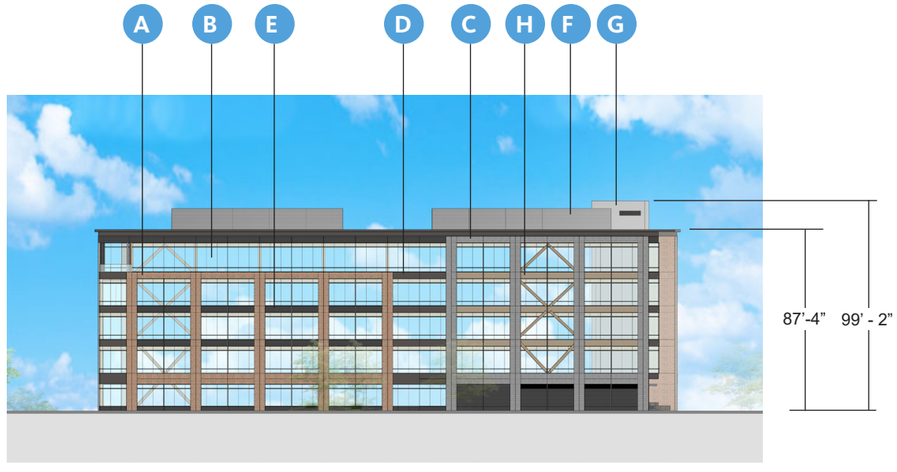
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



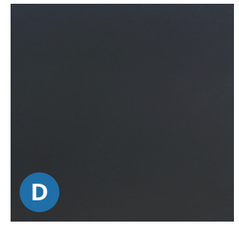
BR02- RED THIN BRICK



GL01- VISION GLASS



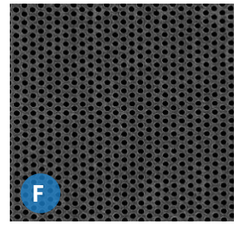
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



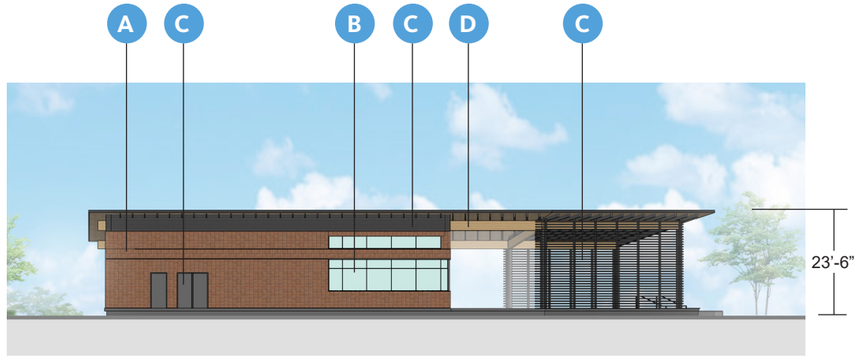
MP05- PERFORATED METAL MINIMUM 24 GAUGE



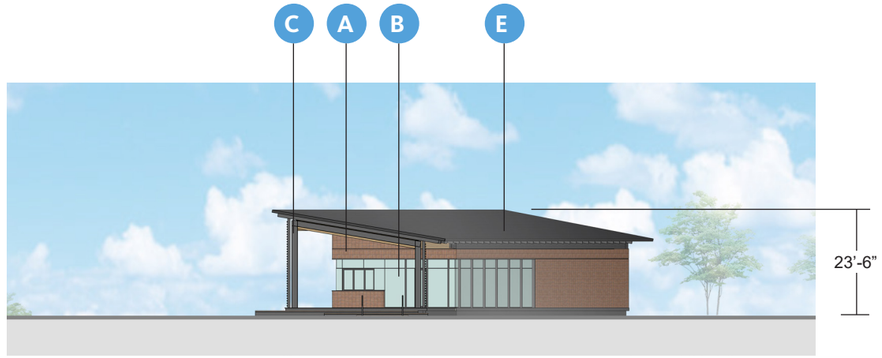
MP01- GRAY METAL MINIMUM 24 GAUGE



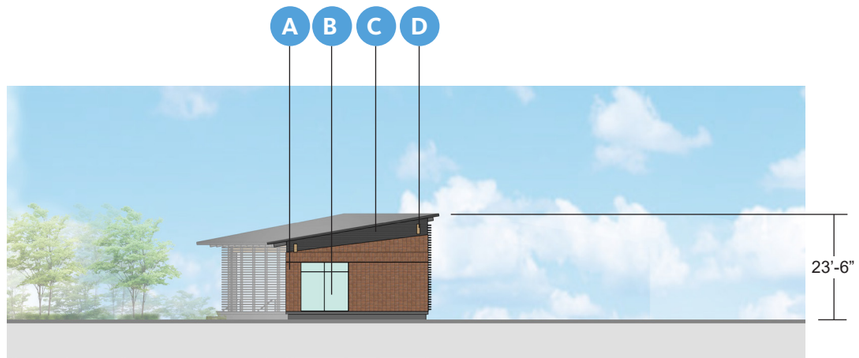
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



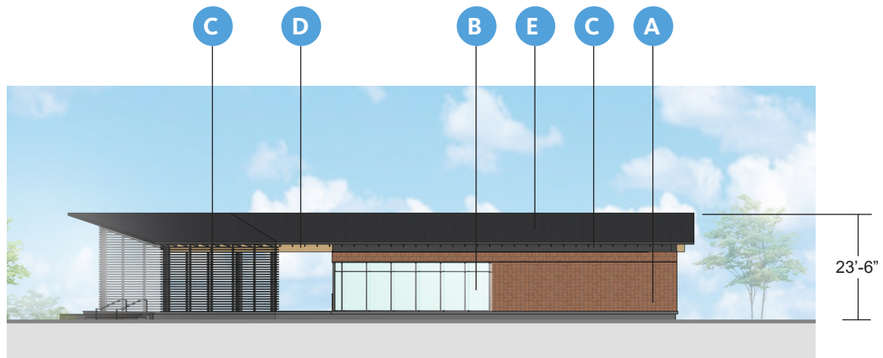
NORTHEAST ELEVATION



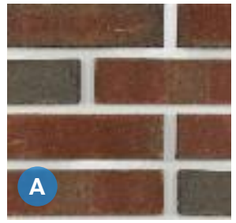
NORTHWEST ELEVATION



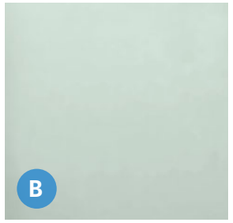
SOUTH ELEVATION



SOUTHWEST ELEVATION



BR02- RED THIN BRICK



GL01- VISION GLASS



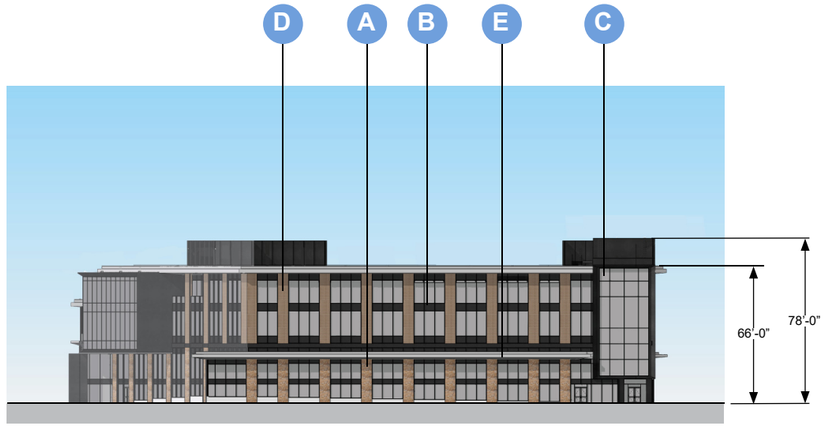
MP01- GRAY METAL
MINIMUM 24 GAUGE



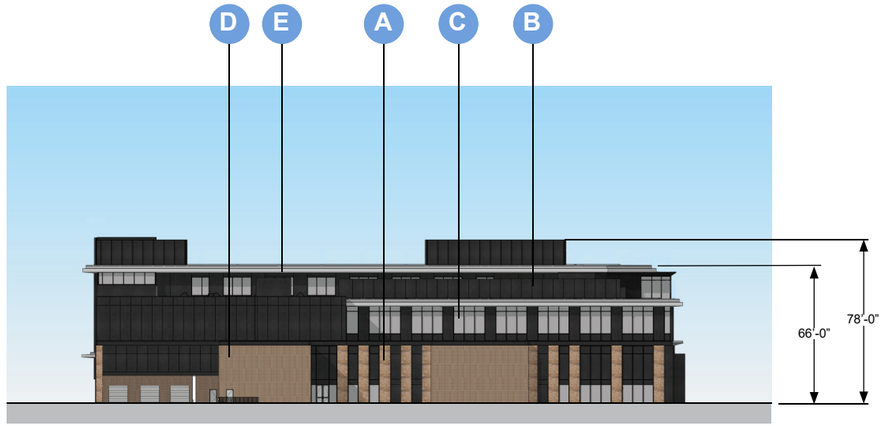
WD01- WOOD FINISH
(CANOPY SOFFITS)



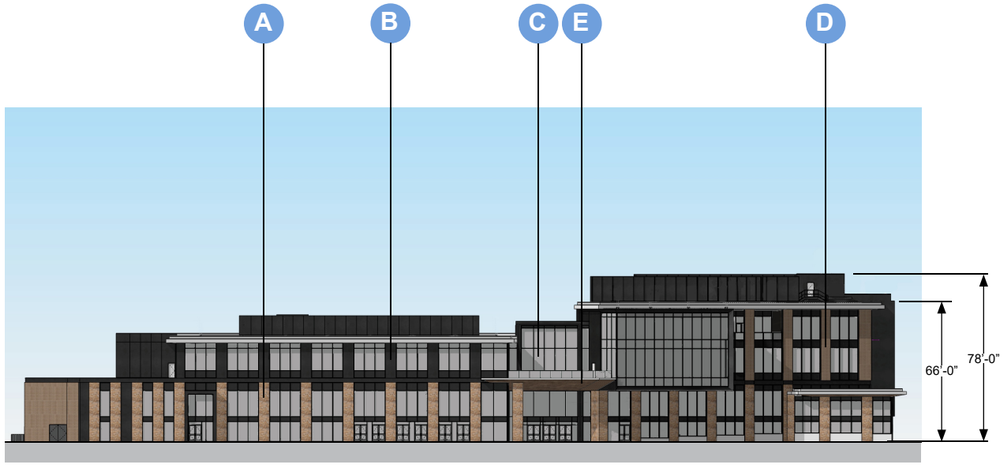
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



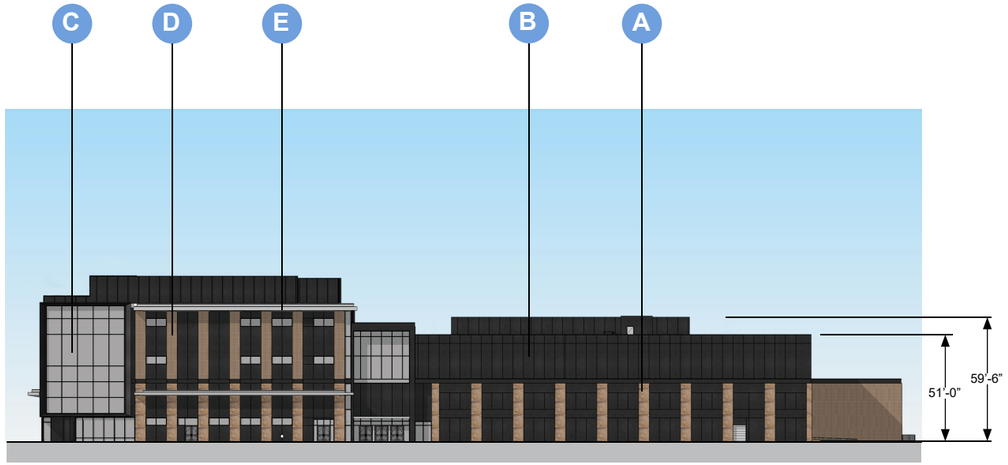
NORTH ELEVATION



SOUTH ELEVATION



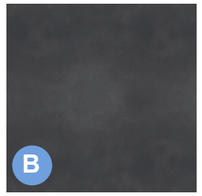
EAST ELEVATION



WEST ELEVATION



ST9 STONE VENEER



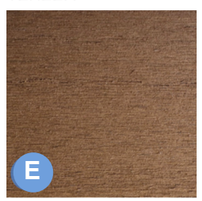
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



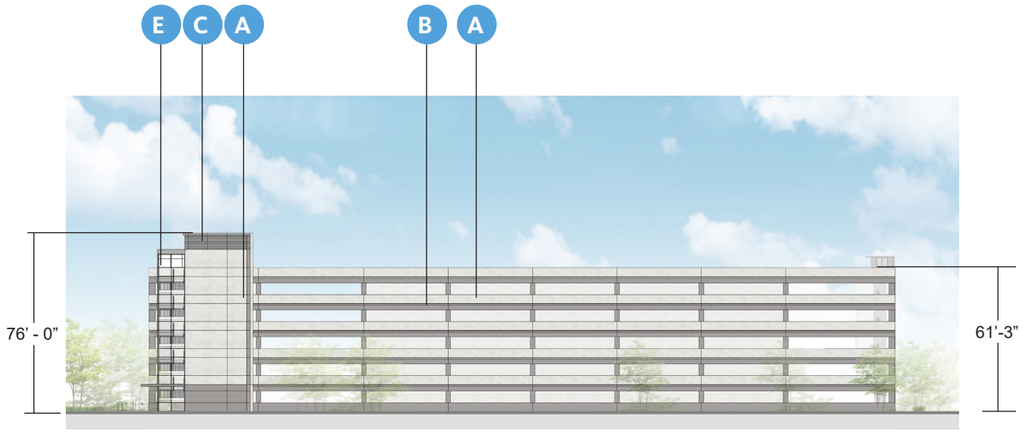
GL9 VISION GLASS



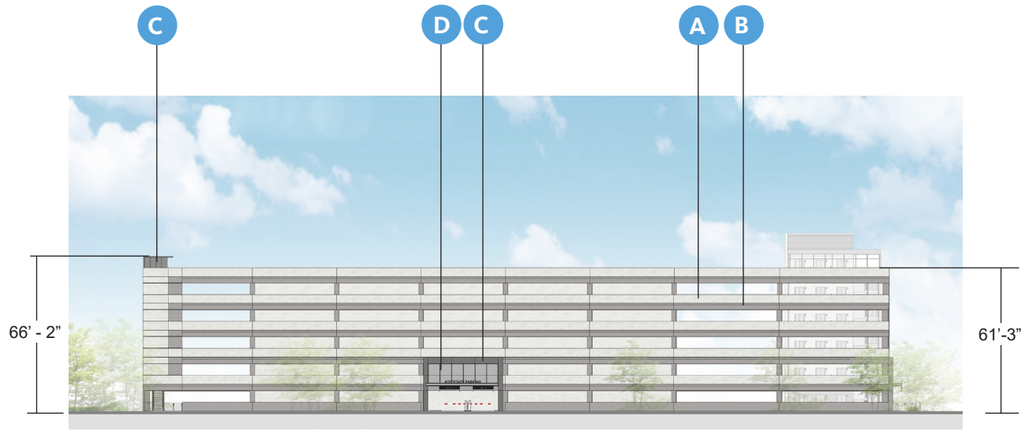
BR9 MODULAR BRICK VENEER



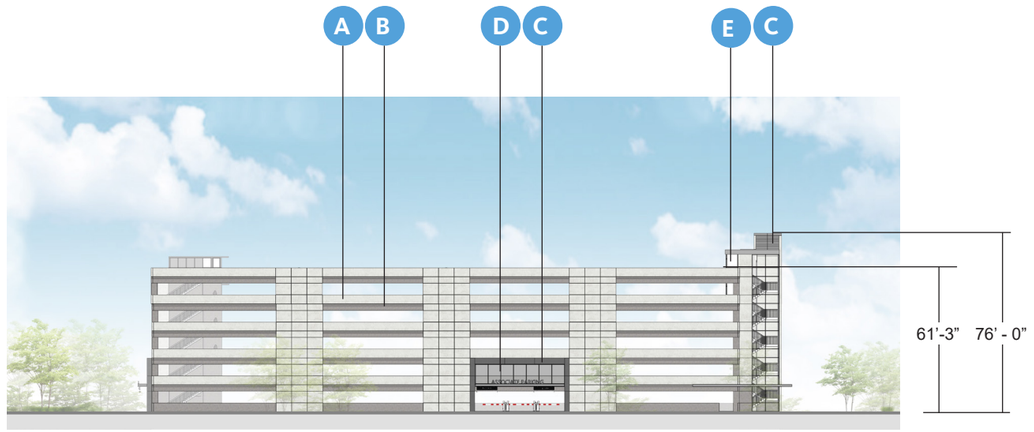
WD9 WOOD FINISH ALUMINUM SOFFIT



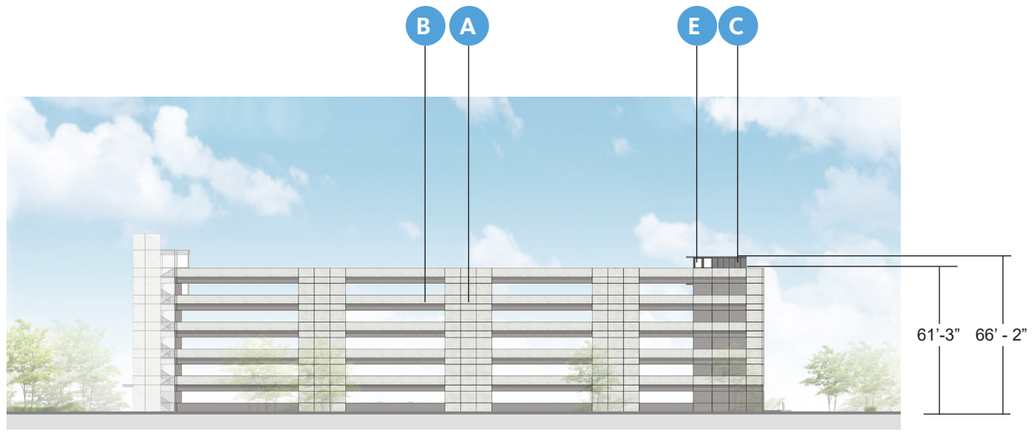
NORTH ELEVATION



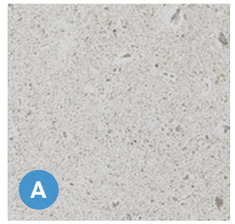
SOUTH ELEVATION



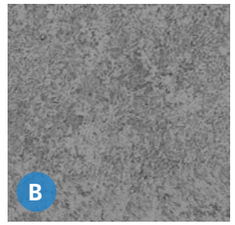
EAST ELEVATION



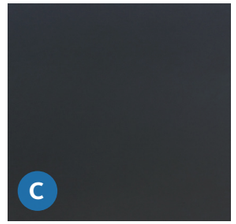
WEST ELEVATION



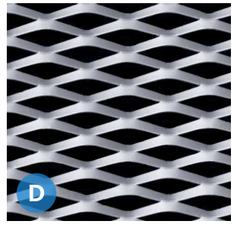
PC01- PRECAST LIGHT



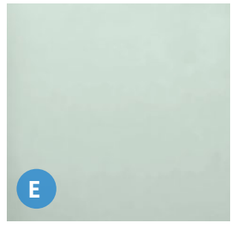
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



