Planning Commission
Meeting Agenda
April 16, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/j/89936978426

I. Call to Order

II. Approval of Minutes

1. **April 2nd Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 24 of Corleys Addition** — **Property Line Adjustment**
   206 Southwest F Street (PLA24-0007)
2. **Lots 231 and 232 of the Original Town of Bentonville Subdivision** — **Lot Split**
   303 West Central Avenue (LS23-0053)
3. **Lots 2 and 3 of School Subdivision** — **Lot Split**
   1801 Southeast J Street (LS23-0063)
4. **The Mill at The Reserve** — **Large Scale Development Extension**
   Southwest Regional Airport Blvd. (LSD23-0016)

IV. New Business

Advertised Public Hearings

1. **Willey** — **Rezoning***
   1200 Southwest Elm Tree Road (RZ24-0010)
   Future Land Use Map Amendment: R-E, Residential Estate to Medium Density Residential (MDR)
   Rezoning: A-1, Agriculture to R-3, Medium-High Density Multifamily Residential
2. **Sponberg** — **Rezoning***
   202 Southwest D Street (RZ24-0011)
   Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
3. **Greenhouse-Highway 12 LLC** — **Rezoning***
   Southwest Regioanl Airport Boulevard and Greenhouse Road (RZ24-0012)

Future Land Use Map Amendment: Open Space to General Commercial
Rezoning: A-1, Agriculture to C-2, General Commercial

4. **Skylight Homes LLC** — **Rezoning***
   3820 GINN RD (RZ24-0014)
   Future Land Use Map Amendment: Agriculture to Medium Density Residential (MDR)
   Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
5. **Bentonville Film Festival** — **Conditional Use Permit***
   507 Southeast E Street (CU24-0005)
   For long-term temporary use (3+ days).
6. **Southwest A Street Food Court** — **Conditional Use Permit***
   405 and 407 Southwest A Street (CU24-0006)
7. **Bentonville High School Sports Facility** — **Conditional Use Permit***
   1701 Southeast C Street (CU24-0007)
   Edicational Facility in A-1 zoning.
8. **Ramo d'Olivo** — **Conditional Use Permit***
   104 Southeast 6th Street (CU23-0010)
9. **Haitham Alley** — **Planned Residential Development***
   Southwest Parnell Road (PRD22-0004)
   Elevation Revision
10. **Downtown Bentonville Pocket Community** — **Planned Residential Development***
    204 Northeast 7th Street and 606 Northeast A Street (PRD24-0001)
    Rezoning: R-1, Low-Density Single-Family Residential to Planned Residential Development (PRD)
11. **Art. 1300 Tree Preservation and Protection Amendments Ordinance** — **Ordinance***
12. **Art. 1400 Landscaping, Screening and Buffering Amendments** — **Ordinance***
13. **Tree Preservation Manual Ordinance** — **Ordinance***

V. Other New Business

1. **Casey's General Store** — **Waiver**
   Southwest Regional Airport Boulevard and Greenhouse Road (WAV24-0008)
   Waiver 1: A waiver from Section 1100.21.k.1 Building Placement
   Waiver 2: A waiver from Section 1400.05.b.3 to provide a reduced number of parking islands in the interior of the parking lot.
2. **Benton County** — **Waiver**

1300 Southwest 14th Street (WAV24-0009)
Waiver from building material requirements.

VI. Old Business

VII. Other Business

VIII. Adjournment

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

Meeting Recording: https://us06web.zoom.us/rec/share/GFyitd4r3BshBcj-qaHghqNGYSSqFvNMq7G0Dj-hz_yokXuDRDYcRnTKj4UzAbPe.KXsoeroDII82EO88
Commissioners Present: Reginald Wright (Chair), Rod Sanders, Elaine Kerr, Danny Bennett, Dana Davis via Zoom, Joe Haynie, Eric Hipp
Commissioners Absent: N/A
Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Dan Weese, Keegan Stanton via Zoom, Jon Stanley via Zoom

I. Call to Order

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

II. Approval of Minutes

1. **March 19th, 2024 Meeting Minutes** **Approval of Meeting Minutes**
   - Motion to approve by Sanders, second by Haynie.
   - Minutes are approved 7-0.

III. Consent Agenda

1. **Lots 225 & 226 of the Original Town of Bentonville Subdivision** **Lot Split**
   301 West Central Avenue (LS22-0030)
2. **Lots 29 and 30, Block 11 of W.A. Burks Addition** **Lot Split**
   1215 Fillmore Street (LS24-0004)
3. **Lots 13 and 14, Block 3 of Fairfield Addition** **Lot Split**
   908 Southeast G Street (LS24-0006)
4. **Lots 1 and 2 of the Cottages at Simpson Farms Subdivision** **Lot Split**
   3179 AR Highway 112 (LS24-0008)
5. **Lot 1 of Marsiglio Subdivision** **Lot Split**
   505 Northeast 2nd Street (PLA24-0004)
6. **Lot 38 of Clark's Addition** **Lot Split**
   208 Southwest E Street (PLA24-0005)

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

1. **0806 Investments LLC** **Rezoning***

1202 Northwest A Street (RZ24-0006)

Future Land Use Map Amendment: Open Space to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Luke Jenkins, the applicant, is here for any questions.
- Ryan Beaird of 103 Northwest Erika Court says he has spoken with several property owners in the area and has concerns about rush hour traffic, kids falling onto the street, kids from Lincoln Jr. High running loose, and there not being a sidewalk. Mr. Beaird says there is no other 4-way stop in Bentonville where there are 4 trails at the intersection and the crosswalk has no blinking lights. Mr. Beaird is opposed to the transition.
- Commissioner Wright closes the public hearing.
- Discussion among commissioners on land use map and the topography of the area, floodway in the area.
- Future Land Use map amendment is approved 6-1, with Commissioner Davis voting against.
- Rezone is approved 6-1, with Commissioner Davis voting against.

2. **URAR 413 LLC** **Rezoning***

413 Southeast 4th Street (RZ24-0007)

Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial
Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Mark Haney, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on differences in DN-4 and Downtown Edge zoning designations.
- Future Land Use map amendment is approved 6-0. Commissioner Davis does not vote due to technical difficulties.
- Rezone is approved 7-0.

3. **Dallaire** **Rezoning***

206 Southwest F Street (RZ24-0008)

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Dustin Riley, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezone is approved 7-0.

4. **Manning** **Rezoning***

1003 Northwest A Street (RZ24-0009)

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Mark Haney, the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezone is approved 7-0.

5. **Street Specifications** **Ordinance***

- Mr. Weese provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Commissioner Wright closes the public hearing.
- Discussion on the changes to the street specifications.
- Ordinance is approved 7-0.

6. **Cottage Zoning** **Ordinance***

- Mr. Overstreet provides an overview of the staff report.
- Discussion between Staff and the Commission on how the developments would be approved and how they are applied for, with a condition being added that if the development has more than 4 units, the project would have to go through the Planning Commission approval process.
- Commissioner Wright opens the public hearing.
- Ken Ehret of 1054 North Main Street speaks in support of the ordinance. Mr. Ehret states he and his neighbors desire the cottage unit development type in the city.
- Greg Parker of 1019 North Main Street is in full support of a cottage community. As a resident and investor, Mr. Parker believes this is exactly what we need downtown.
- Commissioner Wright closes the public hearing.
- Ordinance is approved 7-0.

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

- Motion to adjourn by Hipp, second by Wright.
- Meeting is adjourned.

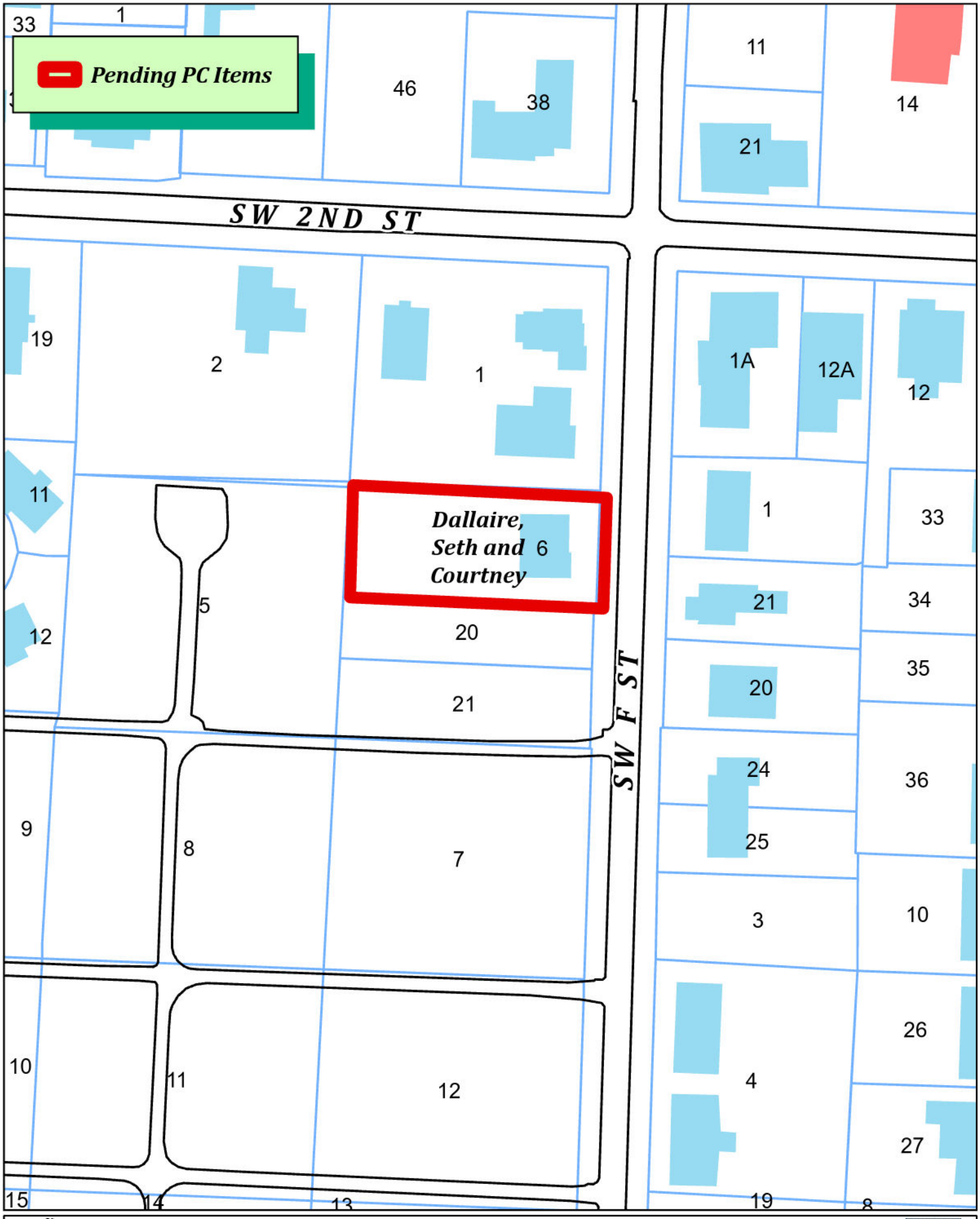
Consent Agenda Item PLA24-0007

For the Planning Commission meeting on April 16, 2024

Details

Property Line Adjustment: Lot 24 of Corelys Addition, Seth Dallaire and Courtney Colodner Dallaire, Trustees, 206 Southwest F Street, R-1, Low-Density Single-Family Residential, PLA24-0007

A property line adjustment of part of Lot 6 of Corelys Addition, creating new Lot 24 of Corelys Addition. This plat dedicates right-of-way along Southwest F Street and a 10' utility easement along F Street. A mutual access easement exists between this property and the one to the north. No other dedications are proposed. No waiver or variances are requested with this lot split.



