



**Planning Commission
Meeting Agenda
March 5, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/83150645808>

I. Call to Order

II. Approval of Minutes

1. **February 20th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **SE L Street Developments (LSD22-0003) Large Scale Development Extension** **Large Scale Development Extension**
West of Southeast L Street, South of SE 33rd St ([LSD22-0003](#))
2. **Vaughn Village Storage** **Large Scale Development Extension**
6601 Southwest Equine Road ([LSD22-0048](#))
3. **SW A & Main Multi-family Development** **Large Scale Development Extension**
Southwest A Street & Southwest Main Street ([LSD22-0070](#))

IV. New Business

Advertised Public Hearings

V. Other New Business

1. **Kelley** **Waiver**
716 and 718 West Central Avenue ([WAV24-0004](#))
Waiver to Right-of-way dedication per the Master Street Plan
2. **Lanterns on 4th** **Waiver**
Southeast 4th Street ([WAV24-0005](#))
Waiver to parking space dimensions.

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
February 20, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/A0TBJWk8qUEIF_UoMq9BTfDyBwhmIC3WANp3NWm6JrLYj8WKLpSaxZdRX8cSW4EA.MK2nW_bGGjsGivk

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

Commissioners Absent: Joe Haynie

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Dan Weese, Bonnie Bridges, Keegan Stanton

I. Call to Order

- Chairman Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. Approval of February 6th Minutes Approval of Meeting Minutes

- Motion to approve by Davis, second by Sanders.
- Minutes are approved 6-0.

Commissioner Sanders requests, without objection, that Item 4 of Advertised Public Hearings be moved to Item 1 of Advertised Public Hearings. No objections heard.

III. Consent Agenda

IV. New Business

Advertised Public Hearings

1. Museum of Native American History Conditional Use Permit*

202 Southwest O Street ([CU24-0002](#))
Event Center in A-1 Zoning

- During Tech review, applicant agreed to the condition of hours as follows:
 - Sunday through Thursday hours shall be 8:00am-10:00pm
 - Friday and Saturday the hours shall be 8:00am-11:00pm
- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Chairman Wright closes the public hearing.

- David Bogle, the applicant, speaks to the project.
- Rezone is approved 6-0.

2. **Cottage Courts Ordinance**

Ordinance*

- Chairman Wright opens the public hearing.
- Mr. Overstreet speaks to the ordinance and the changes being proposed and added.
- Chairman Wright closes the public hearing.
- Discussion among the Commissioners and Staff regarding parking, land use and zoning, design standards, orientation of buildings, approval process, and parking structures.
- Motion to table by Sanders, second by Hipp.
- Ordinance is tabled 6-0.

3. **Payne**

Rezoning*

1126 Fillmore Street ([RZ24-0002](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Alexandra Tirado, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Rezone is approved 6-0.

4. **RLP Developments**

Rezoning*

Piercy Road ([RZ24-0003](#))

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

Future Land Use Map Amendment: Low Density Residential (LDR) to A-1, Agriculture

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Patrick Foy, representing the applicant, is here to answer any questions.
- Chairman Wright closes the public hearing.
- Discussion on street improvements.
- Future Land Use amendment is approved 6-0.
- Rezone is approved 6-0.

V. **Other New Business**

1. **Plan Bentonville**

Informational

- Mr. Overstreet provides an update on Plan Bentonville.

VI. **Old Business**

VII. **Other Business**

VIII. **Adjournment**



Consent Agenda Item

For the Planning Commission meeting on March 5, 2024

Details

SE L Street Developments (LSD22-0003) Large Scale Development Extension

This project is a 51 unit multi-family development and is presently zoned R-3, Medium-High Density Multifamily Residential, with a land use designation of High Density Residential (HDR). The property is presently vacant, and has direct access to Southeast L Street, Southeast 33rd Street, Southeast K Street, and Southeast 34th Street. This project was previously approved by the Planning Commission on March 15, 2022, and was extended most recently in March of 2023 for a one-year period. The applicant is requesting an additional extension for 6 months to finalize the construction contract.



Ecological Design Group, Inc
216 W Birch St.
Rogers, AR 72756

Date: February 13, 2024

Project: 3302 SE L Street

Location: SE L Street, Bentonville, AR

EDG Project No: #21-012

RE: Request for LSD Extension – 3302 SE L-Street #LSD22-0003

Dear Planning Commissioners:

On behalf of 3302 SE L Street, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires the additional 6 months to finalize the construction contract.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 918-399-3717 or via email at kmorgan@@ecologicaldg.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Katelynn Morgan', with a stylized, flowing script.

Katelynn Morgan, EIT
Engineering Designer
(918) 399-3717



Consent Agenda Item

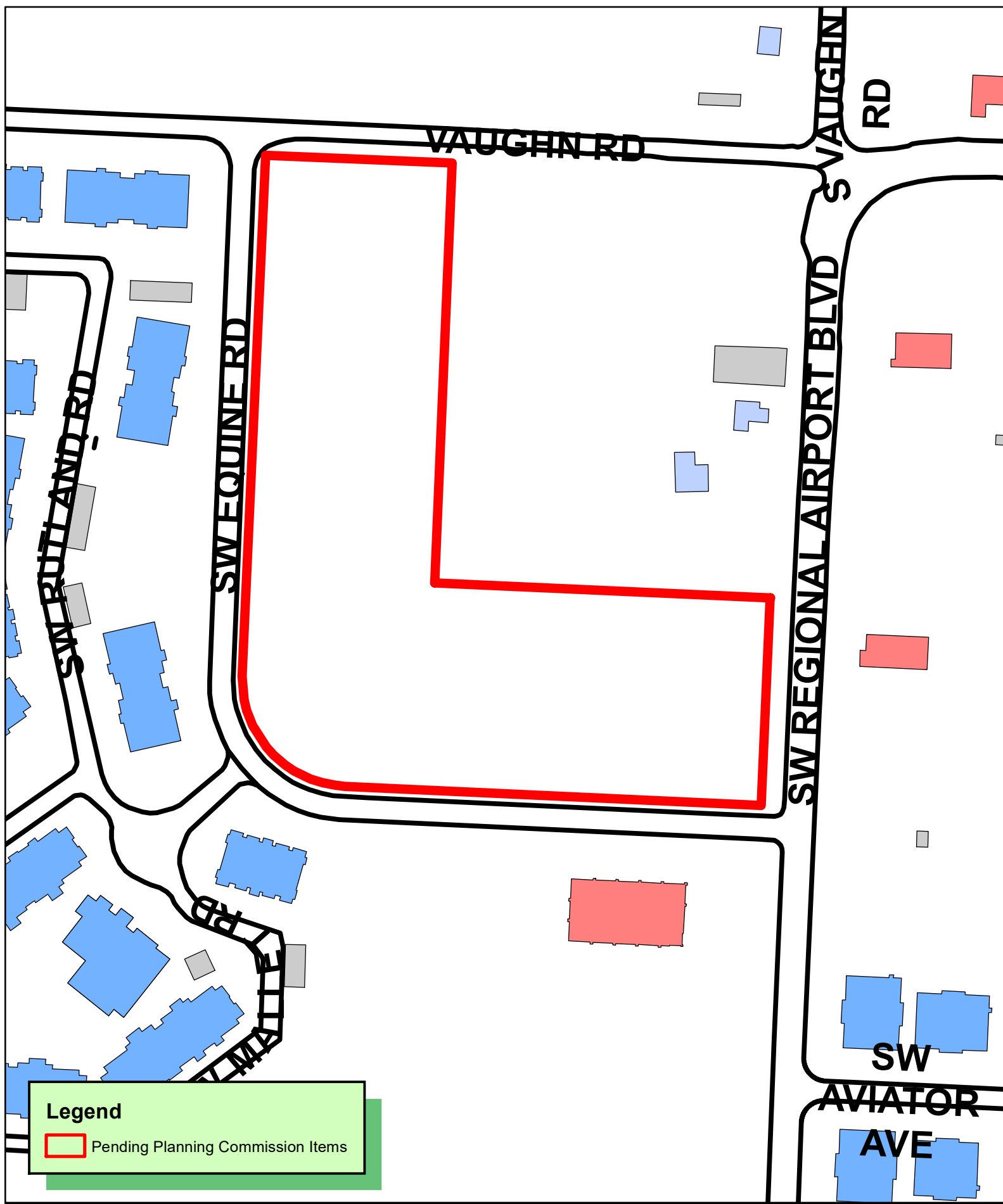
For the Planning Commission meeting on March 5, 2024

Details

Vaughn Village Storage LSD22-0048 Large Scale Development Extension

This property is currently vacant and is located at 6601 Southwest Equine Road. It is zoned C-2, General Commercial, with a Future Land Use Classification of General Commercial.

A request to extend previously approved (9-20-22) LSD22-0048 Vaughn Village Storage for the construction of a large scale development proposing the development of a mini-warehouse/storage facility that will contain 10 separate buildings all totaling 120,300 square feet. The larger of the buildings will be climate-controlled. Seventy-nine (79) parking spaces are required, and eighty (80) spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code. Access to the project will be achieved through two separate ingress/egress points onto SW Equine Road. The primary materials on the exterior of the building include split-face CMU block, architectural metal panels (24 gauge min.), and glazing. The applicant is requesting a 6-month extension.



VAUGHN RD

SW VAUGHN RD

RD

SW EQUINE RD

SW RUTLAND RD

SW REGIONAL AIRPORT BLVD

SW

AVIATOR

AVE

Legend
Pending Planning Commission Items



1 inch = 150 feet

LSD22-0048 9/20/22
LARGE SCALE DEVELOPMENT
VAUGHN VILLAGE STORAGE
6601 SW EQUINE RD



MICHAEL E. HORN

ATTORNEY AND COUNSELOR

6959 LEBANON RD.
SUITE 212
FRISCO, TEXAS 75034
214-618-9900
FAX 214-618-9901

February 8, 2024.

Keagan Stanton
Senior Planner, AICP
305 SW A Street
Bentonville, AR. 72712

Re: Vaughn Village Storage
LSD22-0048

Dear Keagan:

I am sending you this letter on behalf of Vaughn Village Storage. I appreciate your email letting me know of the need of an extension of the approval for an additional six months.

We are still planning on developing the property and look forward to being an asset to the City of Bentonville.

I had a meeting last week in Bentonville regarding the timing and feasibility of starting the project. Since new residential developments are increasing in the Vaughn area, I feel the project could be successful. Feel free to reach out to me if you have any questions.

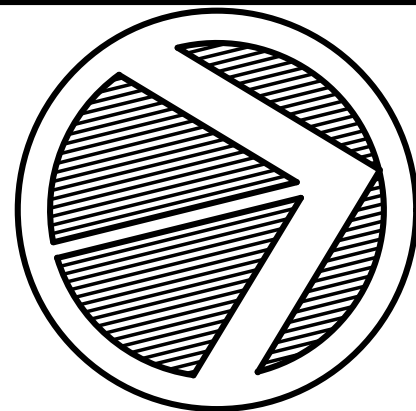
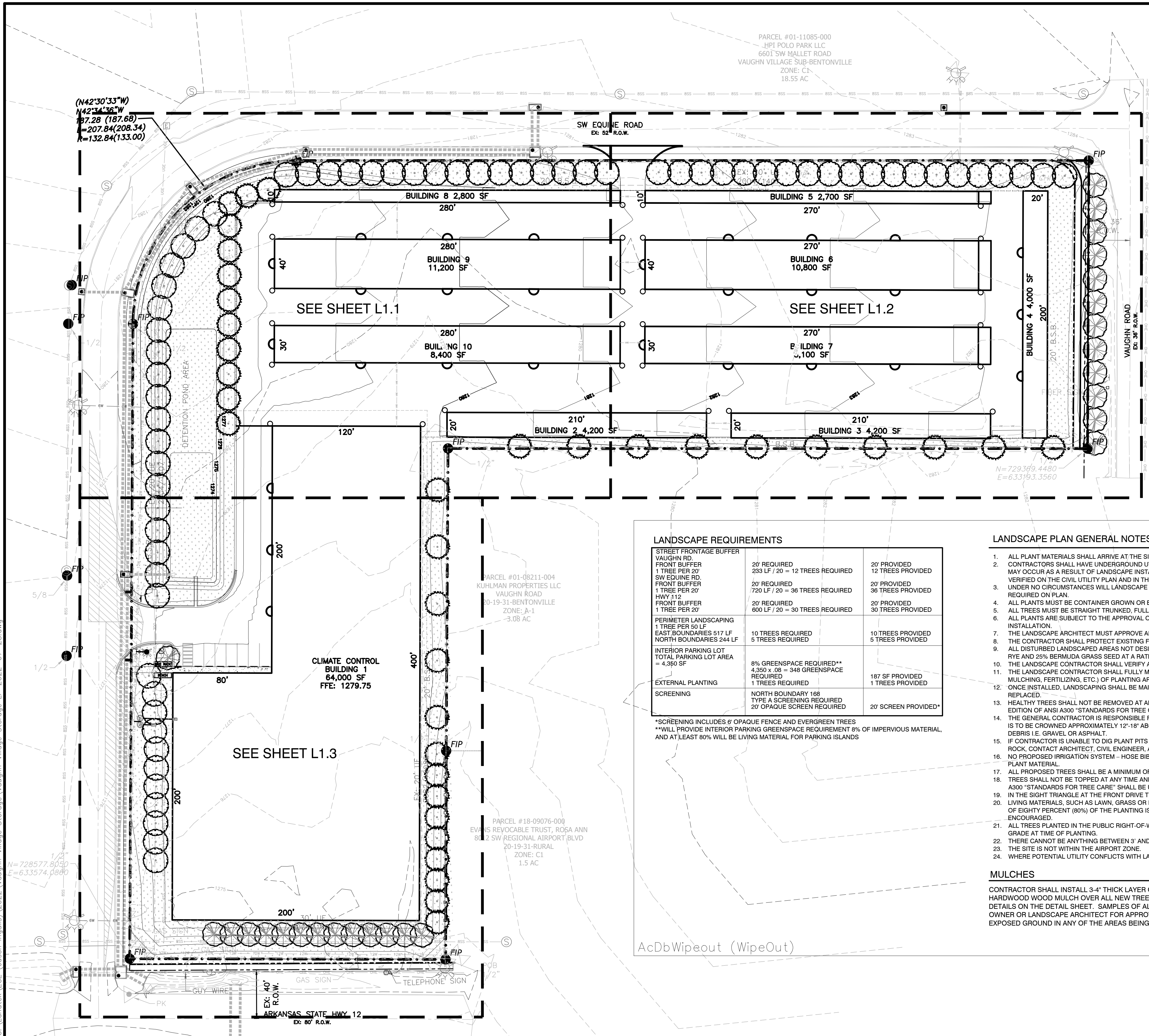
Please let me know of the extension date that is applicable

Yours truly,



Michael Horn

C:\Landtek\EEC (Jason Ingalls)\2022\Vaughn Village Storage LP 2022-07-28.dwg



NORTH
SCALE 1"=40'



Date	Rev	Comments

VAUGHN VILLAGE STORAGE
LARGE SCALE
SW EQUINE ROAD
BENTONVILLE, AR
VAUGHN, LLC
6959 LEBANON ROAD, SUITE 212 FRISCO, TX 75034

9000 SUITS US DR. STE. B
BELLAVISTA, AR 72714
D: 479.387.2924
M: (501) 756-5300
E: JAMES@landtek-studios.com

AcDbRasterImage (ISM)
DRAWN BY:
JWG
CHECKED BY:
JEI
DATE
8/12/22
JOB NUMBER
22-1010
SHEET NAME
OVERALL
LANDSCAPE
PLAN

File No.
Vaughn Village Storage LP 2022-07-28.dwg
L1.0

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER VAUGHN RD. FRONT BUFFER 1 TREE PER 20' SW EQUINE RD. FRONT BUFFER 1 TREE PER 20' HWY 112 FRONT BUFFER 1 TREE PER 20'	20' REQUIRED 233 LF / 20' = 12 TREES REQUIRED 20' REQUIRED 720 LF / 20' = 36 TREES REQUIRED 20' REQUIRED 600 LF / 20' = 30 TREES REQUIRED	20' PROVIDED 12 TREES PROVIDED 36 TREES PROVIDED 30 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 517 LF NORTH BOUNDARIES 244 LF	10 TREES REQUIRED 5 TREES REQUIRED	10 TREES PROVIDED 5 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 4,350 SF	8% GREENSPACE REQUIRED** 4,350 x .08 = 348 GREENSPACE REQUIRED 1 TREES REQUIRED	187 SF PROVIDED 1 TREES PROVIDED
EXTERNAL PLANTING SCREENING	NORTH BOUNDARY 168 TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL
AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS, FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12'-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.



Know what's below.
Call before you dig.



PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE
8-12-22
JOB NO.
22139
REVISIONS

A0.2
RENDERS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MODIFICATION OF THE ARCHITECT'S WORK WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE
8-12-22
JOB NO.
22139
REVISIONS

A0.3
RENDERS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO REPRODUCTION, USE, OR MODIFICATION OF THE DRAWING OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MODIFICATION OF THE DRAWING OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

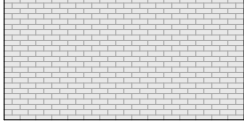
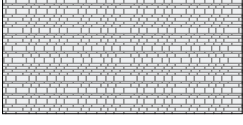
VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

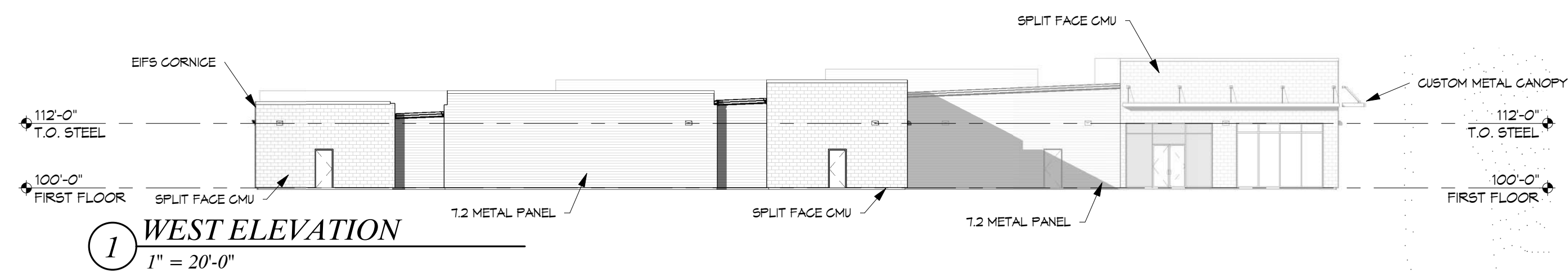
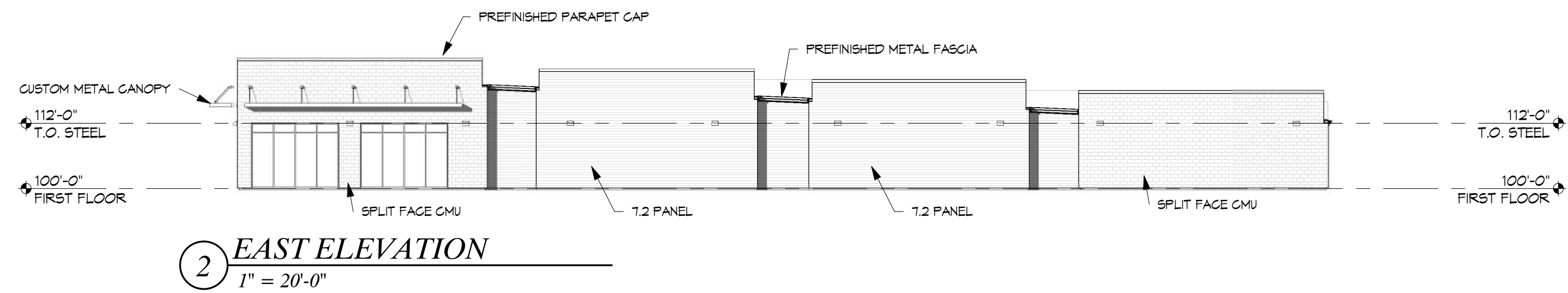
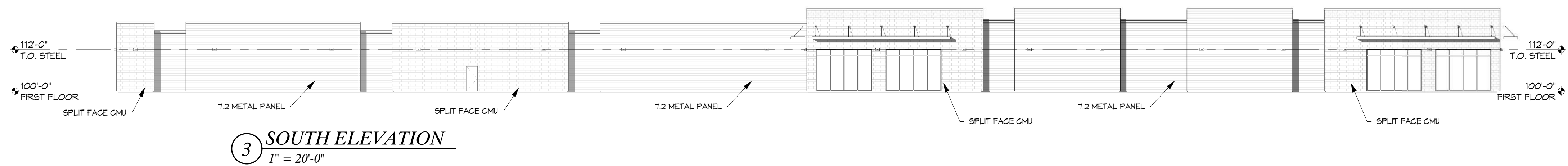
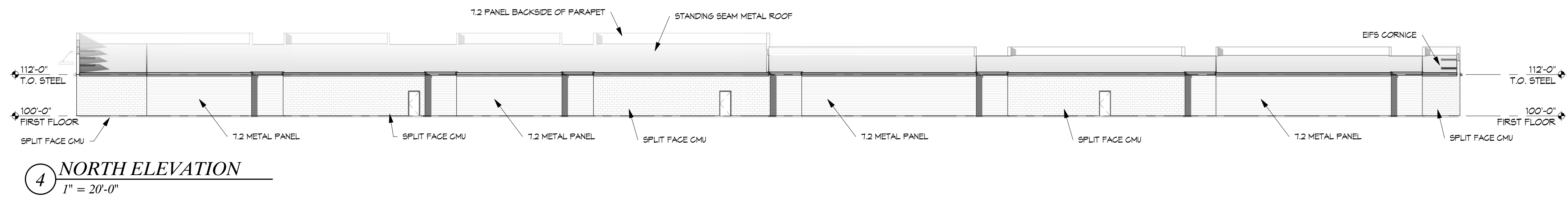
DATE... 8-12-22