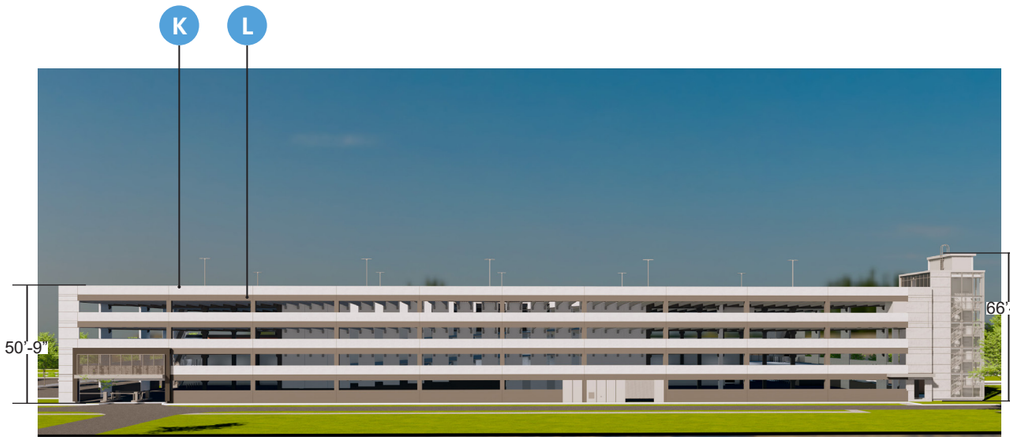
GL01- VISION GLASS



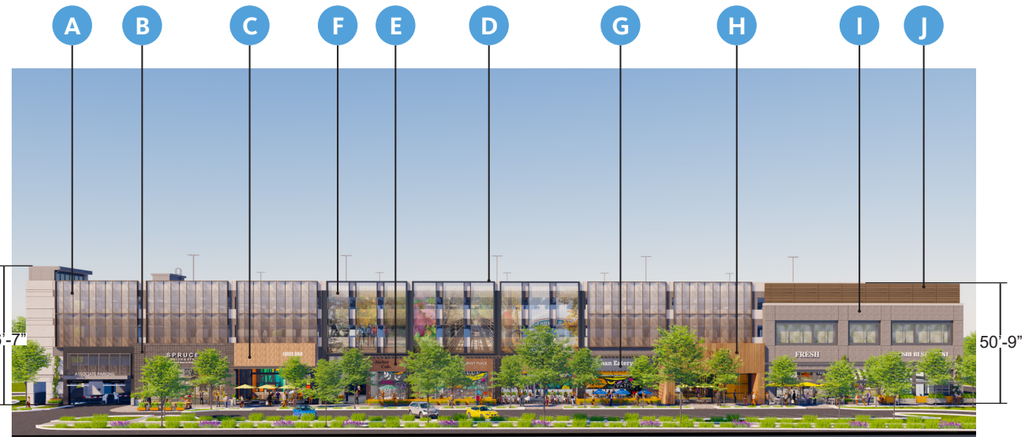
NORTH ELEVATION



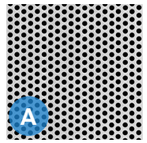
SOUTH ELEVATION



EAST ELEVATION



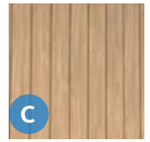
WEST ELEVATION



MP01 - PERFORATED METAL MINIMUM 24 GAUGE



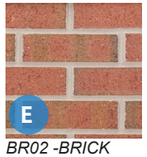
BR01- BRICK GRAY



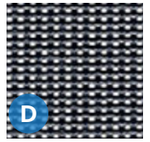
MP05 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: LIGHT PINE



MP02 CHARCOAL – METAL PANEL MINIMUM 24 GAUGE



BR02 -BRICK MIDLOTHIAN



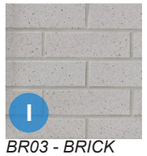
MF01 - MESH FABRIC - SERGE FERRARI



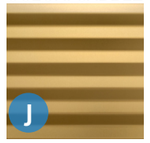
MP03 - METAL PANEL LIGHT GREY MINIMUM 24 GAUGE



MP06 - WOOD GRAIN METAL SIDING 24 GAUGE COLOR: SADDLE



BR03 - BRICK LIGHT GREY



MP04 - METAL PANEL TAMBOURINE HORIZONTAL MINIMUM 24 GAUGE



PC01 - PRECAST LIGHT



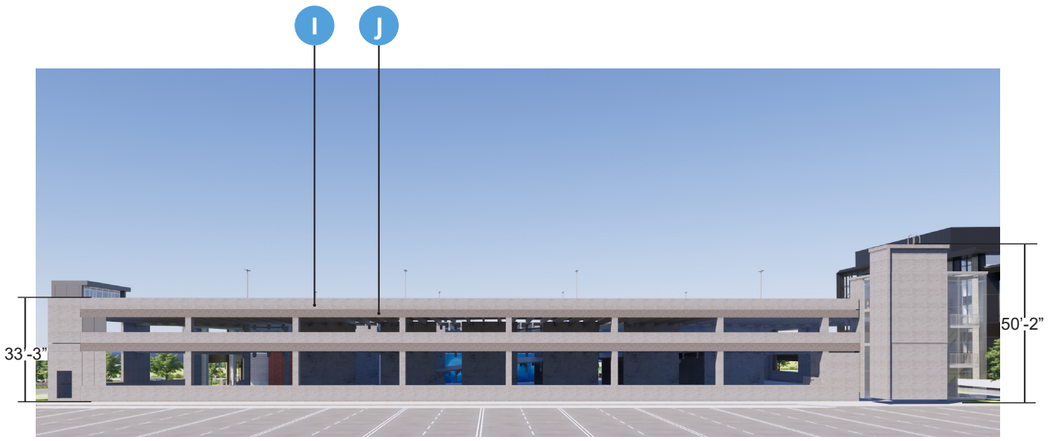
PC02 - PRECAST DARK

PARKING GARAGE | PD09

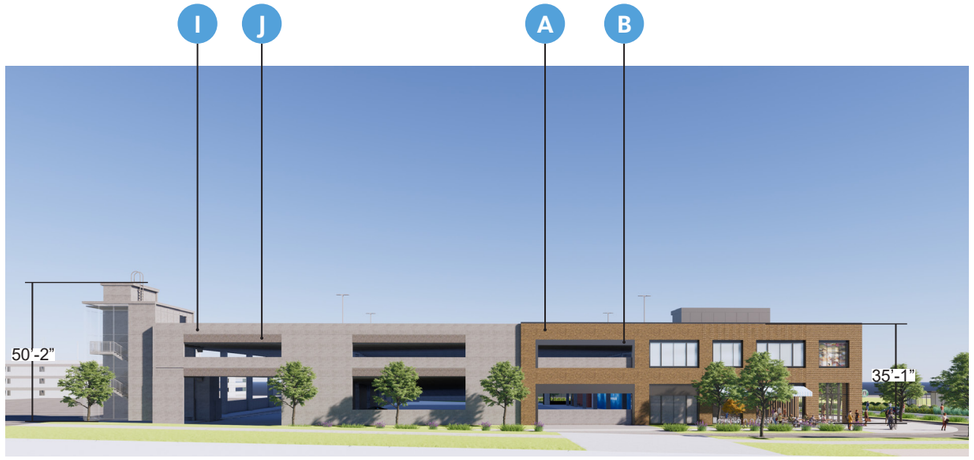
*NOTE: Canopies encroach up to 5' into ROW



NORTH ELEVATION



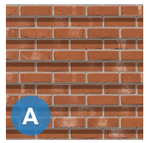
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



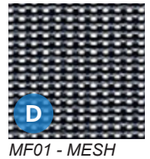
BR01 - CORBELLED BRICK



MP01 - CHARCOAL – METAL PANEL MINIMUM 24 GAUGE



MP02 - BRONZE ALUMINUM PANEL MINIMUM 24 GAUGE



MF01 - MESH FABRIC - SERGE FERRARI



MP03 - DARK METAL PANEL MINIMUM 24 GAUGE



ST01 - LIMESTONE CALCIUM SILICATE



BR01 - BRICK CHARTER WHITE



MP04 - DARK BRONZE ALUMINUM MINIMUM 24 GAUGE



PC01 - PRECAST LIGHT



PC02 - PRECAST DARK

	Haitham Alley PRD Revision
	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 amendment but is consistent with the vision of the Bentonville Community Plan as the property is located

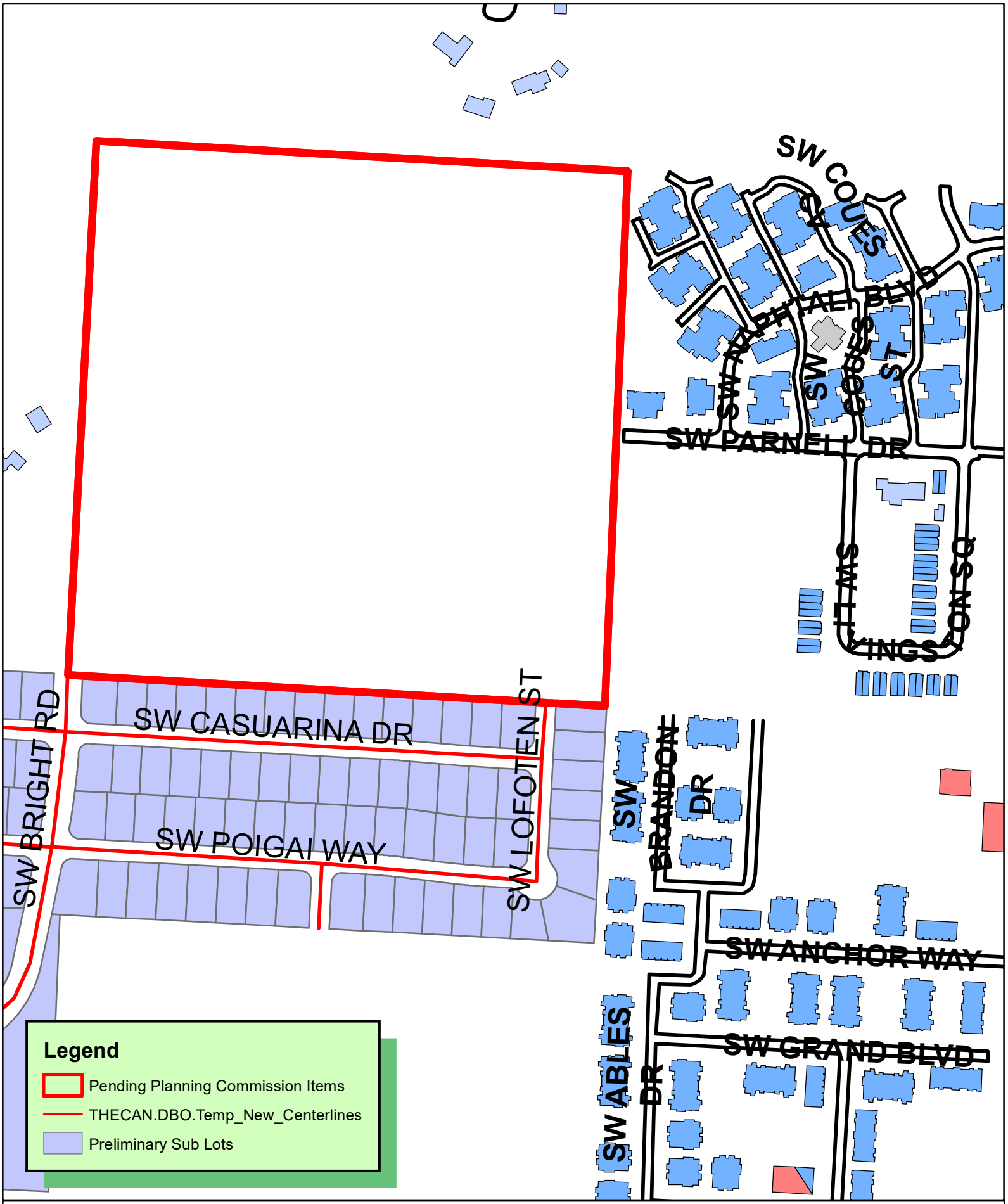
Analysis / Waivers

within Priority Area 2, Infill which encourages new development along with 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. The City Engineer is working with the applicant on the detailed final design geometrics.

Additional Details



N
W E
S

1 inch = 300 feet

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

THE CITY OF BENTONVILLE

Planned Residential Development Revision (PRD22-0004)

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

901 N 47th Street, Suite 400 | Rogers, AR 72756 | 479-636-4838 | www.craftontull.com

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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

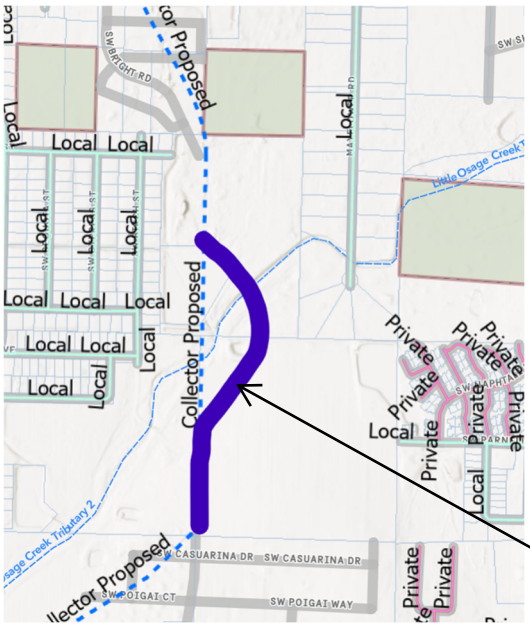
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

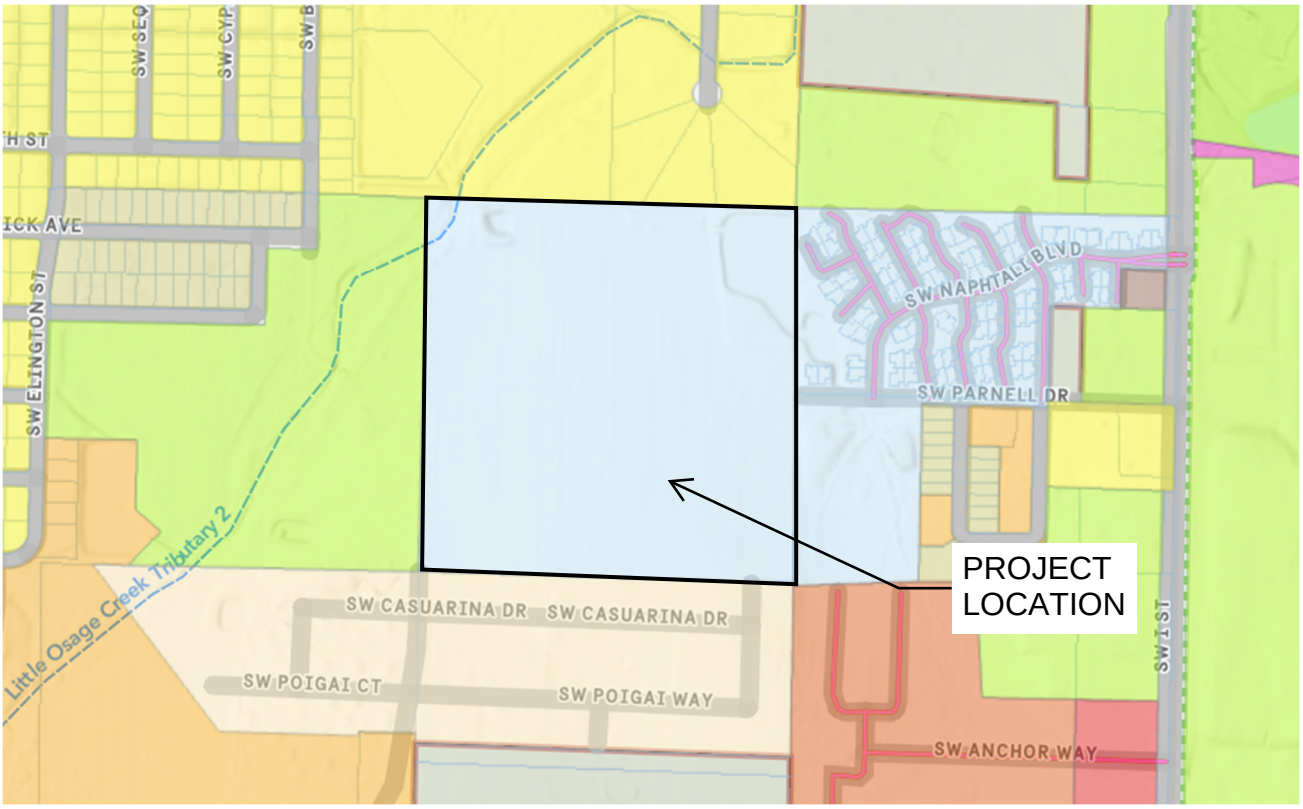
The SW Parnell Project will be a residential project with single- and multi-family uses located west of the end of SW Parnell Road (west of Arbors at Deer Crossing Project). The project will consist of 35 buildings with associated right-of-way dedication, site amenities, parking spaces, private drives, 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

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).