PLA24-0007
Seth and Courtney Dallaire
Creating Lot 24 Corley Addition

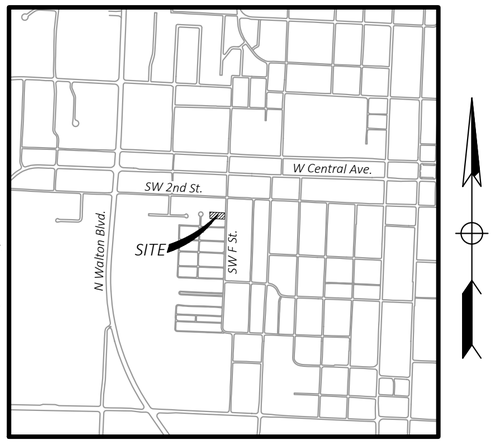
Replat of Lot 6 of Corleys Addition, Creating Lot 24 of Corleys Addition Hufft Projects, LLC.

206 SW F Street

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *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 that 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.*
2. *This plat represents a Replat of Lot 6 of Corley's Addition Subdivision recorded in Deed Instrument #L202313243 in the public records of Benton County, Arkansas.*
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. *A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.*
5. *Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through Trimble RTX.*
6. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
7. *This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.*
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
10. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
11. *The contractor is advised to contract 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 contract all non-members as well as the One-Call System.*
12. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
13. *By scaled map location and graphical plotting only. This property is located 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: 05007C0255K
    Map Revised: June 5, 2012
14. *Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.*
15. *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.*
16. *Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.*
17. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
18. *There may not be fences or any other structures built in any drainage easements.*
19. *There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.*



VICINITY MAP

NOT TO SCALE

Latitude: 36°22'16"N
Longitude: 94°13'02"W

Owners:

Parcel #01-01871-000
Dallair, Seth & Dallair, Courtney Colodner Trustees
206 SW F Street
Bentonville, Arkansas, 72712

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

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: *Inst. No. #L202313243*

Subscribed and sworn before me, this _____ *day of* _____, *20*_____.

_____ _____
Notary Public *My Commission Expires*

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

PARENT TRACT DESCRIPTION:

Replat of seventy-five feet (75') of equal width squarely off the North side of Lot 6 in Corley's Addition. Also the South 4 feet of a vacated 8 foot alley to, and North of said Lot 6 in Corley's Addition to the City of Bentonville, Arkansas according to Deed Instrument #L202313243

CERTIFICATE OF SURVEYING ACCURACY:

I Dustin Riley, 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. The field work was completed on May, 30, 2023.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No.1618
State of Arkansas

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

ATLAS PAGE: 403B

City of Bentonville Project #PLA 24-0007

Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

State Survey Code: 500-20N-30W-0-31-440-04-1618

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
Hufft Projects, LLC.
206 SW F Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	33229
DATE	3/19/2024
REVISION	REV-0

Cover
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\33000\33229\DRAWINGS\SURVEY\WORKING\33229RP.DWG -- SAVED BY - PLAMBERT

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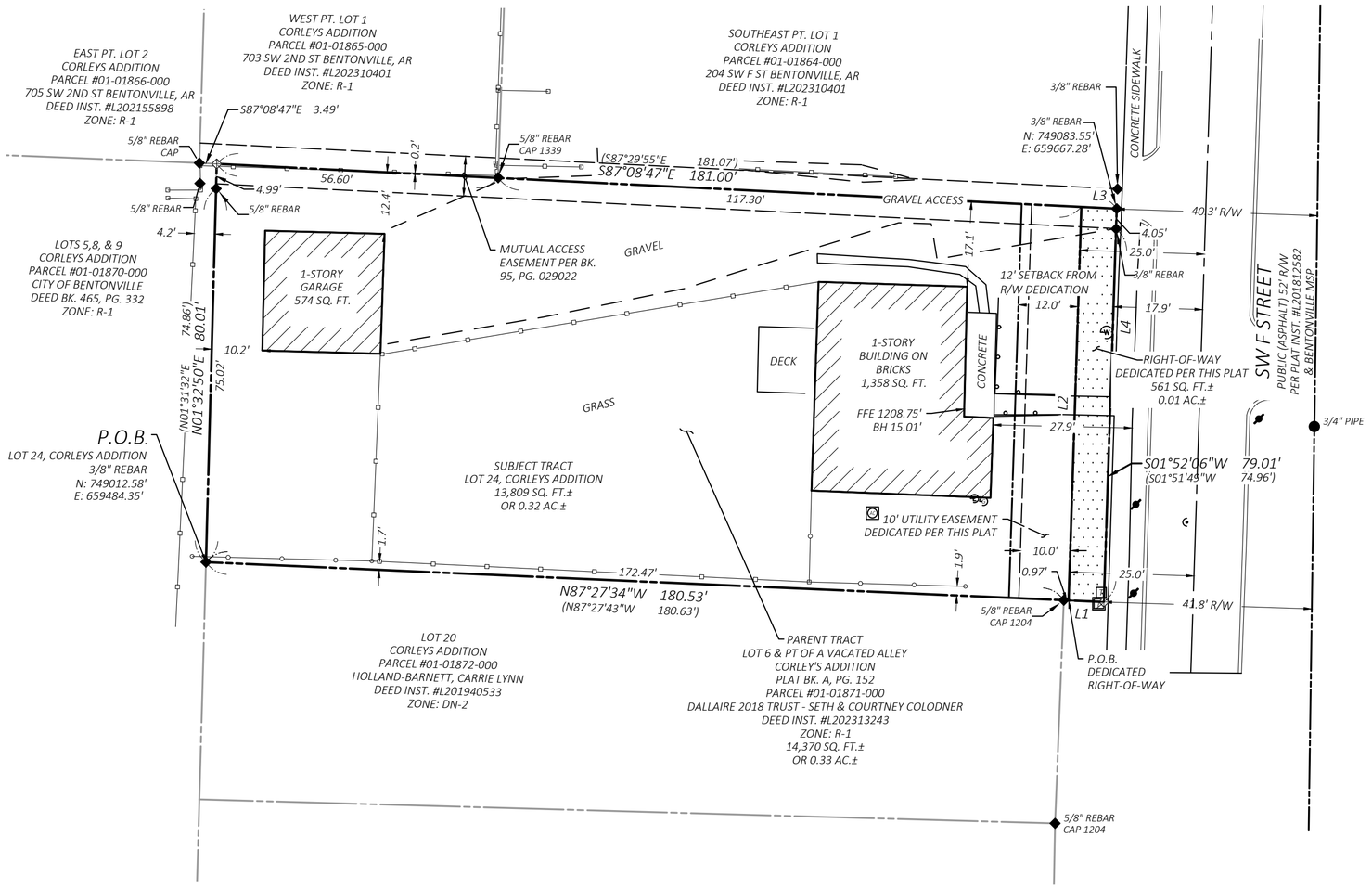

0 20' 30' 40'

SCALE IN FEET

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Chainlink Fence Line
- Wood Fence Line
- Setback Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Pipe (As noted)
- Sewer Clean Out
- Utility Pole
- Electric Meter
- Gas Meter
- Air Conditioner Unit
- Telephone Riser
- Sewer Manhole (SMH)
- Telephone Vault
- Water Meter
- MSP — Master Street Plan
- R/W — Right-of-Way
- (XXXX) — Record Bearing & Distance per Plat Instrument #L201812582
- Dedicated Right-Of-Way (R/W)

Property Line Table		
Line #	Direction	Length
L1	N87°27'34"W	7.09'
L2	N01°51'36"E	79.05'
L3	S87°08'47"E	7.10'
L4	S01°52'06"W	79.01'

Survey Description:

Subject Tract Description

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31 Township 20 North and Range 30 West, also being a tract of land shown in Deed Instrument #L202313243 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at the Northwest Corner of Lot 20 of Corleys Addition Subdivision;
THENCE North 01°32'50" East, 80.01 feet to a 5/8-inch rebar;
THENCE South 87°08'47" East, 173.90 feet to a 3/8-inch rebar at the Southwest F Street Right-Of-Way;
THENCE South 01°51'36" West, 79.05 feet along said Right-of-Way;
THENCE North 87°27'34" West, 173.44 feet to a 3/8-inch rebar; then to the
POINT OF BEGINNING containing 13,809 square feet or 0.32 acres, more or less.

ATLAS PAGE: 403B

City of Bentonville Project #PLA 24-0007

State Survey Code: 500-20N-30W-0-31-440-04-1618

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
Hufft Projects, LLC.
206 SW F Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	EPL
FIELD WORK	KDM
CEI PROJECT NUMBER	33229
DATE	3/19/2024
REVISION	REV-0

Replat
SHEET TITLE

SHEET NUMBER
2 OF 2

DRAWING LOCATION - S:\33000\33229\DRAWINGS\SURVEY\WORKING\33229RP.DWG -- SAVED BY - PLAMBERT

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ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 6 OF CORLEYS ADDITION AND A VACATED ALLEY CREATING NEW LOT 24 OF CORLEYS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0007)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 6 OF CORLEYS ADDITION AND A VACATED ALLEY creating new LOT 24 OF CORLEYS ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 16, 2024;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

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

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

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

Section 1: That the property line adjustment of LOT 6 OF CORLEYS ADDITION AND A VACATED ALLEY creating new LOT 24 OF CORLEYS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