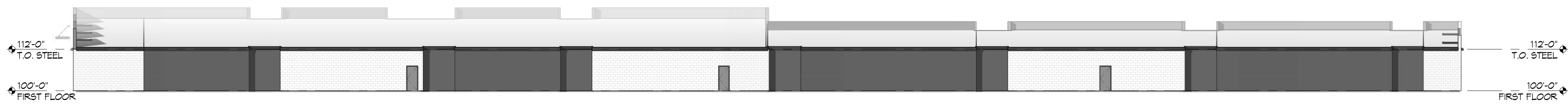
JOB NO. 22142

REVISIONS

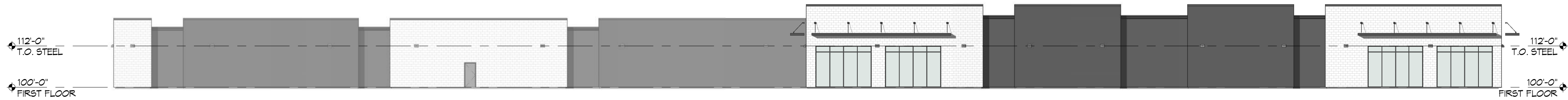
A0.4

EXTERIOR MATERIALS LEGEND			
	MODULAR BRICK - COLOR #1		FULL BED DEPTH STONE VENEER
	SPLIT FACE CMU - COLOR #1		MBG 1/2 METAL PANEL - COLOR #1





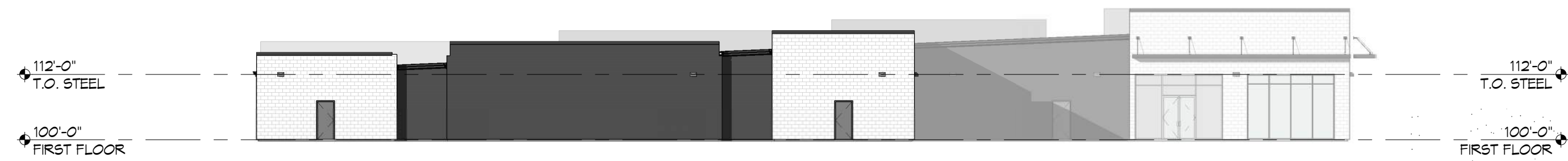
4 NORTH ELEVATION COLOR
1" = 20'-0"



3 SOUTH ELEVATION COLOR
1" = 20'-0"



2 EAST ELEVATION COLOR
1" = 20'-0"



1 WEST ELEVATION COLOR
1" = 20'-0"

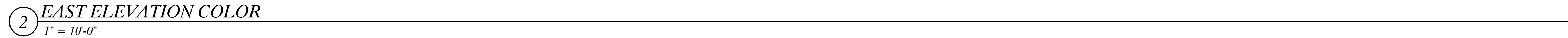
PRELIMINARY
NOT FOR CONSTRUCTION

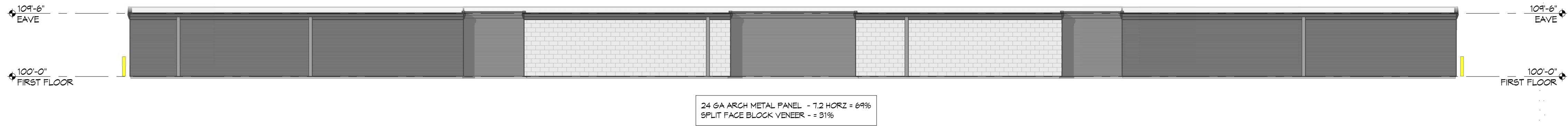
Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

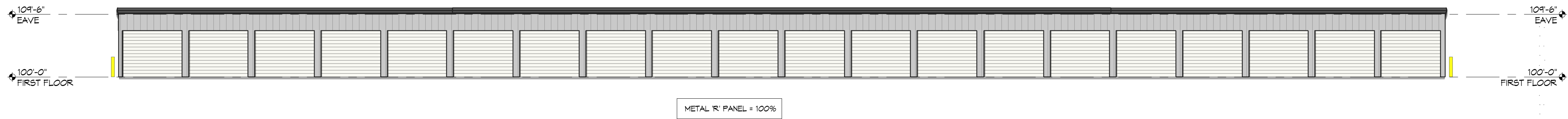
DATE: 8-12-22
JOB NO. 22139
REVISIONS

A1.2
COLOR ELEVATIONS

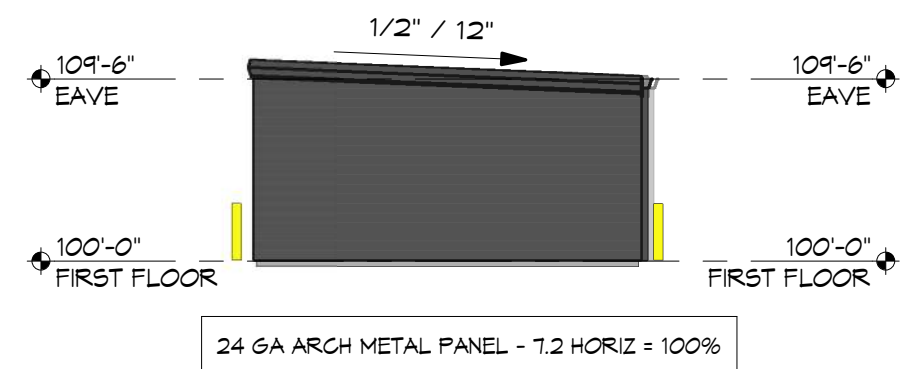




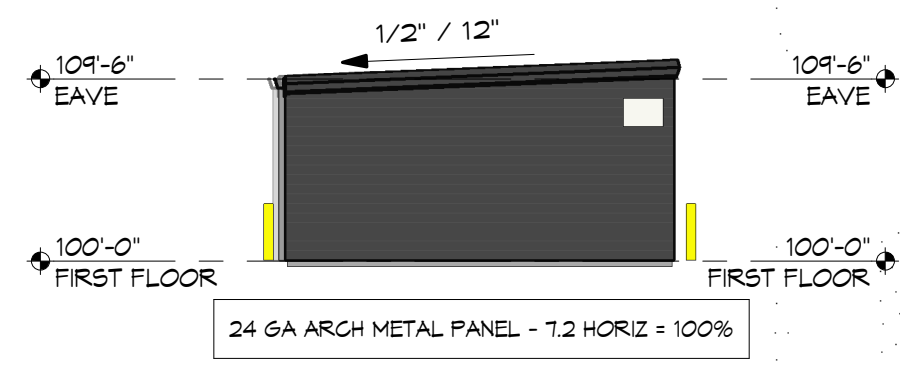
4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

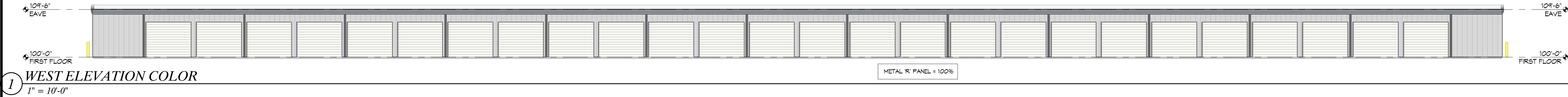
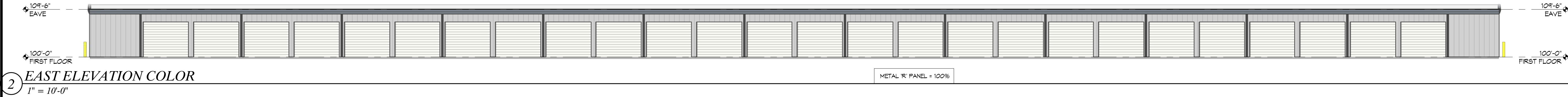
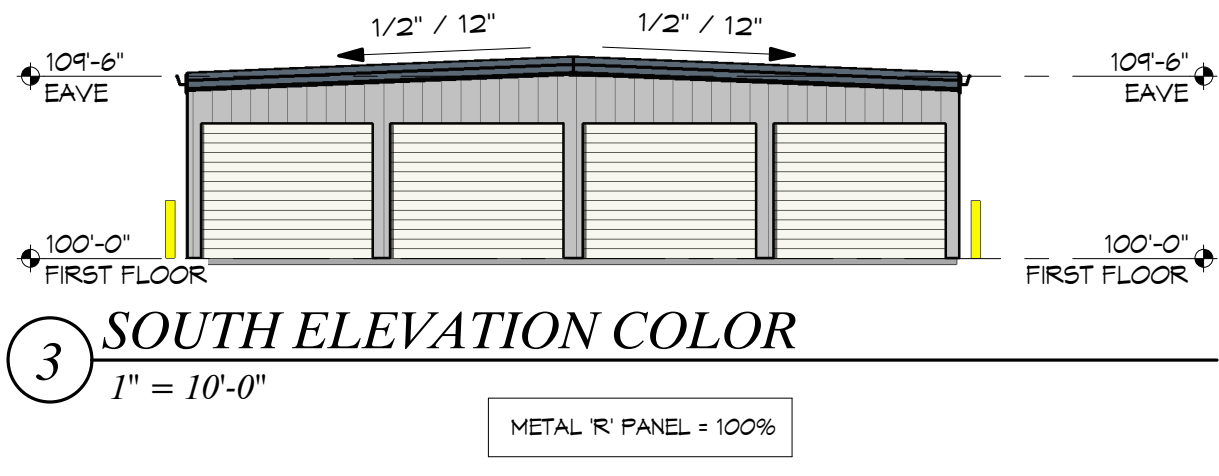
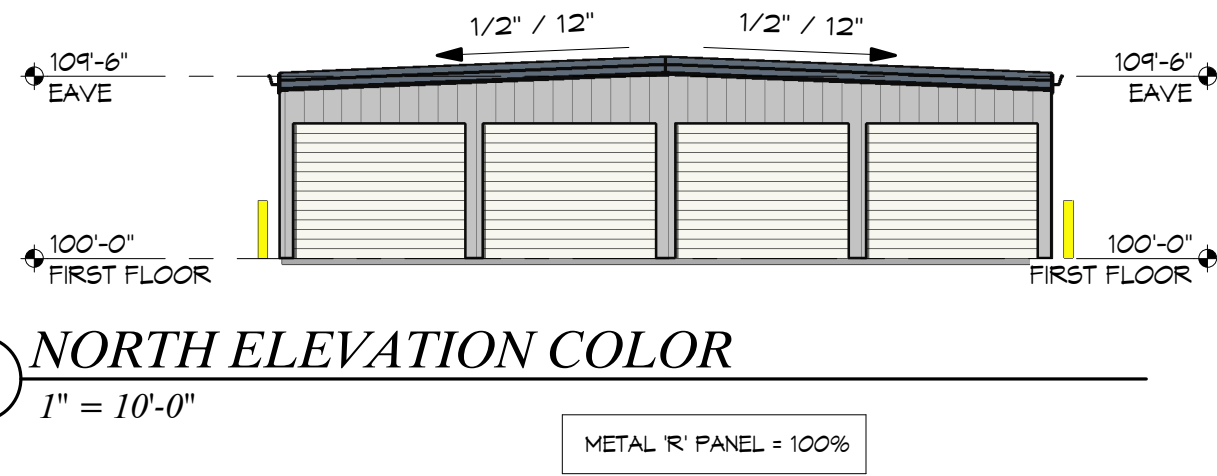
Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

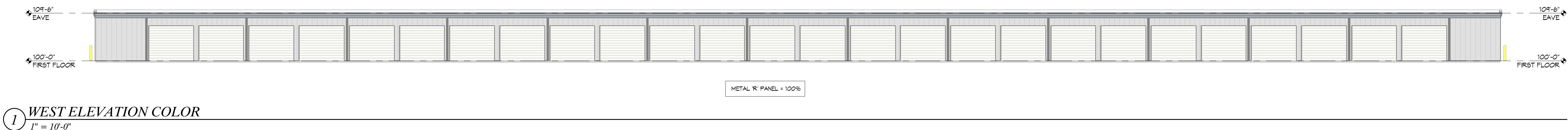
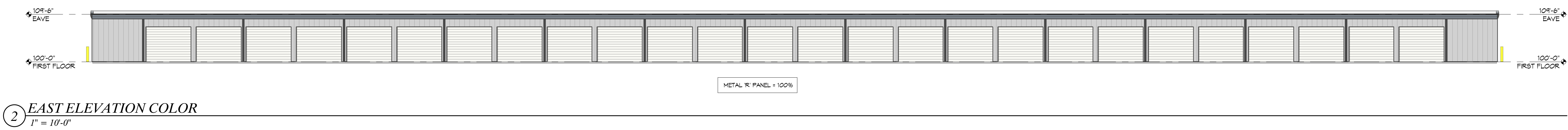
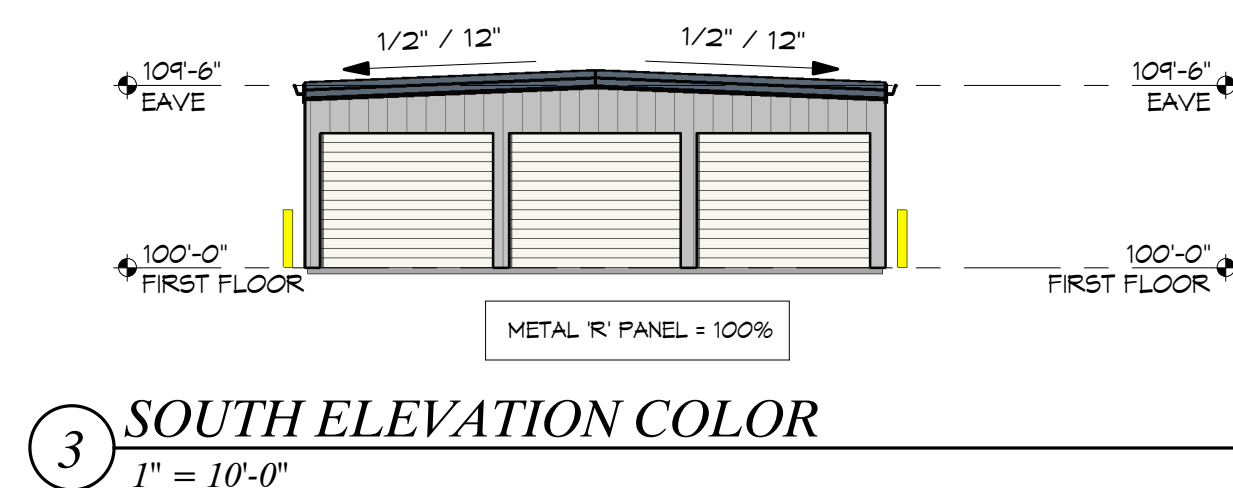
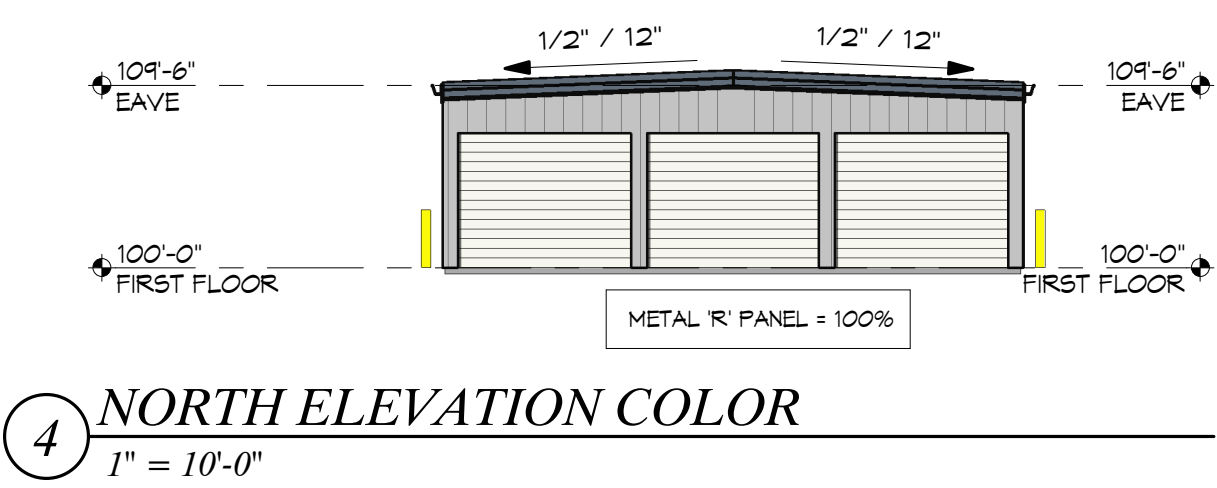
VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

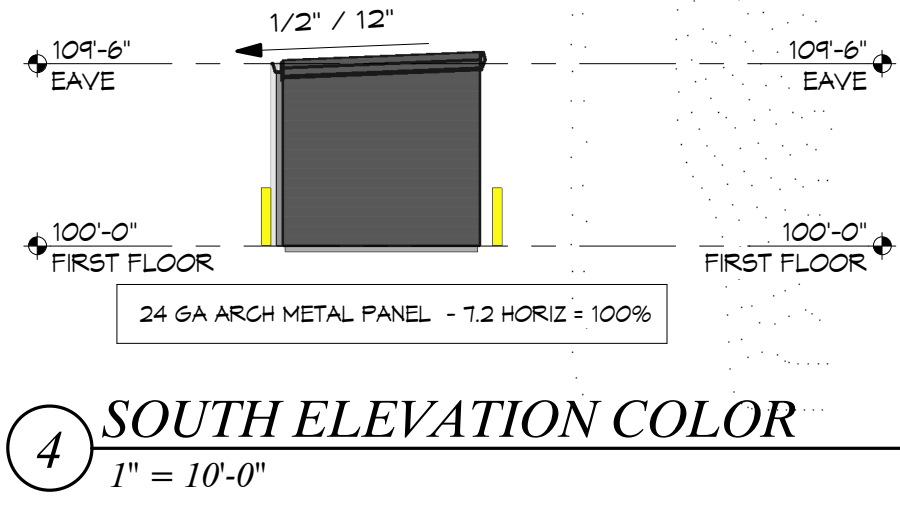
DATE: 8-12-22
JOB NO. 22142
REVISIONS

A4.1
COLOR ELEVATIONS

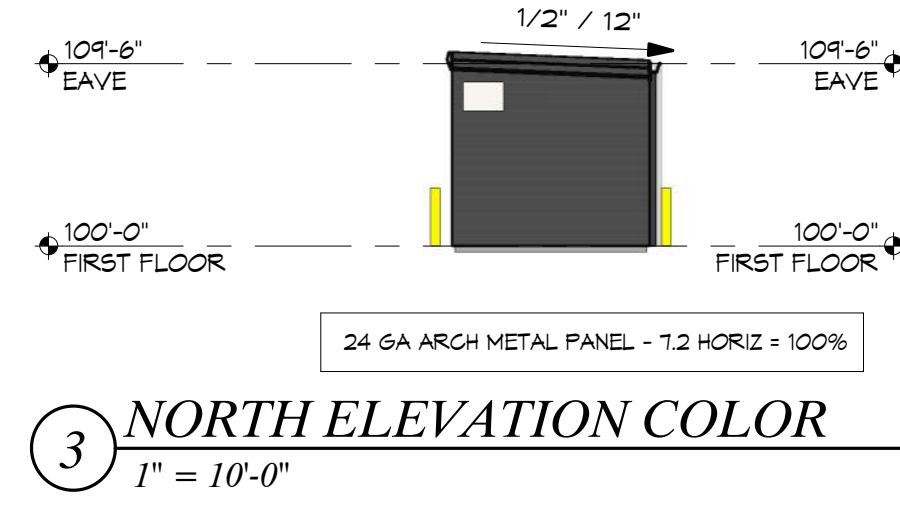
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, AND MATERIALS SHALL BE SUBJECT TO THE DISCRETION OF THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.