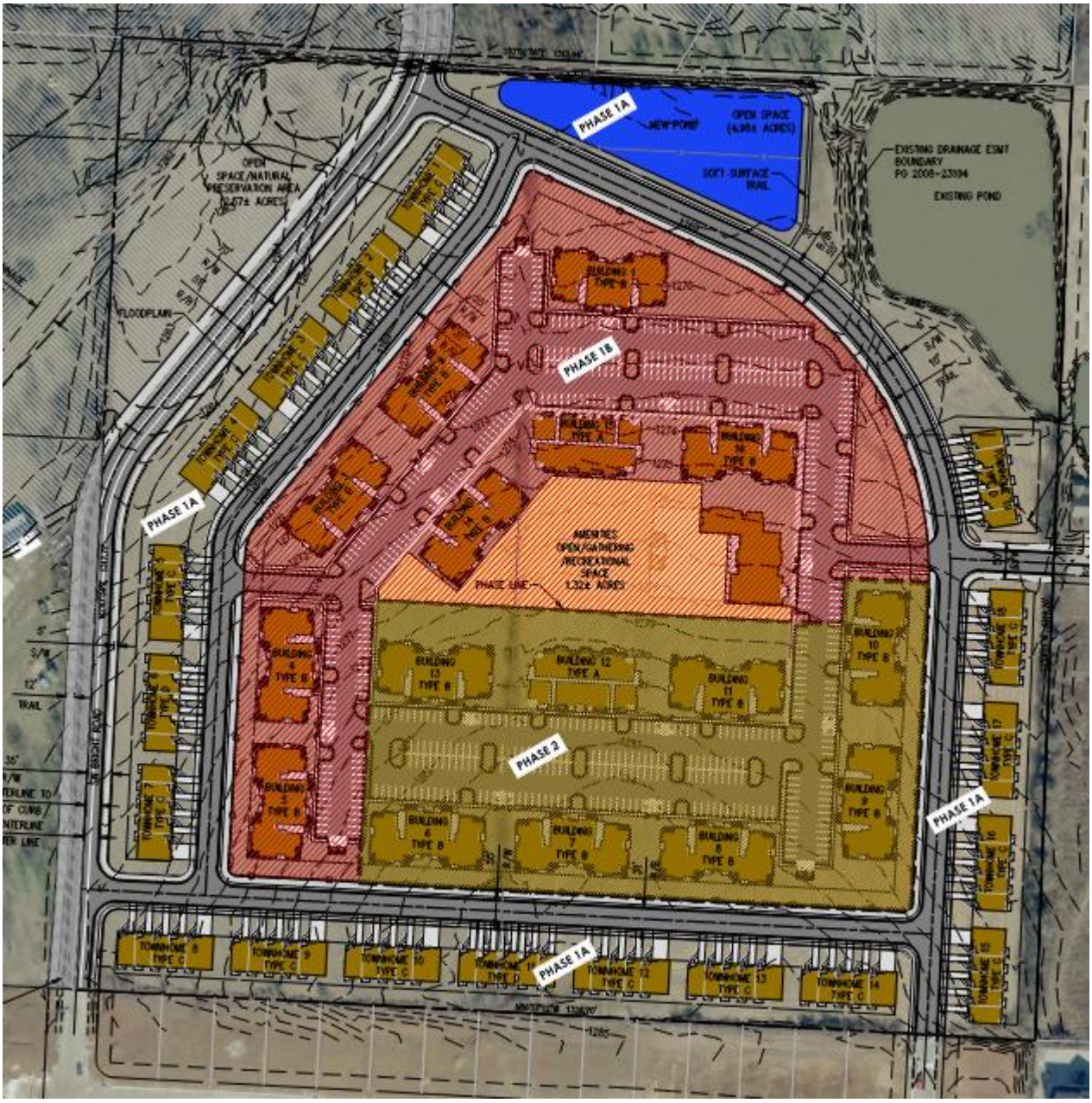
Water connections will be made to the utilities located along SW Parnell Drive to the east and SW Bright Road to the south. Sewer connections will be made to the existing 18" line in the NW corner of the site. These utilities will be designed per Bentonville Water Utilities Standard Specifications and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

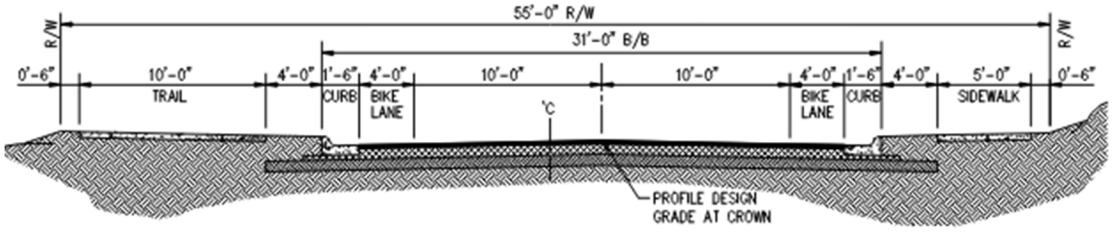
Setbacks per approved PRD:	Setbacks per revised PRD:
Front setback (apartments) = 25’	Front setback (apartments) = 25’
Front setback (townhomes) = 30’	Front setback (townhomes) = 30’
Exterior side setback (apartments) = 25’	Exterior side setback (apartments) = 25’
Exterior side setback (townhomes) = 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.

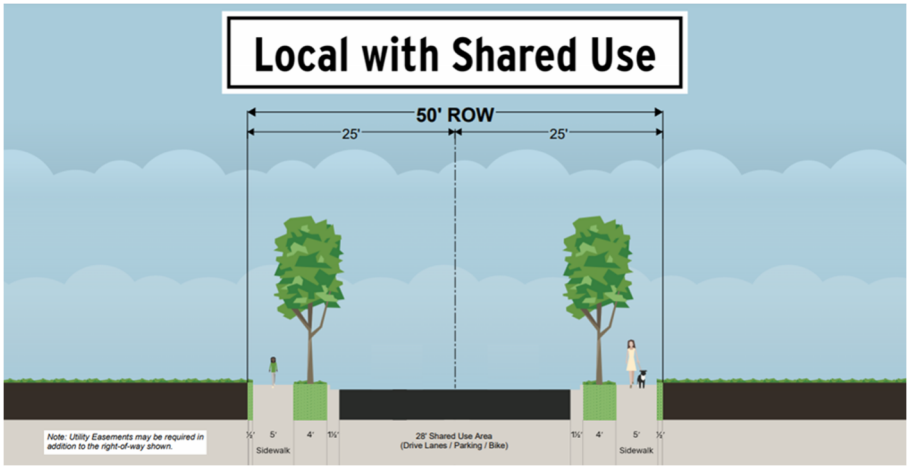
d. *Lot size, depth, and width*: Lot size, depth, and width standards will not be modified.

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.



TYPICAL ASPHALT STREET SECTION



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.

OWNER:
BEDROCK COMMERCIAL PARTNERS, LLC
1 Information Way, Suite 300
Little Rock, Arkansas 72202

APPLICANT/ REPRESENTATIVE:
McCLELLEND CONSULTING ENGINEERS, INC
1580 East Stearns Street
Fayetteville, Arkansas 72703
(479) 443-2377

PROPERTY:
PARCEL ID:
18-08645-000

ADDRESS:
1904 MAYFLOWER RD
BENTONVILLE AR 72713

TOTAL AREA:
±39.97 AC

PROPERTY DESCRIPTION:
Real property located in Benton County, Arkansas, to-wit:
Tract 1:
Part of the SE ¼ of Section 1, Township 19 North, Range 31 West, described as beginning at the NW corner of the said SE ¼; thence South 89°29' East 1312.1 feet; thence South 00°18' East 1320 35 feet; thence North 89°24' West 1325.6 feet; thence North 00°17' East1318.3 feet to the point of beginning.

Tract 2:
All our right, title and interest in and to a right-of-way easement dated March 7, 1979, and appearing in Deed Record 538 at Page 846 of the Deed Records of Benton County, Arkansas, for the purposes of ingress and egress across the following-described real property located in Benton County, Arkansas, to-wit:
Part of the SE/4 of Section 1, Township 19 North, Range 31 West, described as follows: Commencing at the SE corner of the said SE/4, run thence North 2640 feet, run thence N 89°27' West 1335.14 feet, run thence S 00°18' East 635 feet for a point of beginning, thence S 00°18' East 50 feet, thence S 89°27' East 1335.14 feet, thence North 50 feet, thence N 89°27' West 1335.14 feet to the point of beginning.

LINE TYPES
- EASEMENT (UTILITY)
- FENCING
- FLOOD HAZARD
- FLOOD WAY
- PROPERTY LINE
- ROAD RIGHT OF WAY (ROW)
- SETBACKS
- SANITARY SEWER
- SIDEWALKS
- WATER



1 MASTER SITE PLAN
1" = 100'-0"

BUILDING TYPE	COUNT ESTIMATE	ACRES	UNITS / ACRE	PARKING	SETBACKS			
					FRONT	INTERIOR	EXTERIOR	REAR
APARTMENT BUILDING	408	20.57	19.8	800 =/-	25'	TBD	25'	25'
TOWNHOMES	90	14.63	6.15	2 CAR GAR.	30'	TBD	20'	25'
TOTAL	498	35.2	14.15					

PARCEL ID: 18-08645-000
BUTTON, MICHAEL J & DOROTHY L TRUSTEES
1904 MAYFLOWER RD
BENTONVILLE AR 72713
DEED: L202241795
1741077.01 SQ. FT., ±39.97 ACRES
ZONE: UNINCORPORATED

APPROVED
PREVIOUSLY

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12/23/2022 9:55:21 AM C:\Users\badams\Documents\Bentonville MF_REV2_bryadams.rvt

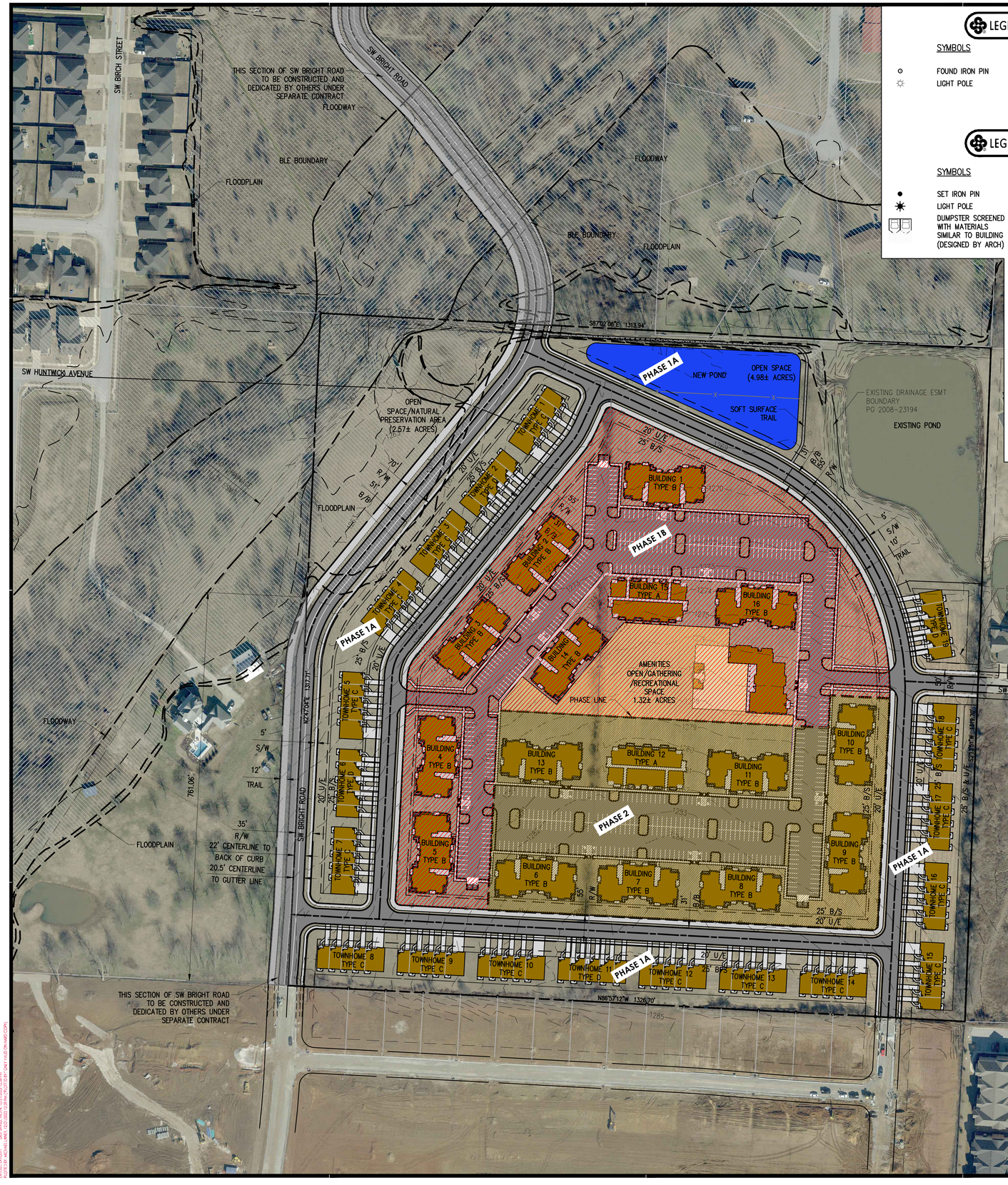
DESIGN + CONSTRUCTION INTEGRATION

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

MASTER SITE PLAN

A101
Scale: As indicated



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	RIGHT OF WAY
	PROPERTY LINE
	PERIMETER FENCE (DETERMINED BY ARCHITECT)
	ROAD CENTERLINE
	PHASE LINE
	NEW EASEMENT
	SIDEWALK
	PHASE 1A
	PHASE 1B
	PHASE 2

SITE INFORMATION:

SITE ADDRESS:
REFER TO OVERALL SITE PLAN
ZONING:
PRD
BUILDING USE:
RESIDENTIAL

BUILDING SETBACKS: (PER EXISTING PRD)

TOWNHOMES		APARTMENTS	
FRONT:	30'	FRONT:	25'
EXTERIOR SIDE:	15'	EXTERIOR SIDE:	25'
INTERIOR SIDE:	TBD	INTERIOR SIDE:	TBD
REAR:	25'	REAR:	25'

OVERALL SITE CALCULATIONS:
SITE AREA 39.97± ACRES (1,741,031± SQ FT)
39.97± ACRES / 515 UNITS = 12.9 UNITS PER ACRE
IMPERVIOUS AREA 59% (12.47± ACRES 543,445± SQ FT)
PERVIOUS AREA 41% (8.54± ACRES 371,878± SQ FT)
OPEN SPACE REQUIRED PER PRD 1,741,031± X 15% = (261,155± SQ FT)
OPEN SPACE PROVIDED = 261,155± SQ FT 15%

APARTMENT SITE CALCULATIONS: (MINUS R\W AND PONDS)
SITE AREA 17.34± ACRES (755,449± SQ FT)
17.34± ACRES / 408 UNITS = 23.5 UNITS PER ACRE
TOWNHOME SITE CALCULATIONS: (MINUS R\W AND PONDS)
SITE AREA 8.28± ACRES (360,709± SQ FT)
8.28± ACRES / 107 UNITS = 13 UNITS PER ACRE

UNIT CALCULATIONS (APARTMENT):

BUILDING A 36 UNITS:	2 BUILDINGS	72 UNITS
BUILDING B 24 UNITS:	14 BUILDINGS	336 UNITS
TOTAL:	16 BUILDINGS	408 UNITS

UNIT CALCULATIONS (TOWNHOMES):

BUILDING C 5 UNITS:	15 BUILDINGS	75 UNITS
BUILDING D 8 UNITS:	4 BUILDINGS	32 UNITS
TOTAL:	19 BUILDINGS	107 UNITS

BEDROOM (BEDS) (APARTMENTS):

BUILDING A 36 BEDS:	2 BUILDINGS	72 BEDS
BUILDING B 48 BEDS:	14 BUILDINGS	672 BEDS
TOTAL:	16 BUILDINGS	744 BEDS

BEDROOM (BEDS) (TOWNHOMES):

BUILDING C 16 BEDS:	15 BUILDINGS	240 BEDS
BUILDING D 15 BEDS:	4 BUILDINGS	60 BEDS
TOTAL:	19 BUILDINGS	300 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

BUILDING A 8,825± SQ FT	2 BUILDINGS	17,650± SQ FT
BUILDING B 8,825± SQ FT	14 BUILDINGS	123,550± SQ FT
BUILDING C 5,615± SQ FT	15 BUILDINGS	84,225± SQ FT
BUILDING D 5,443± SQ FT	4 BUILDINGS	21,772± SQ FT

TOTAL: 247,197± SQ FT (FOOTPRINTS)

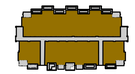
APARTMENT PARKING CALCULATIONS:

REQUIRED PARKING:		PROVIDED PARKING:	
MULTI-FAMILY:	1.5 SPACE PER UNIT 408 UNITS X 1.5 = 612 STALLS	STANDARD PARKING:	598 PARKING STALLS
ADA:	612 X 2% = 12	ADA STALL:	14 ADA STALLS
TOTAL REQUIRED:	612 PARKING STALLS	TOTAL STALLS:	612 PARKING STALLS

TOWNHOME PARKING CALCULATIONS:

REQUIRED PARKING:		PROVIDED PARKING:	
MULTI-FAMILY:	2 SPACE PER UNIT 107 UNITS X 2 = 214 STALLS	DRIVEWAY PARKING:	107 DRIVEWAY PARKING
ADA:	201 TO 300 = 7	GARAGES:	130 GARAGE
TOTAL REQUIRED:	214 PARKING STALLS	TOTAL STALLS:	237 PARKING STALLS

SITE AMENITIES:
POOL
CLUB HOUSE

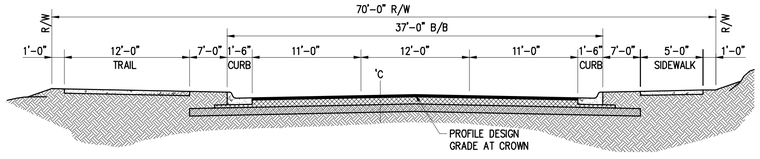

36 UNIT BUILDING A
36 BEDROOMS
3 STORY
30'-0" AT EAVE


24 UNIT BUILDING B
48 BEDROOMS
3 STORY
30'-0" AT EAVE

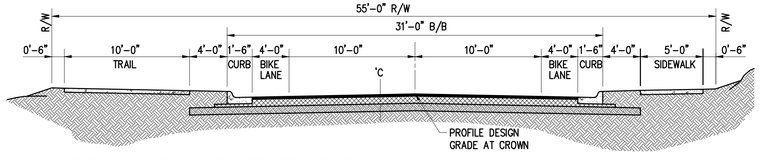

5 UNIT TOWNHOME C
16 BEDROOMS
6 GARAGES
3 STORY
30'-0" AT EAVE


8 UNIT TOWNHOME D
15 BEDROOMS
5 GARAGES
3 STORY
30'-0" AT EAVE

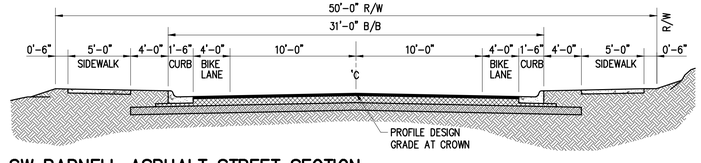

CLUBHOUSE



SW BRIGHT ROAD ASPHALT STREET SECTION
NTS



TYPICAL ASPHALT STREET SECTION
NTS



SW PARNELL ASPHALT STREET SECTION
NTS

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

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

GRAPHIC SCALE IN FEET
100' 0 100'

PROJECT TITLE
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106800
ISSUE DATE: 09-29-23
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ··· REVIEW SET ···

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CONCEPT 5

DRAWING C:\23106800_PARKERS\BUILDINGSTRUCTURES\DWG\CONCEPT5.DWG
LAST SAVED BY: MICHAEL.LANG 10/27/2023 2:28 PM
PLOTTED BY: MICHAEL.LANG 10/27/2023 2:28 PM (PLOTSTBL=CTA2-11X17-PRELIMINARY.CTB)