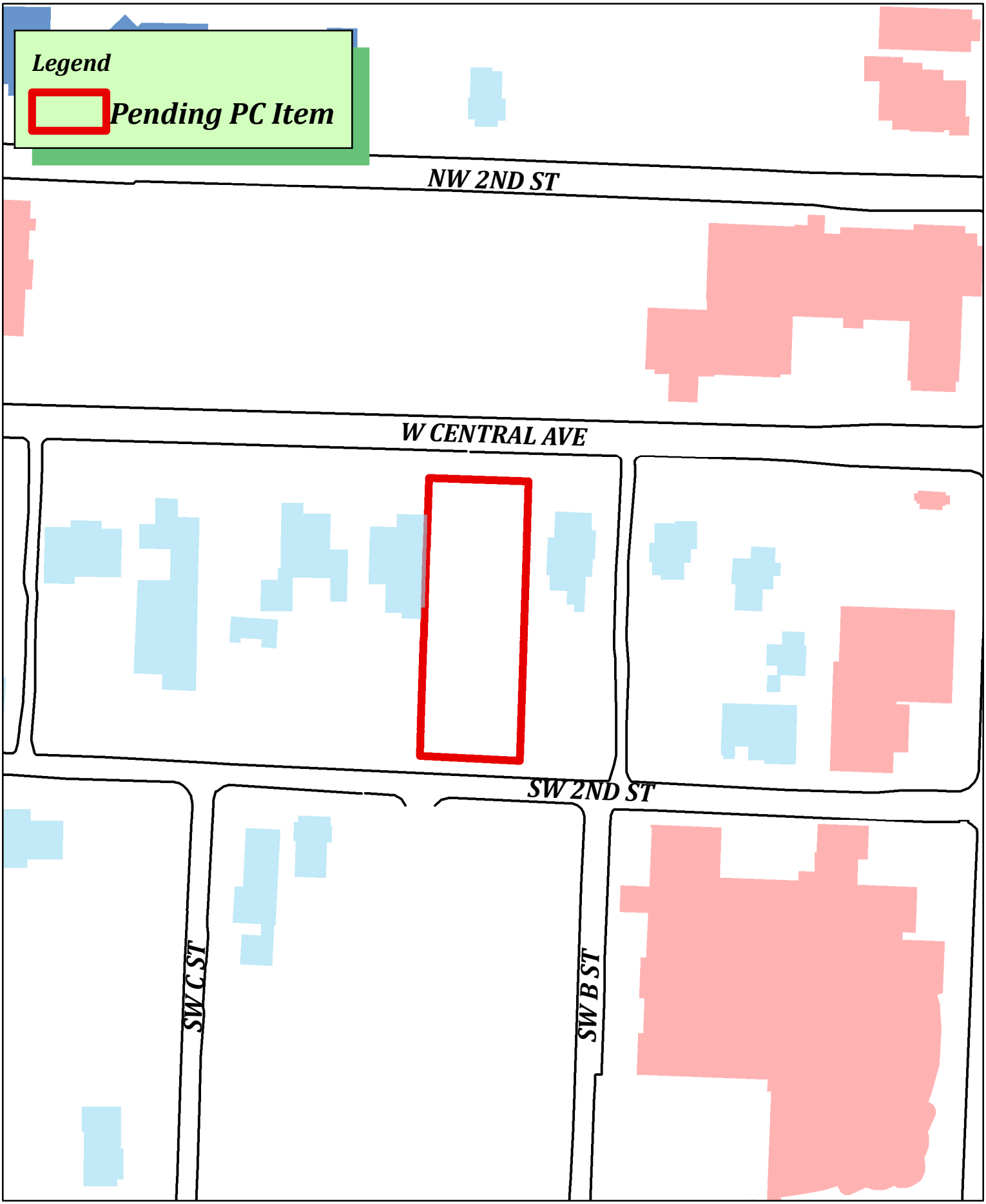
Consent Agenda Item LS23-0053

For the Planning Commission meeting on April 16, 2024

Details

Lot Split: Lots 231 and 232 of the Original Town of Bentonville Subdivision, Mitchell Whiddon, 303 West Central Avenue, R-1, Low-Density Single-Family Residential, *LS23-0053*

A lot split of part of Lot 147 and all of Lot 148 of the Original Town of Bentonville Subdivision, creating new lots 231 and 232 of the Original Town of Bentonville Subdivision. This plat dedicates a small portion of right-of-way along West Central Avenue and a 15' utility easement along both Central and Southwest 2nd Street. An existing 5' utility easement is provided along the east boundary line to accompany a 5' easement on the adjacent lot split to provide adequate access for utilities to all newly created lots. No other dedications are proposed. No waiver or variances are requested with this lot split.



N
W E
S

LS23-0053
Whiddon-303 W. Central Ave
Creating Lots 231 and 232

THE CITY OF BENTONVILLE

LOT SPLIT FOR LOTS 147 & 148 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION CREATING NEW LOTS 231 & 232

303 WEST CENTRAL AVENUE, BENTONVILLE, ARKANSAS 72712

RECORD DESCRIPTION

THE WEST HALF (W1/2) OF LOTS 147 AND 148 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "S" AT PAGE 75.

SURVEY DESCRIPTION

LOT 231

PART OF LOTS 147 AND 148 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "S" AT PAGE 75, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8" REBAR OCCUPYING THE NORTHWEST CORNER OF SAID LOT 147 OF THE ORIGINAL TOWN OF BENTONVILLE, SAID REBAR BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S88°40'37"E 81.06 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S01°39'54"W 260.70 FEET TO A FOUND 1/2" REBAR; THENCE N87°48'24"W 5.00 FEET TO A SET 5/8" REBAR; THENCE N01°39'54"E 127.02 FEET TO A SET 5/8" REBAR; THENCE N88°30'44"W 76.22 FEET TO A SET 5/8" REBAR; THENCE N01°44'00"E 137.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.270 ACRES (11,764 SQUARE FEET), MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 232

PART OF LOTS 147 AND 148 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "S" AT PAGE 75, BEING DESCRIBED AS FOLLOWS:
COMMENCING FROM A SET 5/8" REBAR OCCUPYING THE NORTHWEST CORNER OF SAID LOT 147 OF THE ORIGINAL TOWN OF BENTONVILLE, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE LEAVING SAID RIGHT-OF-WAY LINE S01°44'00"W 137.04 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S88°30'44"E 76.22 FEET TO A SET 5/8" REBAR; THENCE S01°39'54"W 127.02 FEET TO A SET 5/8" REBAR; THENCE N87°48'24"W 81.37 FEET TO A FOUND 1" PINCHED PIPE OCCUPYING THE SOUTHWEST CORNER OF SAID LOT 148; THENCE N01°44'00"E 126.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.222 ACRES (9,655 SQUARE FEET),, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
SEPTEMBER 13, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILE NO. L202261732.
2. SURVEY PLAT FILED IN PLAT BOOK A-15 AT PAGE 246.
3. SURVEY PLAT FILED IN PLAT BOOK 2011 AT PAGE 284.
4. SURVEY PLAT FILED IN PLAT BOOK S AT PAGE 75.
5. SURVEY PLAT FILED IN PLAT BOOK 15 AT PAGE 11.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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

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

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

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

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

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

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

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

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

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

SIGNATURE BLOCKS

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1826
STATE OF ARKANSAS

CERTIFICATE OF FINAL 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

FLOOD ZONE INFORMATION

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

UTILITY INFORMATION

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF JANUARY, 2024.

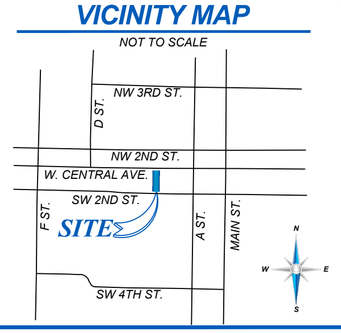
CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

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

VICINITY MAP

NOT TO SCALE



OWNER DEVELOPER

MITCHELL WHIDDON
MITCHELL.WHIDDON@YAHOO.COM
5901 COLLEGE BOULEVARD, SUITE 100
OVERLAND PARK, KANSAS 66211
APN: 01-01087-000

TOTAL LAND AREA

21,419 ± SQUARE FEET
0.492 ± ACRES

SHEET 1 OF 2

DATE	REVISION HISTORY	BY
01/23/2024	PLANNING COMMENTS	TPN

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
WWW.BLEWINC.COM

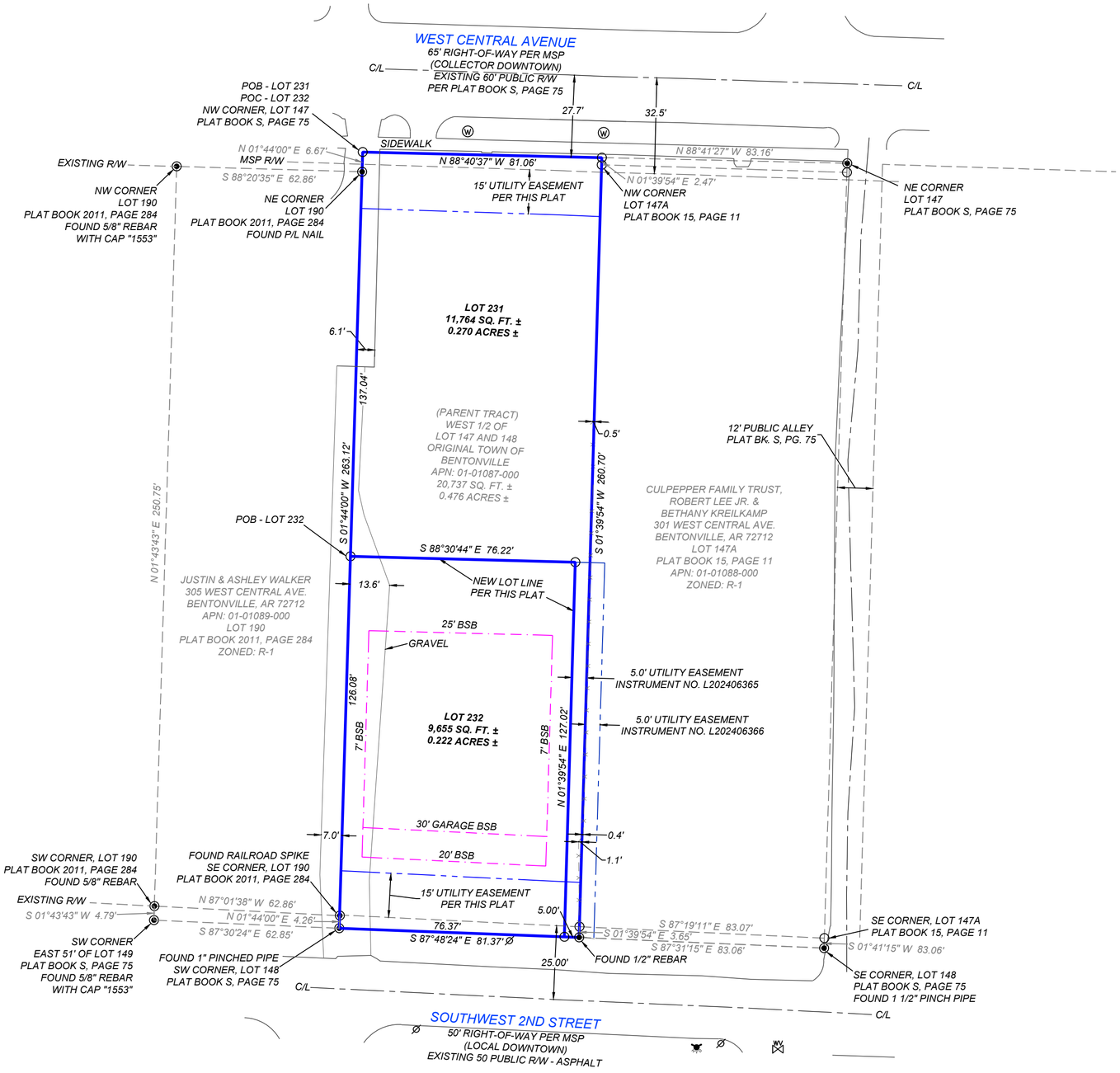
SURVEYOR JOB NUMBER: 23-6352	**SURVEY DRAWN BY:** DLS - 09/19/2023
SURVEY REVIEWED BY: TPN & JV	**SCALE:** 1" =30'
FOR THE USE AND BENEFIT OF: MITCHELL WHIDDON	**COB PROJECT NUMBER:** LS23-0053

LOT SPLIT FOR LOTS 147 & 148 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION CREATING NEW LOTS 231 & 232