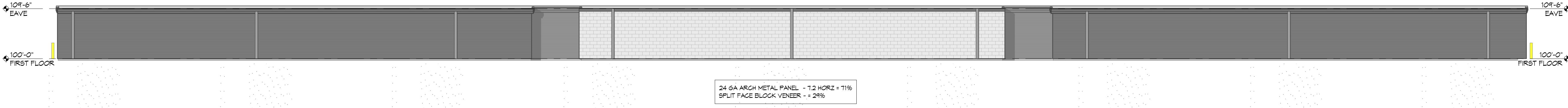
4 SOUTH ELEVATION COLOR
1" = 10'-0"



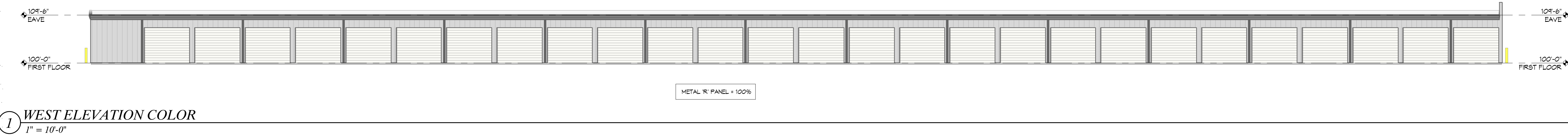
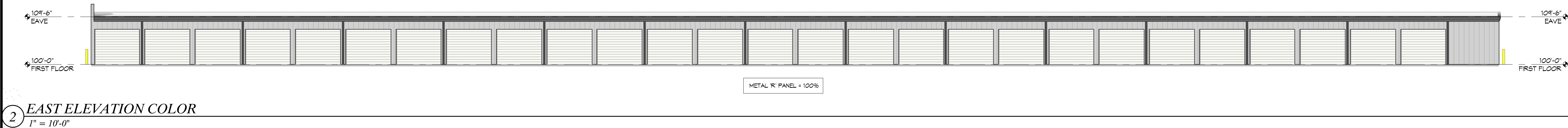
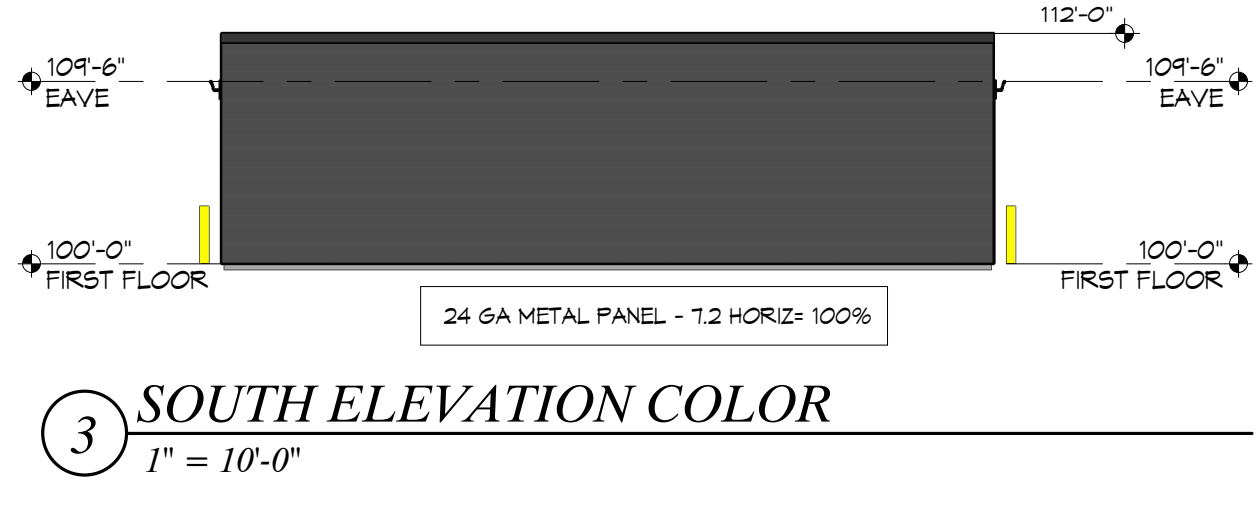
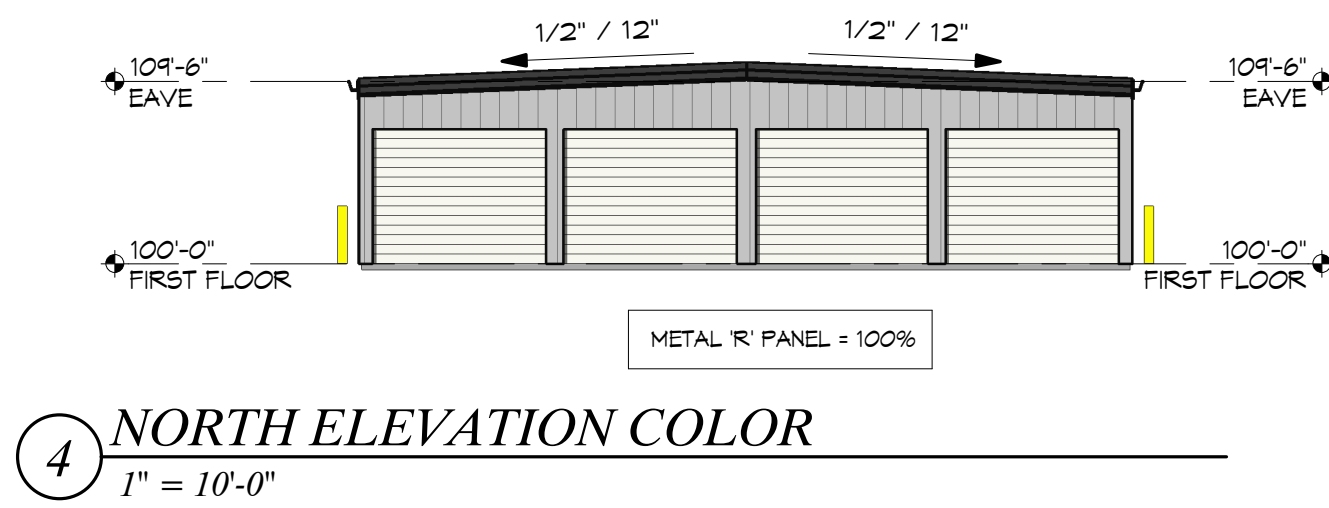
3 NORTH ELEVATION COLOR
1" = 10'-0"

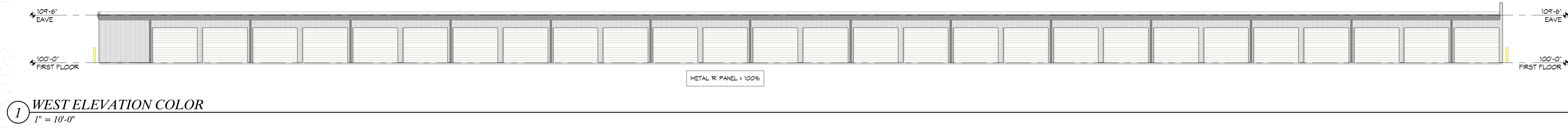
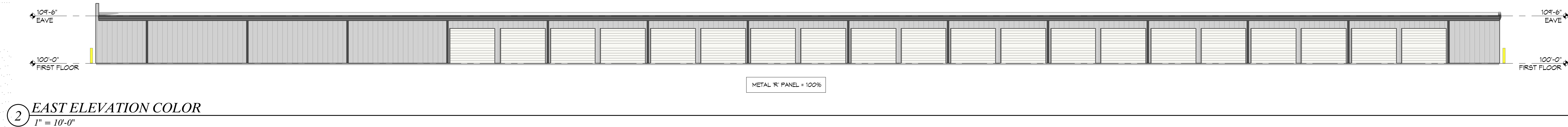
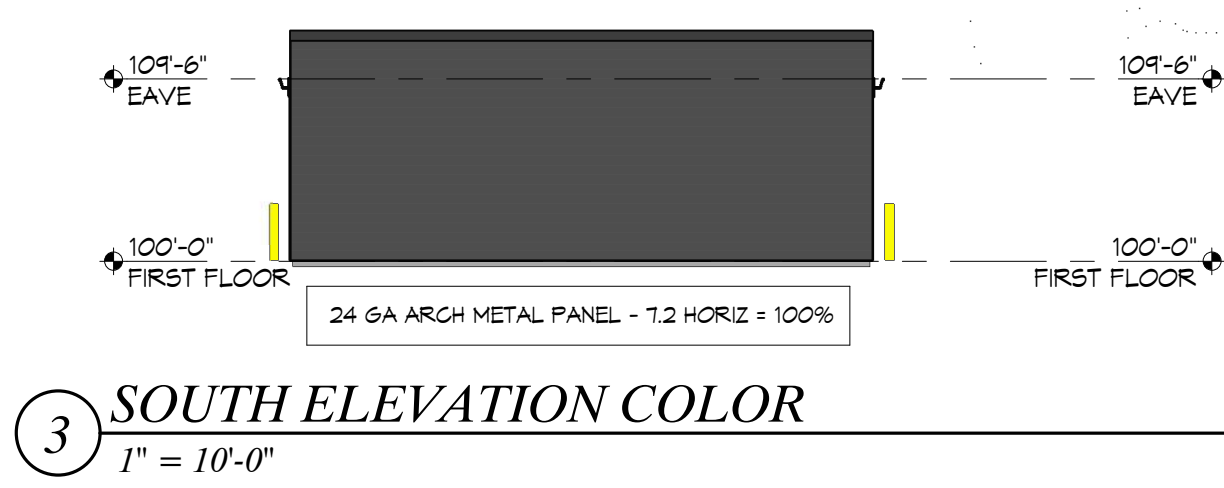
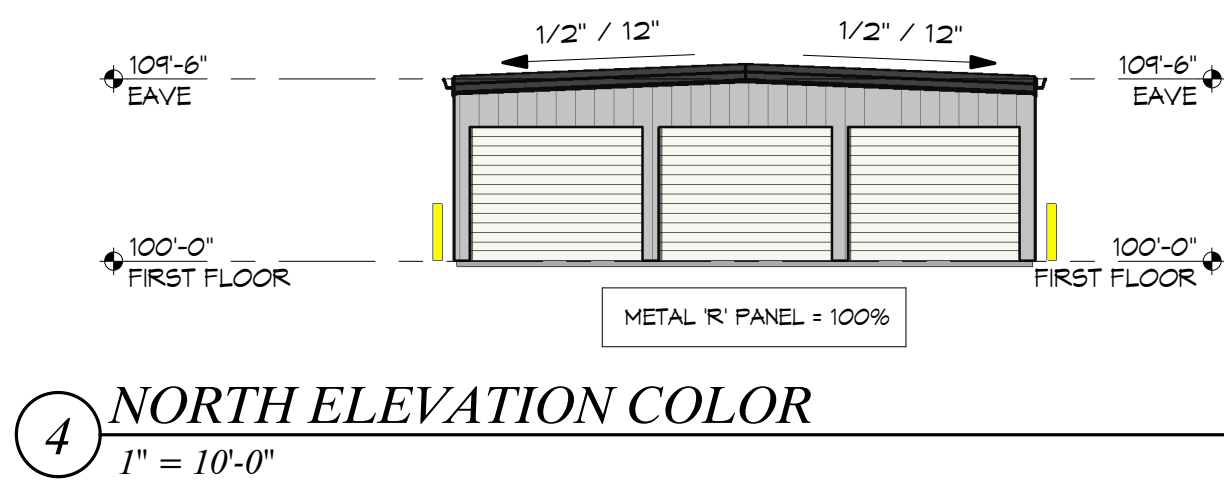


2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"







Consent Agenda Item

For the Planning Commission meeting on March 5, 2024

Details

SW A & Main Multi-family Development LSD22-0070 Large Scale Development Extension

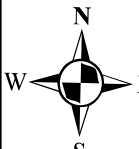
A request to extend previously approved (4-18-23) LSD22-0070 SW A & Main Multi-Family Development. The applicant is proposing a large-scale development extension for the previously approved Planned Residential Development (PRD) consisting of six 3-story multi-family structures on 4.74 acres to be constructed in two phases. At full build-out, the development will consist of 238 residential units and approximately 5,000 square feet of commercial space. The large-scale development exceeds the minimum open space requirements by devoting 19% of the total area of the site to common open space and 894 square feet of land area per dwelling unit. 235 total parking spaces are being provided, as well as some on-street parking with improvements to both Southwest A Street and South Main Street.

A larger-than-usual setback is shown on the East side along South Main Street due to required setbacks from overhead electric utilities. All landscaping requirements are met from the Land Development Code, including perimeter and parking lot landscaping. The six proposed buildings offer a range of architectural styles, colors, and materials. The principal materials proposed for all six buildings include brick, glass, metal panels, and fiber cement panels in accordance with the approved PRD.



Legend

 Pending Planning Commission Items


1 inch = 150 feet

LSD22-0070 1/17/23
LARGE SCALE DEVELOPMENT
SW A ST & SW MAIN ST DEVELOPMENT

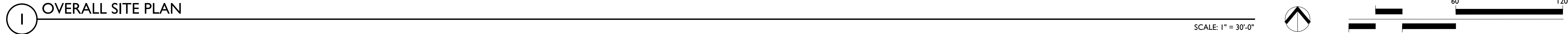

THE CITY OF
Fort Worth
PLANNING DEPARTMENT

I OVERALL SITE PLAN

SITE SUMMARY		
ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD)	
USE:	MIXED USE (MULTI-FAMILY & COMMERCIAL)	
AREA:	4.74 AC TOTAL	
ZONING SUMMARY - EAST PARCEL		
LOT AND AREA STANDARDS		
MIN LOT AREA MIN:	REQUIRED	PROVIDED
MAX AREA MAX:	NONE	154,638 SF
MIN LAND AREA / DWELLING UNIT	NONE	154,638 SF
MIN WIDTH MIN:	NONE	854 SF
MAX WIDTH MAX:	NONE	500'
MIN LOT DEPTH:	NONE	500'
MAX LOT COVERAGE:	NONE	336'
(MIXED USE, INTERIOR LOT)	100%	34%
BUILDING SETBACK STANDARDS		
MIN FRONT YARD:	REQUIRED	PROVIDED
MAX FRONT YARD:	NONE	17'
MIN SIDE YARD:	50'	47'
MAX SIDE YARD:	NONE	8'
MIN REAR YARD:	NONE	98'
MAX REAR YARD:	NONE	53'
MIN REAR YARD:	NONE	63'
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE	REQUIRED	PROVIDED
	15%	20%

ZONING SUMMARY - WEST PARCEL		
LOT AND AREA STANDARDS		
MIN LOT AREA:	REQUIRED	PROVIDED
MAX LOT AREA:	NONE	51,836 SF
MIN LAND AREA / DWELLING UNIT	NONE	1,037 SF
MIN LOT WIDTH:	NONE	200'
MAX LOT WIDTH:	NONE	200'
MIN LOT DEPTH:	NONE	259'
MAX LOT COVERAGE:	100%	25%
(MIXED USE, INTERIOR LOT)		
BUILDING SETBACK STANDARDS		
MIN FRONT YARD:	REQUIRED	PROVIDED
MAX FRONT YARD:	NONE	9'
MIN SIDE YARD:	50'	7'
MAX SIDE YARD:	NONE	50'
MIN REAR YARD:	NONE	129'
MAX REAR YARD:	NONE	129'
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE	REQUIRED	PROVIDED
	15%	21%

BUILDING DATA		PARKING DATA	
COMMERCIAL SF:	4,910	PARKING PROVIDED BY UNIT:	0.92 SPACES PER UNIT 231 UNITS 213 SPACES
STUDIO UNITS:	77		
1 BEDROOM UNITS:	134		
2 BEDROOM UNITS:	20	COMMERCIAL:	1 SPACE / 250 SF 4,910 SF / 250 SF = 19.64 20 SPACES
TOTAL	231	TOTAL	237 SPACES
		PARKING PROVIDED	
		ON SITE STANDARD PARKING	89 SPACES
		ON SITE COMPACT PARKING	44 COMPACT
		ON SITE GARAGE PARKING	80 SPACES
		ON STREET PARKING	18 SPACES
		ADA SPACES	2 SPACES
		TOTAL	233 SPACES



EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT
W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
- DETENTION LIMITS

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED AUGUST 11, 2021.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE (SECTION 14-256).
- ALL ROOF MOUNTED EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET.
- ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
- THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS ON SITE.
- FREESTANDING SIGNAGE IS NOT PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- PROPOSED BENCHES WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL# C-10) OR APPROVED EQUAL.
- BIKE RACKS SHALL BE DERO SWERVE SINGLE HOOP, COLOR BLACK OR APPROVED EQUAL.

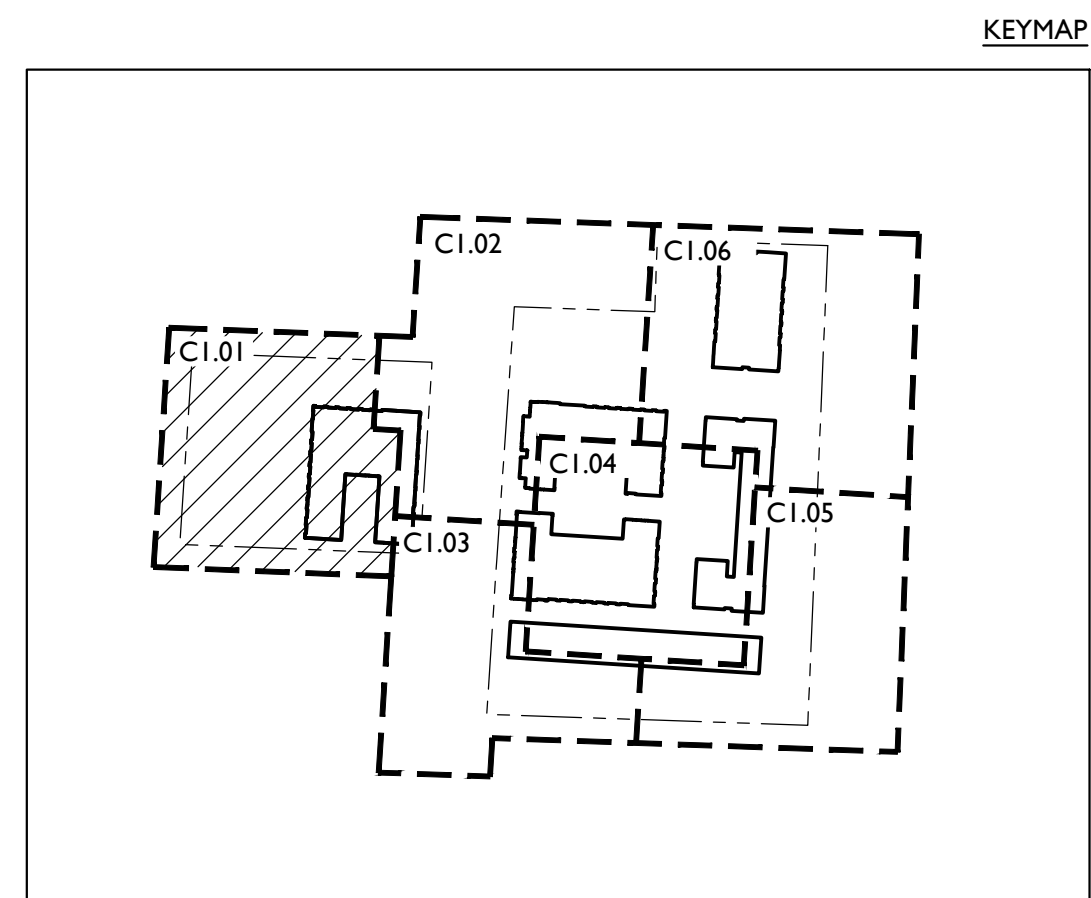
SW A AND MAIN ST DEVELOPMENT
Bentonville, Arkansas

EXISTING LEGEND

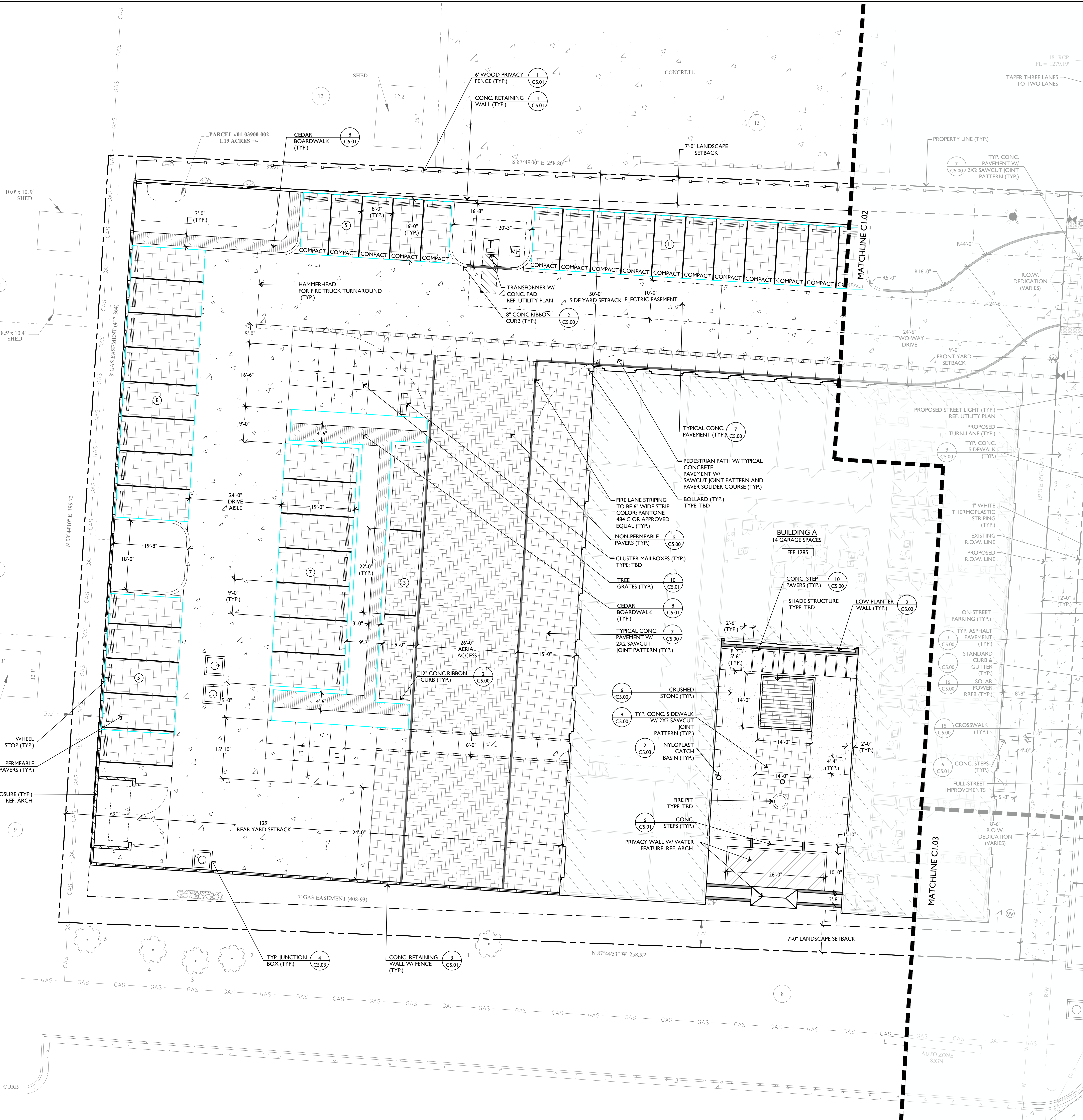
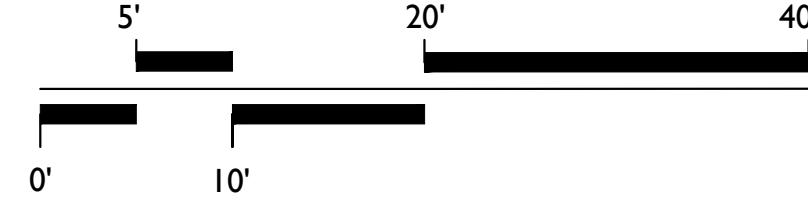
- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