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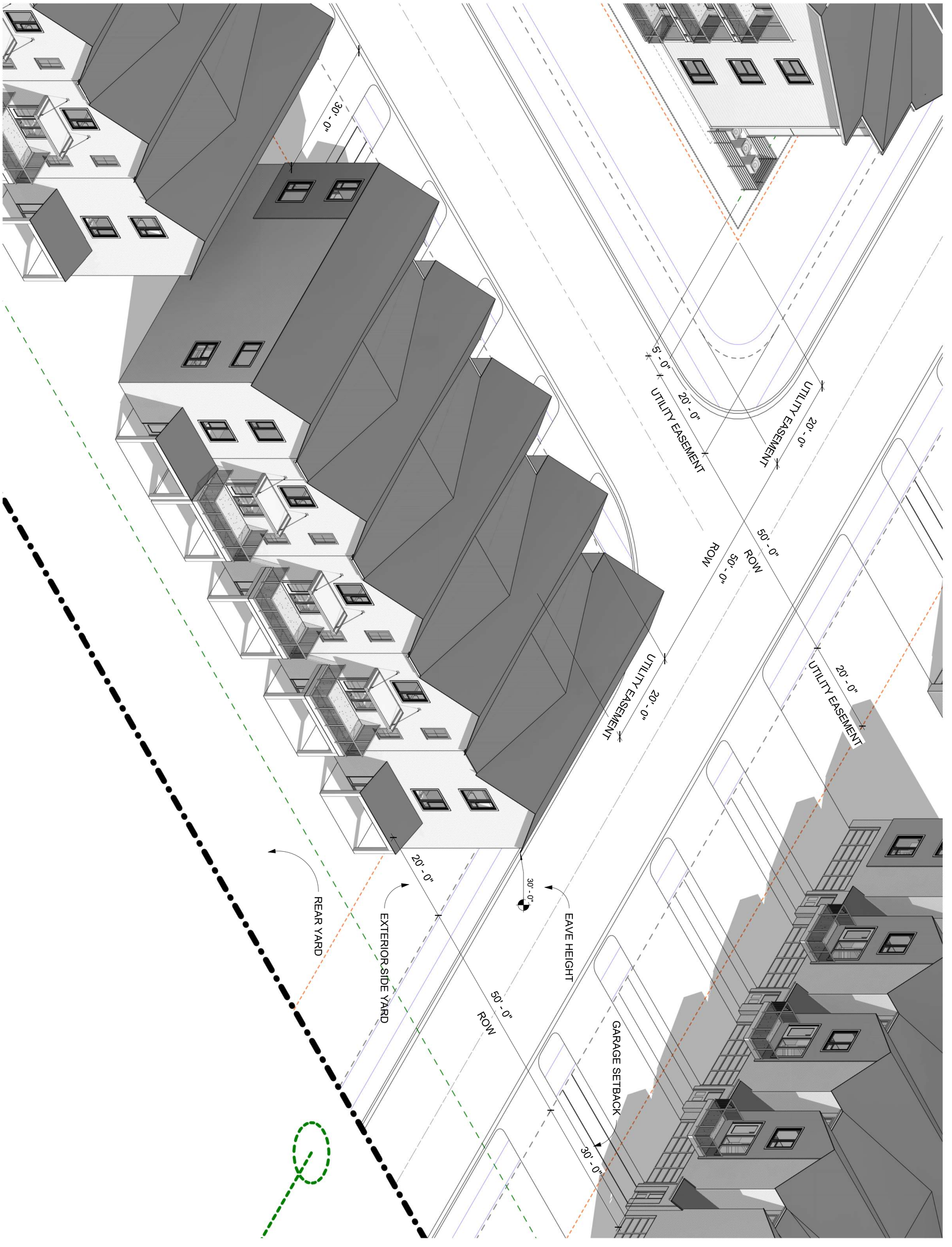
1 TOWNHOME



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

TOWNHOME PROTOTYPE

A103

Scale:

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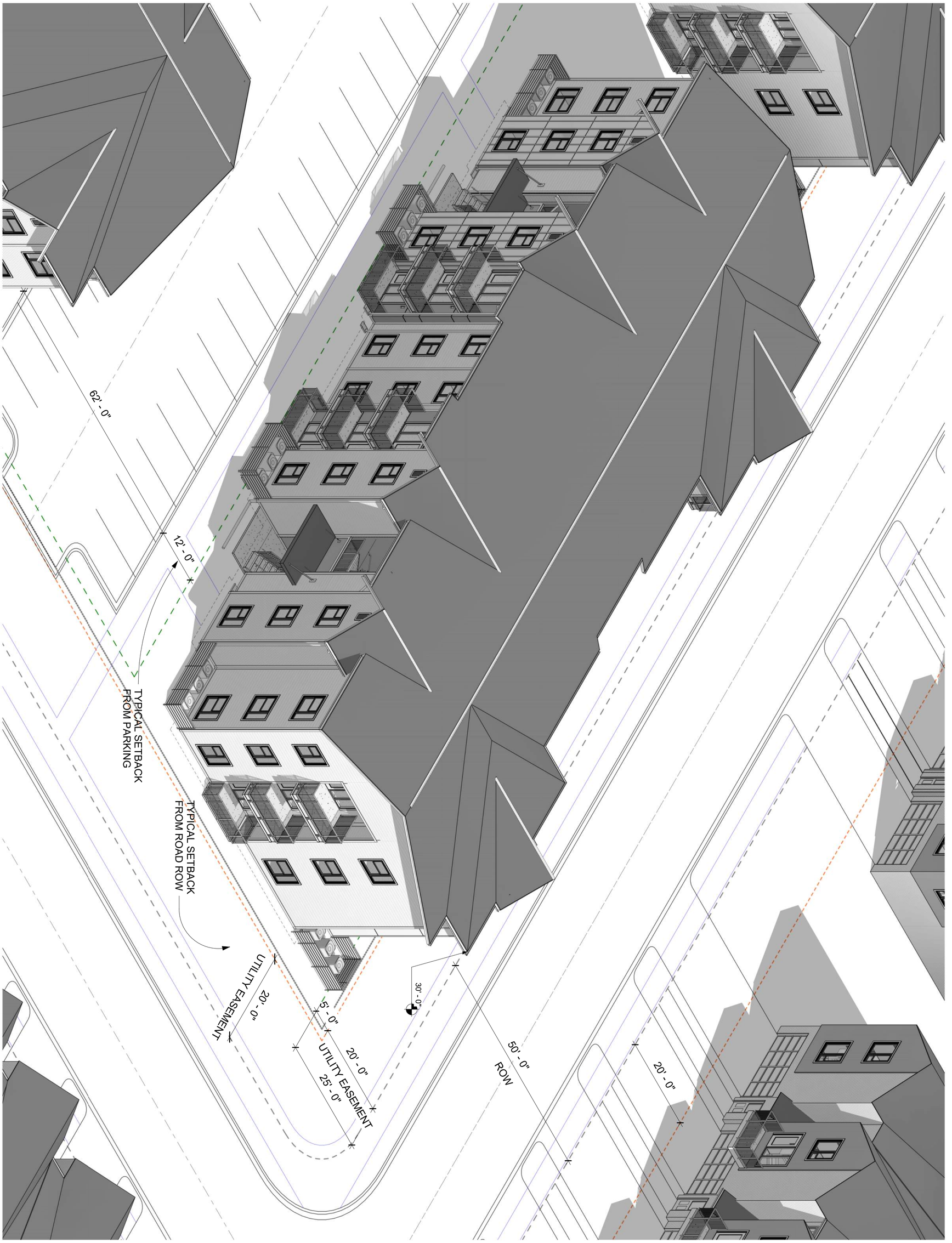
1 MULTI-FAMILY



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www.dci-services.com

DESIGN + CONSTRUCTION INTEGRATION

MULTI FAMILY PROTOTYPE

A104

Scale:

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MATERIALS LIST (ALL STRUCTURES):

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





MULTI FAMILY CONCEPT IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

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Project number: 0990

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DESIGN + CONSTRUCTION INTEGRATION

Scale:

A105

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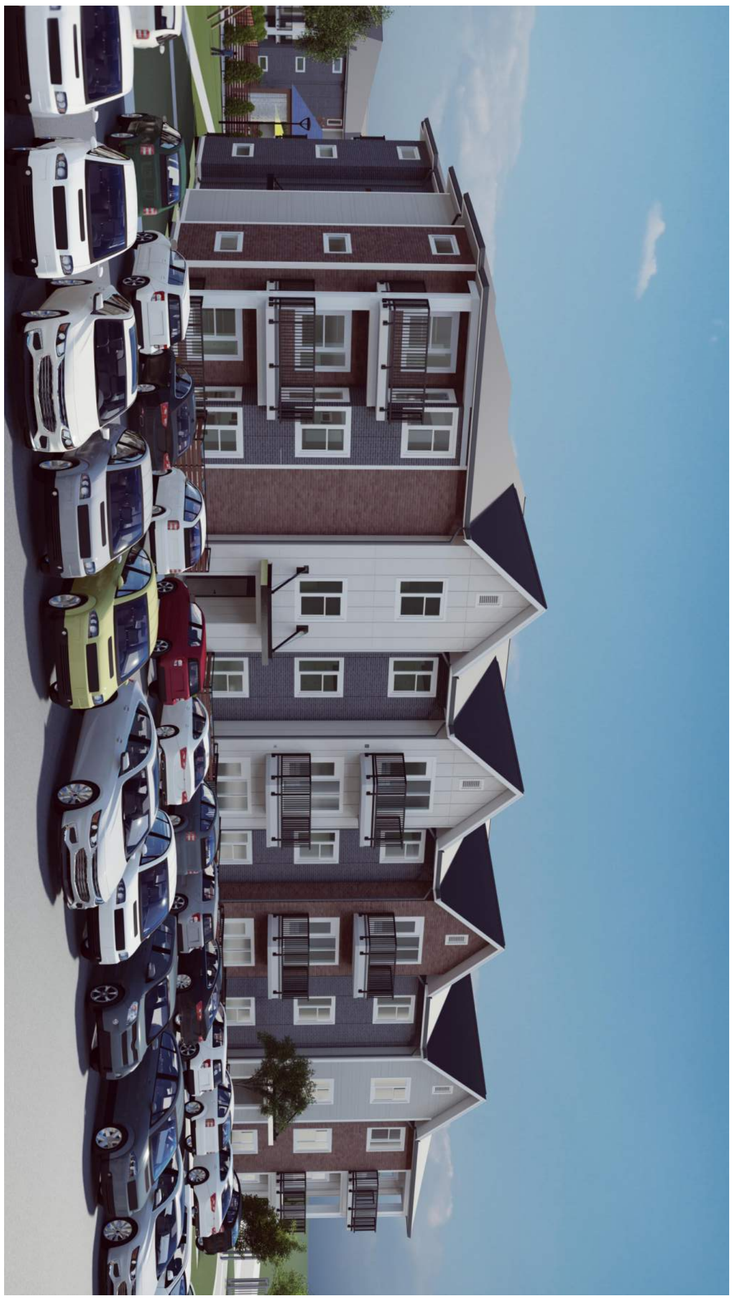



MULTI FAMILY CONCEPT IMAGERY

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DESIGN + CONSTRUCTION INTEGRATION

Scale:

A106

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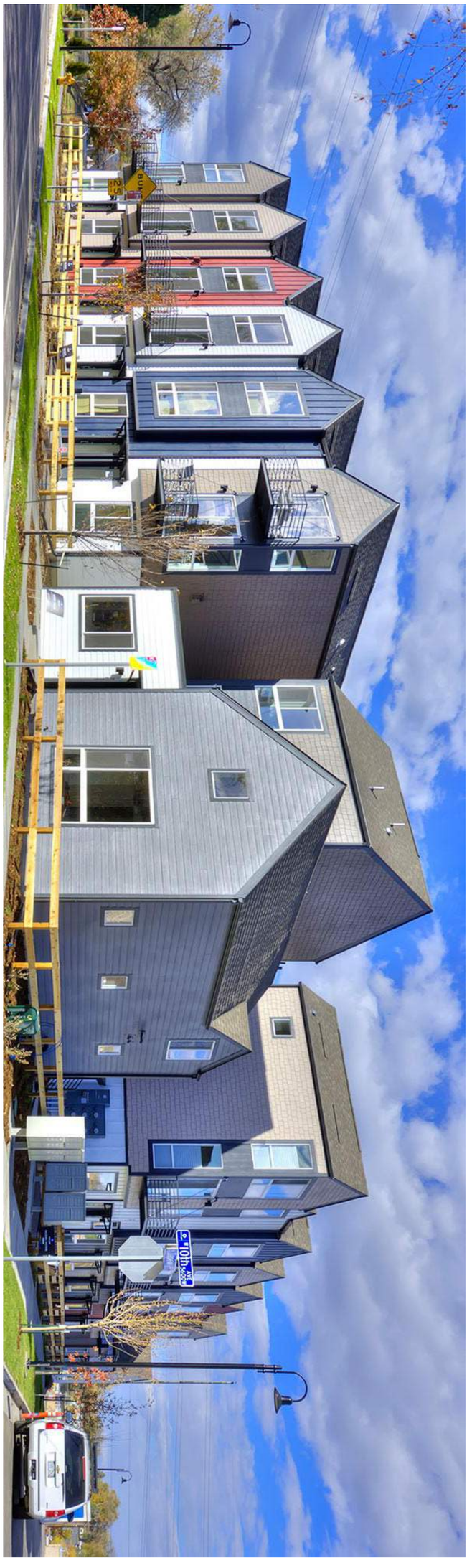



TOWNHOME CONCEPT IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

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

DESIGN + CONSTRUCTION INTEGRATION

Scale:

A107

	14th Street Tunnel - Night Work Extension
	Southwest 14th Street
	PC Date: 2/6/2024

Staff Report Details

Project Number	CU22-0025
Applicant / Current Owner	Bentonville P & R Fund, LLC
Site Area	+/- 0.97 Acres
Current Zoning	RO, Residential Office
Requested Zoning	
Current Future Land Use Map Designation	Mixed-use Commercial & R-E, Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Night work on road construction
Related projects	LSD21-0059

Property Description

The subject property is located between SE 14th St and SE O St and is zoned R-O, Residential Office. Any person wishing to conduct activities which violate noise ordinance outlined in Code Section 58-109 or 58-110 must apply for a Conditional Use Permit.

Project Details

The applicant has requested a 9-month extension to this previously approved CUP due to delays in the associated ARDOT permitting process. The CUP was originally approved in September 2022 with an 18-month window, due to expire in March 2024. No other conditions were approved with the original request.

According to the applicant's narrative, they intend to conduct night work construction to move forward in completing the 14th Street pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will re-link the Northwest Arkansas Greenway trail through the future Walmart Home Office Campus.

The applicant states that construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the city of Bentonville. The contractor will adhere to a construction schedule with lanes closures

Project Details

starting on Friday at 9:00 PM and reopening by Monday at 5:00 AM. The contractor will only be completing night working between these hours.

Additionally, the applicant's narrative states that residential homes along SE O Street are located within +/- 300 ft. of tunnel construction and there are several commercial business buildings, wood privacy fences, and landscape features that should help buffer noise levels.

The applicant concludes that the measures outlined above are adequate to abate both traffic congestion and noise levels during construction, minimizing any disturbances caused by this project.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Conclusion

1. This Conditional Use Permit shall be valid until 12/31/2024.

2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Additional Details


SE 14TH ST
SE EVERGREEN ST
SE 15TH ST
SE J ST
SE O ST
MALLARD PL
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
CU22-0025 9/6/22
CONDITIONAL USE
14TH ST TUNNEL NIGHT WORK
THE CITY OF BENTONVILLE

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

January 31, 2024

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

Amended Request for Conditional Use Permit Extension for Construction Noise During Night Work – 14th St Tunnel (LSD21-0059) (CU22-0025)

Dear Planning Commissioners:

Please accept this letter seeking an extension to the previously PC approved Conditional Use Permit, (CU22-0025) associated with LSD21-0059 regarding construction noise during night work for the 14th St tunnel project.

After overcoming delays in the ARDOT permitting process, construction is expected to begin in mid-2024 and end 12/31/2025. We ask that the current CU22-0025 permit, due to expire on 3/6/24, be extended through year 2025 or upon completion of construction (if earlier).

This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus. Construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the City of Bentonville. As stated on the attached Temporary Traffic Control Plans (Sheet T10.0) the contractor will adhere to the construction schedule. The lane closures will start on Friday at 9:00 PM and reopen by Monday at 5:00 AM. The contractor will only be completing night work between these hours.

Per Article 58-V NOISE, Sec 58-110 Specific Prohibitions, part (c) Construction, and Section 58-109 Limitation by Zoning District. The code states the following:

"Construction. Operation of construction, demolition, or excavation equipment; performance of any outside construction or repair work on buildings, structures, or projects; or operation of any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction-type device in order to erect, demolish, alter, or repair any building, street, or highway within a residential zone or on any property within a radius of 500 feet of a residential zone on Sundays; legal holidays; Monday through Saturday between the hours of 7:00 p.m. and 6:00 a.m. the following day in May, June, July, August and September; and Monday through Saturday between the hours of 6:00 p.m. and 6:00 a.m. during the remainder months of the year. Construction work shall be subject to the maximum noise level limitations specified for industrial zones in section 58-109."

In this instance residential homes along SE O Street are located +/- 300 ft. from the tunnel construction. There are several commercial buildings, wood privacy fences, and landscape material that should help buffer noise levels.

Respectfully Submitted,

CEI Engineering Inc.
Clinton Muse
Project Manager

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

July 12, 2022

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

Conditional Use Permit for Night Work Waiver Request – 14th ST Tunnel (LSD21-0059)

Dear Planning Commissioners:

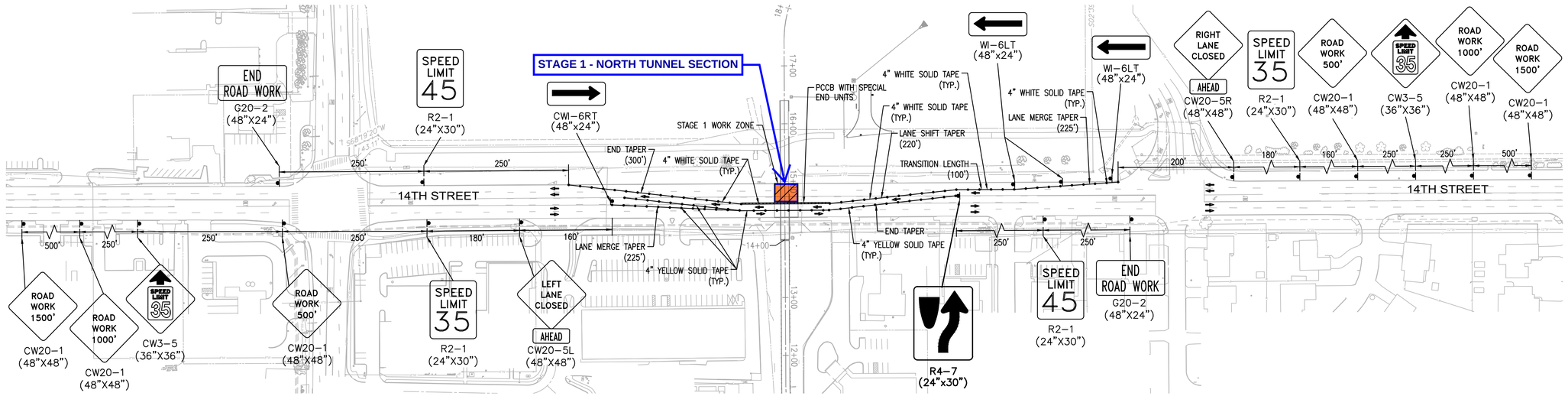
Please accept this narrative letter to accompany a formal application by NWA Trail Blazers for consideration of a conditional use permit to allow night work construction to move forward in an effort to complete the 14th ST pedestrian tunnel project (LSD21-0059).This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus.