303 WEST CENTRAL AVENUE, BENTONVILLE, ARKANSAS 72712

N
W E
S

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH CAP "AR 1826"
- COMPUTED POINT
- POWER POLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GRV GRAVEL
- POB POINT OF BEGINNING
- MSP MASTER STREET PLAN
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- SETBACK LINE
- EASEMENT LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF JANUARY, 2024.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

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EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-6352	**SURVEY DRAWN BY:** DLS - 09/19/2023
SURVEY REVIEWED BY: TPN & JV	**SCALE:** 1" =30'
FOR THE USE AND BENEFIT OF: MITCHELL WHIDDON	**COB PROJECT NUMBER:** LS23-0053

SHEET 2 OF 2

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 147 AND 148 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION CREATING NEW LOTS 231 AND 232 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0053)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 147 AND 148 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION creating new LOTS 231 AND 232 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on April 16, 2024;

WHEREAS, said lot split is attached hereto as Exhibit "A";

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

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of LOT 147 AND 148 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION creating new LOTS 231 AND 232 OF THE ORIGINAL TOWN OF BENTONVILLE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

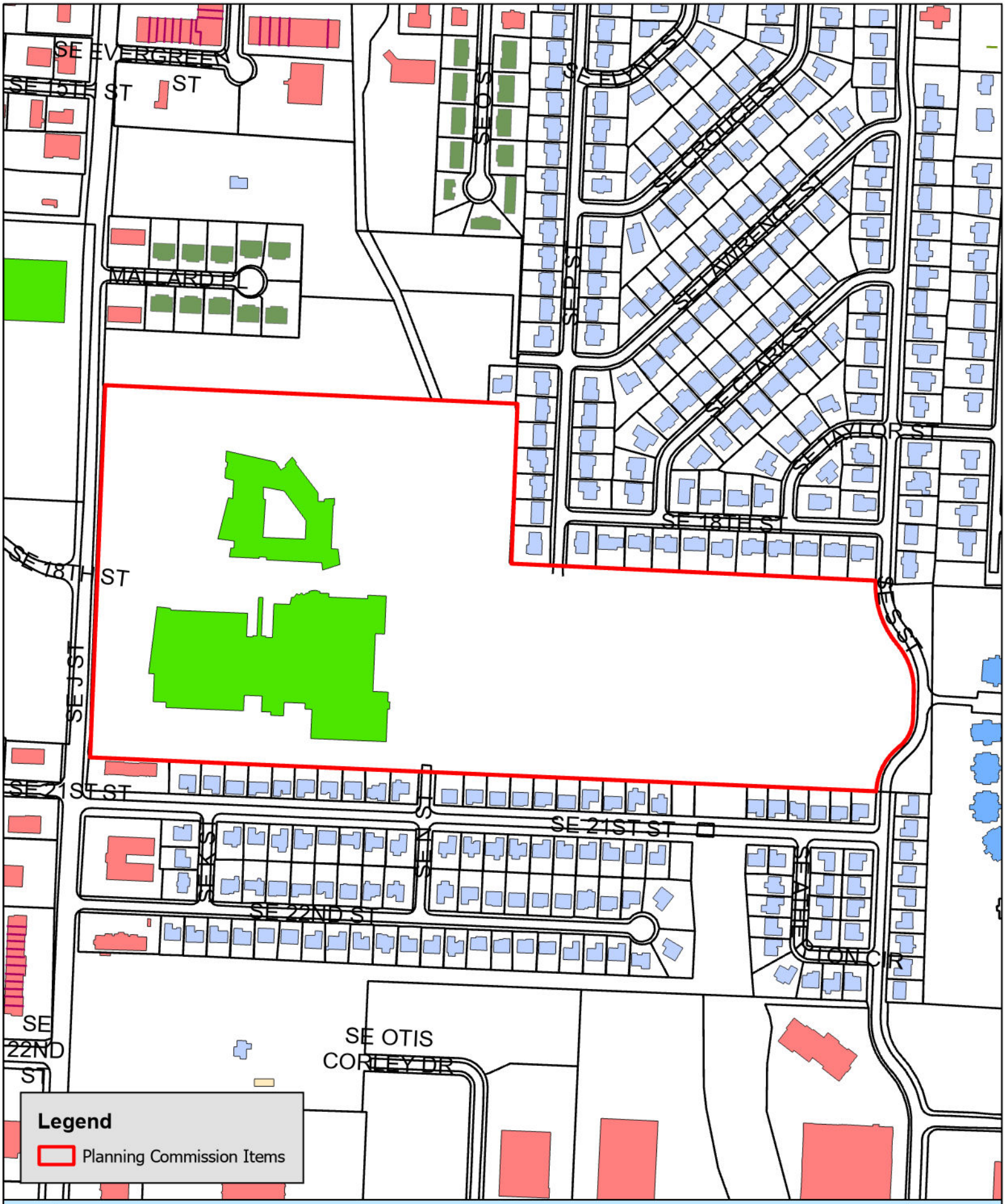
Consent Agenda Item LS23-0063

For the Planning Commission meeting on April 16, 2024

Details

Lot Split: Lots 2 and 3 of School Subdivision, Bentonville School District, 1801 Southeast J Street, A-1, Agriculture, *LS23-0063*

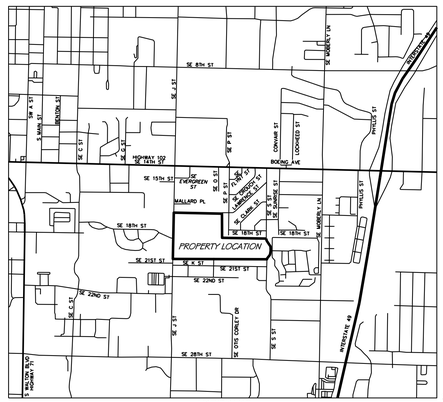
A lot split of existing Lot 1 of School Subdivision, creating new Lots 2 and 3 of School Subdivision. Per the requirements of the current Master Street Plan, this plat dedicates a small portion of right-of-way along Southeast J Street and Southeast S Street. The plat also dedicates easement for existing infrastructure that was not previously dedicated for reasons unknown to staff. No other dedications are proposed and no waivers or variances are requested with this lot split.



LS23-0063
Lot Split
Affordable Housing Bentonville

SCHOOL SUBDIVISION - LOTS 2 & 3

BEING A LOT SPLIT OF LOT 1, SCHOOL SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS



VICINITY MAP.

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations. Date of Execution:

Signed:

Bentonville Planning Commission Chairman

Signed:

Mayor City of Bentonville

Signed:

City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY

I, _____ hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. _____
State of Arkansas

TOTAL ACREAGE: 52.23 ACRE (2,275,223.78 SQ.FT.)

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: _____
Superintendent of Schools

Print Name: _____

Source of Title:
Warranty Deed BK 97 PG 73797

NOTARY

STATE OF: _____

COUNTY OF: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES

PARENT TRACT PROPERTY DESCRIPTION

PARCEL NO. 01-08399-000

Lot 1, School Subdivision to the City of Bentonville, Benton County, Arkansas.

PROPERTY DESCRIPTION - LOTS 2 & 3 COMBINED

Part of Lot 1, School Subdivision to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at a point marking the Northwest Corner of Lot 1. Thence along the North line of said Lot 1, South 87 degrees 24 minutes 46 seconds East, 5.00 feet to a set rebar with cap and the Point of Beginning. Thence continue along said North line the following bearings and distances: South 87 degrees 24 minutes 46 seconds East, 1,278.54 feet to an existing rebar. South 02 degrees 10 minutes 45 seconds West, 495.22 feet to an existing rebar. South 87 degrees 19 minutes 14 seconds East, 1,129.41 feet to a set rebar with cap. Thence leaving said North line, around a curve to the left, having a radius of 285.00 feet, and subtended by a chord bearing and distance of South 18 degrees 49 minutes 10 seconds East, 208.87 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 215.00 feet, and subtended by a chord bearing and distance of South 19 degrees 21 minutes 40 seconds East, 153.78 feet to a set rebar with cap. Thence South 01 degrees 35 minutes 37 seconds West, 85.27 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 115.00 feet, and subtended by a chord bearing and distance of South 26 degrees 39 minutes 39 seconds West, 97.45 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 185.00 feet, and subtended by a chord bearing and distance of South 27 degrees 05 minutes 56 seconds West, 154.19 feet to a set rebar with cap on the South line of Lot 1. Thence along the South line of said Lot 1, North 87 degrees 31 minutes 47 seconds West, 2,437.39 feet to a set rebar with cap. Thence leaving said South line, North 02 degrees 18 minutes 40 seconds East, 1,153.64 feet to the Point of Beginning, containing 44.14 acres and subject to any Easements of Record.

PROPERTY DESCRIPTION - COMMON PROPERTY #1

Part of the Common Property of School Subdivision to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northeast Corner of the Common Property of the School Subdivision. Thence along the East line of said Common Property, South 01 degrees 35 minutes 37 seconds West, 260.97 feet to a set rebar with cap. Thence leaving said East line, around a curve to the left, having a radius of 285.00 feet, and subtended by a chord bearing and distance of North 26 degrees 58 minutes 22 seconds West, 131.54 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 215.00 feet, and subtended by a chord bearing and distance of North 18 degrees 49 minutes 11 seconds West, 157.57 feet to a set rebar with cap on the North line of said Common Property. Thence along said North line, South 87 degrees 19 minutes 11 seconds East, 117.88 feet to the Point of Beginning, containing 0.41 of an acre and subject to any Easements of Record.

PROPERTY DESCRIPTION - COMMON PROPERTY #2

Part of the Common Property of School Subdivision to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of the Common Property of the School Subdivision. Thence along the South line of said Common Property, North 87 degrees 31 minutes 47 seconds West, 97.70 feet to a set rebar with cap. Thence leaving said South line, around a curve to the right, having a radius of 115.00 feet, and subtended by a chord bearing and distance of North 27 degrees 05 minutes 55 seconds East, 95.85 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 185.00 feet, and subtended by a chord bearing and distance of North 36 degrees 07 minutes 24 seconds East, 99.53 feet to a set rebar with cap on the East line of the said Common Property. Thence along said East line, South 01 degrees 35 minutes 37 seconds West, 170.00 feet to the Point of Beginning, containing 0.21 of an acre and subject to any Easements of Record.

PROPERTY DESCRIPTION - LOT 2

Part of Lot 1, School Subdivision to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at a point marking the Northwest Corner of Lot 1. Thence along the North line of said Lot 1, South 87 degrees 24 minutes 46 seconds East, 5.00 feet to a set rebar with cap and the Point of Beginning. Thence continue along said North line the following bearings and distances: South 87 degrees 24 minutes 46 seconds East, 1,278.54 feet to an existing rebar. South 02 degrees 10 minutes 45 seconds West, 495.22 feet to an existing rebar. South 87 degrees 19 minutes 14 seconds East, 686.04 feet to a set rebar with cap. Thence leaving said North line, South 02 degrees 28 minutes 37 seconds West, 653.31 feet to a set rebar with cap on the South line of said Lot 1. Thence along the South line of said Lot 1, North 87 degrees 31 minutes 47 seconds West, 1,963.81 feet to a set rebar with cap. Thence leaving said South line, North 02 degrees 18 minutes 40 seconds East, 1,153.64 feet to the Point of Beginning, containing 44.14 acres and subject to any Easements of Record.