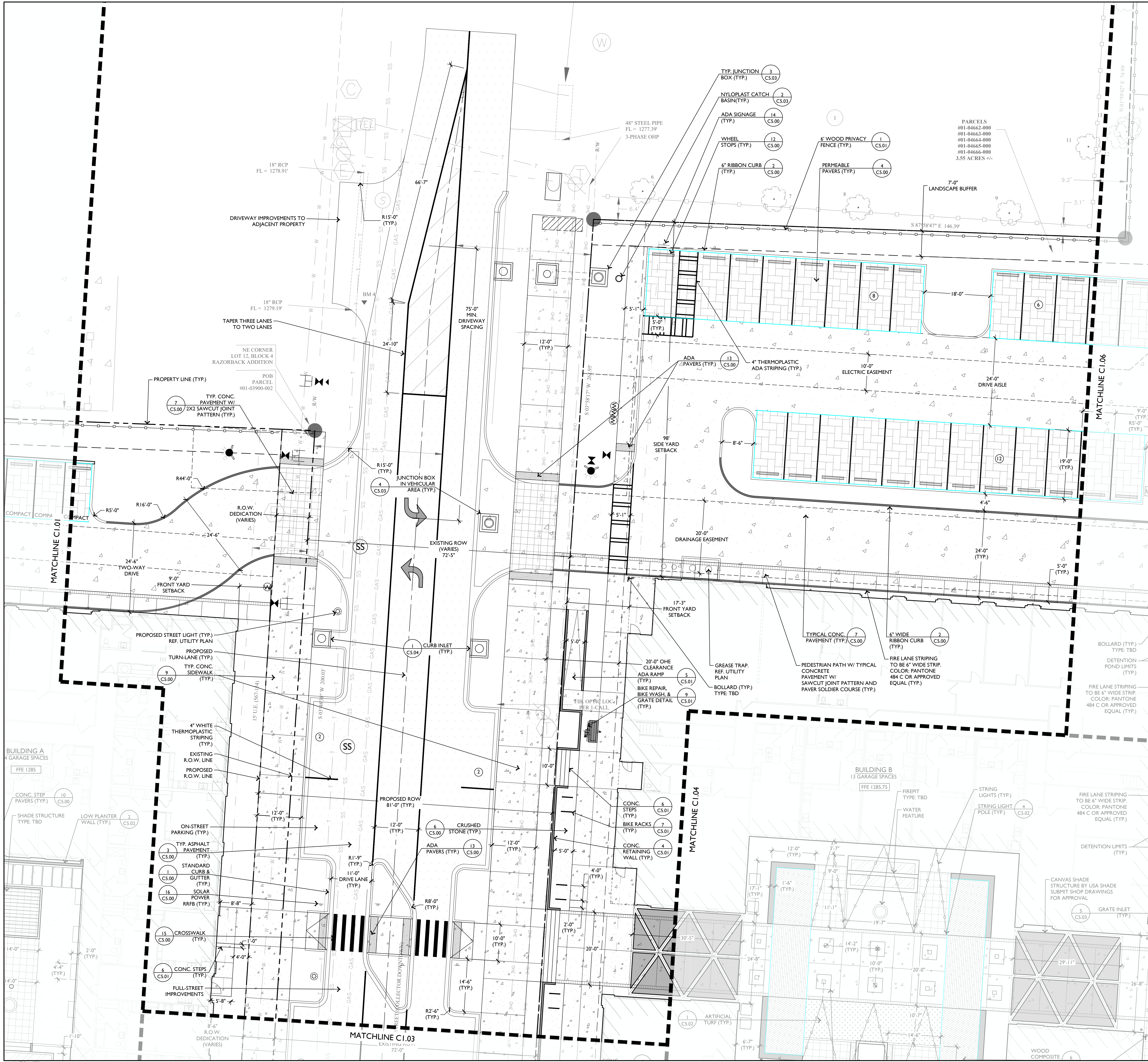
PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT
W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
- DETENTION LIMITS



1 SITE PLAN





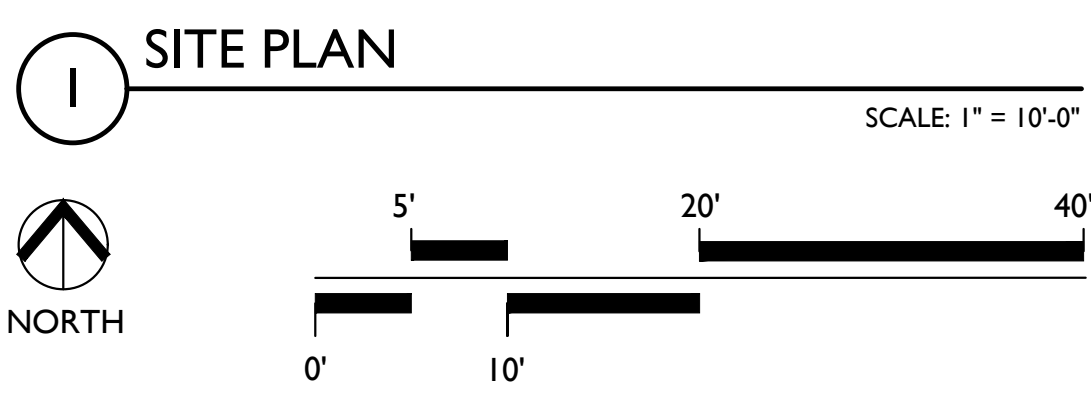
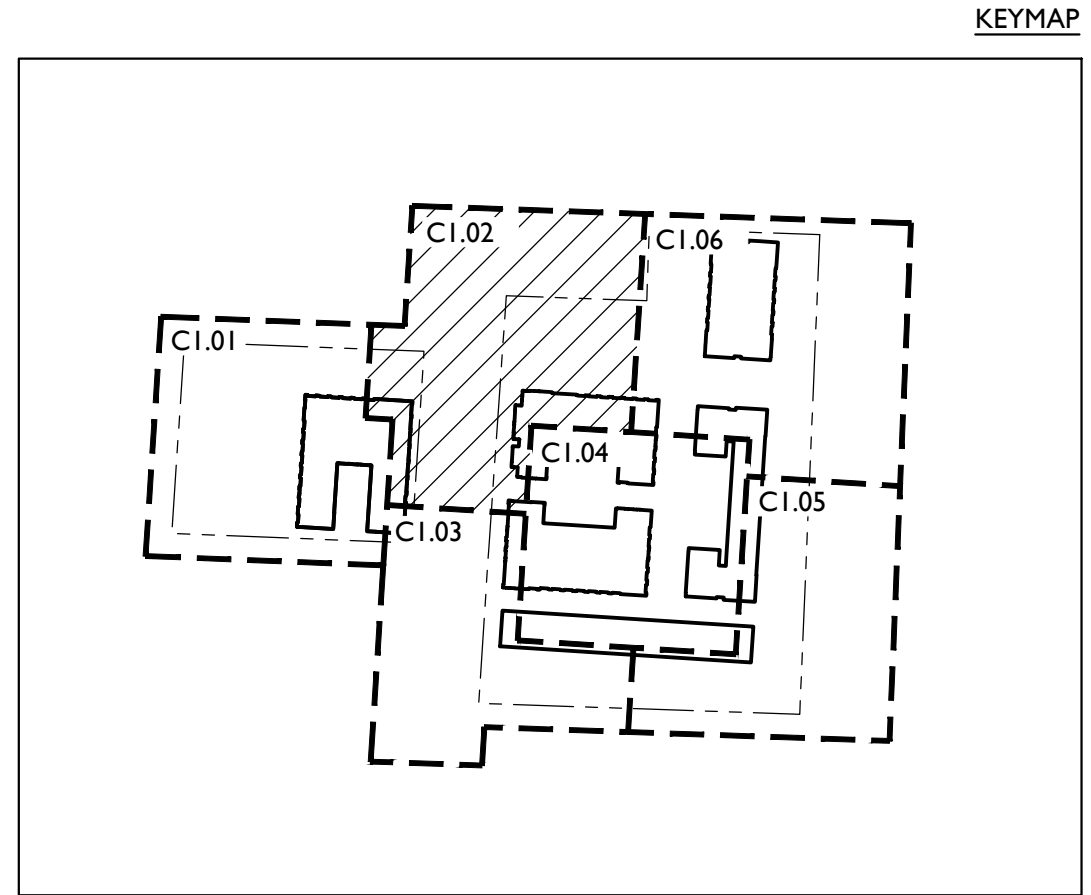
EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8\"/>

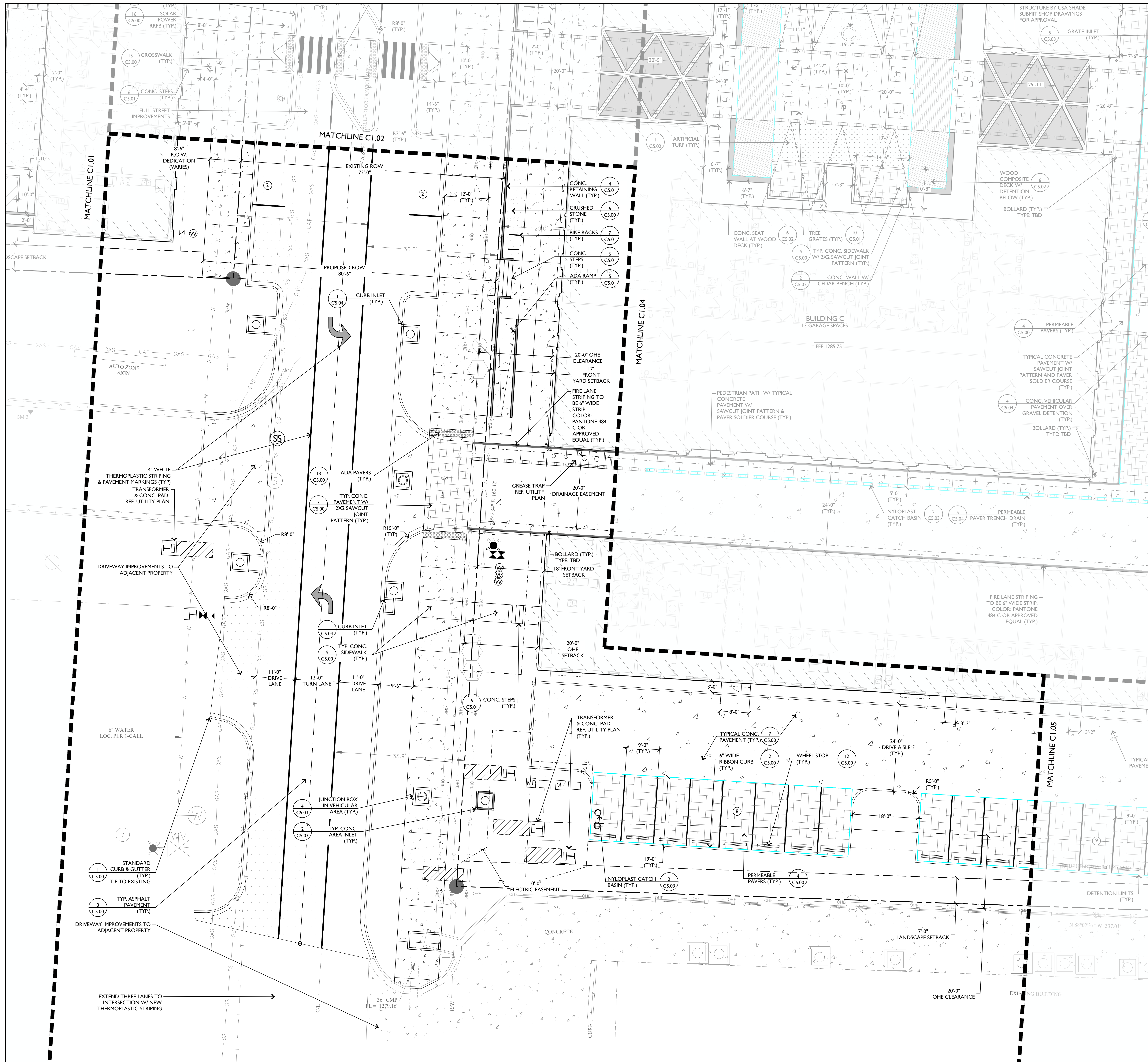
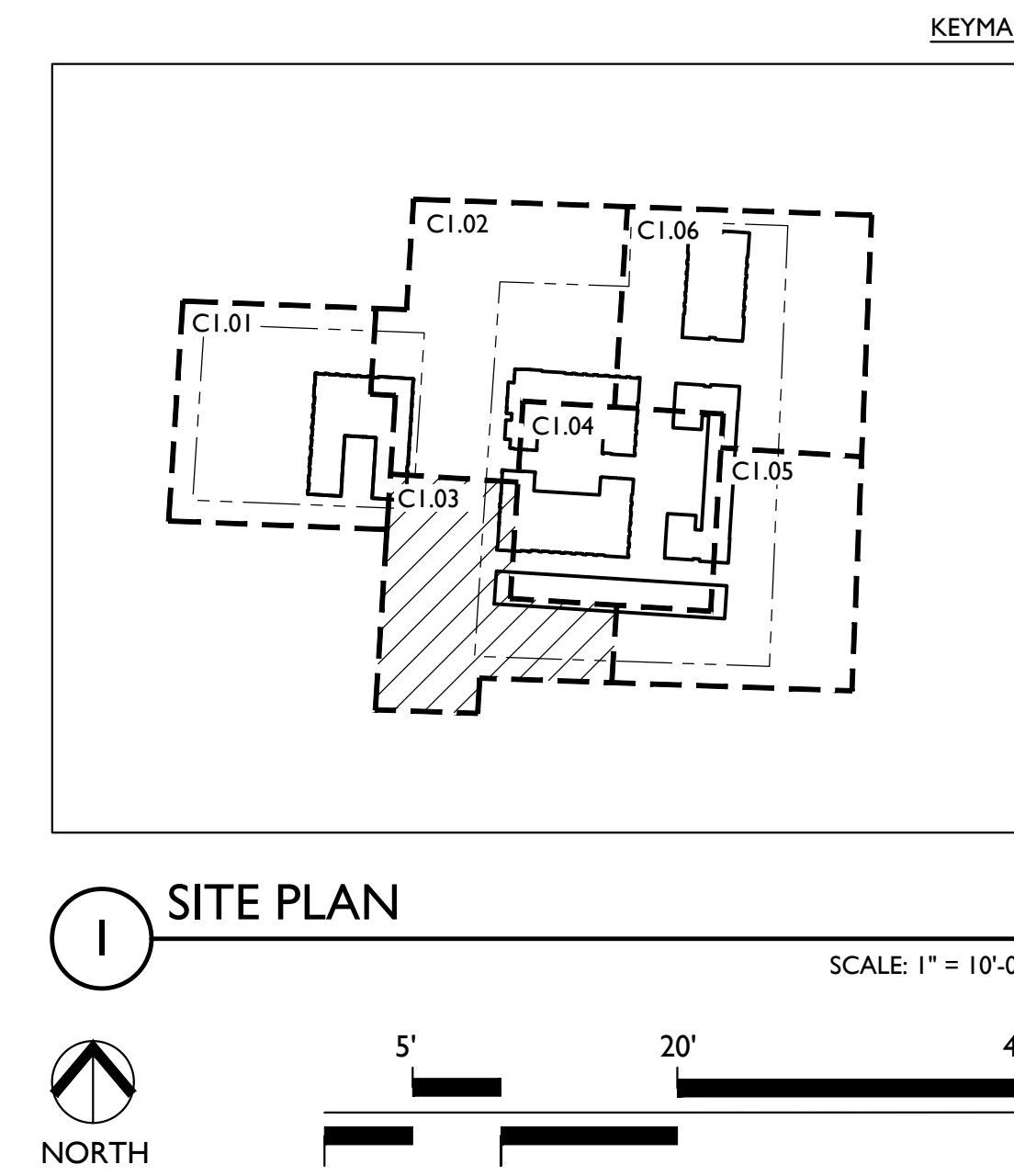
PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2\"/>