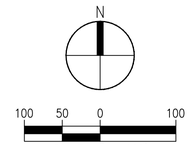
Construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) in order to mitigate traffic impacts per requirement by ARDOT and the city of Bentonville. As stated on the attached Temporary Traffic Control Plans (Sheet T10.0) the contractor will adhere to the construction schedule. The lane closure will start on Friday at 9:00 PM and reopen by Monday at 5:00 AM. The contractor will only be completing night working between these hours.

Per Section 7.48.07 of the code of ordinance the requirement for night construction within 500 ft of a residence requires a noise level of less than 65dBA. Residential homes along SE O Street are located +/- 300 ft. of tunnel construction. There are several commercial business buildings, wood privacy fences, and landscape material that should help buffer noise levels.

Respectfully Submitted,
CEI Engineering Inc.

Clinton Muse
Assistant Project Manager
cmuse@ceieng.com





NWA TRAILBLAZERS
1000 SE 5th Street, Ste, E
P. O. Box 2821,
Bentonville, AR 72712

walter p moore
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PARKWAY, SUITE 2 (479) 273-9472
BENTONVILLE, AR 72712 FAX (479) 273-0844

SE 14TH STREET BIKE TUNNEL IMPROVEMENT

STAGE 2 LANE CLOSURE SCHEDULE

CLOSURE AFTER 9 PM	OPEN AFTER 5 AM

STAGE 1 CONSTRUCTION PAVEMENT MARKINGS	
TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	1,045
4" SOLID YELLOW TAPE	875
4" DOTTED WHITE EXTENSION TAPE	-
LEFT HAND TURN ARROW	-

GENERAL TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SCHEDULE. SCHEDULE FOR LANE CLOSURE WILL START ON FRIDAY AT 9 PM AND REOPEN BY MONDAY AT 5 AM.
2. THE MAINTENANCE OF TRAFFIC AS SHOWN IN THE PLANS IS PROVIDED TO THE CONTRACTOR AS A MINIMUM CONTROLS AND GUIDANCE.
3. STREET CLOSURE SHALL NOT BE ALLOWED.
4. CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35–FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
5. CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC–5, OR AS DIRECTED BY THE ENGINEER.
6. CONTRACTOR SHALL MAINTAIN ALL ACCESS TO ALL LOCAL BUSINESSES AND RESIDENTS.
7. ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO AND BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS AND AHTD STANDARD DRAWINGS FOR TRAFFIC CONTROL.
8. ALL SIGNS, INCLUDING ADVANCED WARNING SIGNS, SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND NOTES AS SHOWN ON AHTD STANDARD DRAWINGS TC–1 AND TC–3, UNLESS OTHER METHODS ARE APPROVED IN WRITING, BY THE ENGINEER.
9. MULTIPLE SIGNS, WHERE CALLED OUT IN SINGLE LOCATION, SHALL BE INSTALLED ON SEPARATE POSTS.
10. SIGNS SHALL BE COVERED OR REMOVED WHEN WORK ON AFFECTED STREET IS COMPLETED OR SUSPENDED. SIGNS SHOULD NOT BE INSTALLED MORE THAN ONE WEEK IN ADVANCE.
11. ADVANCED WARNING SIGNS SHOWN ON THIS STREET SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO THE START OF ANY CONSTRUCTION WHICH PROHIBITS EXISTING TRAFFIC MOVEMENTS.
12. ADVANCED WARNING SIGNS SHALL NOT OBSTRUCT THE VIEW OF AN EXISTING SIGN BUT SHALL BE LOCATED IN A POSITION TO MAINTAIN CLEAR VISIBILITY.
13. ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC…., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.
14. THE EXISTING PAVEMENT MARKINGS SHALL REMAIN IN–PLACE AND THE USE OF PLASTIC TRAFFIC DRUMS AND TEMPORARY CONSTRUCTION TAPE SHALL BE USED TO TRANSITION AND DELINEATE TO TWO–WAY TRAFFIC. TRANSITION LENGTHS SHALL BE IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC–2 OR AS DIRECTED.
15. TEMPORARY STRIPING SHALL BE APPLIED TO THE PERMANENT PAVEMENT REPAIR SECTION. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER AHTD STANDARD DRAWING PM–1.
16. CONTRACTOR TO COORDINATE WITH OWNER OF TRAFFIC SIGNALS IN ORDER TO ALTER TRAFFIC SIGNAL TARGETS DURING CONSTRUCTION.
17. ALL WORK WITHIN AND AFFECTING THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THESE PLANS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.
18. ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.
19. NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
20. INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
21. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.
22. EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTRIBUTED BY ACTIVITIES, IT SHALL BE RE–ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
23. MEASURE SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK ARE ONTO THE HIGHWAY AND TO RE–VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.
24. THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.
25. THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL PLANS TO THE STREETS DEPARTMENT – CITY OF BENTONVILLE AND GET APPROVAL BEFORE THE CLOSURE.

CERTIFICATE OF AUTHORIZATION WALTER P MOORE No. 719 ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19837 THOMAS D. DUNCAN
02-07-2022

NO.	DATE	REVISION
	10/13/2021	PRE-APP REQUEST
	11/01/2021	60% CD/1ST PLANNING COMMISSION
	11/22/2021	2ND PLANNING COMMISSION
	12/06/2021	3RD PLANNING COMMISSION
	12/13/2021	90% CD
	02/07/2022	95% CD

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M03-18031-11	WPM	WPM	WPM
ORIGINAL ISSUE			DATE

TEMPORARY TRAFFIC CONTROL PLAN (14TH STREET) - STAGE 1

ID	PHASE	VOLUME	SHEET
14TH	BT	V1	T10.0

City of Bentonville Project No. LSD21-0059

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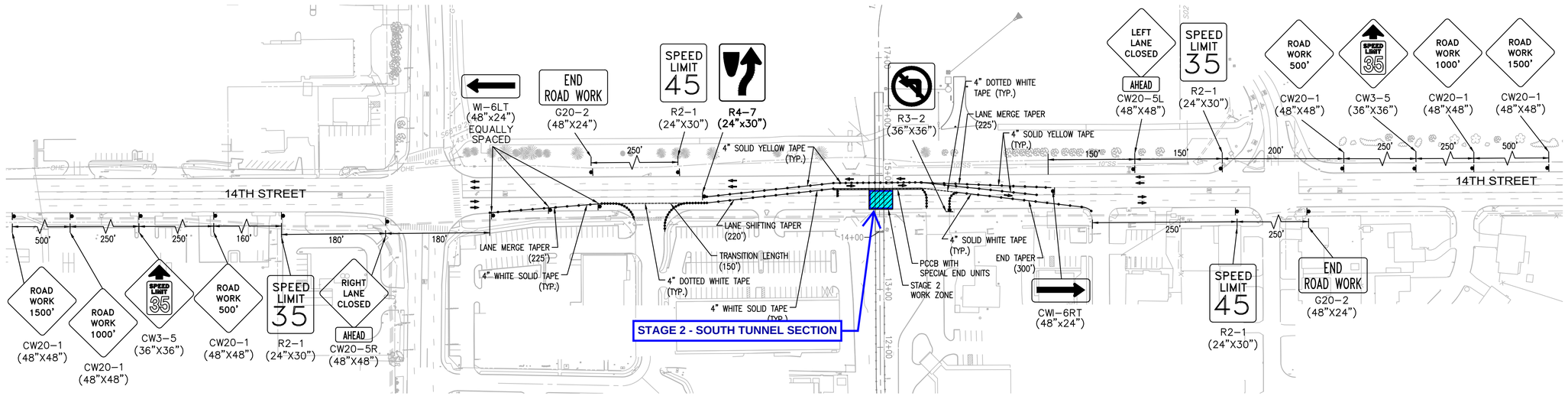
Mar 18, 2022 - 3:48pm X:\M03\2018\18031-11 Walmart Home Office-14th St Tunnel\Traffic\3-Production\03-Sheets\WMC_INFRA_WPM_C_SE 14TH-TUNNEL_ST_01_TCP_M03180310 9.dwg



N

100 50 0 100

SCALE: 1" = 100'

1000 SE 5th Street, Ste, E
P. O. Box 2821,
Bentonville, AR 72712

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PARKWAY, SUITE 2 (479) 273-9472
BENTONVILLE, AR 72712 FAX (479) 273-0844

SE 14TH STREET BIKE TUNNEL IMPROVEMENT

STAGE 2 LANE CLOSURE SCHEDULE

CLOSURE AFTER 9 PM	OPEN AFTER 5 AM

STAGE 1 CONSTRUCTION PAVEMENT MARKINGS	
TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	985
4" SOLID YELLOW TAPE	897
4" DOTTED WHITE EXTENSION TAPE	193
LEFT HAND TURN ARROW	-

GENERAL TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SCHEDULE. SCHEDULE FOR LANE CLOSURE WILL START ON FRIDAY AT 9 PM AND REOPEN BY MONDAY AT 5 AM.
2. THE MAINTENANCE OF TRAFFIC AS SHOWN IN THE PLANS IS PROVIDED TO THE CONTRACTOR AS A MINIMUM CONTROLS AND GUIDANCE.
3. STREET CLOSURE SHALL NOT BE ALLOWED.
4. CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35–FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
5. CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC–5, OR AS DIRECTED BY THE ENGINEER.
6. CONTRACTOR SHALL MAINTAIN ALL ACCESS TO ALL LOCAL BUSINESSES AND RESIDENTS.
7. ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO AND BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS AND AHTD STANDARD DRAWINGS FOR TRAFFIC CONTROL.
8. ALL SIGNS, INCLUDING ADVANCED WARNING SIGNS, SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND NOTES AS SHOWN ON AHTD STANDARD DRAWINGS TC–1 AND TC–3, UNLESS OTHER METHODS ARE APPROVED IN WRITING, BY THE ENGINEER.
9. MULTIPLE SIGNS, WHERE CALLED OUT IN SINGLE LOCATION, SHALL BE INSTALLED ON SEPARATE POSTS.
10. SIGNS SHALL BE COVERED OR REMOVED WHEN WORK ON AFFECTED STREET IS COMPLETED OR SUSPENDED. SIGNS SHOULD NOT BE INSTALLED MORE THAN ONE WEEK IN ADVANCE.
11. ADVANCED WARNING SIGNS SHOWN ON THIS STREET SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO THE START OF ANY CONSTRUCTION WHICH PROHIBITS EXISTING TRAFFIC MOVEMENTS.
12. ADVANCED WARNING SIGNS SHALL NOT OBSTRUCT THE VIEW OF AN EXISTING SIGN BUT SHALL BE LOCATED IN A POSITION TO MAINTAIN CLEAR VISIBILITY.
13. ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC…., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.
14. THE EXISTING PAVEMENT MARKINGS SHALL REMAIN IN–PLACE AND THE USE OF PLASTIC TRAFFIC DRUMS AND TEMPORARY CONSTRUCTION TAPE SHALL BE USED TO TRANSITION AND DELINEATE TO TWO–WAY TRAFFIC. TRANSITION LENGTHS SHALL BE IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC–2 OR AS DIRECTED.
15. TEMPORARY STRIPING SHALL BE APPLIED TO THE PERMANENT PAVEMENT REPAIR SECTION. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER AHTD STANDARD DRAWING PM–1.
16. CONTRACTOR TO COORDINATE WITH OWNER OF TRAFFIC SIGNALS IN ORDER TO ALTER TRAFFIC SIGNAL TARGETS DURING CONSTRUCTION.
17. ALL WORK WITHIN AND AFFECTING THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THESE PLANS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.
18. ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.
19. NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
20. INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
21. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.
22. EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTRIBUTED BY ACTIVITIES, IT SHALL BE RE–ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
23. MEASURE SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK ARE ONTO THE HIGHWAY AND TO RE–VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.
24. THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.
25. THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL PLANS TO THE STREETS DEPARTMENT – CITY OF BENTONVILLE AND GET APPROVAL BEFORE THE CLOSURE.

CERTIFICATE OF AUTHORIZATION WALTER P MOORE No. 719 ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19837 THOMAS D. DUNCAN

02-07-2022

NO.	DATE	REVISION
	10/13/2021	PRE-APP REQUEST
	11/01/2021	60% CD/1ST PLANNING COMMISSION
	11/22/2021	2ND PLANNING COMMISSION
	12/06/2021	3RD PLANNING COMMISSION
	12/13/2021	90% CD
	02/07/2022	95% CD

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M03-18031-11	WPM	WPM	WPM
ORIGINAL ISSUE			DATE

TEMPORARY TRAFFIC CONTROL PLAN (14TH STREET) - STAGE 2

ID	PHASE	VOLUME	SHEET
14TH	BT	V1	T10.1

City of Bentonville Project No. LSD21-0059

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Mar 18, 2022 - 3:48pm X:\M03\20\18\18031-11 Walmart Home Office-14th St Tunnel\Traffic\3-Production\03-Sheets\WMC_INFRA_WPM_C_SE 14TH-TUNNEL_ST_02_TC

Skylight Apartments

1906 Southwest 14th Street

PC Date: 1/2/2024

Staff Report Details

Project Number	LSD23-0052
Applicant / Current Owner	Clint Karstetter P.E./Ultra Homes LLC
Site Area	+/- 1.37 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Multifamily
Related projects	RZ23-0032

Property Description

This property is located at 1906 Southwest 14th Street, and is presently zoned C-2, General Commercial with a land use of General Commercial. Adjacent zoning districts include A-1, Agriculture to the north, C-1, Neighborhood Commercial to the east and south, and C-2, General Commercial to the west. The property has direct access to Southwest 14th Street.

Project Details

The project is a proposed multifamily development, consisting of one building of 35 units. The building is proposed to be 3 stories tall and almost 40 feet tall at its tallest point. The building is primarily brick along with Hardie siding and windows. An open-air breezeway connects all the units in a central corridor. The building is articulated per the design criteria of the Land Development Code.

The development provides 53 parking stalls, meeting the minimum required amount. Cross access is provided to both adjacent lots to the east and west. Landscaping is provided per the requirements of the Land Development Code. No waivers are requested with this LSD.

Relationship to the General Plan / Projected Traffic Impact

Traffic will likely increase from the current use of a single-family home to a multifamily development. As 14th Street is a classified arterial, it will likely be able to accommodate the increase in traffic. Ongoing trail projects in the area will eventually provide a connection from this property to future and existing parks, and integrate into the existing trail system of the city, which will allow residents to choose to walk to bike to destinations.

Public Comment

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

Analysis / Waivers

No waivers were requested with this development. The building does however make use of both primary and special use primary materials.

Conclusion

Staff recommends approval of this development as it meets the requirements of the Land Development Code. There is an off-site sewer extension necessary to serve the project. Planning Staff recommends conditioning the project to prepare all plans in conformance with City, State and Federal laws, including but not limited to erosion control measures prior to precon for the project.

Additional Details


CHERYL CIR
SW COVENTRY BLVD
ANNA ST
SW 14TH ST
Legend
Planning Commission Items
N
W
E
S
1:1,558
LSD23-0052
Skylight Apartments
Parcel 01-00934-000
THE CITY OF
BENTONVILLE

LARGE SCALE DEVELOPMENT PLANS

FOR

SKYLIGHT APARTMENTS

DECEMBER 2023

WAIVERS/VARIANCES

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

AIRPORT ZONE

PROJECT LIES WITHIN ZONE C(3)-OUTER SAFETY ZONE.

CONTACTS

OWNER
SKYLIGHT PROPERTIES, LLC
1801 SW REGIONAL AIRPORT BLVD
UNIT 5
BENTONVILLE, AR 72712
CONTACT: BAPUJI VAKKALAGADDA
479-366-6166

SURVEYOR
DEVELOPMENT CONSULTANTS INC.
1 E. CENTER ST.
SUITE 290
FAYETTEVILLE, AR 72701
JAY YOUNG
479-444-7880

CIVIL ENGINEERING
CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1
SUITE C
LOWELL, AR 72745
CLINT KARSTETTER
479-200-5242

ATT
BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
(479) 200-9022 OR (479) 571-6609
BB585@ATT.COM OR
LAYNE RHODES
LR159@ATT.COM
(479) 442-1977

COX
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
(479) 263-7057
CHAD.HODGE@COX.COM AND
TIMOTHY GOSS, (479) 651-5583

PLANNING REVIEW
TYLER OVERSTREET
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3122

ENGINEERING
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993

FIRE MARSHAL
TODD PEARCE
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3108

STORMWATER REVIEW
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3168

WATER DEPARTMENT
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

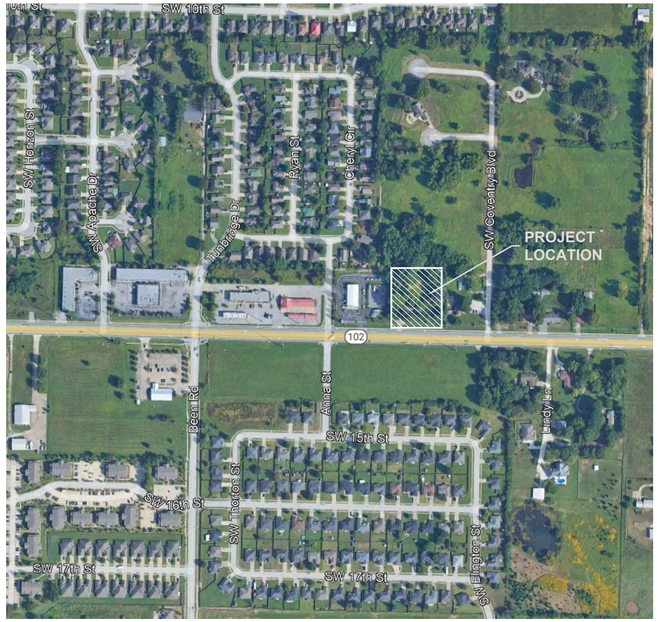
WASTEWATER DEPARTMENT
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

NATURAL GAS
BLACK HILLS ENERGY
WAYNE MEEKS
479-549-7834

ELECTRIC
TRAVIS MATLOCK
BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3135

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ENGINEER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED, INDUSTRY STANDARDS, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATIONS.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
12. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE 24 HOURS A DAY INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION.
13. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.

APPROVALS — DATE

CITY OF BENTONVILLE PLANNING _____

BENTONVILLE WATER UTILITIES _____

BENTONVILLE ELECTRIC _____

ARKANSAS DEPARTMENT OF HEALTH _____

FLOOD NOTE

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS INDICATED BY THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL 05007C0255K LAST REVISED JUNE 5, 2012

WETLANDS NOTE

THERE ARE NO KNOW WETLANDS ONSITE

SURVEY DESCRIPTION

Property Description: (TRACT 7 OF W.D.: 2016-38498)

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 39.56 FEET NORTH AND NORTH 89°41'40" WEST 220.98 FEET FROM THE SE CORNER OF SAID SW 1/4 OF THE SW 1/4 ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #102; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°41'40" WEST 255.55 FEET; THENCE LEAVING NORTH RIGHT-OF-WAY NORTH 00°28'21" WEST 250 FEET; THENCE SOUTH 89°41'40" EAST 259.19 FEET;THENCE SOUTH 00°21'43" WEST 249.98 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING USED AS THE WEST 1/16 CORNER OF SECTION 36; THENCE NORTH 02°28'23" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87°16'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 220.82 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°16'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 255.59 FEET TO A POINT; THENCE NORTH 01°58'15" EAST A DISTANCE OF 18.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87°52'52" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.85 FEET TO A POINT; THENCE SOUTH 02°44'28" WEST A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES OR 5,073 SQUARE FEET MORE OR LESS AS SHOWN N PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.