PROPERTY DESCRIPTION - LOT 3

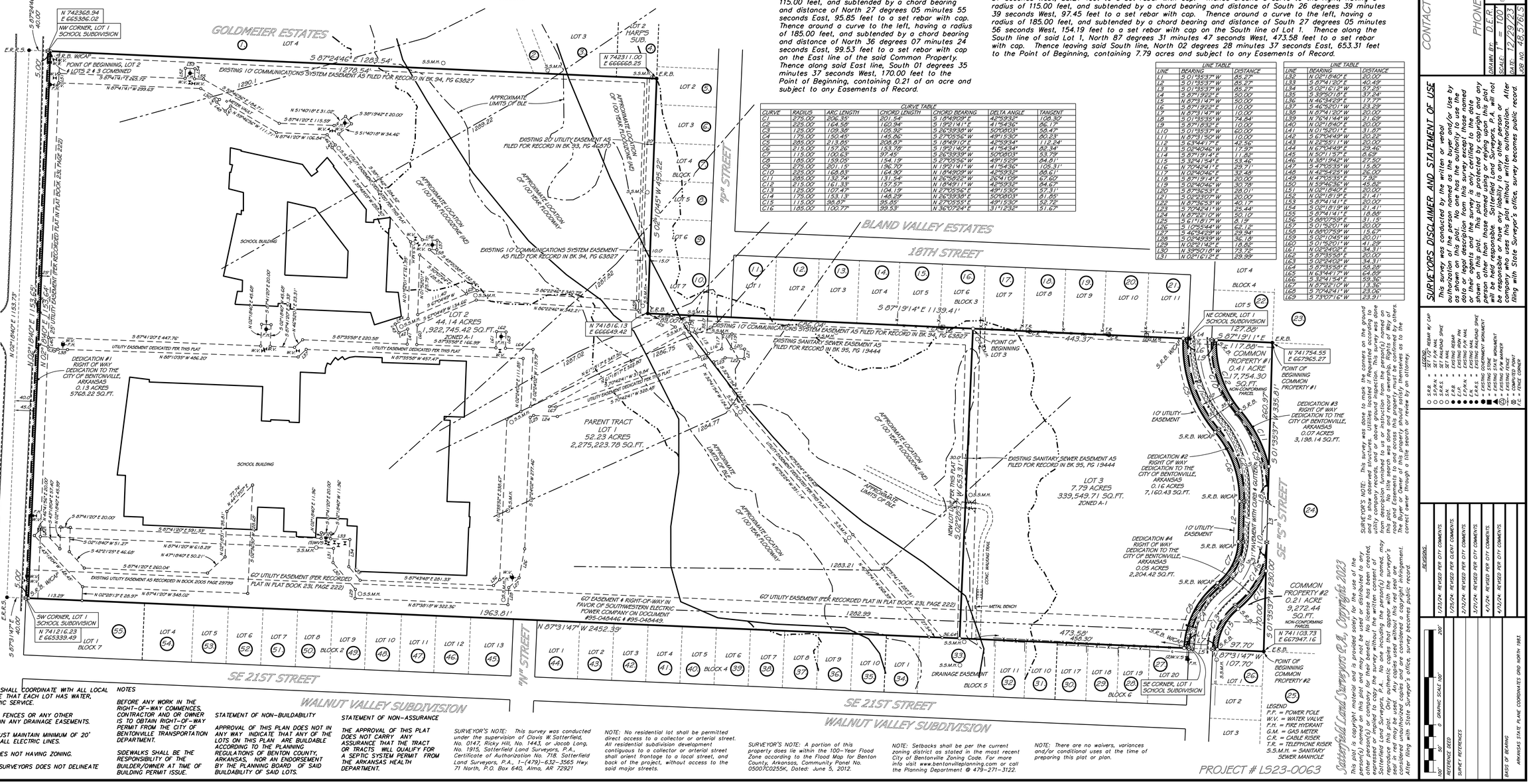
Part of Lot 1, School Subdivision to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at a point marking the Northwest Corner of Lot 1. Thence along the North line of said Lot 1 the following bearings and distances: South 87 degrees 24 minutes 46 seconds East, 1,283.54 feet to an existing rebar. South 02 degrees 10 minutes 45 seconds West, 495.22 feet to an existing rebar. South 87 degrees 19 minutes 14 seconds East, 686.04 feet to a set rebar with cap and the Point of Beginning. Thence continue along said North line, South 87 degrees 19 minutes 14 seconds East, 443.37 feet to a set rebar with cap. Thence leaving said North line, around a curve to the left, having a radius of 285.00 feet, and subtended by a chord bearing and distance of South 18 degrees 49 minutes 10 seconds East, 208.87 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 215.00 feet, and subtended by a chord bearing and distance of South 19 degrees 21 minutes 40 seconds East, 153.78 feet to a set rebar with cap. Thence South 01 degrees 35 minutes 37 seconds West, 85.27 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 115.00 feet, and subtended by a chord bearing and distance of South 26 degrees 39 minutes 39 seconds West, 97.45 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 185.00 feet, and subtended by a chord bearing and distance of South 27 degrees 05 minutes 56 seconds West, 154.19 feet to a set rebar with cap on the South line of Lot 1. Thence along the South line of said Lot 1, North 87 degrees 31 minutes 47 seconds West, 473.58 feet to a set rebar with cap. Thence leaving said South line, North 02 degrees 28 minutes 37 seconds East, 653.31 feet to the Point of Beginning, containing 7.79 acres and subject to any Easements of Record.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°35'37" W	85.27'
L2	S 01°35'37" W	85.27'
L3	S 01°35'37" W	85.27'
L4	S 23°27'39" E	50.00'
L5	N 87°31'47" W	50.00'
L6	S 87°19'20" E	10.00'
L7	S 87°19'20" E	10.00'
L8	S 01°39'35" W	74.94'
L9	S 87°19'20" E	10.00'
L10	S 01°39'35" W	60.00'
L11	N 87°31'50" W	10.00'
L12	S 87°19'20" E	42.52'
L13	S 02°40'46" W	17.37'
L14	S 87°19'14" E	11.92'
L15	S 32°41'54" E	53.46'
L16	N 70°42'41" E	29.71'
L17	N 02°40'46" E	32.48'
L18	N 87°19'14" E	20.00'
L19	S 02°40'46" W	30.78'
L20	S 87°36'53" E	26.01'
L21	S 02°23'07" W	20.00'
L22	N 87°36'53" W	40.17'
L23	S 70°42'41" W	25.44'
L24	N 87°22'10" W	50.10'
L25	S 61°19'17" W	8.19'
L26	S 10°55'44" W	62.12'
L27	S 45°34'29" W	29.94'
L28	S 02°43'39" W	36.18'
L29	N 09°21'42" E	18.92'
L30	N 39°50'19" W	73.72'
L31	N 02°16'12" E	29.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	N 02°18'40" E	20.00'
L33	S 87°41'20" E	40.49'
L34	S 05°16'14" W	57.23'
L35	S 39°01'01" W	31.94'
L36	N 46°34'29" E	17.77'
L37	S 46°25'30" W	20.29'
L38	N 87°41'20" W	20.00'
L39	N 76°41'44" W	21.69'
L40	N 09°18'40" E	20.00'
L41	N 01°35'01" E	31.67'
L42	S 67°04'49" W	20.25'
L43	N 22°55'11" W	20.00'
L44	N 67°04'49" E	29.46'
L45	N 50°11'57" E	8.69'
L46	N 39°13'42" W	27.50'
L47	S 47°05'35" W	19.80'
L48	N 42°54'25" W	26.30'
L49	N 47°05'35" E	7.92'
L50	N 59°46'36" W	45.82'
L51	N 09°18'40" E	20.00'
L52	N 05°16'19" E	21.41'
L53	S 87°41'41" E	20.00'
L54	S 05°16'19" W	21.41'
L55	S 87°41'41" E	18.68'
L56	S 88°07'59" E	31.15'
L57	S 01°52'01" W	20.00'
L58	N 88°07'59" E	15.67'
L59	S 02°10'45" E	20.01'
L60	S 01°52'01" W	41.29'
L61	N 02°54'02" E	34.31'
L62	S 87°35'58" E	20.00'
L63	S 02°24'02" W	34.31'
L64	S 87°35'58" E	50.28'
L65	N 63°44'17" W	64.89'
L66	S 39°41'54" E	59.36'
L67	N 87°22'10" W	13.36'
L68	S 70°42'41" W	23.06'
L69	S 73°07'16" W	23.91'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	206.35'	201.54'	S 18°49'09" E	42°59'32"	108.30'
C2	285.00'	164.54'	162.30'	S 19°21'41" E	41°54'26"	86.17'
C3	125.00'	109.36'	105.92'	S 26°39'39" W	50°08'03"	58.47'
C4	175.00'	150.45'	145.86'	S 27°05'56" W	49°15'30"	80.23'
C5	285.00'	213.85'	208.87'	S 18°49'10" E	42°59'32"	112.24'
C6	215.00'	157.26'	153.78'	S 19°21'40" E	41°54'44"	82.34'
C7	115.00'	100.63'	97.45'	S 26°39'39" W	50°08'03"	53.79'
C8	185.00'	159.05'	154.19'	S 27°05'56" W	49°15'29"	84.81'
C9	275.00'	201.15'	196.70'	N 19°21'41" W	41°54'36"	105.31'
C10	225.00'	168.83'	164.90'	N 18°49'09" W	42°59'32"	88.61'
C11	285.00'	131.54'	130.41'	N 26°58'22" W	26°26'59"	67.00'
C12	215.00'	161.33'	157.57'	N 18°49'11" W	42°59'32"	84.67'
C13	125.00'	107.47'	104.19'	N 27°05'56" E	49°15'30"	57.31'
C14	175.00'	153.13'	148.29'	N 26°39'39" E	50°08'03"	81.85'
C15	115.00'	98.87'	95.85'	N 27°05'55" E	49°15'30"	52.72'
C16	185.00'	100.77'	99.53'	N 36°07'24" E	31°12'32"	51.67'