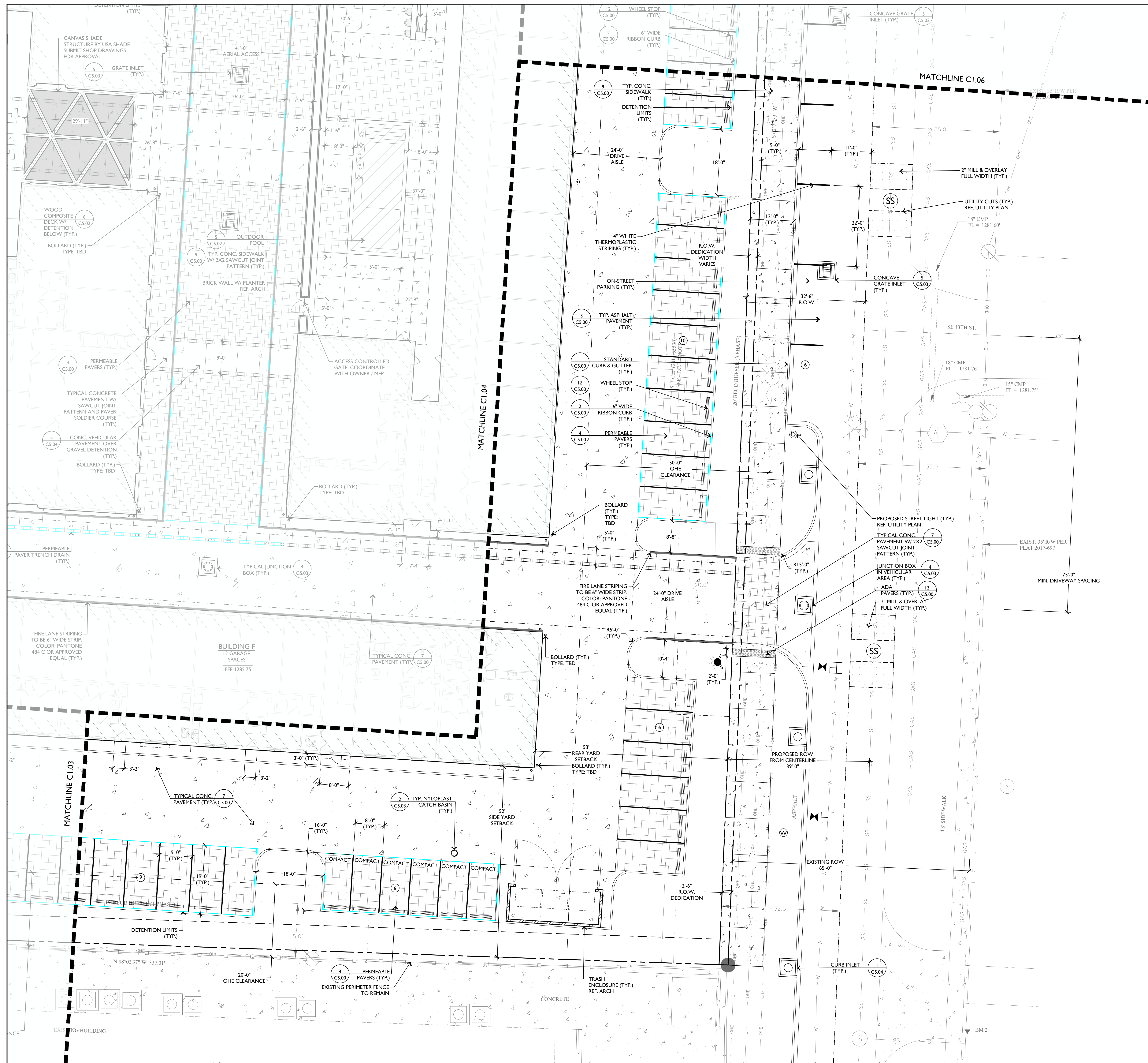
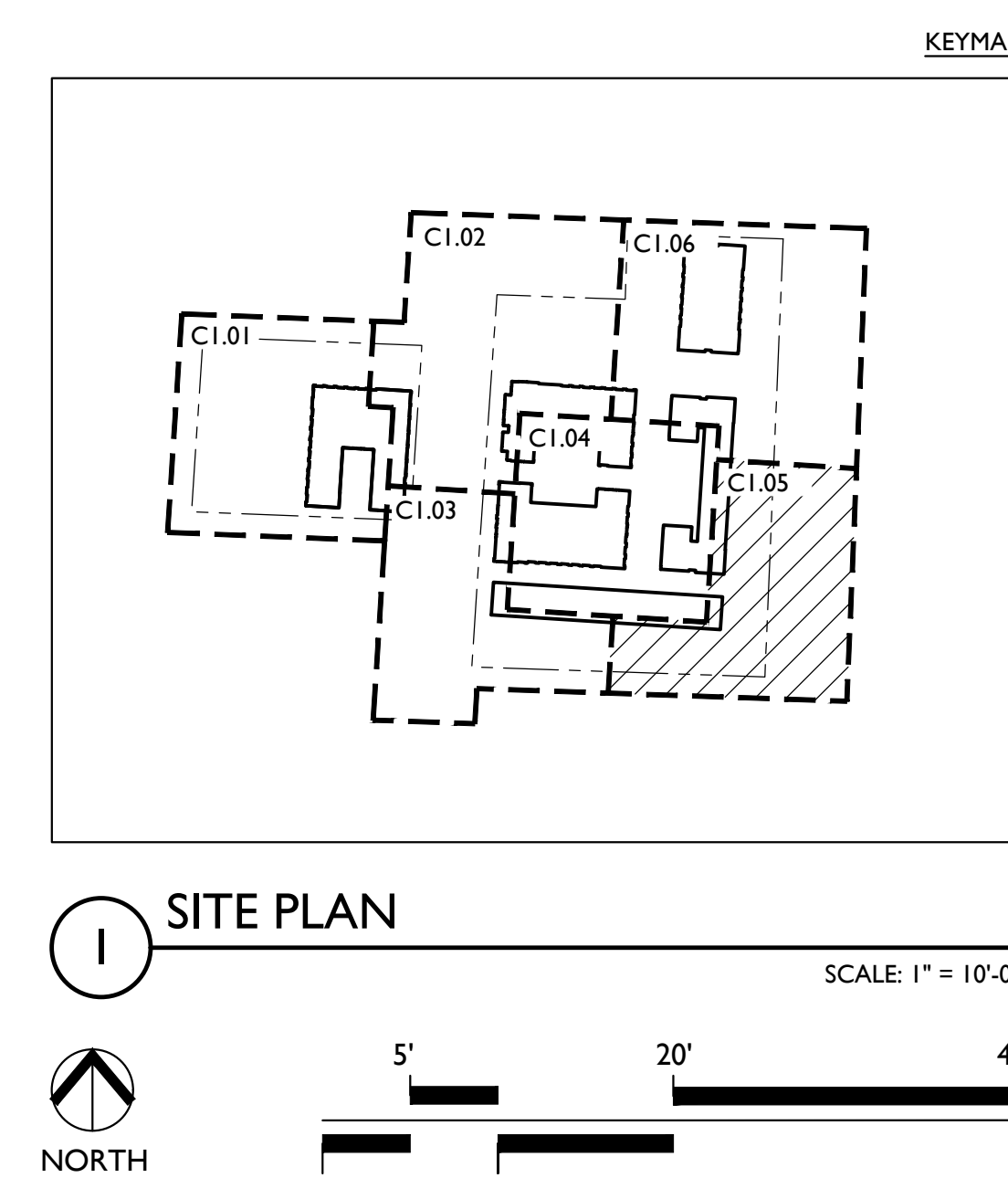
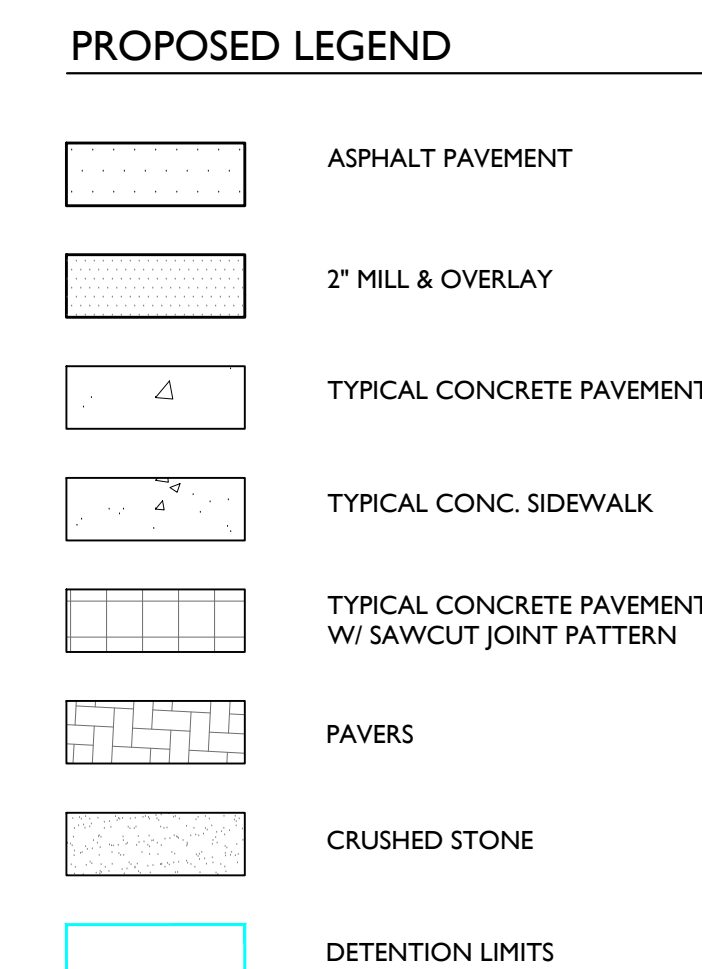
SW A AND MAIN ST DEVELOPMENT
Bentonville, Arkansas



EDG PROJECT NO.		22-010																		
DATE		2022.12.27																		
REVISIONS <table border="1"> <thead> <tr> <th>Number</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>			Number	Date																
Number	Date																			
PHASE		Construction Documents																		
TITLE		Site Plan																		
SHEET NO.		61.03																		

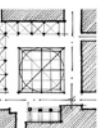


EDG PROJECT NO.		22-010
DATE		2022.12.27
REVISIONS		
Number	Date	
PHASE		Construction Documents
TITLE		Site Plan
SHEET NO.		C105





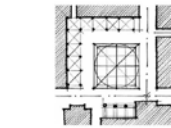
BRICK.....	3651 SQ/FT	61%
GLASS.....	1440 SQ/FT	26%
CAST STONE PANEL.....	400 SQ/FT	7%
METAL AWNING.....	279 SQ/FT	5%
FIBER CEMENT.....	32 SQ/FT	1%







METAL PANEL.....	2626 SQ/FT	48%
BRICK.....	1255 SQ/FT	22%
GLASS.....	864 SQ/FT	15%
PAINTED OVERHEAD DOOR.....	531 SQ/FT	9%
FIBER CEMENT.....	192 SQ/FT	3%
SHINGLE.....	169 SQ/FT	3%





BRICK.....	1607	SQ/FT	38%
METAL PANEL.....	1393	SQ/FT	33%
GLASS.....	468	SQ/FT	11%
PAINTED GARAGE DOOR.....	336	SQ/FT	8%
FIBER CEMENT.....	220	SQ/FT	6%
METAL AWNING.....	170	SQ/FT	5%

1

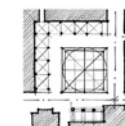
BUILDING A - PRESENTATION ELEVATION - NORTH

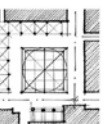
3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DECEMBER 2022







METAL PANEL.....	1872 SQ/FT	40%
BRICK.....	1207 SQ/FT	26%
GLASS.....	948 SQ/FT	20%
GARAGE DOOR.....	648 SQ/FT	14%

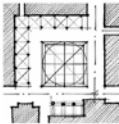
1 BUILDING B - PRESENTATION ELEVATION - SIDE A

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

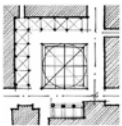
COURTYARD BUILDING & BLOCK LLC

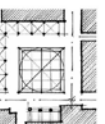
22 DECEMBER 2022





METAL PANEL.....	1838 SQ/FT	51%
BRICK.....	756 SQ/FT	21%
GLASS.....	587 SQ/FT	16%
GARAGE DOOR.....	405 SQ/FT	12%



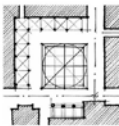




GLASS.....	1384 SQ/FT	38%
BRICK.....	1278 SQ/FT	35%
FIBER CEMENT.....	853 SQ/FT	23%
ACCENT TILE.....	144 SQ/FT	4%



FIBER CEMENT.....	1872 SQ/FT	40%
BRICK.....	1207 SQ/FT	26%
GLASS.....	948 SQ/FT	20%
GARAGE DOOR.....	648 SQ/FT	14%





FIBER CEMENT.....	1792 SQ/FT	50%
BRICK.....	717 SQ/FT	20%
GLASS.....	587 SQ/FT	16%
GARAGE DOOR.....	486 SQ/FT	14%

1

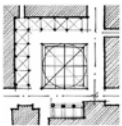
BUILDING C - EAST ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





FIBER CEMENT.....	3271 SQ/FT	55%
BRICK.....	1559 SQ/FT	27%
GLASS.....	970 SQ/FT	17%
ACCENT TILE.....	50 SQ/FT	1%

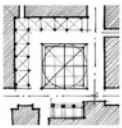
1 BUILDING C - NORTH ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

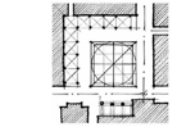
22 DEC 2022





1 BUILDING D - PRESENTATION ELEVATION - EAST

1/16" = 1'-0"





FIBER CEMENT PANEL.....	4032	SQ/FT	50%
BRICK.....	2325	SQ/FT	30%
GLASS.....	912	SQ/FT	11%
PAINTED DOOR ENTRY DOORS.....	391	SQ/FT	5%
PARGE COATED CMU.....	350	SQ/FT	4%

1

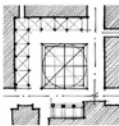
BUILDING D - PRESENTATION ELEVATION - WEST

1/16" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





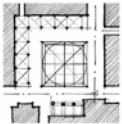
1 BUILDING D - PRESENTATION ELEVATION - NORTH

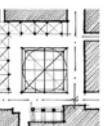
1/16" = 1'-0"



2 BUILDING D - PRESENTATION ELEVATION - SOUTH

1/16" = 1'-0"

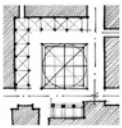


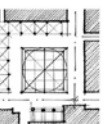


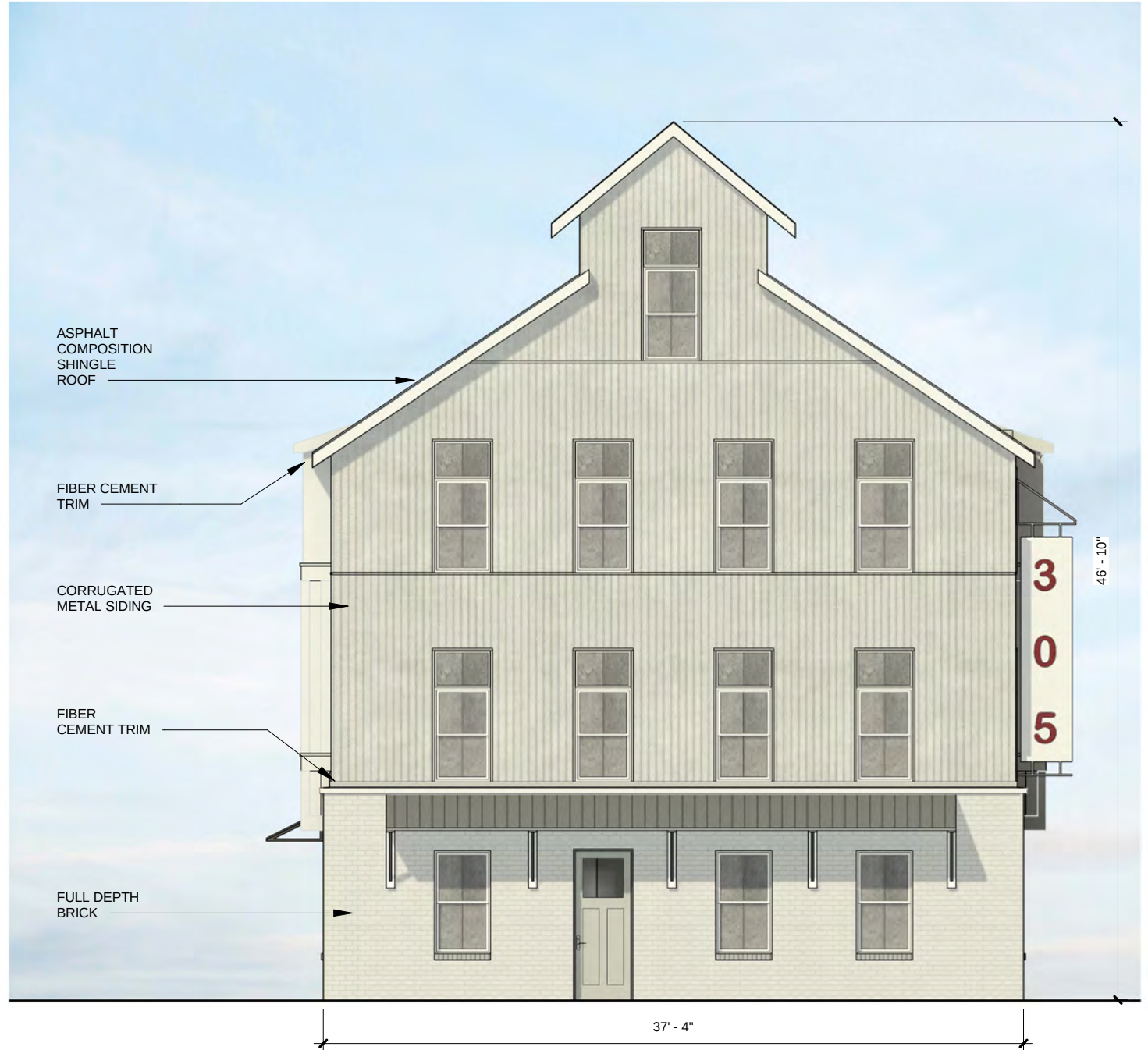




BRICK.....	756 SQ/FT	24%
ARCHITECTURAL METAL PANEL.....	753 SQ/FT	24%
FIBER CEMENT PANEL & TRIM.....	659 SQ/FT	21%
ASPHALT COMPOSITION SHINGLE.....	522 SQ/FT	17%
GLASS.....	421 SQ/FT	14%

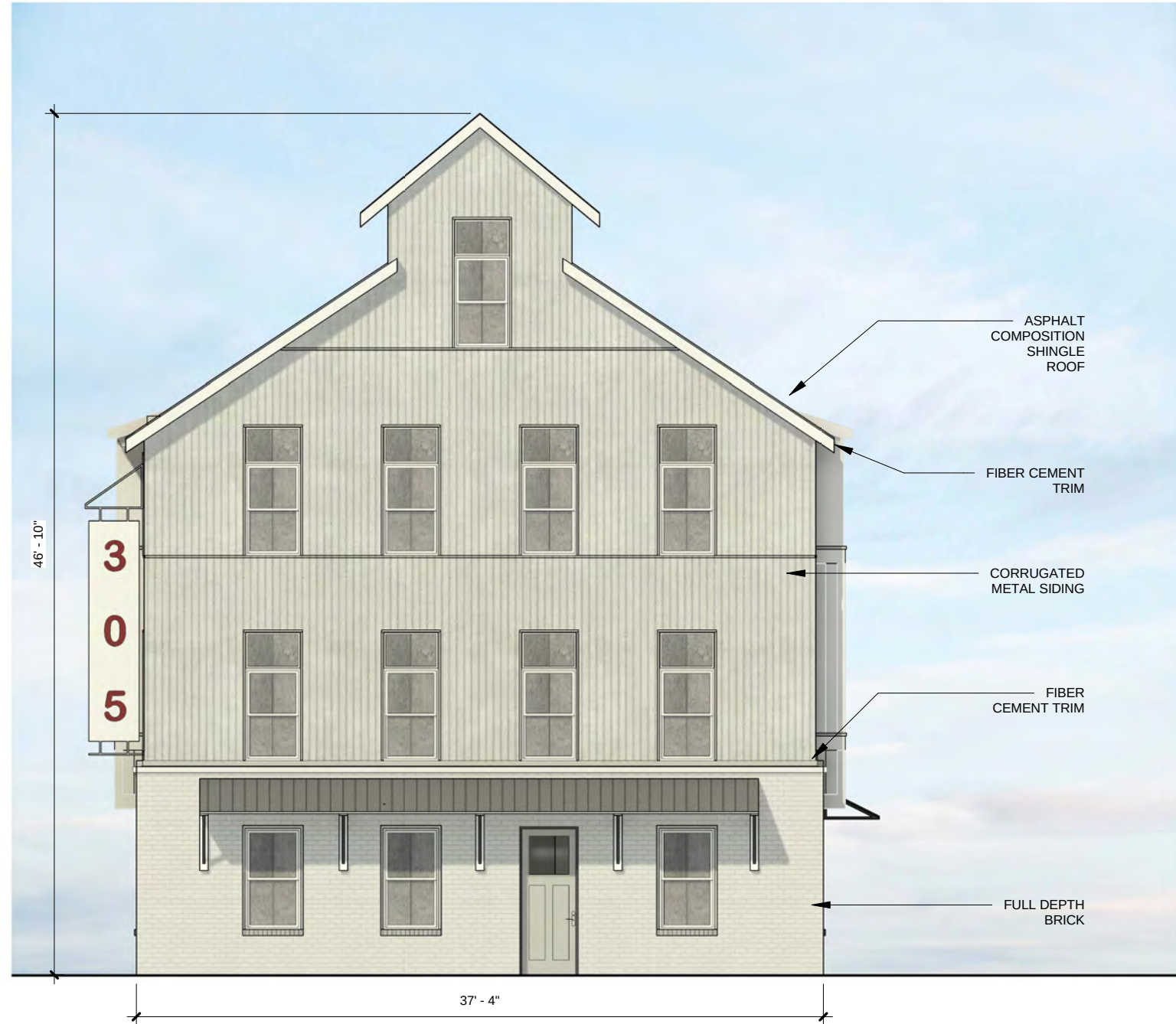






1 BUILDING F - PRESENTATION ELEVATION - EAST
1/8" = 1'-0"

ARCHITECTURAL METAL PANEL.....	770 SQ/FT	53%
BRICK.....	381 SQ/FT	26%
GLASS.....	234 SQ/FT	16%
FIBER CEMENT.....	48 SQ/FT	5%



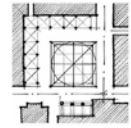
2 BUILDING F - PRESENTATION ELEVATION - WEST
1/8" = 1'-0"

ARCHITECTURAL METAL PANEL.....	770 SQ/FT	53%
BRICK.....	381 SQ/FT	26%
GLASS.....	234 SQ/FT	16%
FIBER CEMENT.....	48 SQ/FT	5%

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

22 DEC 2022





ARCHITECTURAL METAL PANEL.....	3109 SQ/FT	29%
ASPHALT COMPOSITION SHINGLE.....	2946 SQ/FT	28%
BRICK.....	1890 SQ/FT	18%
GLASS.....	1056 SQ/FT	10%
GARAGE DOOR.....	972 SQ/FT	9%
FIBER CEMENT.....	536 SQ/FT	6%

2

BUILDING F - PRESENTATION ELEVATION - NORTH

3/64" = 1'-0"



ARCHITECTURAL METAL PANEL.....	2733 SQ/FT	26%
ASPHALT COMPOSITION SHINGLE.....	2946 SQ/FT	28%
BRICK.....	2582 SQ/FT	25%
GLASS.....	1578 SQ/FT	15%
FIBER CEMENT.....	670 SQ/FT	6%

1

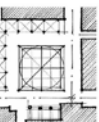
BUILDING F - PRESENTATION ELEVATION - SOUTH

3/64" = 1'-0"

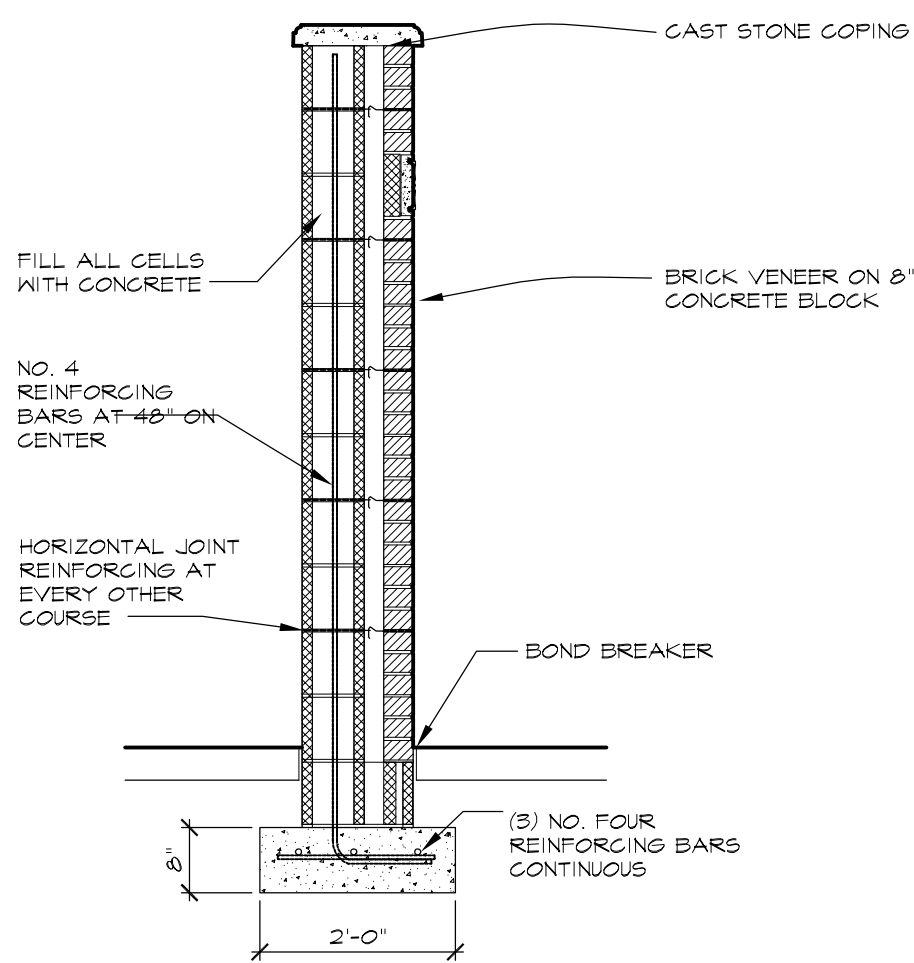
MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