ALSO LESS AND EXCEPT:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEGIN USED AS THE WEST 1/16 CORNER OF SECTION 36, THENCE NORTH 02°28' 23" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87°15'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 476.41 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°15'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3.10 FEET TO A POINT; THENCE NORTH 02°40'58" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 18.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87°52'52" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2.87 FEET TO A POINT; THENCE SOUTH 01°58'15" WEST A DISTANCE OF 18.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 55 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.

SHEET LIST

C000 COVER SHEET
B-1 SURVEY(ASSOCIATED PLAN)
C100 DEMOLITION PLAN
C200 SITE PLAN
C201 SITE DETAILS
C202 SITE DETAILS
C300 LANDSCAPE PLAN
C400 GRADING PLAN
C500 UTILITY PLAN
C600 EROSION CONTROL PLAN
CITY DETAILS

CERTIFICATE OF AUTHORIZATION — CK CIVIL ENGINEERING LLC — No.4150 — ARKANSAS ENGINEER

CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR CONSTRUCTION

ISSUE DATE: 12/11/2023

SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

LSD23-0052

COVER

PROJ: 23-104

C000

AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT
C-3 OUTSIDE SAFETY ZONE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEE LEVEL.

1. NOT WITHSTANDING ANY OTHER PROVISION OF THIS SECTION, NO USE MAY BE MADE OF LAND OR WATER WITHIN THE MUNICIPAL AIRPORT DISTRICT IN SUCH A MANNER AS TO:
A. CREATE ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATION BETWEEN THE AIRPORT AND AIRCRAFT;
B. MAKE IT DIFFICULT FOR PILOTS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS;
C. RESULT IN GLARE IN THE EYES OF PILOTS USING THE AIRPORT;
D. IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT;
E. CREATE BIRD STRIKE HAZARDS; OR
F. OTHERWISE IN ANY WAY ENDANGER OR INTERFERE WITH THE LANDING, TAKEOFF, OR MANEUVERING OF AIRCRAFT INTENDING TO USE THE AIRPORT.

PLANNING NOTES

1. NO FREESTANDING SIGNAGE IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK". ASSUMED 55 MPH DESIGN SPEED (45 MPH SPEED LIMIT CURRENTLY)
   2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 610 FT (TABLE 9-7)
   2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 530 FT (TABLE 9-9)
3. DUMPSTER ENCLOSURE SHALL BE CONSTRUTED WITH SIMILAR MATERIALS AS THE BUILDING

CITY STANDARD NOTES

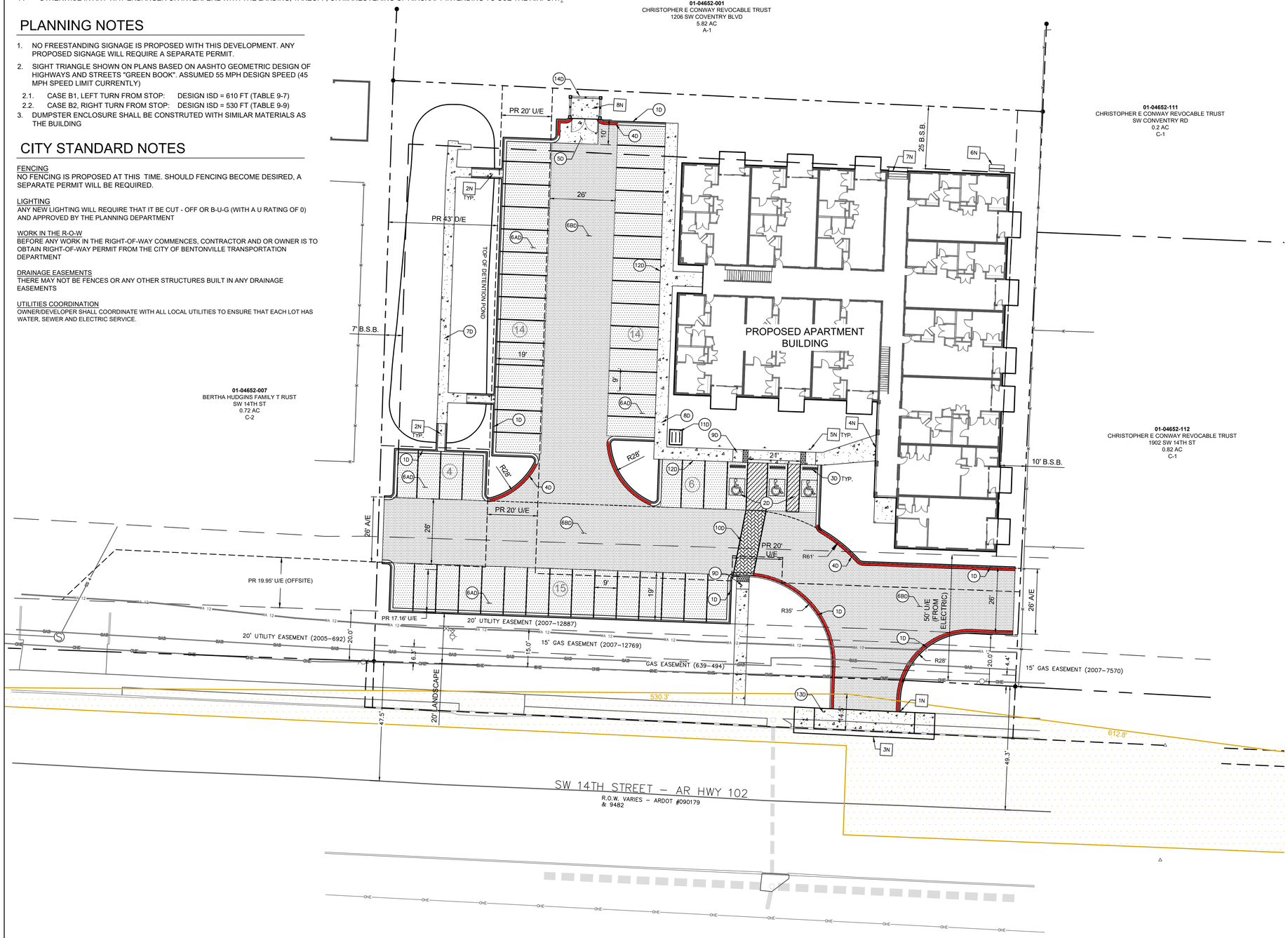
FENCING
NO FENCING IS PROPOSED AT THIS TIME. SHOULD FENCING BECOME DESIRED, A SEPARATE PERMIT WILL BE REQUIRED.

LIGHTING
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

WORK IN THE R-O-W
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

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

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



EXISTING LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OHE — OVERHEAD ELECTRIC
- GAS — GAS LINE
- SS — SANITARY SEWER
- WA — WATER LINE
- STORM DRAIN
- STORM SEWER MANHOLE
- FENCE

PROPOSED LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- TOP OF POND
- CURB
- NEW FENCE
- FIRE LANE
- # — PARKING COUNT
- SIGHT TRIANGLE

NOTES

1N. TRANSITION CURB FROM FLUSH OVER 2'
2N. 4' CURBED CONCRETE DRAINAGE FLUME
3N. 2' SAW CUT, PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
4N. EXPAND SIDEWALK WIDTH TO MATCH SUPPORT COLUMN WIDTH
5N. STANDARD ADA PARKING SIGN
6N. PARK BENCH
7N. STAIRS
8N. SCREENED DUMPSTER PAD, SIMILAR MATERIALS TO BLDG

DETAILS

1D. CURB AND GUTTER, SEE DETAIL 1/C201
2D. ADA PARKING LOT STRIPING, SEE DETAIL 2/C201
3D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 3/C201
4D. FIRE LANE MARKING, SEE DETAIL 4/C201
5D. HEAVY DUTY CONCRETE, SEE DETAIL5/C201
6AD. STANDARD DUTY PAVEMENT, SEE DETAIL5/C201
6BD. MEDIUM DUTY PAVEMENT, SEE DETAIL5/C201
7D. 4' CONCRETE DRAINAGE SWALE, SEE DETAIL 6/C201
8D. 5' SIDEWALK, SEE DETAIL 7/C201
9D. ADA RAMP, SEE DETAIL 8/C201
10D. PAVER CROSSING, SEE DETAIL 9/C201
11D. BIKE RACK 11/C201
12D. TURN DOWN SIDEWALK, SEE DETAIL 12/C201
13D. ARDOT DRIVEWAY DETAIL, SEE DETAIL 13/C202
14D. DUMPSTER DETAIL 14/C202

ZONE: C-2 GENERAL COMMERCIAL

PROPOSED BUILDING USE
35 UNITS

SETBACKS
FRONT: 20'
SIDE: 7' (NON RESIDENTIAL)
SIDE: 10' (RESIDENTIAL)
REAR: 25' (VARIANCE GRANTED FOR REAR SETBACK)

MAX LOT COVERAGE
BLDG AREA: 14,487 SF
PARKING AREA: 18,225 SF
LOT AREA: 57,796 SF
LOT COVERAGE: 0.58
LOT COVERAGE ALLOWED: 0.60

PARKING SPACE ANALYSIS
PARKING REQUIRED: 3 PER 2 UNITS

PROPOSED PARKING STALLS REQUIRED:
MULTI-FAMILY
35*1.5=53
PROPOSED = 53 STALLS

PROPOSED ADA REQUIRED: 3 (1 VAN, 2 CARS)

INTERIOR LANDSCAPE ISLANDS
PARKING AREA 18,225 SF
REQUIRED INTERIOR ISLANDS
8% OF PARKING=1,385 SF
INTERIOR ISLANDS SF=1,386 SF
RATIO=8%

CERTIFICATE OF AUTHORIZATION — CK CIVIL ENGINEERING LLC — No.4150 — ARKANSAS ENGINEER

NORTH

SCALE
20 0 20 40
1 inch = 20 ft.

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1, SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR CONSTRUCTION

ISSUE DATE: 12/11/2023

SKYLIGHT APARTMENTS
1906 SW 14TH ST
BENTONVILLE, AR

LSD23-0052

SITE PLAN

PROJ: 23-104

C200



SYMBOL	COUNT	COMMON/BOTANICAL NAME	SIZE	REMARKS
SHADE	13	GREEN VASE ZELKOVA ZELKOVA SERRATA "GREEN VASE"	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
SHADE	13	SHANTUNG MAPLE ACER TRUNCATUM	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
ORNAMENTAL	13	AMERICAN SMOKE TREE COTINUS COGGYGRIA	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.

LANDSCAPE NOTES:

1. 1" PEX WATERLINE TO BE CONNECTED AFTER EXISTING WATER METER WITH HOSE BIDS WITHING 100' OF EVERY TREE.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
4. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
6. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
9. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
10. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
12. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
14. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' WITHIN SITE TRIANGLES.
15. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED.
16. PLAN WILL PROVIDE INTERIOR GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
17. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

ALL LANDSCAPE AREAS AND DETENTION AREAS SHALL BE SODDED

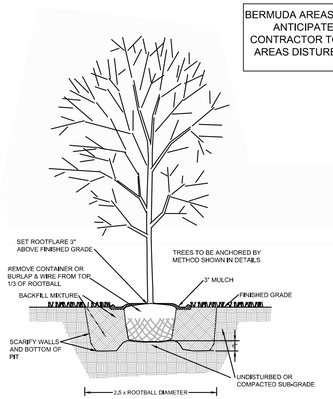
STREET TREES - 256 LF OF STREET FRONTAGE / 20 = 13 STREET TREES REQUIRED = 13 PROVIDED

MAINTENANCE & WARRANTY

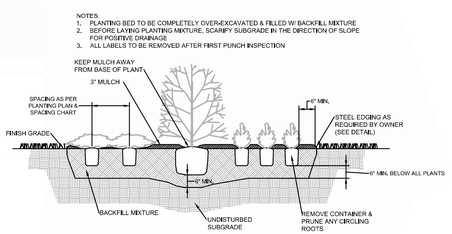
CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE THREE YEAR WARRANTY FOR ALL LANDSCAPE WORK FROM THE DATE OF FINAL ACCEPTANCE.

SODDING OF DISTURBED AREAS

BERMUDA AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. DO NOT DAMAGE EXISTING ROOTS.

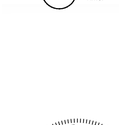


1 TREE PLANTING DETAIL
N.T.S.



2 PLANTING BED DETAIL
N.T.S.

SIGHT TRIANGLE, ASSUMED 55 MPH DESIGN SPEED



NORTH

SCALE
20 0 20 40
1 inch = 20 ft.

CK
CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST, #1, SUITE C
LOWELL, AR 72745
479-200-5242

Licensed Landscape Architect Arkansas
NOT FOR CONSTRUCTION

ISSUE DATE: 10/13/2023

SKYLIGHT APARTMENTS

1906 SW 14TH ST
BENTONVILLE, AR

LSD23-0052

LANDSCAPE PLAN 1

PROJ: 23-104

C300



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

	Dark Brick	Light Brick	**Total Primary**	Vertical Siding	Horizontal Siding	Walkway Siding	**Total Special Use**	Trim / Windows	Total Area
South	21% 929 SF	30% 1,313 SF	**52%** 2,242 SF	18% 801 SF	10% 420 SF	4% 170 SF	**32%** 1,391 SF	16% 715 SF	100% 4,347 SF
West	21% 1,084 SF	48% 2,427 SF	**69%** 3,511 SF	8% 419 SF	0% 0 SF	7% 347 SF	**15%** 766 SF	16% 809 SF	100% 5,086 SF

FINISH MATERIAL LEGEND







WINDOWS: BLACK BRONZE



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Skylight Apartments

New Construction

14th Street
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E-mail: chris.lang@wallace.design
Contact: Chris Lang

MEP Engineer:
CONSULTANT 2
Phone: C2 PHONE
E-mail: C2 EMAIL
Contact:

Civil Engineer:
CK Civil Engineering, LLC
Phone: (479) 200-5242
E-mail: clintk@ck-civil.com
Contact: Clint Karstetter

CLIENT CONTACT INFO:

ULTRA HOMES
Bapuji Vakkalagadda
1801 SW Regional Airport Blvd.
Suite 05 Bentonville AR 72713

ISSUE	ID	CHANGE NAME	BY	DATE

PROJECT NO:	PROJECT NUMBER
DRAWN BY:	DRAWN BY
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ELEVATIONS

A- 401

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2 LSD NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 LSD EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

	Dark Brick	Light Brick	**Total Primary**	Vertical Siding	Horizontal Siding	Walkway Siding	**Total Special Use**	Trim / Windows	Total Area
North	22% 954 SF	30% 1,339 SF	**52%** 2,293 SF	14% 637 SF	9% 420 SF	4% 170 SF	**28%** 1,227 SF	21% 914 SF	100% 4,433 SF
East	15% 788 SF	14% 745 SF	**29%** 1,533 SF	23% 1,237 SF	13% 700 SF	5% 283 SF	**41%** 2,220 SF	30% 1,609 SF	100% 5,361 SF

FINISH MATERIAL LEGEND







WINDOWS: BLACK BRONZE



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MEP Engineer:
CONSULTANT 2
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Civil Engineer:
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Contact: Clint Karstetter

CLIENT CONTACT INFO:

ULTRA HOMES
Bapuji Vakkalagadda
1801 SW Regional Airport Blvd.
Suite 05 Bentonville AR 72713

ISSUE	ID	CHANGE NAME	BY	DATE

PROJECT NO: PROJECT NUMBER
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	Bentonville School Districts - Bus Parking Lot Expansion Waiver
	3503 Northwest Marquess Drive
	PC Date: 2/6/2024

Staff Report Details

Project Number	WAV24-0002
Applicant / Current Owner	Bentonville School District
Site Area	+/-**45.50** Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Public/Semi-Public
Requested Future Land Use Map Designation	
Development Type / Use	School Bus Parking Lot Expansion
Related projects	LSD24-0001 IN-HOUSE

Property Description

The property is located at 3503 Northwest Marquess Drive, it is zoned A-1, Agriculture, and is currently the location of the Bentonville School District School Bus Parking and Maintenance Facility. All adjacent properties are either zoned A-1, Agriculture, or R-1, Low-Density Single-Family Residential. The faculty is situated at the end of a dead-end road and lies between the Elm Tree baseball fields to the east, large residential estate lots to the west, single-family lots to the north, and the Elm Tree elementary school to the south.

Project Details

The applicant has requested one waiver from the requirements of the Land Development Code.

Waiver 1: A request to waive the requirements of the Land Development Code, Article 1400, Landscaping, Screening and Buffering, Section 1400.08, Interior Parking Lot Landscaping.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Public Comment

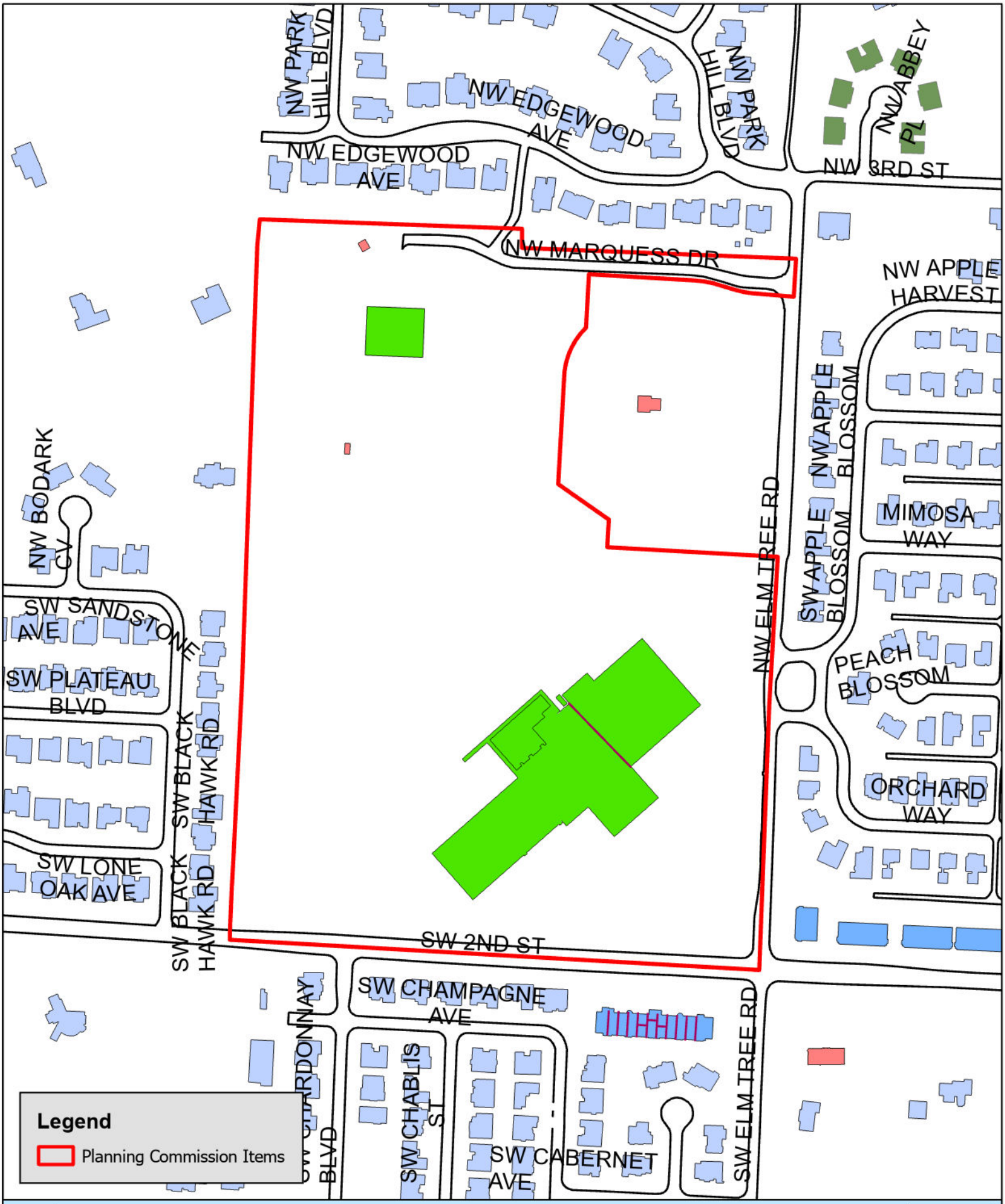
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant's narrative states that the primary use of the proposed parking lot area is for storing school buses. The construction of this facility will relocate existing trees to the perimeter of the proposed impervious area. This will allow buses to maneuver throughout the parking area freely, park vehicles without being damaged by trees, allows for easier maintenance of the facility, and maintains a wide range of visibility for bus drivers utilizing this facility. The relocation of trees to the perimeter of the parking area will provide the appropriate amount of landscaping while maintaining the intent of providing additional screening from adjacent properties.