GOLDMEIER ESTATES
LOT 4
N 742368.94
E 665306.02
NW CORNER, LOT 1
SCHOOL SUBDIVISION
POINT OF BEGINNING, LOT 2
& LOTS 2 & 3 COMBINED
N 742311.00
E 666660.25
LOT 2
HARPS SUB
LOT 3
LOT 2
44.14 ACRES
1,922,745.42 SQ.FT.
ZONED A-1
PARENT TRACT
LOT 1
52.23 ACRES
2,275,223.78 SQ.FT.
LOT 3
7.79 ACRES
339,549.71 SQ.FT.
ZONED A-1
LOT 4
LOT 5
LOT 6
BLOCK
"D" STREET
BLAND VALLEY ESTATES
18TH STREET
SE 21ST STREET
WALNUT VALLEY SUBDIVISION
"H" STREET
SE 15TH STREET
SCHOOL BUILDING
EXISTING 10' COMMUNICATIONS SYSTEM EASEMENT AS FILED FOR RECORD IN BK 94, PG 63827
EXISTING 10' COMMUNICATIONS SYSTEM EASEMENT AS FILED FOR RECORD IN BK 94, PG 63827
EXISTING SANITARY SEWER EASEMENT AS FILED FOR RECORD IN BK 95, PG 13444
EXISTING SANITARY SEWER EASEMENT AS FILED FOR RECORD IN BK 95, PG 13444
APPROXIMATE LIMITS OF DLE
APPROXIMATE LOCATION OF 100 YEAR FLOODZONE (AE)
APPROXIMATE LOCATION OF 100 YEAR FLOODWAY
EXISTING 20' UTILITY EASEMENT AS FILED FOR RECORD IN BK 93, PG 46870
60' UTILITY EASEMENT (PER RECORDED PLAT IN PLAT BOOK 23L PAGE 222)
60' EASEMENT & RIGHT-OF-WAY IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY ON DOCUMENT #95-046446 & #95-046443.
DEDICATION #1 RIGHT OF WAY DEDICATION TO THE CITY OF BENTONVILLE, ARKANSAS 0.13 ACRES 5768.22 SQ.FT.
DEDICATION #2 RIGHT OF WAY DEDICATION TO THE CITY OF BENTONVILLE, ARKANSAS 0.16 ACRES 7,160.43 SQ.FT.
DEDICATION #3 RIGHT OF WAY DEDICATION TO THE CITY OF BENTONVILLE, ARKANSAS 0.07 ACRES 3,196.14 SQ.FT.
DEDICATION #4 RIGHT OF WAY DEDICATION TO THE CITY OF BENTONVILLE, ARKANSAS 0.05 ACRES 2,204.42 SQ.FT.
COMMON PROPERTY #1 0.41 ACRE 17,754.30 SQ.FT. NON-CONFORMING PARCEL
COMMON PROPERTY #2 0.21 ACRE 9,272.44 SQ.FT. NON-CONFORMING PARCEL
N 741754.55
E 667965.27
POINT OF BEGINNING COMMON PROPERTY #1
N 741111.73
E 667947.16
POINT OF BEGINNING COMMON PROPERTY #2
NE CORNER, LOT 1 SCHOOL SUBDIVISION
SW CORNER, LOT 1 SCHOOL SUBDIVISION
SE CORNER, LOT 1 SCHOOL SUBDIVISION
N 742368.94
E 665306.02
N 741811.13
E 666649.42
POINT OF BEGINNING LOT 3
5' UTILITY EASEMENT
10' UTILITY EASEMENT
5' PAVEMENT WITH CURB & GUTTER
CONC. WALKING TRACK
METAL BENCH
DRAINAGE EASEMENT
5.R.B. W/CAP
E.R.B.
P.O.B.
N 87°31'47" W 2452.39'
S 87°19'14" E 1139.41'
S 87°24'46" E 1283.54'
S 87°31'47" E 2437.39'
N 87°31'47" W 1963.81'
S 87°19'20" E 443.37'
S 01°35'37" W 335.81'
S 01°35'37" W 260.97'
S 01°35'37" W 230.00'
N 87°31'47" W 107.70'
N 87°31'47" W 97.70'
S 87°19'11" E 117.88'
S 87°19'20" E 473.59'
458.30'
1283.21
1282.99
1289.22
1207.02
1264.77
1267.82
1290.1
1272.54'
1278.54'
1129.41'
1139.41'
1283.54'
1963.81'
2452.39'
2437.39'
1203.21
1202.99
473.59'
458.30'
N 87°24'46" E 1283.54'
S 87°24'46" E 40.00'
N 02°18'40" E 1153.64'
N 02°18'40" E 1153.64'
S 02°10'45" W 495.22'
S 02°10'45" W 495.22'
S 02°43'39" W 36.18'
S 02°23'07" W 20.00'
S 02°40'46" W 17.37'
S 01°35'37" W 85.27'
S 01°35'37" W 85.27'
S 01°35'37" W 74.94'
S 01°39'35" W 60.00'
S 01°35'37" W 85.27'
S 01°35'37" W 260.97'
S 01°35'37" W 230.00'
S 01°35'37" W 170.00'
S 01°35'37" W 170.00'
S 02°40'46" W 32.48'
S 02°40'46" W 30.78'
S 02°40'46" W 32.48'
S 02°40'46" W 30.78'
S 02°40'46" W 62.12'
S 02°40'46" W 62.12'
S 02°40'46" W 36.18'
S 02°40'46" W 36.18

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 OF SCHOOL SUBDIVISION CREATING NEW LOTS 2 AND 3 OF SCHOOL SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0063)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1 OF SCHOOL SUBDIVISION creating new LOTS 2 AND 3 OF SCHOOL SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on April 16, 2024;

WHEREAS, said lot split is attached hereto as Exhibit "A";

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

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of LOT 1 OF SCHOOL SUBDIVISION creating new LOTS 2 AND 3 OF SCHOOL SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

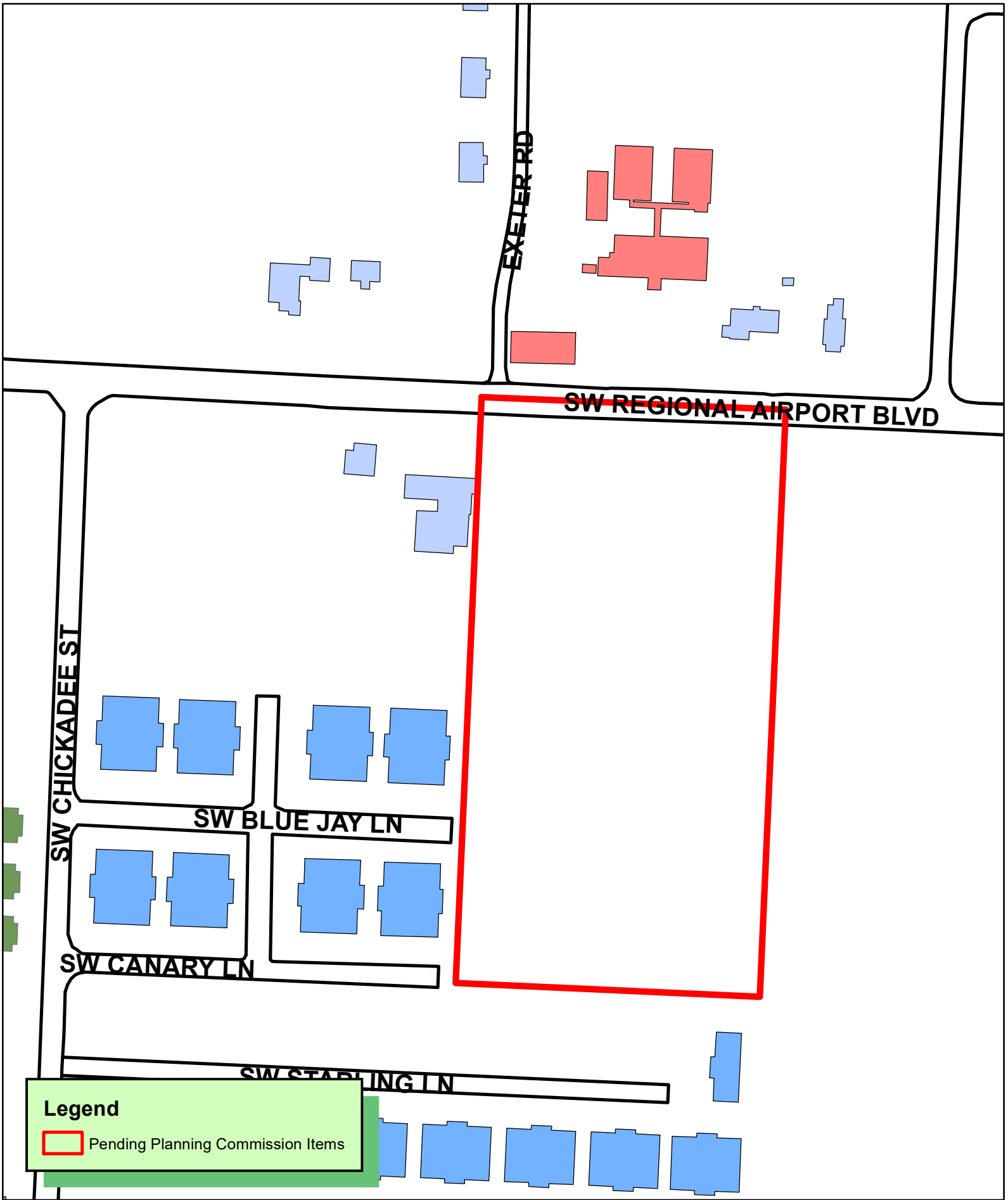
Consent Agenda Item LSD23-0016

For the Planning Commission meeting on April 16, 2024

Details

Large Scale Development Extension: The Mill @ The Reserve, Buck Airport Blvd LP LLC, Southwest Regional Airport Blvd., R-4, High Density Multifamily Residential, & C-2, General Commercial, *LSD23-0016*

A large scale development extension request for The Mill @ The Reserve, LSD23-0016. The applicant in their letter states that they are working on adjusting their plans for this project to navigate changes in the financial aspects of the project, namely interest rates and construction costs. The 154 unit, 4-story project was originally approved by the Planning Commission on May 16, 2023.



LSD23-0016 5/16/23
LARGE SCALE DEVELOPMENT
BENTONVILLE APARTMENTS
PARCEL 01-08206-000

March 20th, 2024

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

Subject: Request for Extension of Development Approval Large Scale Development Plan LSD23-0016

To whom it may concern,

I hope this letter finds you well. I am writing on behalf of Buck Airport Blvd LP LLC, regarding our large-scale development project approved by the City of Bentonville on May 16, 2023. Our project, identified as The Mill at the Reserve located at SW Regional Airport Blvd. parcel 01-08206-000, was set to commence following the approval, with the anticipation of contributing significantly to the local community by providing much need housing options to the area.

We are reaching out to kindly request an extension to the original approval period, which is set to expire in May 2024. Despite our team's best efforts and commitment to initiating the project within the planned timeline, we have encountered unforeseen challenges that have necessitated a reassessment of our initial timeline.

The primary reasons for this request stem from the current economic environment, characterized by construction cost volatility and elevated interest rates. These factors have significantly impacted our project's feasibility and planning phases, requiring us to navigate carefully through these uncertainties to ensure the project's success and sustainability. Our commitment to delivering a project that meets our quality standards and serves the community's needs has led us to take additional time to adjust our plans accordingly.