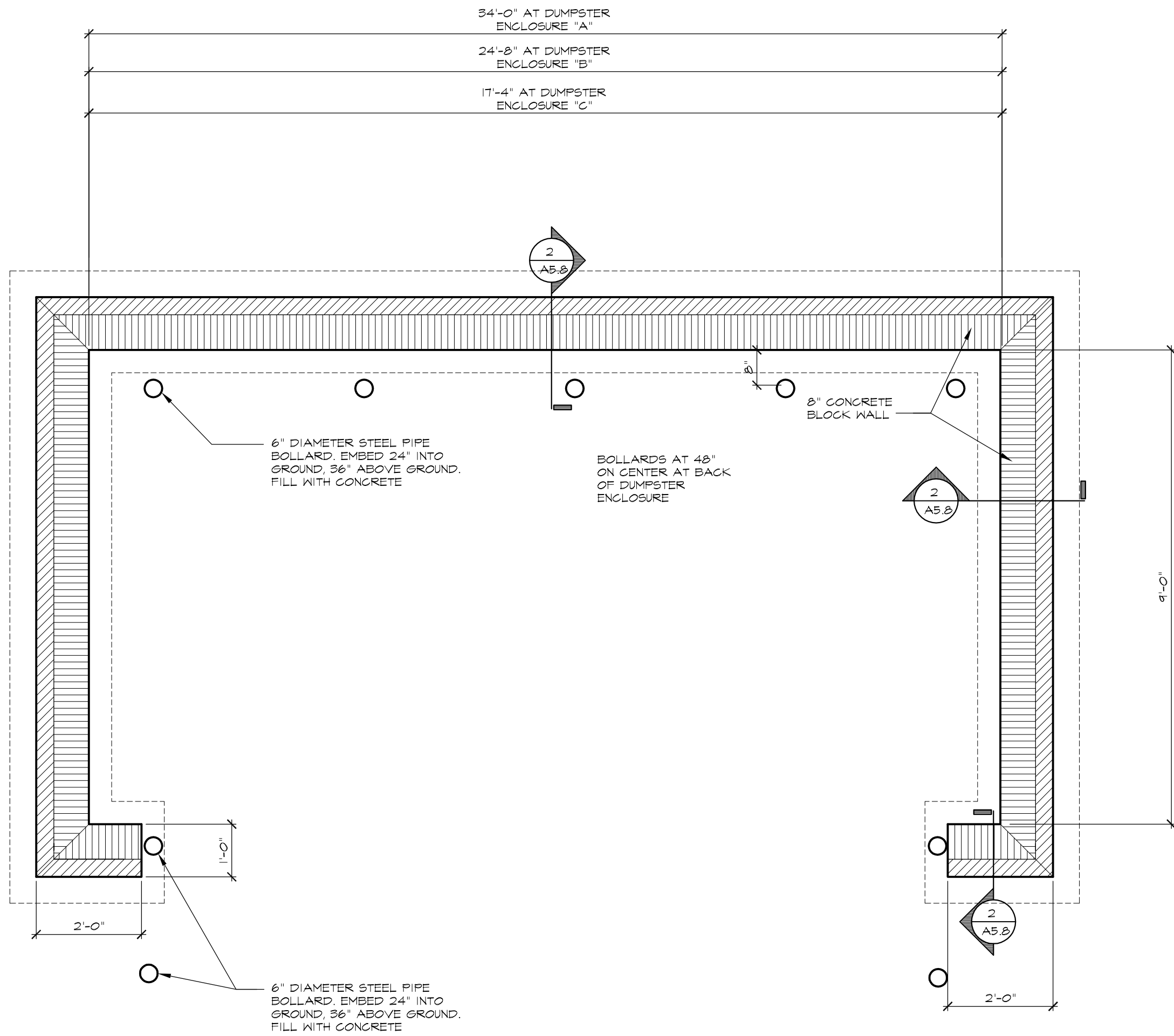
22 DEC 2022



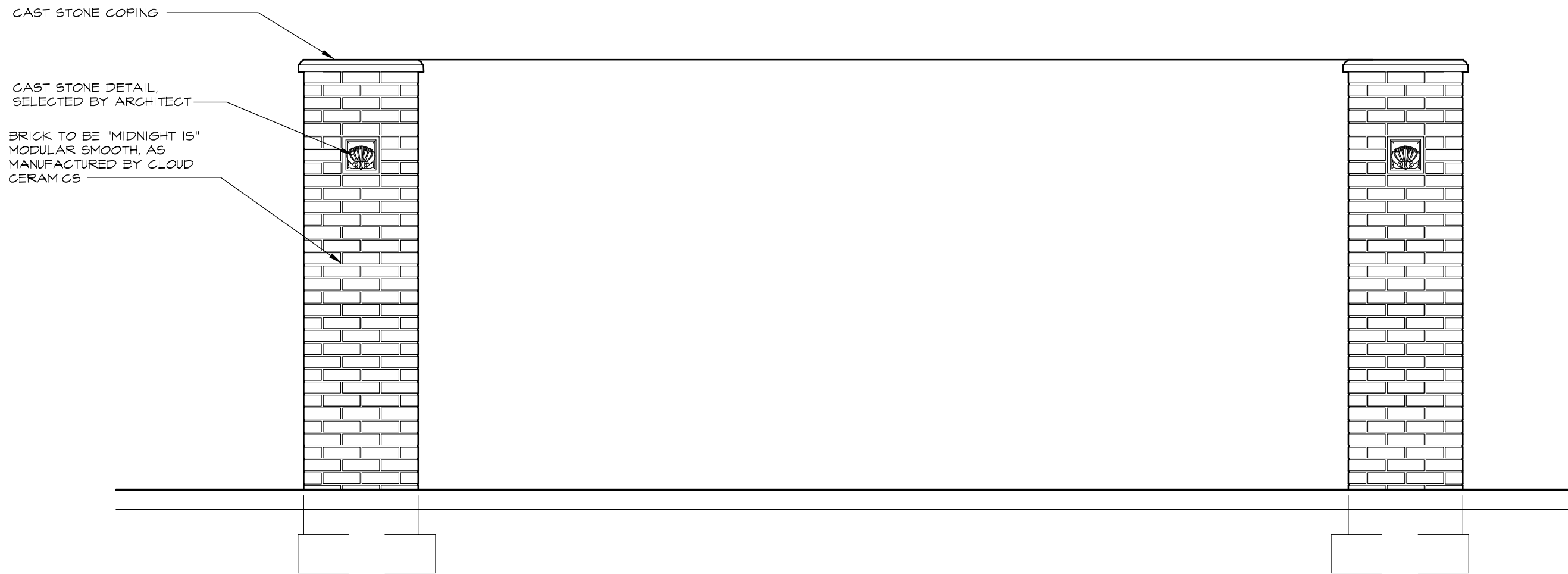
2 SECTION TROUGH DUMPSTER ENCLOSURE WALL
SCALE: 1 / 2" = 1'-0"



1 PLAN OF DUMPSTER ENCLOSURE
SCALE: 1 / 2" = 1'-0"



3 ELEVATION OF DUMPSTER ENCLOSURE
SCALE: 1 / 2" = 1'-0"



COURTYARD BUILDING & BLOCK, LLC			
100 W. CENTER ST.	STE 300		
FAYETTEVILLE	AR	72701	
PHONE: 479.442.0229		EMAIL: rob@sharparch.net	

MAIN & A STREET APARTMENTS		REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF CLASSIC AMERICAN HOUSE, LLC. REQUEST FOR REPRODUCTION MUST BE APPROVED BY CLASSIC AMERICAN HOUSE, LLC. COPYRIGHT 2020.	
BENTONVILLE		AR	

JOB NO. 22002
21 DEC 2022
DUMPSTER ENCLOSURE DETAILS
A5.8

BUILDING CODE STUDY, MAIN AND A, BUILDING A

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building A, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Residential and Storage Uses.

Construction Type: The building is a type VA construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	1 hour rated
Bearing walls, exterior:	1 hour rated
Bearing walls, interior:	1 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	1 hour rated
Floor construction:	1 hour rated
Roof construction:	1 hour rated

Building Use and Occupancy Classification:

The Building A is a Non-Separated Mixed Occupancy Building: R2 Occupancy (Residential) and S2 (Storage) on the ground floor and R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

R2	Residential: 12,000 sq ft per floor
S2	Storage: 14,000 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

If = (F / P – 0.25) W / 30

F = 558’

P = 672’

Aa = { At + (At x If) + (At x Is)} W/30

Aa = { 12,000 + (12,000 x 58%)} 85%

Aa = 12,000 + 4,116

Aa = 16,116 sq ft per floor

The areas per floor of the Building A are as follows:

First Floor:	12,030 sq ft
Second Floor:	12,030 sq ft
Third Floor:	12,030 sq ft
Total Floor Area:	36,090 sq ft

Each floor is less than the most restrictive maximum allowable area of 16,116 sq ft per floor.

Allowable Height as per Table 503 is 60’ (including 20’ increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (R2).

Exterior Wall Openings:

Exterior walls within 5’ of a property line shall be 1 hour rated.

Exterior walls between 5’ and 10’ of a property line shall be 1 hour rated.

Exterior walls between 10’ and 30’ of a property line shall be 0 hour rated.

Exterior walls more than 30’ from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15’, unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 12,030 / 200 = 60 occupants.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 5,654 / 200 = 29 occupants.

Doors: Clear width of 90 degree open doors shall be 32” as per 1008.1.1

Panic Hardware: Not required for R or S Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200

amperes. Panic Hardware is required for A2 Occupancy with more than 50 Occupants.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250’. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44” as per 1009.4. Accessible Means of Egress Stair shall be 48” wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10’ from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1, . Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

BUILDING CODE STUDY, MAIN AND A, BUILDING B

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building B, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Professional Office, Retail, Assembly, and Residential Uses.

Construction Type: The building is a type VA construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	1 hour rated
Bearing walls, exterior:	1 hour rated
Bearing walls, interior:	1 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	1 hour rated
Floor construction:	1 hour rated
Roof construction:	1 hour rated

Building Use and Occupancy Classification:

The Building B is a Non-Separated Mixed Occupancy Building: A2 (Assembly, Restaurant), B Occupancy (Professional Office), M Occupancy (Retail Sales), S2 (Storage), and R2 Occupancy (Residential) on the first floor, R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

B	Professional Office: 18,000 sq ft per floor
S2	Storage: 14,000 sq ft per floor
M	Mercantile: 14,000 sq ft per floor
R2	Residential: 12,000 sq ft per floor
A2	Restaurant: 11,500 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

If = (F / P – 0.25) W / 30

F = 516’

P = 516’

Aa = { At + (At x If) + (At x Is)} W/30

Aa = { 11,500 + (11,500)} 85%

Aa = 11,500 + 9,775

Aa = 21,275 sq ft per floor

The areas per floor of the Building B are as follows:

First Floor:	11,524 sq ft
Second Floor:	11,524 sq ft
Third Floor:	11,524 sq ft
Total Floor Area:	34,572 sq ft

Each floor is less than the most restrictive maximum allowable area of 21,275 sq ft per floor.

Allowable Height as per Table 503 is 60’ (including 20’ increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

A2	Assembly: 3 Stories
B	Professional Office: 3 Stories
M	Mercantile: 3 Stories
R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (A2).

Two Hour Separation at A2 Occupancy:

A2 Occupancies of more than 100 occupants shall be protected by an automatic fire sprinkler system as defined by 903.3.1.1 with in the Fire Area that it occupies. The remainder of the building to be protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

Exterior Wall Openings:

Exterior walls within 5’ of a property line shall be 1 hour rated.

Exterior walls between 5’ and 10’ of a property line shall be 1 hour rated.

Exterior walls between 10’ and 30’ of a property line shall be 0 hour rated.

Exterior walls more than 30’ from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15’, unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

A2 Occupancy: Table 1004.1 indicates an occupant load of 15 gross square feet per occupant. Occupancy will be calculated and provided when tenant finish out is designed and permitted.

B Occupancy: Table 1004.1 indicates an occupant load of 100 gross square feet per occupant. Occupancy will be calculated and provided when tenant finish out is designed and permitted.

M Occupancy: Table 1004.1 indicates an occupant load of 60 net square feet per occupant. Occupancy will be calculated and provided when tenant finish out is designed and permitted.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 4,402 / 200 = 22 occupants.

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 11,524 / 200 = 58 occupants.

Doors: Clear width of 90 degree open doors shall be 32” as per 1008.1.1

Panic Hardware: Not required for R, M, or B Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200 amperes. Panic Hardware is required for A2 Occupancy with more than 50 Occupants.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250’. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44” as per 1009.4. Accessible Means of Egress Stair shall be 48” wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10’ from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1, . Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

BUILDING CODE STUDY, MAIN AND A, BUILDING C

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building C, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Professional Office, Retail, Assembly, and Residential Uses.

Construction Type: The building is a type VA construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	1 hour rated
Bearing walls, exterior:	1 hour rated
Bearing walls, interior:	1 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	1 hour rated
Floor construction:	1 hour rated
Roof construction:	1 hour rated

Building Use and Occupancy Classification:

The Building C is a Non-Separated Mixed Occupancy Building: B Occupancy (Professional Office), M Occupancy (Retail Sales), S2 (Storage), and R2 Occupancy (Residential) on the first floor, R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

B	Professional Office: 18,000 sq ft per floor
M	Mercantile: 14,000 sq ft per floor
S2	Storage: 14,000 sq ft per floor
R2	Residential: 12,000 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

$$If = (F / P - 0.25) W / 30$$

$$F = 516'$$

$$P = 516'$$

$$Aa = \{ At + (At \times If) + (At \times Is) \} W/30$$

$$Aa = \{ 12,000 + (12,000) \} 85\%$$

$$Aa = 12,000 + 10,200$$

$$Aa = 22,200 \text{ sq ft per floor}$$

The areas per floor of the Building C are as follows:

First Floor:	11,620 sq ft
Second Floor:	11,620 sq ft
Third Floor:	11,620 sq ft
Total Floor Area:	34,860 sq ft

Each floor is less than the most restrictive maximum allowable area of 22,200 sq ft per floor.

Allowable Height as per Table 503 is 60' (including 20' increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

B	Professional Office: 3 Stories
M	Mercantile: 3 Stories
R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (R2).

Exterior Wall Openings:

Exterior walls within 5' of a property line shall be 1 hour rated.

Exterior walls between 5' and 10' of a property line shall be 1 hour rated.

Exterior walls between 10' and 30' of a property line shall be 0 hour rated.

Exterior walls more than 30' from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15', unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

B Occupancy: Table 1004.1 indicates an occupant load of 100 gross square feet per occupant. Occupancy will be calculated and provided when tenant finish out is designed and permitted.

M Occupancy: Table 1004.1 indicates an occupant load of 60 net square feet per occupant. Occupancy will be calculated and provided when tenant finish out is designed and permitted.

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 11,620 / 200 = 58 occupants.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 4,520 / 200 = 27 occupants.

Doors: Clear width of 90 degree open doors shall be 32" as per 1008.1.1

Panic Hardware: Not required for R, M, or B Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200 amperes.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250'. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44" as per 1009.4. Accessible Means of Egress Stair shall be 48" wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10' from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1. Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

BUILDING CODE STUDY, MAIN AND A, BUILDING D

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building D, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Professional Office, Retail, Assembly, and Residential Uses.

Construction Type: The building is a type VB construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	0 hour rated
Bearing walls, exterior:	0 hour rated
Bearing walls, interior:	0 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	0 hour rated
Floor construction:	0 hour rated
Roof construction:	0 hour rated

Building Use and Occupancy Classification:

The Building D is a Non-Separated Mixed Occupancy Building: B Occupancy (Professional Office), S2 (Storage), and R2 Occupancy (Residential) on the first floor, R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

B	Professional Office: 9,000 sq ft per floor
S2	Storage: 13,500 sq ft per floor
R2	Residential: 7,000 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

If = (F / P – 0.25) W / 30

F = 750’

P = 750’

Aa = { At + (At x If) + (At x Is)} W/30

Aa = { 7,000 + (7,000)} 85%

Aa = 7,000 + 5,950

Aa = 12,950 sq ft per floor

The areas per floor of the Building D are as follows:

First Floor:	9,934 sq ft
Second Floor:	9,934 sq ft
Third Floor:	9,934 sq ft
Total Floor Area:	9,934 sq ft

Each floor is less than the most restrictive maximum allowable area of 12,950 sq ft per floor.

Allowable Height as per Table 503 is 60’ (including 20’ increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

B	Professional Office: 3 Stories
R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (R2).

Exterior Wall Openings:

Exterior walls within 5’ of a property line shall be 1 hour rated.

Exterior walls between 5’ and 10’ of a property line shall be 1 hour rated.

Exterior walls between 10’ and 30’ of a property line shall be 0 hour rated.

Exterior walls more than 30’ from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15’, unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

B Occupancy: Table 1004.1 indicates an occupant load of 100 gross square feet per occupant. Business area is 2,100 / 100 = 21 occupants.

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 11,620 / 200 = 58 occupants.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 6224 / 200 = 31 occupants.

Doors: Clear width of 90 degree open doors shall be 32” as per 1008.1.1

Panic Hardware: Not required for R, M, or B Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200 amperes.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250’. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44” as per 1009.4. Accessible Means of Egress Stair shall be 48” wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10’ from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1. Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

BUILDING CODE STUDY, MAIN AND A, BUILDING E

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building E, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Professional Office, Retail, Assembly, and Residential Uses.

Construction Type: The building is a type VB construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	0 hour rated
Bearing walls, exterior:	0 hour rated
Bearing walls, interior:	0 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	0 hour rated
Floor construction:	0 hour rated
Roof construction:	0 hour rated

Building Use and Occupancy Classification:

The Building E is a Non-Separated Mixed Occupancy Building R2 Occupancy (Residential) and S2 (Storage) on the first floor, R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

S2	Storage: 13,500 sq ft per floor
R2	Residential: 7,000 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

If = (F / P – 0.25) W / 30

F = 402’

P = 314’

Aa = { At + (At x If) + (At x Is)} W/30

Aa = { 7,000 + (5,468)} 85%

Aa = 7,000 + 5,468

Aa = 12,468 sq ft per floor

The areas per floor of the Building E are as follows:

First Floor:	8,256 sq ft
Second Floor:	8,348 sq ft

Third Floor:	8,348 sq ft
Total Floor Area:	24,952 sq ft

Each floor is less than the most restrictive maximum allowable area of 12,468 sq ft per floor.

Allowable Height as per Table 503 is 60’ (including 20’ increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

B	Professional Office: 3 Stories
R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (R2).

Exterior Wall Openings:

Exterior walls within 5’ of a property line shall be 1 hour rated.

Exterior walls between 5’ and 10’ of a property line shall be 1 hour rated.

Exterior walls between 10’ and 30’ of a property line shall be 0 hour rated.

Exterior walls more than 30’ from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15’, unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

B Occupancy: Table 1004.1 indicates an occupant load of 100 gross square feet per occupant. Business area is 2,100 / 100 = 21 occupants.

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 11,620 / 200 = 58 occupants.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 6224 / 200 = 31 occupants.

Doors: Clear width of 90 degree open doors shall be 32” as per 1008.1.1

Panic Hardware: Not required for R, M, or B Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200 amperes.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250’. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44” as per 1009.4. Accessible Means of Egress Stair shall be 48” wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10’ from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1. Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

BUILDING CODE STUDY, MAIN AND A, BUILDING F

The purpose of this code study is to review the requirements of the Arkansas Fire Prevention Code 2012, Volume 2: Buildings, as it applies to the Main and A, Building F, a proposed 3 story building located in Bentonville, Arkansas. The use of the building will be Professional Office, Retail, Assembly, and Residential Uses.

Construction Type: The building is a type VB construction type. Exterior Walls shall be of wood studs with brick veneer. Other structural materials as per except as allowed as per Table 601:

Primary Structural Frame:	0 hour rated
Bearing walls, exterior:	0 hour rated
Bearing walls, interior:	0 hour rated
Nonbearing walls, exterior:	as per Table 705.8
Nonbearing walls, interior:	0 hour rated
Floor construction:	0 hour rated
Roof construction:	0 hour rated

Building Use and Occupancy Classification:

The Building F is a Non-Separated Mixed Occupancy Building R2 Occupancy (Residential) and S2 (Storage) on the first floor, R2 Occupancy (Residential) on the upper floors.

The Allowable Areas per occupancy as per Table 503 are as follows:

S2	Storage: 13,500 sq ft per floor
R2	Residential: 7,000 sq ft per floor

Allowable Increase in Area: Section 506 allows an area modification based upon the open perimeter of the building.