Conclusion

Additional Details



WAV24-0002
Waiver
Bentonville School District Bus Facility

January 12, 2024

Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: ***Waiver Request***
Bentonville Bus Facility

Dear Planning Commission,

On behalf of Bentonville School District, we respectfully request a waiver of Section 1400.05(b)(3,6,14) – Landscape Plan Requirements.

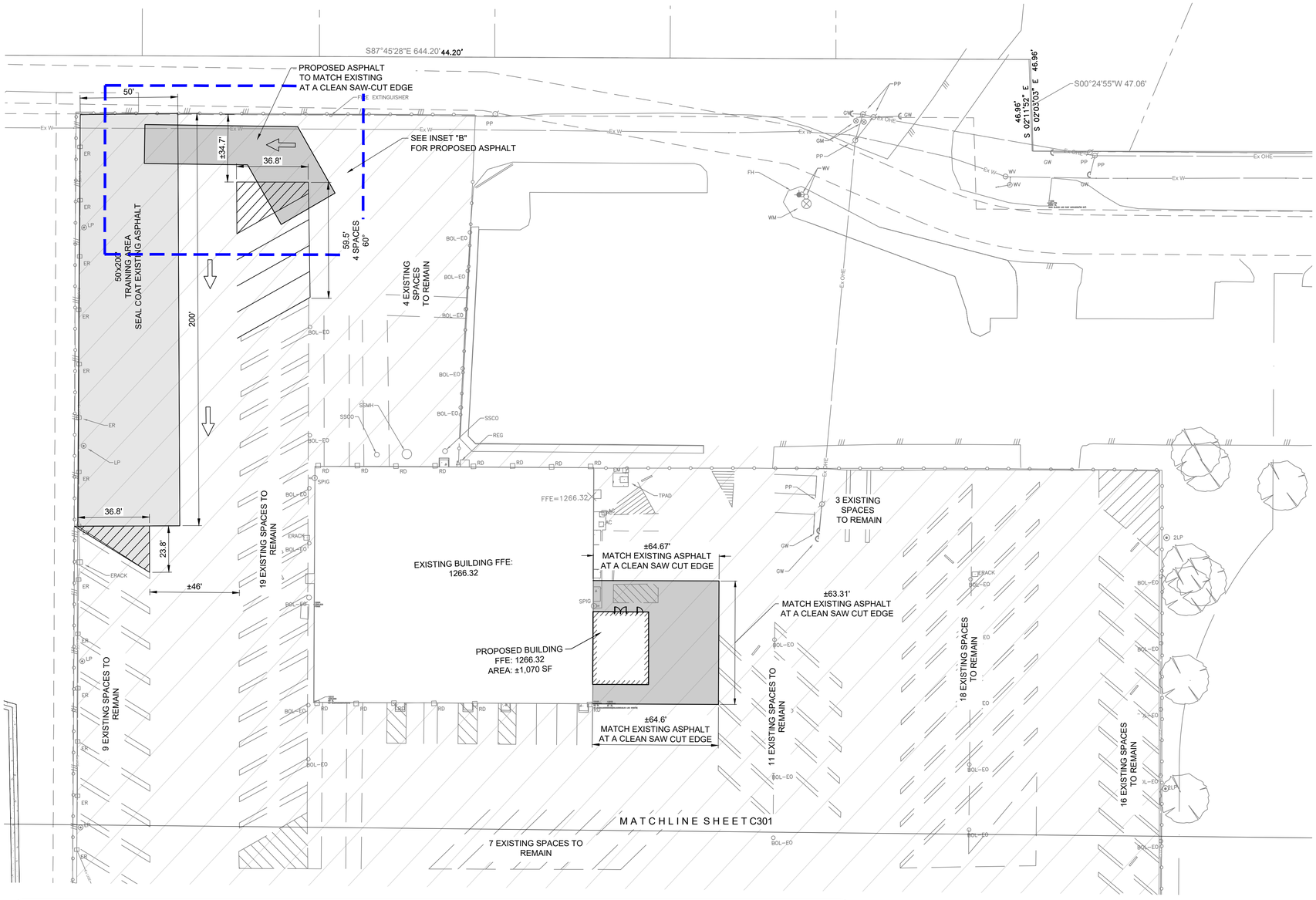
The primary use of the proposed parking lot area is for storing school buses. The construction of this facility will relocate existing trees to the perimeter of the proposed impervious area. This will allow buses to maneuver throughout the parking area freely, park vehicles without being damaged by trees, allows for easier maintenance of the facility, and maintains a wide range of visibility for bus drivers utilizing this facility. The relocation of trees to the perimeter of the parking area will provide the appropriate amount of landscaping while maintaining the intent to provide additional screening from adjacent properties.

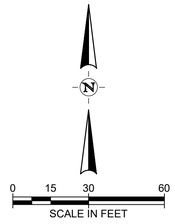
If you have any questions or need additional information, I can be reached at (479) 273-2209.

Sincerely,
HALFF Associates, Inc.

For Review

John Wary, PE
Project Manager



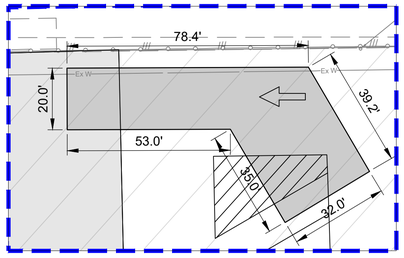


SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
10. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY REQUIREMENTS.
11. THERE IS CURRENTLY NO PARKING LOT LIGHT POLES PROPOSED FOR THIS SITE.

LEGEND

- EX. CONCRETE
- EX. LIGHT POLE (2LP)
- EX. POWER POLE (PP)
- EX. GUY WIRE (GW)
- EX. ELECTRIC RACK (ERACK)
- EX. ELECTRIC BOLLARD (BOL–EO)
- EX. ELECTRIC METER (EM)
- EX. ELECTRIC TRANSFORMER
- EX. UNDERGROUND ELECTRIC LINE
- EX. WATER METER (WM)
- EX. FIRE HYDRANT (FH)
- EX. WATER VALVE (WV)
- EX. WATER SPIGOT
- EX. STORM DRAIN PIPE (24"RCP)
- EX. ROOF DRAIN (RD)
- EX. TRANSFORMER PAD (TPAD)
- EX. AC UNIT (AC)
- EX. GAS METER (GM)
- EX. BOLLARD (BOL)
- EX. FENCE LINE
- EX. SEWER MANHOLE (SSMH)
- EX. SEWER CLEANOUT (SSCO)
- EX. MONITOR WELL (MW)
- EX. FUEL FILLER CAP (FFC)
- EX. FUEL PUMP (FPUMP)
- EX. BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD
- PROPOSED TRAFFIC ARROW
- PROPOSED SEAL COAT



INSET "B"
N.T.S

BENTONVILLE SCHOOL DISTRICT
BUS FACILITIY
BENTONVILLE AR

BENTONVILLE SCHOOL DISTRICT
8579 W. FORD SPRINGS ROAD
BENTONVILLE, AR 72712

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 273-2209

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

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JOHN WARY — 9728
NAME — PE LICENSE NO.
1/11/2024
DATE
1470 — AR
FIRM / BUSINESS NO. — STATE

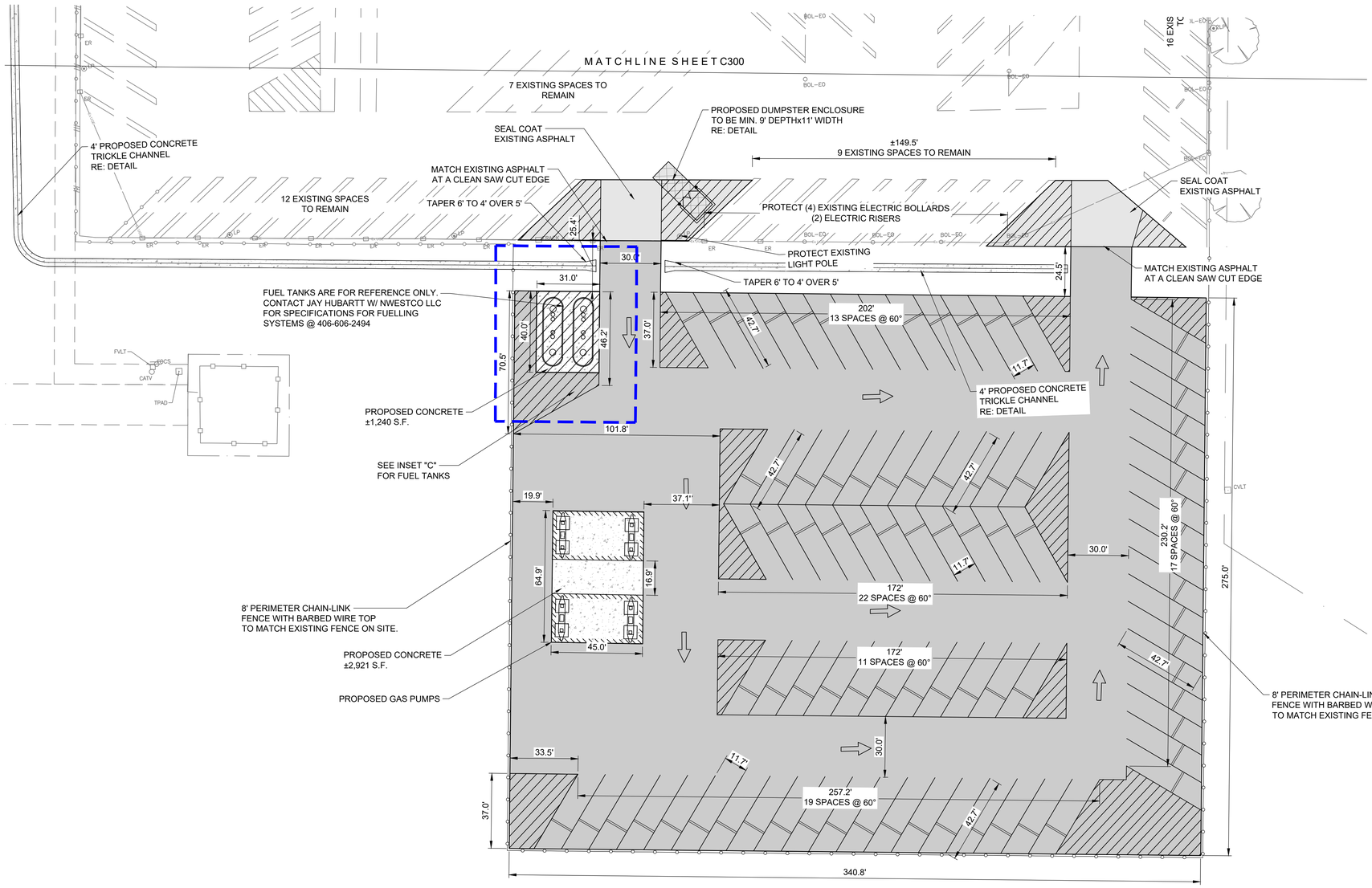
PROJECT NO.:	55365.001
ISSUED:	11.22.2023
DRAWN BY:	KES
CHECKED BY:	JRW
SCALE:	1" = 30'

SHEET TITLE

SITE PLAN
NORTH

C300

FILE NAME: A:\55000s\55365\001\LDI\CADD\Sheets\C-PLAN-SITE-55365.001.dwg DATE: January 11, 2024, TIME: 3:40 PM, USER: ah5174



BENTONVILLE SCHOOL DISTRICT
BUS FACILITIY
BENTONVILLE AR

BENTONVILLE SCHOOL DISTRICT
8579 W. FORD SPRINGS ROAD
BENTONVILLE, AR 72712

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 273-2209

REVISION

NO.	DATE	DESCRIPTION

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NAME — PE LICENSE NO.
1/11/2024
DATE
1470 — AR
FIRM / BUSINESS NO. — STATE

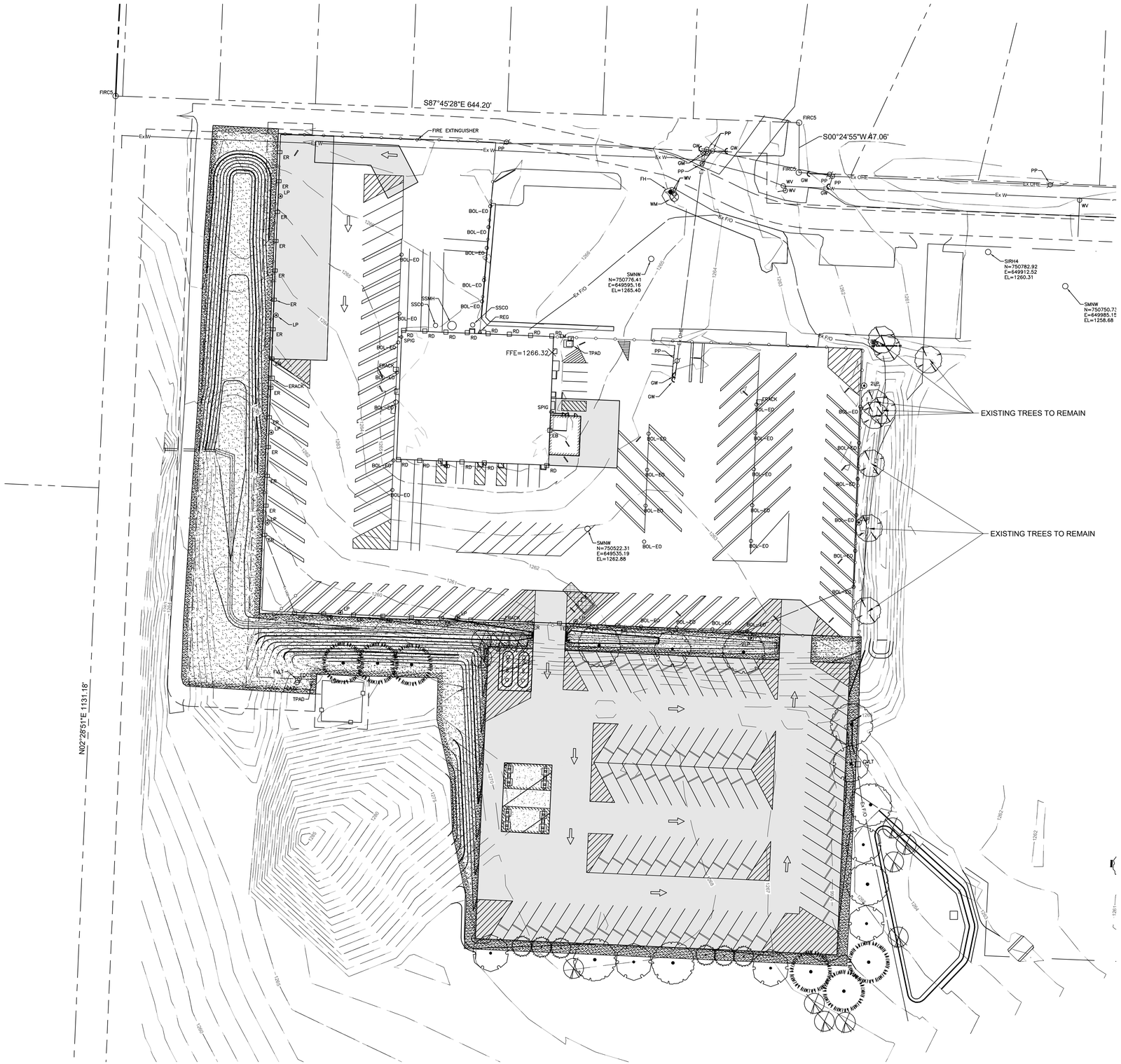
PROJECT NO.:	55365.001
ISSUED:	11.22.2023
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 30'

SHEET TITLE

SITE PLAN SOUTH

C301

FILE NAME: A:\55000s\55365\001\LD\CADD\Sheets\C-PLAN-SITE-55365.001.dwg DATE: January 11, 2024, TIME: 3:40 PM, USER: ah5174



LANDSCAPE CALCULATIONS:

PERIMETER LANDSCAPING:
1 TREE PER 50 LF
890.52 / 50 LF = 18 PERIMETER TREES REQUIRED
18 PERIMETER TREES PROVIDED

INTERIOR PARKING LANDSCAPING:
INTERIOR ISLAND TREES REQUIRED: 20
PROVIDED: 20
*LOCATED ON PERIMETER OF PROPERTY

0 25 50 100
SCALE IN FEET

SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED WITH BERMUDA GRASS. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS.
7. THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
8. THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
9. IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE WITH HUNTER PGP ROTARY HEADS, HUNTER "8" TYPE SPRAY HEADS, HUNTER ICC 40 STATION CONTROLLER, RAIN AND FREEZE SENSORS, RAINBIRD PROFESSIONAL SERIES VALVES. ALL PROPOSED SOD AND BED AREAS SHALL BE IRRIGATED.
10. CONTRACTOR SHALL PROVIDE A THREE YEAR WARRANTY ON THE IRRIGATION SYSTEMS PARTS AND LABOR.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT
EVERGREEN TREES					
	6	Green Giant Arborvitae / Thuja x 'Green Giant'	B&B		8` Ht
	6	White Pine / Pinus strobus	B&B		8` Ht
ORNAMENTAL TREES					
	12	Oklahoma Redbud / Cercis canadensis 'Oklahoma'	B&B	2" Cal	
SHADE TREES					
	7	Northen Red Oak / Quercus borealis	B&B	2.5" Cal	
	7	Princeton American Elm / Ulmus americana 'Princeton'	B&B	2.5" Cal	

BENTONVILLE SCHOOL DISTRICT
BUS FACILITIY
BENTONVILLE AR

BENTONVILLE SCHOOL DISTRICT
8579 W. FORD SPRINGS ROAD
BENTONVILLE, AR 72712

halff
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 273-2269

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JOHN WARY — 9728
NAME — PE LICENSE NO.
1/11/2024
DATE
1470 — AR
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	55365.001
ISSUED:	11.22.2023
DRAWN BY:	RJC
CHECKED BY:	MDT
SCALE:	1" = 50'

SHEET TITLE
LANDSCAPE PLAN

L100

FILE NAME: A:\55000s\55365\001\LDCADD\Sheets\L-PLAN-LAND-55365.001.dwg DATE: January 11, 2024, TIME: 3:41 PM, USER: ah5174

O'Reilly Auto Parts

Southwest Regional Airport Blvd.