If = (F / P – 0.25) W / 30

F = 595’

P = 595’

Aa = { At + (At x If) + (At x Is)} W/30

Aa = { 7,000 + (5,250)} 85%

Aa = 7,000 + 4,462

Aa = 11,462 sq ft per floor

The areas per floor of the Building F are as follows:

First Floor:	9,526 sq ft
Second Floor:	9,646 sq ft

Third Floor:	9,646 sq ft
Total Floor Area:	28,818 sq ft

Each floor is less than the most restrictive maximum allowable area of 12,468 sq ft per floor.

Allowable Height as per Table 503 is 60’ (including 20’ increase due to automatic sprinklers as defined by 903.3.1.2)

Allowable Number of Stories as per Table 503 is as follows (including one story increase due to automatic sprinklers as defined by 903.3.1.2):

B	Professional Office: 3 Stories
R2	Residential: 3 Stories
S2	Storage: 3 Stories

The building is protected by an automatic fire sprinkler system as per NFPA 13R. (automatic sprinklers as defined by 903.3.1.2)

No separations required between occupancies as per 508.3. The building meets the height and area requirements of them most restrictive occupancy classification (R2).

Exterior Wall Openings:

Exterior walls within 5’ of a property line shall be 1 hour rated.

Exterior walls between 5’ and 10’ of a property line shall be 1 hour rated.

Exterior walls between 10’ and 30’ of a property line shall be 0 hour rated.

Exterior walls more than 30’ from a property lines shall be 0 hour rated.

Note that First Floor exterior walls facing a public street with a fire separation distance of more than 15’, unlimited unprotected openings are permitted. Refer to 705.8.1 (1.1)

Occupant Load:

B Occupancy: Table 1004.1 indicates an occupant load of 100 gross square feet per occupant. Business area is 2,100 / 100 = 21 occupants.

R2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Residential Area per floor is 11,620 / 200 = 58 occupants.

S2 Occupancy: Table 1004.1 indicates an occupant load of 200 gross square feet per occupant. Storage Area on first floor is 6224 / 200 = 31 occupants.

Doors: Clear width of 90 degree open doors shall be 32” as per 1008.1.1

Panic Hardware: Not required for R, M, or B Occupancy as per 1008.1.10. Panic Hardware is required on electrical rooms with more than 1,200 amperes.

Egress from Dwelling Units: Table 1016.2 allows a maximum travel distance of 250’. Refer to egress travel diagram.

Exit Access Stairways:

Stair Width shall be 44” as per 1009.4. Accessible Means of Egress Stair shall be 48” wide between handrails.

Stair Enclosure Shaft shall be one hour rated Fire as per 1022.2. Exterior walls that serve as part of an exit access stairway enclosures are not required to be fire rated as per Section 705 (all exterior wall protecting stairwell are more than 10’ from a property line).

Emergency Escape and Rescue Openings not required where Dwelling Units access two means of egress.

Handicapped Accessibility:

Access to all First Floor spaces are on an accessible route. Handicapped Accessible dwelling unit to be provided on the First Floor. As per table 1107.1.1. Upper floor units are not required to be accessible in buildings without an elevator as per 1107.7.1.

10 Accessible unit are required where there are between 200 and 300 dwelling units. The overall project includes 231 dwelling units, 10 accessible units are provided.

	Kelley
	716 and 718 West Central Avenue
	PC Date: 3/5/2024

Staff Report Details	
Project Number	WAV24-0004
Applicant / Current Owner	Mark Kelley /
Site Area	+/- 0.23 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Home
Related projects	PLA24-0001

Property Description
The property is located at 716 and 718 West Central Avenue. It is zoned R-1, Low-Density Single-Family Residential, and is currently vacant due to a recent demolition of a single family home. All adjacent properties are zoned R-1, Low-Density Single-Family Residential with the exception of two properties to the north that are zoned RO, Residential Office. The property is situated approximately one block from Walton Boulevard.

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 1100, Development Standards, Section 1100.16, Street Standards, (b) Right-of-way Dedication.

Relationship to the General Plan / Projected Traffic Impact
N/A

Public Comment

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

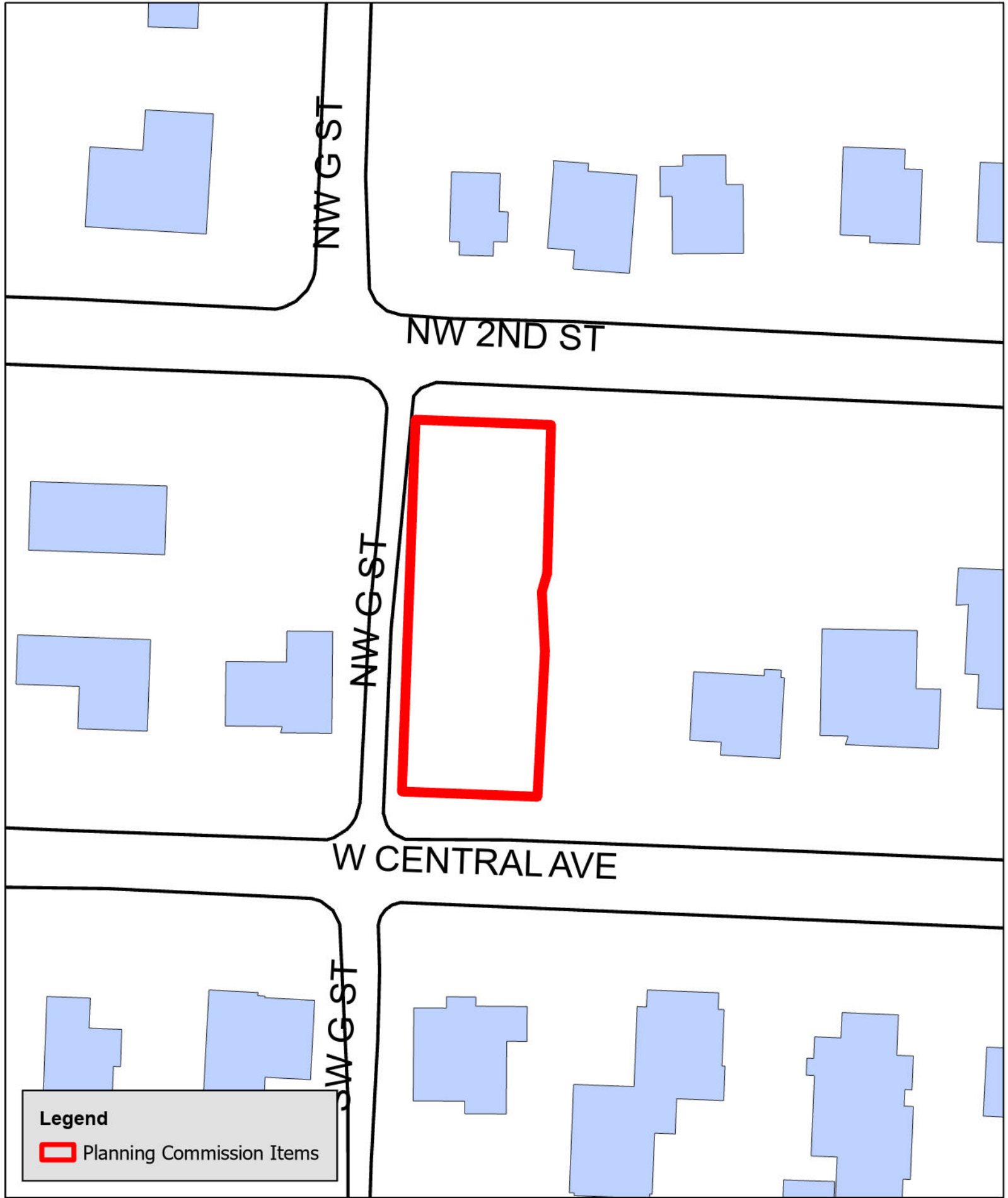
Analysis / Waivers

The applicant's narrative states that the right of way dedication on Northwest G Street would prohibit the building of the proposed house. The required 25-foot dedication for Northwest G Street and the 20-foot setback for structures in R-1 zoning would create a house that is pushed to one side of the lot, which the applicant is attempting to avoid. Northwest G Street is considered a local street on the Master Street Plan, but it is currently being utilized as a one-way street. In addition to the house placement, the west side of Northwest G Street has utility conflicts which would hinder road widening.

Conclusion

Northwest G Street was originally platted as a 12-foot alley and continues to be used as such. If the waiver is not approved, the applicant will be required to dedicate the right of way half-width of 25'. There are no current plans to widen Northwest G Street, but there may be future efforts to route either traffic or utilities through the corridor. In light of such future unknowns, staff recommends denial of the waiver.

Additional Details



Legend

 Planning Commission Items



WAV24-0004
Waiver
722 West Central Avenue



718 W Central Avenue - Right of Way Waiver Request (Section 1100.16 Street Standards)

Purchased 2 adjoining lots at 718 and 716 W Central for a single-family residential home. Right of way waver off of NW G Street (alley way, one way) is being requested due to lot size of 60' at 718 W Central. 25' right of way plus a 20' setback would leave only 15' for building on the first lot. Image below is the survey plat showing right of way + setback, with GREEN shaded area the space we are requesting waver on. This image below would be in the ABSENCE of a waver (survey company compiled to show what was possible). House plans are 74.5' W and 95.5' D, which would not fit on this lot if not granted the waver.



New house build across the street at 723 W Central Ave is also a corner lot off of NW G Street and the new build is 20' from property line. Images below. Requesting our property line/building line match directly with the property across the street.



Site plan below is the orientation/location/size of the requested build. First step would be to have waiver granted, then 2nd step have survey company adjust the lines and orient the structure correctly, and then submit for a combining of the two lots with a new plat. House would then be centered on the 2 lots abiding by the setback requirements of 20' on left and 7' on right.

Image 1: Right of Way + Setback taking 45' of 60' of 718 W Central Lot, House Build not fitting on buildable area and not matching house directly across the street:

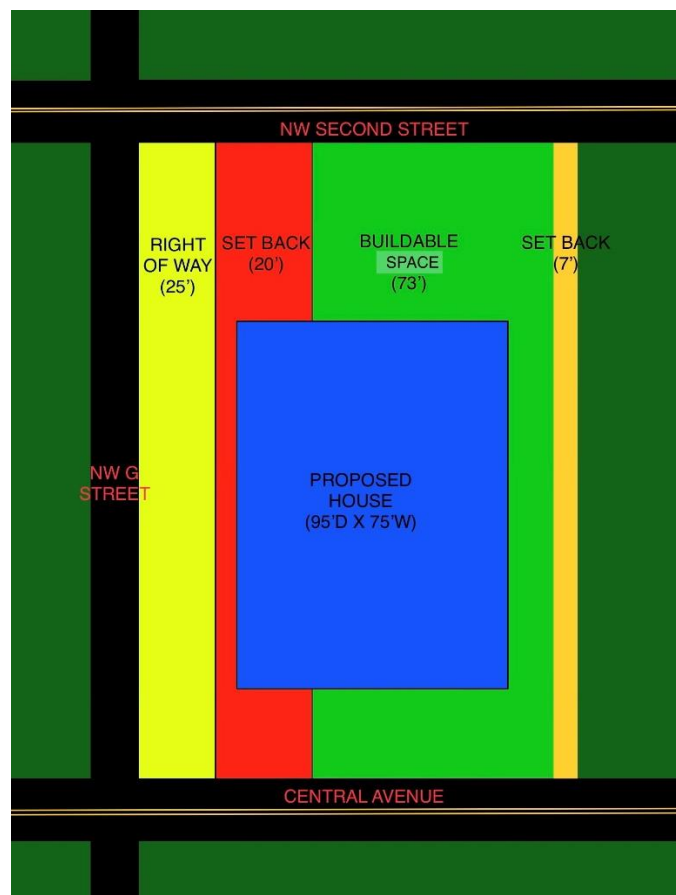
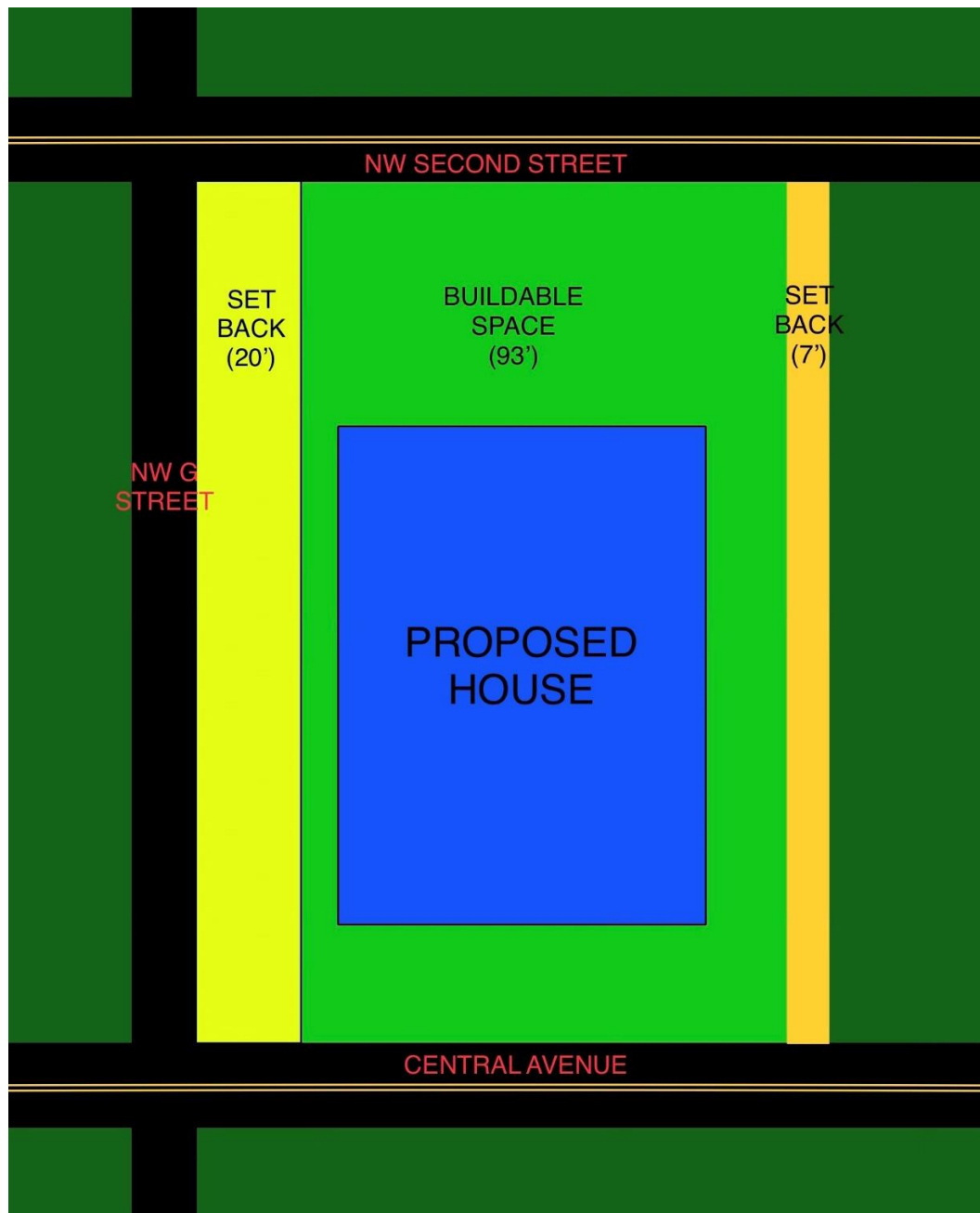


Image 2: Right of Way waver granted. Follow guidelines on 20' setback on corner and 7' setback on 716 W Central side, then center 75' home on combined lot. Future state goal:





Lanterns on 4th

Southeast 4th Street

PC Date: 3/5/2024

Staff Report Details

Project Number	WAV24-0005
Applicant / Current Owner	Modus Studio
Site Area	+/- 1.38 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family/Mixed-use
Related projects	PUD23-0001, PLA23-0023

Property Description

The subject property is located on Southeast 4th Street, approximately mid-block between Southeast J Street and Southeast G Street. The property is presently zoned Planned Unit Development (PUD) with a future land use designation of High Density Residential (HDR). The PUD was recently approved at the December 5 Planning Commission meeting. The property has direct access to Southeast 4th Street.

Project Details

The applicant is requesting a waiver from the parking space dimension requirements of Sec. 501.02 Parking Dimensions of the Zoning Code. Per their narrative, the applicant would provide 150 total off-street parking spaces, 6 more than approved with the PUD, to increase the parking ratio to 0.96 spaces per unit, up from 0.92 spaces per unit. The development has a total of 156 units.

The code requires 90-degree parking spaces be a minimum of 9' wide by 19' long. The applicant is requesting compact spaces that are 7.5' wide and 15' long. For perspective, a Toyota Prius would fit within the compact space, as well as many other compact and small sedans, hatchbacks, and small wagons and SUVs. The applicant would provide 100 compact spaces together with 50 regular-sized spaces. All on-street spaces are standard width.

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

By providing compact spaces, the applicant is able to provide tenants with more options to be able to park on-site, or host more tenants who would own a vehicle. Some concerns regarding parking came up during the PUD approval, and this additional parking would be a step to addressing some of those concerns.

Additional Details



WAV24-0005
Lanterns on 4th Street
1001 SE 4th Street



PUD waiver request

February 14, 2024
PUD23-0001

Developer:
Randall Hinton Development
Bill Butler bill@randallhintondev.com

Architect:
modus studio
Chris Baribeau, AIA chris@modusstudio.com
Kiara Gilmore, AIA kiara@modusstudio.com

Civil Engineer + Landscape Architect:
Ecological Design Group
Brahm Driver, PE bdriver@ecologicaldg.com
Tanner Weeks tweeks@ecologicaldg.com



2024.02.14

To: The City of Bentonville
From: Kiara Gilmore | modus studio
Re: Lanterns on 4th - SE 4th St.

On behalf of Randall Hinton Development, modus studio is submitting this waiver request after the approval of the PUD submission #PUD23-0001 for the Lanterns on 4th project.

We are pursuing the waiver per Section 500 of the development code to address the interior compact parking spaces in our proposed parking garage at this development. Due to a utility easement along the northern property edge, as well as maintaining a type A buffer around the property, the remaining land for parking is restricted. The opportunity to use compact parking spaces allows us to actually exceed the parking ratio that was previously approved during our PUD and creates a more efficient layout within our garage. Furthermore, we believe the primary tenant seeking this project will have vehicles that are easily compatible with the compact parking space context. The granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area, nor affect other land in the area as this is central to this site and only adjusting the dimension of a parking space.

Compact parking spaces request:

- City of Bentonville Municipal Code states in Section 401.10 PUD districts parking and off-street loading requirements shall comply with the off-street parking and loading requirements as established in Article 501 Off-Street Parking and Loading.
- Article 501 Off-street parking and loading does not define or require a specific number of standard parking spaces versus compact parking spaces.
- Lanterns on 4th was approved with a ratio of .92 parking spaces to 1 dwelling unit, a total of 144 spaces for 156 units. After further design of the parking level we were able to **increase the parking ratio to .96 parking spaces** to 1 dwelling unit, a total of 150 spaces for 156 units.
- To achieve this ratio the parking counts are as follows
 - 50 standard parking spaces (including 3 ADA)
 - 100 compact parking spaces

This waiver request is seeking approval to achieve the parking ratio of .96 per unit by having 66% compact spaces, which is an effective approach within a multimodal community. Attached is the ground level exhibit to show the layout of the parking. We appreciate your time and consideration for this waiver as we strive to create an appropriately scaled urban project in a burgeoning multifamily-focused area of Bentonville.