PC Date: 2/6/2024

Staff Report Details

Project Number	WAV24-0003
Applicant / Current Owner	Kip Williams/O'Reilly Auto Parts
Site Area	+/- 1.52 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at the southeast corner of Southwest Regional Airport Blvd. and Southwest F Street; the property has direct access to both roads. The property is presently zoned C-2, General Commercial with a land use of General Commercial and is vacant.

Project Details

The applicant is requesting a waiver from Section 1100.21(k) of the Land Development Code that requires that place as much building mass near the intersection as possible. In their narrative, the applicant states that the proposed site layout meets the 60/40 parking split, parking in front of the building allows patrons ease of access to the building, and, because the site slopes to the rear corner of the lot, rear parking may impact their ability to provide stormwater infrastructure. The applicant has proposed a corner feature of a small plaza of pavers and benches to anchor the corner in lieu of the building at the corner.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

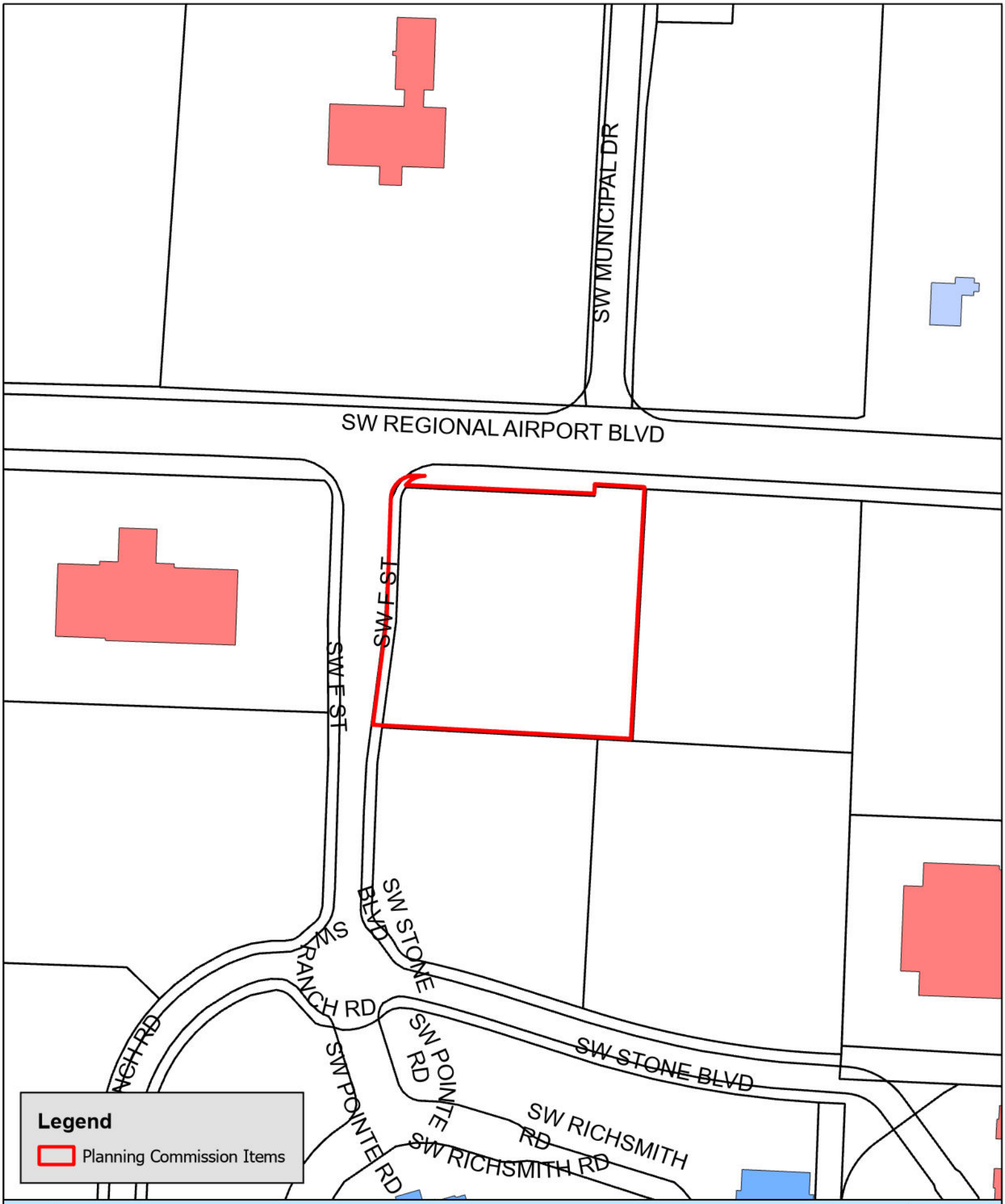
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Staff recommends approval of this waiver request given the alternative corner enhancement provided by the applicant.

Additional Details



N
W E
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WAV24-0003
Waiver
O'Reilly Auto Parts Bentonville #2

January 12, 2023

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

To Whom It May Concern,

RE: Waiver request for proposed O'Reilly Auto Parts Store: 550 SW Regional Airport, Bentonville, AR

Per coordination with City Staff, we are hereby requesting a waiver from the following requirement(s):

- Building Placement: Large-Scale Development Design Standards Code Section 1100.21(k).
    - This section states "*Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility*".

Waiver justification:

The O'Reilly Auto Parts store plan designates SW Regional Airport Blvd as the primary abutting street due to its higher street classification, aligning with existing neighboring businesses and uses. This plan complies with the parking placement requirements outlined in 1100.21 (l), allowing parking between the front façade of the principal building and the primary abutting street (SW Regional Airport Blvd). Given that the front-facing façade serves as the primary entrance for customers, parking along the primary façade, facing the abutting street, is crucial for O'Reilly operations. This necessity, coupled with the allowance of front-yard parking, maximizes the building's visibility by situating much of its width toward the front or corner of the lot. This site plan faces challenges in maintaining a street-facing façade without compelling customers to park at the rear and traverse considerable distances around the building, imposing an undue burden. Furthermore, rear parking poses a threat to the required stormwater management system, given the existing low area conditions. The submitted plan proposes a public amenity with pervious pavers and benches at the NW corner, connecting to the ROW along SW Regional Airport Blvd. This amenity, strategically placed near the intersection, enhances the site's appeal and capitalizes on high visibility.

The adjacent property to the west, across SW F St, and other properties along SW Regional Airport Blvd have already set a precedent by placing parking in the front yard between the principal building and abutting streets. Granting this waiver will not compromise public health, safety, or welfare, nor will it harm other properties in the vicinity. Importantly, it will not impede the orderly subdivision of land in accordance with these regulations. The proposed layout includes shared access for potential future developments adjacent to the subject's lot.

Sincerely,

Kip Williams, EI
Project Engineer

EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 1/C1.2 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MAT 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

GENERAL NOTES:

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
4. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STORMWATER RUNOFF SUMMARY:

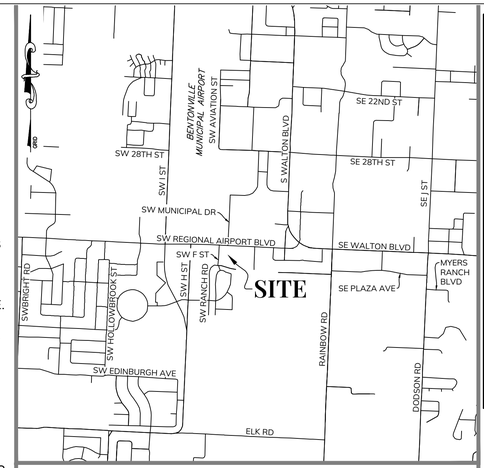
TOTAL PROPERTY AREA= 1.52 ACRES
TOTAL DISTURBED AREA = 1.61 ACRES

DUE TO THE INCREASE IN IMPERVIOUS AREA, A DETENTION POND HAS BEEN PROVIDED ON SITE. REFER TO STORMWATER REPORT.

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

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
2. INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
3. INSTALLATION OF EROSION CONTROL FENCE. MONTH 1
4. DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
5. REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
6. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
7. ROUGH GRADING. MONTH 1 & MONTH 2
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
9. FINAL GRADING. MONTH 3
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
11. REMOVAL OF EROSION CONTROL FENCE. MONTH 3



VICINITY MAP
NE1/4 SW1/4, SECTION 7, T19N, R30W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

KEY NOTES:

C1 INSTALL 4' X 4' DETENTION OUTLET STRUCTURE RIM = 1296.05' INV IN = 1292.9' INV OUT [SE] = 1292.9' REFER TO DETAIL 4/C1.2.

C2 INSTALL 34.5 LF OF 18" STORM OUTLET PIPE WITH FLARED END SECTION. REFER TO PIPE NOTES.

C3 INSTALL 3' CURB CUT AND 5'x10' LANDLOK 435 TRM OR APPROVED EQUAL. PER MANUFACTURER'S STANDARDS.

C4 INSTALL 8' X 5' LEVEL SPREADER AT DAYLIGHTED STORM PIPE. PER MANUFACTURER'S STANDARDS. SEE DETAIL 5/C1.2.

C5 LIMITS OF DISTURBANCE

C6 LIMITS OF TEMORARY EROSION CONTROL FENCE. REFER TO DETAIL 1/C1.2.

C7 AREAS TO BE VEGETATED: ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE SEED AND STRAW MULCH, UNLESS OTHERWISE NOTED, OVER MIN. 4" TOPSOIL. STOCKPILE HAULED IN AS APPROVED BY THE PROJECT MANAGER. SEE SEEDING NOTES. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION DETAILS.

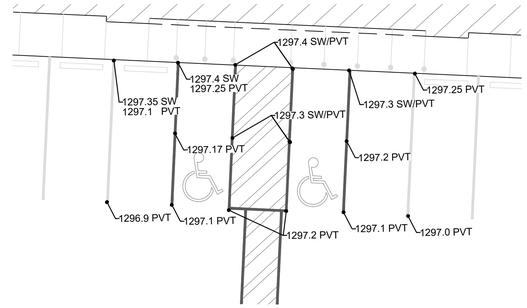
C8 LOCATION OF 10'X10' CONCRETE WASHOUT AREA. REFER TO DETAIL 3/C1.2.

C9 INSTALL DUMPSTER AND CONTACT TRASH COMPANY FOR PICK UP. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.

C10 INSTALL PORTABLE TOILET AND STAKE FIRMLY TO GROUND. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.

C11 INSTALL TEMPORARY CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C1.2.

C12 ADA PARKING AREA. REFER TO DETAIL 2/C1.1.



ADA AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA. SIDEWALK AND PAVEMENT GRADE TO MATCH ALONG EDGE OF PARKING LOT.

2 HANDICAP PARKING DETAIL
C1.1 SCALE: 1" = 10'

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
2. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACTS ARE IN ZONE X [UNSHADED], AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 05, 2012. THE SUBJECT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PIPE NOTES

1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP), AND HIGH DENSITY POLYETHYLENE (HDPE), MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1295	PROPOSED NEW GRADE LINES	1295	EXISTING GRADE LINES
	POLE SIGN LOCATION		NEW CONCRETE PAVING BLOCK
	CONSTRUCTION EGRESS		NEW BUILDING CONSTRUCTION
	GRATED INLET		DUMPSTER
	CONCRETE WASHOUT		PORTABLE TOILET
	SURFACE FLOW ARROW		TEMPORARY EROSION CONTROL FENCE

× 1295.0 PVT — NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
FLOW LINE	FL
TOP OF BERM	TOP

BM # 4
80-D NAIL
N: 736065.12'
E: 650232.18'
EL: 1298.90'

1 SITE GRADING PLAN
C1.1 SCALE: 1" = 20'

1"=20'
20' 0 10' 20'

3213 S. West Bypass
Springfield, MO 65807
417.862.2674
weareown.com
COA#335
Jared M. Davis PE# 18953
FORMERLY ANDERSON ENGINEERING
OWN Engineering beyond.

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0658
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com
ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 18953
Digitally signed by Jared M. Davis PE
Date: 2023.12.20 08:57:12 -06'00'

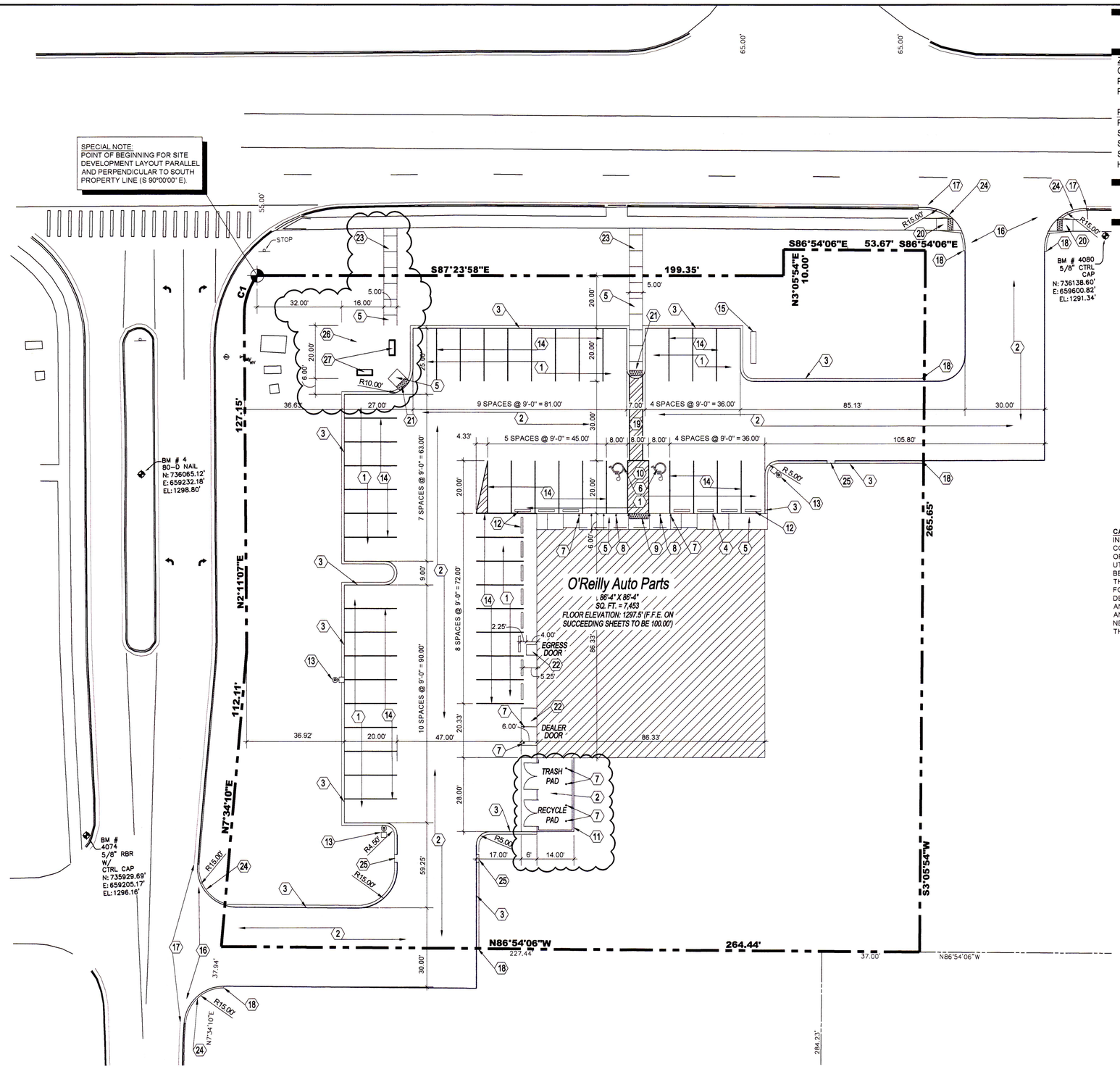
PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2

SITE GRADING PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4766
DATE: 12-27-23
REVISION
DATE: 01-03-24

C1.1



ZONING CODE

ZONING

CLASSIFICATION:	C-2 (COMMERCIAL)
PROPERTY AREA:	(REFER SURVEY)
PAVEMENT AREA:	22,060 SQ. FT.

PARKING SUMMARY

PARKING FORMULA:	1 SP. PER 250 SQ. FT. GFA
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	30
SPACES PROVIDED:	46
H.C. SPACES PROVIDED:	2

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- NEW BUILDING CONSTRUCTION
- AREA OF CONCRETE
- AREA OF PAVING
- NEW MONUMENT SIGN LOCATION
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION
- NEW FENCE CONSTRUCTION

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (F) FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12/C2.2.

KEY NOTES

1. CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
2. CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS AND REFUSE AREA, REFER TO DETAIL 1/C2.2.
3. CONCRETE CURB, REFER TO DETAIL 3/C2.2.
4. CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
5. CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
6. ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPPING, REFER TO DETAIL 6/C2.2.
7. STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER..
8. ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
9. ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C2.2.
10. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
11. REFUSE ENCLOSURE, REFER TO 1/C2.3.
12. CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1'-6" LONG #4 REBAR.
13. PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
14. 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
15. SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
16. CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 1/C2.2.
17. LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
18. ROLL DOWN CURB END TRANSITION SLOPING 1:2.
19. 5' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.
20. ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 11/C2.2.
21. ACCESSIBLE CONCRETE CURB RAMP IN PARKING LOT TO BE INSTALLED PER DETAIL 10/C2.2.
22. CONCRETE DOOR PAD, REFER TO DETAIL 5/C2.2 AND ARCHITECTURAL DRAWINGS FOR DOOR OPENING LOCATIONS. CONCRETE PAD AT DOOR OPENINGS TO BE FLUSH WITH FINISH FLOOR AND SLOPE 2% MAXIMUM AWAY FROM BUILDING.
23. CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
24. CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
25. CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
26. PERVIOUS PAVERS EQUAL TO AQUA-BRIC TYPE 4. COLOR MATCH TO CONRETE. CONTRACTOR TO PROVIDE SUBMITTALS TO OWNER FOR APPROVAL
27. PEDESTRIAN BENCH EQUAL TO BELSON OUTDOORS MODEL CBPC-65B-BK COMMERCIAL STEEL OUTDOOR BENCH WITH STRAIGHT BACK. COLOR TO BE BLACK.

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"

N

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2

SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4766
DATE:	12-22-23
REVISION DATE:	1-10-24

C2.1