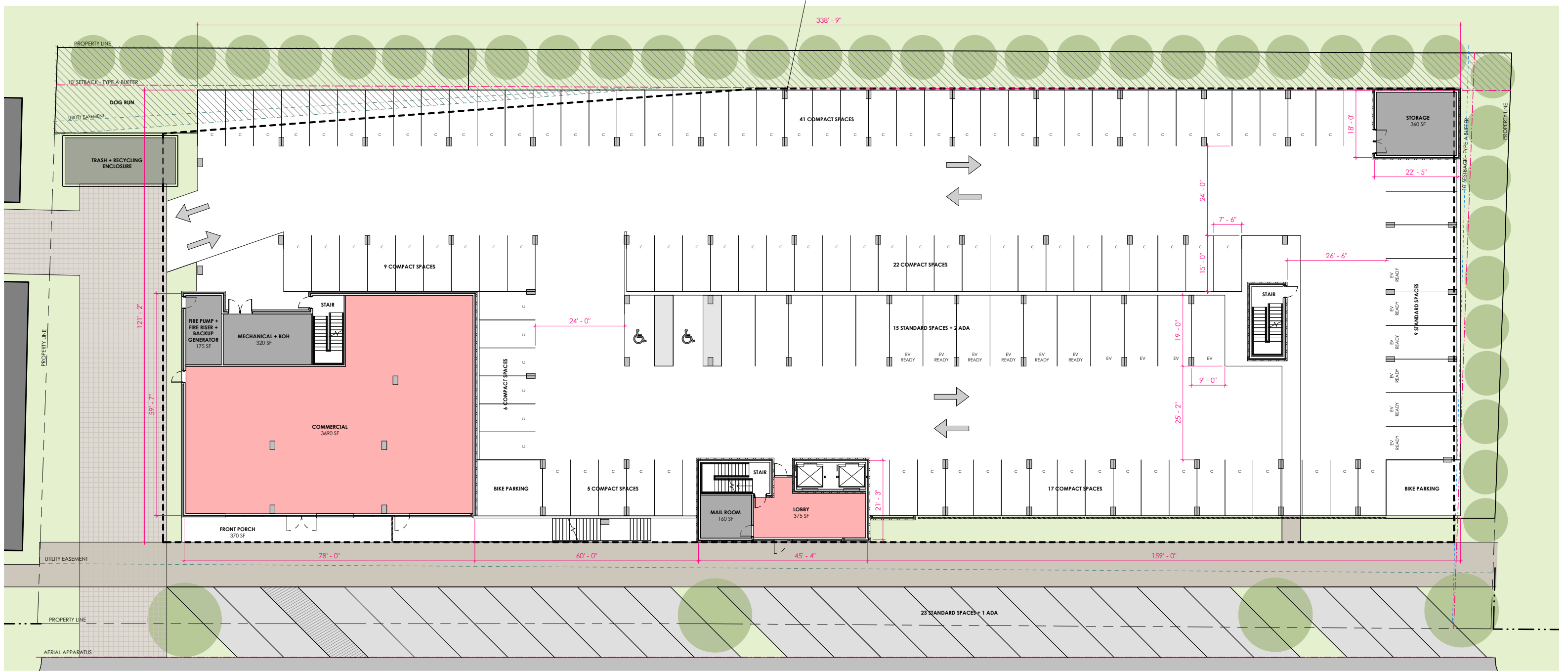
Sincerely,



Kiara Gilmore, AIA
modus studio

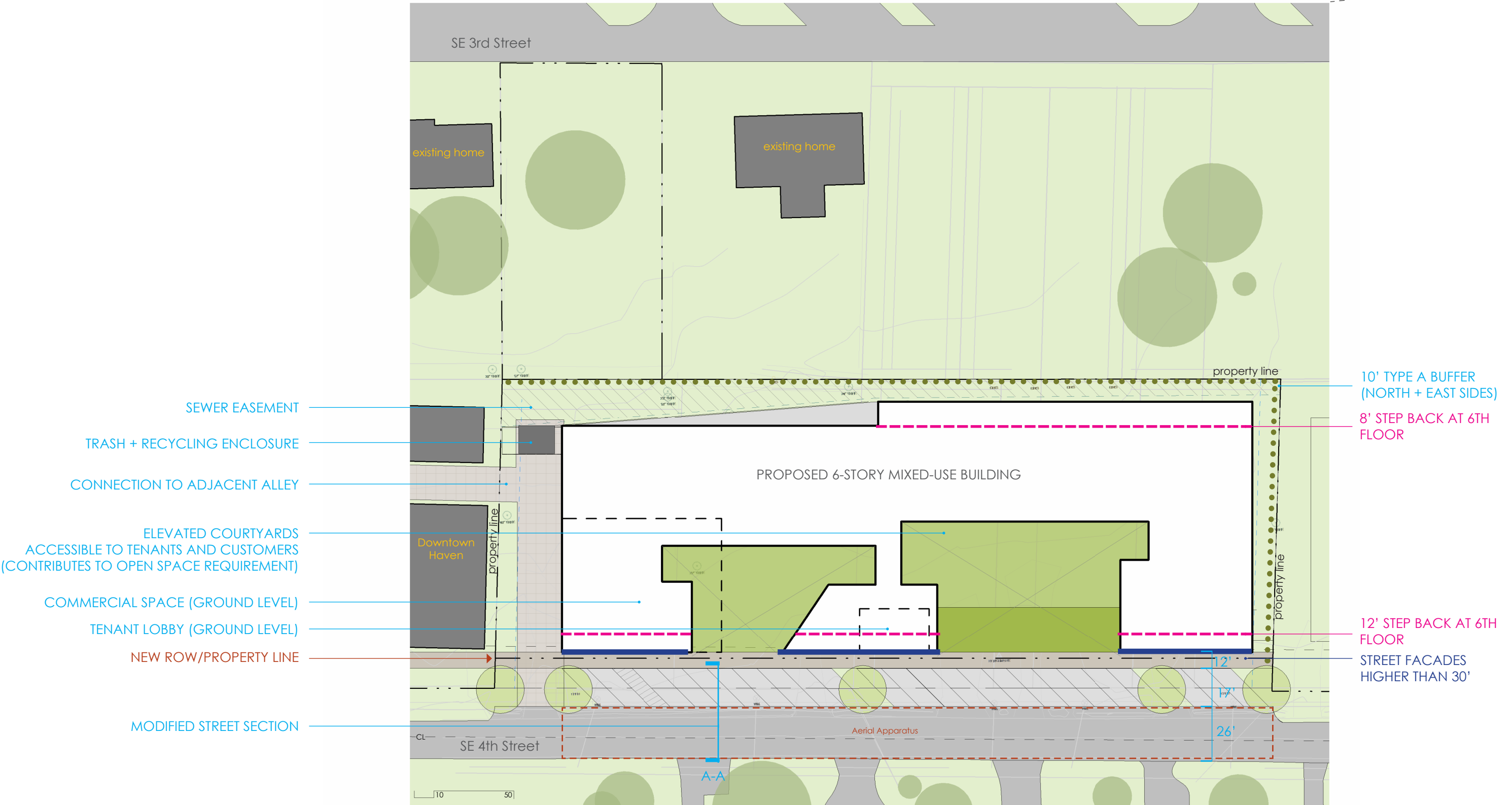
PARKING RATIO APPROVED AT PUD23-0001 = **.92 PER DWELLING UNIT**
CURRENT PARKING RATIO = **.96 PER DWELLING UNIT**

BREAKDOWN OF PARKING:
STANDARD SPACES: 50
COMPACT SPACES: 100
TOTAL SPACES: 150



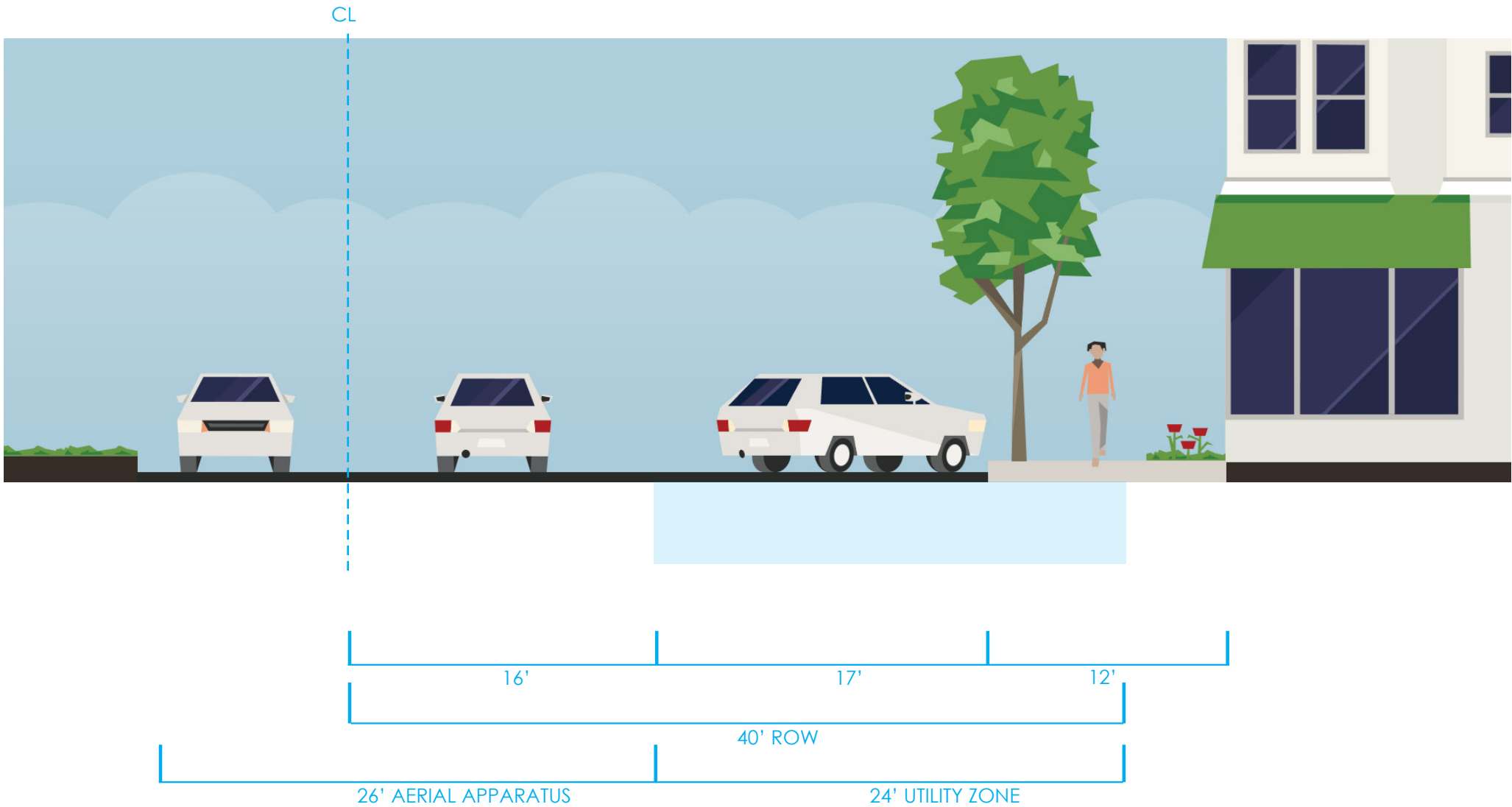
PLAN SET

concept plan



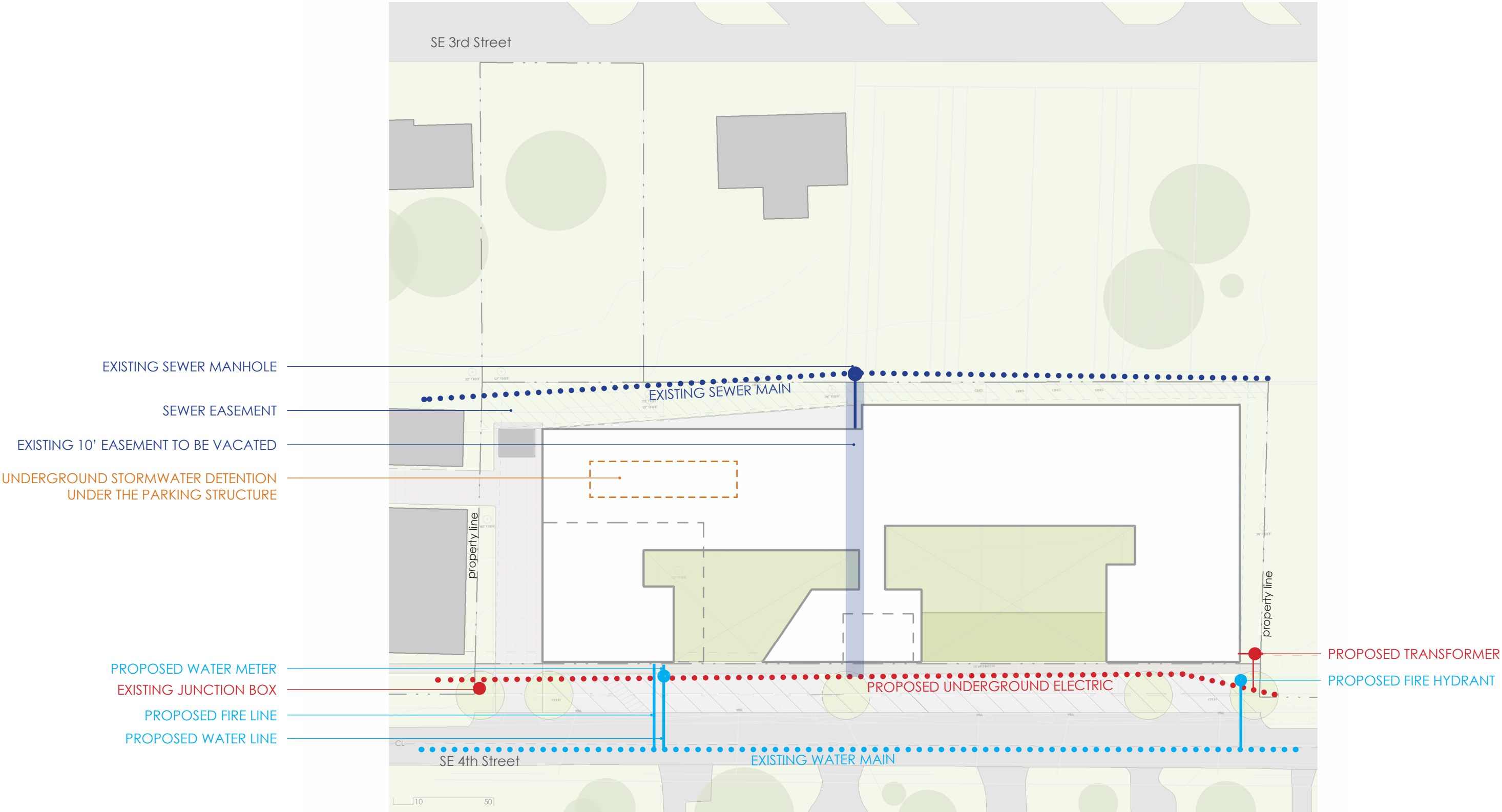
PLAN SET

modified street section A-A



PLAN SET

concept plan : utility diagram



PLAN SET

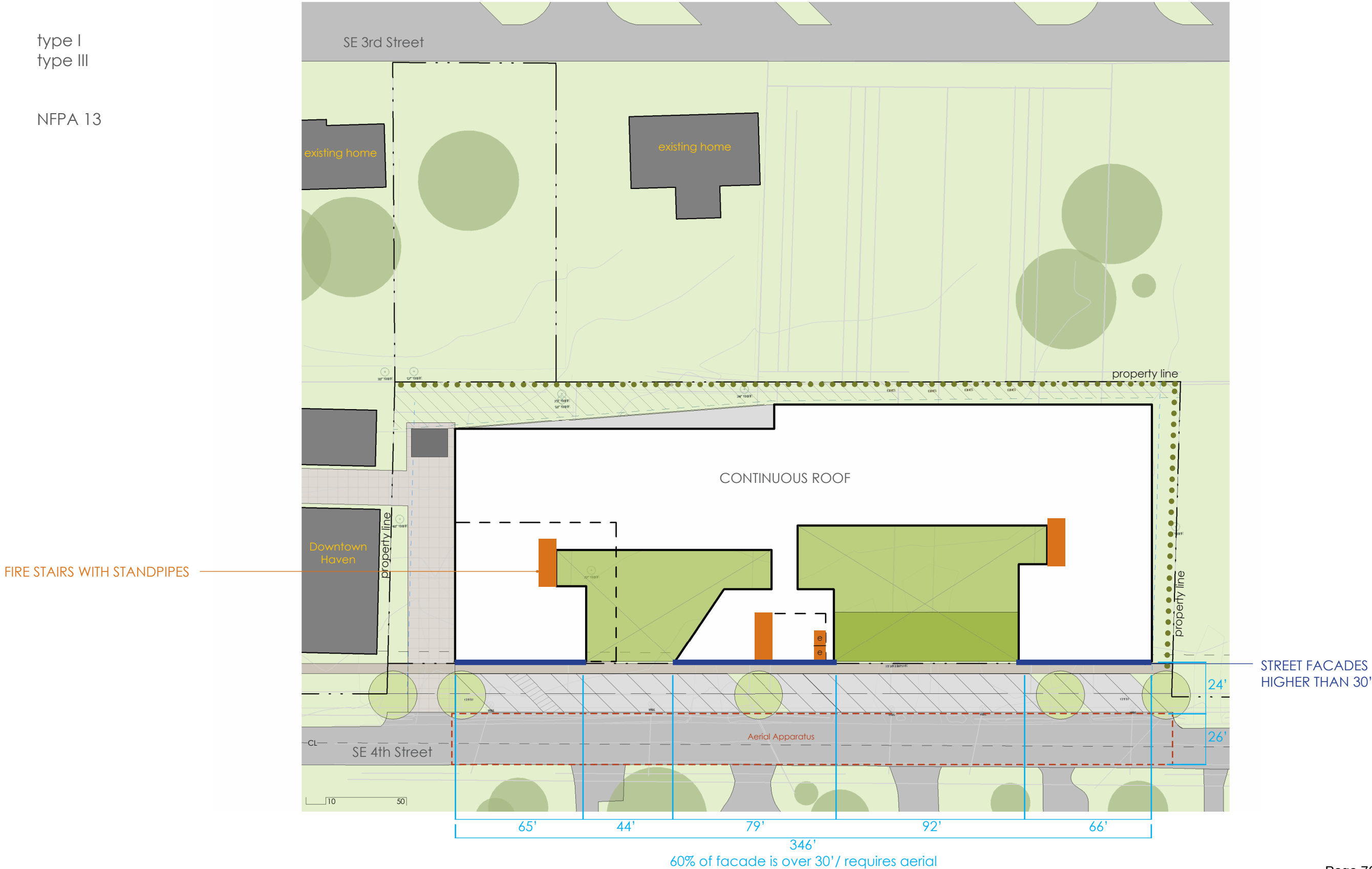
concept plan : fire access

Construction Type.

Podium: type I
Residential Floors: type III

Fire Protection.

Sprinklers: NFPA 13



PLAN SET

concept plan : open space diagram

Site Area:1.38 acres

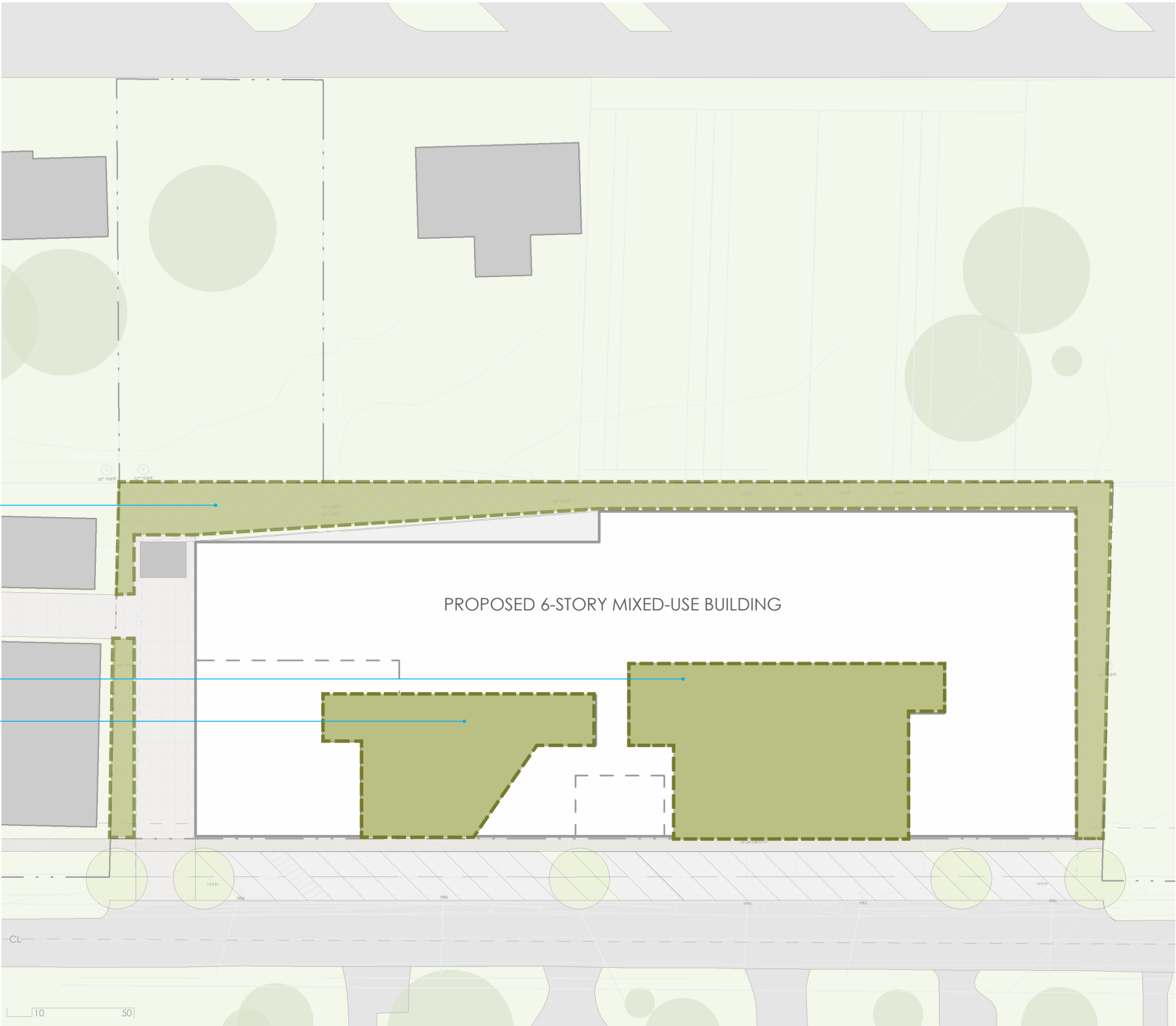
Open Space Required:.28 acres | 20%

Open Space Provided:**.40 acres | 28%**

GROUND LEVEL (.16 ACRES)

EAST COURTYARD (.15 ACRES)

WEST COURTYARD (.09 ACRES)



PLAN SET

context diagram



Context.

The proposed mixed-use project is located on SE 4th street in a swiftly transitioning neighborhood near the new Walmart Headquarters. The site is located within walking distance of The Momentary, 8th St. Market and the Downtown Square.