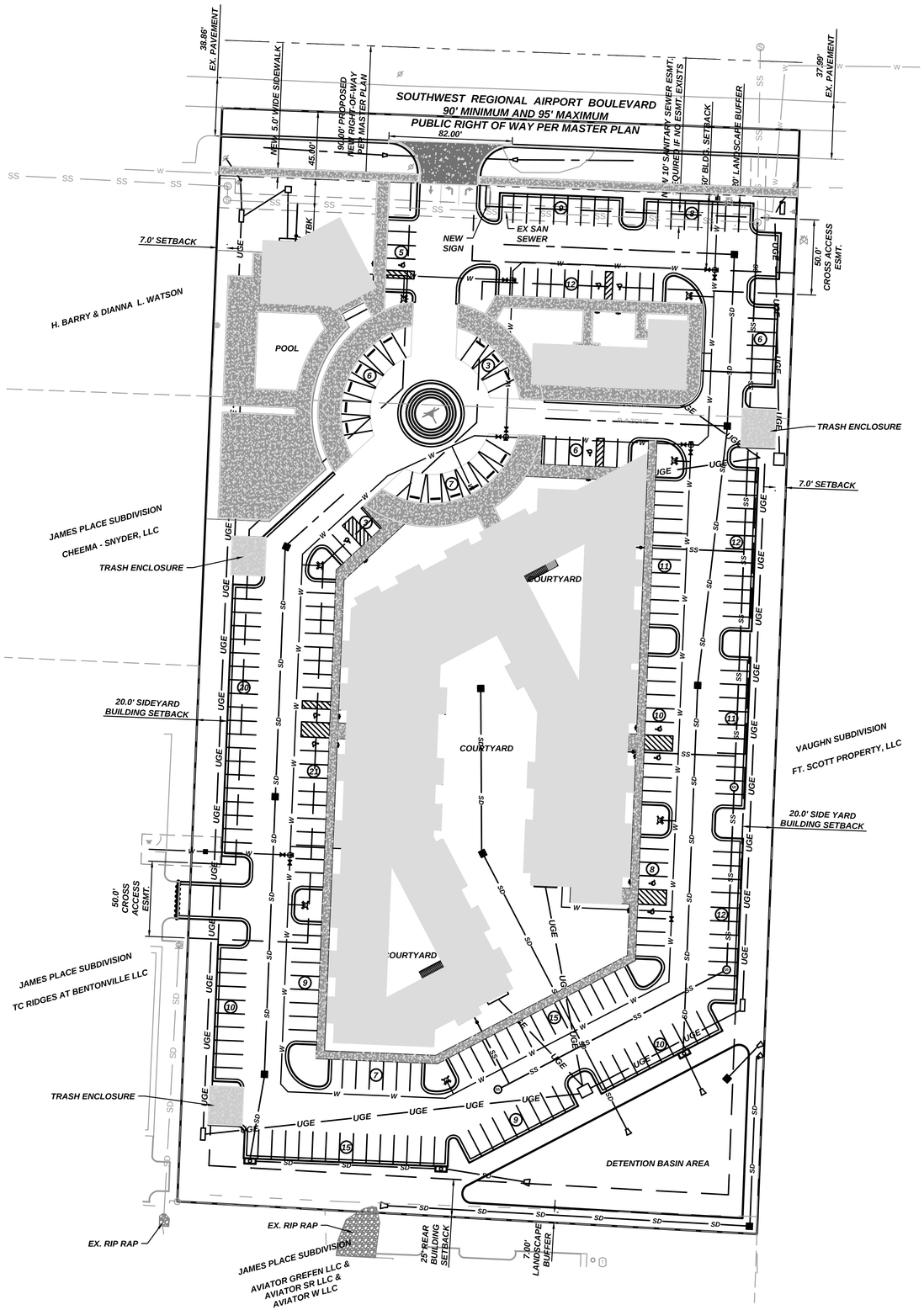
We understand the importance of adhering to timelines and the implications of delays. However, we believe that granting this extension will allow us to address these challenges effectively, ensuring that we can move forward with the project without compromising on quality or financial stability. Our team is actively working on adjusting our plans to adapt to the current economic conditions, and we are confident that with this additional time, we will be better positioned to commence the project with a more stable foundation.

We appreciate the City of Bentonville's understanding and support in these challenging times and are committed to maintaining open and transparent communication with your office as we work through these adjustments. We believe that our project will bring significant value to Bentonville, and we are eager to contribute positively to the community's growth and development.

Thank you for considering our request for an extension. We are looking forward to your positive response and are available to discuss this matter further or provide any additional information required.

Sincerely,

Eduardo Viesca
President
Manglar Capital
1541 Brickell Ave, Unit 2505
Miami FL 33129
eviesca@manglar-capital.com



ZONING INFORMATION

CURRENT ZONING: R-4 HIGH DENSITY RESIDENTIAL & C-2 GENERAL COMMERCIAL

SETBACK REQUIREMENTS ZONE R-4:
FRONT - 20'
SIDE INTERIOR - 30'
SIDE EXTERIOR - 20'
REAR - 25'

SETBACK REQUIREMENTS ZONE C-2:
FRONT PARKING - 50'
FRONT NO PARKING- 20'
SIDE ADJACENT TO RESIDENTIAL- 7'
SIDE ADJACENT TO NON-RESIDENTIAL - 30'
REAR ADJACENT TO RESIDENTIAL - 30'
REAR ADJACENT TO NON-RESIDENTIAL - 20'

GENERAL NOTES- ENGINEER TO CONTRACTOR:

1. CONSTRUCTION SHALL CONFORM TO THE LATEST APPLICABLE DESIGN AND CONSTRUCTION STANDARDS OF THE GOVERNING AUTHORITY, WHETHER IT BE OF CITY, COUNTY OR STATE JURISDICTION, WHICHEVER TAKES PRECEDENCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, TO BE DONE PRIOR TO THE START OF CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVER-HEAD, AND SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OBSTRUCTIONS OCCURRING WITH EXISTING UTILITIES. FAILURE TO WAIT UPON THE ENGINEER'S RESPONSE MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.

5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS.

6. THE CONTRACTOR WILL BE RESPONSIBLE TO NOTIFY THE ENGINEER WHEN DIFFERENCES IN FIELD CONDITION AND PLANS OCCUR. ADJUSTMENT MADE IN THE FIELD WITHOUT PRIOR APPROVAL OF THE ENGINEER MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.

7. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

8. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE GRADED AND SEEDED TO LAWN IN ACCORDANCE WITH LOCAL SPECIFICATIONS.

MINIMUM REQUIREMENTS FOR SEEDING:

* A minimum depth of 6" of topsoil (prior to compacting) shall be spread on areas to be seeded.
* After topsoil is spread, lime shall be spread at the rate of 800-900 pounds, effective neutralizing material (ENM) per acre.
* Fertilizer shall be spread at the rate of 400-500 pounds per acre, and shall be 13-13-13 nitrogen, phosphorus, and potassium.
* Seed mix shall consist of 60-80% Kentucky 31 tall fescue and 20-40% annual ryegrass (germination shall be at least 85%). Seed mix shall be spread at the rate of 400-500 pounds per acre.
* All areas to be seeded having slopes less than 4:1 shall be mulched with cereal grain mulch at the rate of 100 pounds per 1000 square feet (4500 pounds per acre). Cereal grain mulch shall meet the requirements of the Local Specifications. Mulch may be applied by hand; however, it must be evenly spread. Mulch shall be thoroughly wetted immediately after application.
* Where slopes are 4:1 or greater, "hydromulch" meeting the requirements of the Local Specifications shall be used. Hydromulch mulch shall be applied at the rate of 2000 pounds per acre.
* Permanent seeding season runs from March 1st to June 1st and August 15th to November 1st, or as otherwise directed by the Local Authority. Seeding and mulching must be done whenever work is complete regardless of the season. Whenever seeding and mulch is installed outside of the permanent seeding season, the contractor will be responsible for re-planting and mulching any areas where growth has not become established during the next permanent seeding season.
* All areas must be maintained by the contractor until vegetation is firmly established. Vegetation will be considered firmly established when it has survived from the permanent seeding season in which it is placed, to the next permanent seeding season, and growth has been established on all eroded areas which have been noted for repair.
* Temporary seeding shall be at the same rates for seed, mulch and fertilizer specified above. Topsoil spreading is not required in areas designated to receive temporary seeding only.

9. COMPACTION REQUIREMENTS- UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY, ALL EMBANKMENT AREAS SHALL BE PROPERLY COMPACTED IN LIFTS NOT EXCEEDING 8-INCHES (LOOSE MEASUREMENT) AT THE OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE MADE AS RECORD FOR THE PROJECT AND PROVIDED TO THE ENGINEER AND/OR LOCAL AUTHORITY AS REQUESTED. DENSITY AND OPTIMUM MOISTURE REQUIREMENTS SHALL BE IN RELATION TO THE MAXIMUM DENSITY AND OPTIMUM MOISTURE REQUIREMENTS AS DETERMINED BY STANDARD PROCTOR COMPACTION TESTS. COMPACTION SHALL BE AT LEAST 90-PERCENT OF THE MAXIMUM DENSITY UP WITHIN 18-INCHES OF SUBGRADE FOR ALL EMBANKMENT AREAS. THE TOP 18-INCHES SHALL BE COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY. AREAS OF EXCAVATION SHALL BE COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY TO A DEPTH OF 12-INCHES BELOW SUBGRADE. AGGREGATE BASE COURSES SHALL BE COMPACTED TO 95-PERCENT MAXIMUM DENSITY. COMPACTION OF MATERIALS UNDER BUILDING SLABS SHALL MEET 95-PERCENT MAXIMUM DENSITY OR AS OTHERWISE DIRECTED BY A GEOTECHNICAL ENGINEER.

10. BACKFILL OF UTILITY TRENCHES UNDER ANY PAVEMENT, CURB, SIDEWALK, OR WITHIN 2-FEET OF ANY OF THESE ITEMS SHALL BE BACKFILLED WITH 5/8-INCH OR 3/4-INCH CLEAN CRUSHED AGGREGATE OR FLOWABLE FILL.

11. THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THEIR OWN HORIZONTAL AND VERTICAL CONTROL AS REFERENCE POINTS FOR THE SITE CONSTRUCTION.

12. ANY WORK PERFORMED WITHIN STREET RIGHT OF WAY OR A PUBLIC EASEMENT, INCLUDING DRIVEWAYS, UTILITY CONNECTIONS, METERS AND APPURTENANCES, ETC., SHALL BE PERMITTED, INSPECTED AND APPROVED BY THE LOCAL AUTHORITY. WORK AND MATERIALS USED SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS/SPECIFICATIONS.

13. THE CONTRACTOR SHALL CONTACT "ONE CALL" OR STATEWIDE UTILITY LOCATING AGENCY AND HAVE ALL UTILITIES LOCATED ON THE SITE PRIOR TO ANY SITE CONSTRUCTION ACTIVITY.

14. ANY EXISTING STRUCTURES OR BUILDING UTILITIES WHICH CURRENTLY EXIST ON THE SITE SHALL BE REMOVED OR SET FOR ABANDONMENT BASED ON THE LOCATION OF NEW SITE IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS FOR DEMOLITION AND/ OR ABANDONMENT OF STRUCTURES AND UTILITIES. ALL WORK TO BE DONE FOLLOWING LOCAL CODES.

15. DIMENSIONS AND CURB RADII SHOWN ARE SHOWN FROM THE EDGE OF PAVING OR BACK OF CURB UNLESS NOTED OTHERWISE.

16. ANY COORDINATES OR BUILDING LOCATIONS AS SHOWN MUST BE VERIFIED WITH THE ACTUAL BUILDING FOUNDATION PLAN TO INSURE PROPER FIELD LOCATION OF THE STRUCTURE.

17. BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY BLEW & ASSOCIATES, P.A. 4/21/2022 FOR USE ON THIS PROJECT.

No.:	Description:	Date:

NOTES:

ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

250 PARKING SPACES (INCL. 6 ADA PROVIDED)

LEGEND:

◉	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT BY PS 1659
✥	COMPUTED POINT
	FIRE HYDRANT
Ⓖ	GAS METER
Ⓢ	SANITARY MANHOLE
Ⓓ	STORM MANHOLE
	GUY ANCHOR
	POWER POLE
EM	ELECTRIC METER
	ELECTRIC BOX
T	TELEPHONE PEDESTAL
W	WATER METER
	WATER VALVE
RR:	EDGE OF RIP-RAP
CR:	CROWN OF ROAD
EA:	EDGE OF ASPHALT
BOC:	BACK OF CURB
FL:	FLOW LINE
NG:	NATURAL GROUND
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
— x — x —	FENCE LINE
— OHP — OHP —	OVERHEAD POWER LINE
— UW — UW —	UNDERGROUND WATER LINE
	SETBACK LINE

UTILITY DISCLAIMER

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

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

N

40 0 40

Scale: 1" = 40'

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
CJW Transportation Consultants, L.L.C. Engineering MO CoA: #2006012365
5051 S. National Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.1402
www.GoCJW.com

PRELIMINARY
Not For Construction

MULTI FAMILY DEVELOPMENT
MANGLAR CAPITOL
BENTONVILLE, BENTON COUNTY, ARKANSAS

DATE	2/7/2023
SURVEY BY	CJW
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=40'
SCALE VERT.	N/A

OVERALL SITE PLAN

SHEET NO. C4

CJW NO. 22183 OF xx

G:\22183 - Multi-Family Development Bentonville, AR\Design dwg\Plan Sheets\22183 SITE PLAN.dwg - LAST SAVED: 3/31/2023 8:31:37 AM - PLOTTED: 4/7/2023 10:52:28 AM

4/24/2023 9:57:53 AM

PLANTING SCHEDULE

DECIDUOUS TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
AC RU	ACER RUBRUM		RED MAPLE	2.5" CAL.*	45'+
AC SA	ACER SACCHARUM	FALL FIESTA	SUGAR MAPLE	2.5" CAL.*	45'+
LI TU	LIRIODENDRON TULIPIFERA		TULIP TREE	2.5" CAL.*	45'+
GL TR	GLEDITSIA TRIACANTHOS		HONEY LOCUST	2.5" CAL.*	45'+
QU AL	QUERCUS ALBA		WHITE OAK	2.5" CAL.*	45'+
TI CO	TILIA CORDATA		LITTLELEAF LINDEN	2.5" CAL.*	45'+
UL PA	ULMUS PARVIFOLIA	EMER II	CHINESE ELM	2.5" CAL.*	45'+

DECIDUOUS UNDERSTORY TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
CE CA	CERCIS CANADENSIS		EASTERN REDBUD	2.5" CAL.*	20'-30'
CO KO	CORNUS KOUSA		JAPANESE DOGWOOD	2.5" CAL.*	20'-30'

EVERGREEN TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
TH OC	THUJA OCCIDENTALIS	GREEN GIANT	EASTERN ARBORVITAE	8'-10' HT.	45'+

DECIDUOUS SHRUBS

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
AR ME	ARONIA MELANOCARPA	AUTUMN MAGIC	BLACK CHOKEBERRY	24"-30" HT.	48" O.C.
CL AL	CLETHRA ALNIFOLIA		SUMMERSWEET	18"-24" HT.	36" O.C.
HY PA	HYDRANGEA PANICULATA	BOBO	PANICLE HYDRANGEA	24"-30" HT.	36" O.C.
RH AR	RHUS AROMATICA	GRO-LOW	GRO-LOW SUMAC	18"-24" HT.	48" O.C.

ORNAMENTAL GRASSES & SEDGES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
CA	CALAMAGROSTIS BRACHYTRICHA		KOREAN FEATHER REED GRASS	1 GALLON	24" O.C.
PA	PANICUM VIRGATUM	SHENANDOAH	SWITCH GRASS	1 GALLON	36" O.C.

HERBACEOUS PERENNIALS (FORBS)

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
AC	ASTILLBE CHINENSIS	VISIONS	CHINESE ASTILBE	1 QUART	-
NE	NEPETA RACEMOSA	WALKER'S LOW	CATMINT	1 QUART	-

GROUNDCOVER

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE
LI	LIRIOPE MUSCARI	BIG BLUE	LILY TURF	1 QUART	18" O.C.

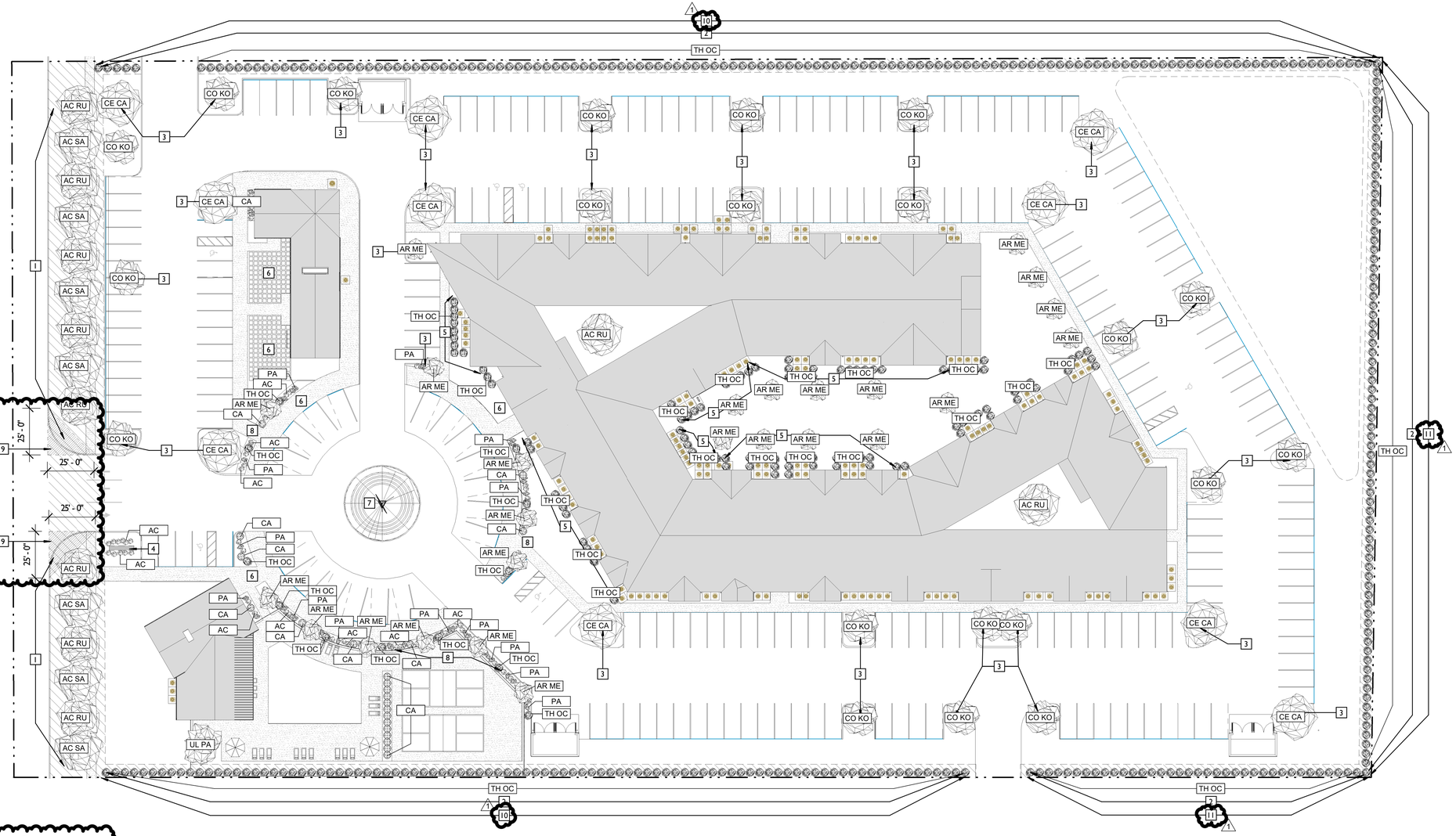
* - MIN 4" CALIPER IN RIGHT-OF-WAY

GENERAL NOTES-LANDSCAPE PLAN

1.	ALL LANDSCAPING BY OWNER.
2.	ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
3.	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.
4.	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.
5.	ALL LANDSCAPING AND SCREENING SHALL COMPLY WITH THE AREAS TO BE KEPT CLEAR OF ALL SIGHT OBSTRUCTIONS AS SET FORTH IN SECTION 1100.01(F), SIGHT DISTANCES AT DRIVEWAYS AND INTERSECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
6.	ALL LANDSCAPED AREAS AT THE FRONT LINE OF OFF-STREET PARKING SPACES SHALL BE PROTECTED FROM ENCROACHMENT OR INTRUSION OF VEHICLES THROUGH THE USE OF WHEEL STOPS OR CURB AND GUTTER. EXCEPTION DETAILED IN 1400.04 (B)
7.	TREES AND OTHER VEGETATION SHALL BE PLANTED IN SOIL AND CLIMATIC CONDITIONS WHICH ARE APPROPRIATE FOR THE GROWTH HABITS

KEYNOTES (LANDSCAPE PLAN)

1.	PROVIDE STREET FRONTAGE BUFFER AND LANDSCAPING. RIGHT-OF-WAY LANDSCAPING TO BE A MINIMUM OF 4" CALIPER AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
2	PROVIDE PERIMETER LANDSCAPING STRIP AND SCREENING AS REQ'D. PERIETER LANDSCAPING TO BE MINIMUM 2.5" CALIPER AND 4" CALIPER IN RIGHT-OF-WAY AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING AND SCREENING BY OWNER.
3	PROVIDE INTERIOR PARKING LANDSCAPING AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
4	PROVIDE SIGNAGE LANDSCAPING AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
5	PROVIDE LANDSCAPE SCREENING AT MECHANICAL EQUIPMENT AT APARTMENT BUILDINGS. TYP.
6	DECORATIVE PEDESTRIAN PAVING.
7	CENTRAL MONUMENT AREA
8	DECORATIVE LANDSCAPING BY OWNER.
9	SIGHT TRIANGLE PER SEC 1400.4: NOTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
10	SCREEN TYPE "A" PER SEC 1400.09 ALONG SINGLE FAMILY PROPERTY BOUNDARY; 6'-0" MIN OPAQUE SOLID FENCE W/PLANTING AS NOTED.
11	SCREEN TYPE "D" PER SEC 1400.09 ALONG ADJACENT MULTIFAMILY DEVELOPMENTS. NO ADDITIONAL SCREENING REQUIRED. REF KEYNOTE #2.



1 LANDSCAPE PLAN
A002 1" = 30'-0"

LSD23-0016

LARGE SCALE DEVELOPMENT PLANS

REGISTERED ARCHITECT
DEREK HAGERMAN
License Number 9819
STATE OF ARKANSAS

Derek Bo Hagerman: License # 9819
Expiration Date: July 31, 2023

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CLIENT INFORMATION:
BUCK AIRPORT BLVD, LP LLC.
5441 PEGSTELL AVENUE #2505
CONTACT: EDUARDO VISECA
479-685-4141

PROJECT NAME:
THE MILL AT THE RESERVE
HWY 12 W (LAY FARM)

SHEET NAME:
LANDSCAPE PLAN

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REV. #	DATE	DESCRIPTION
1	04/24/23	ADD1

PROJECT NUMBER: 22035

RELEASE DATE: 04/07/2023

A002

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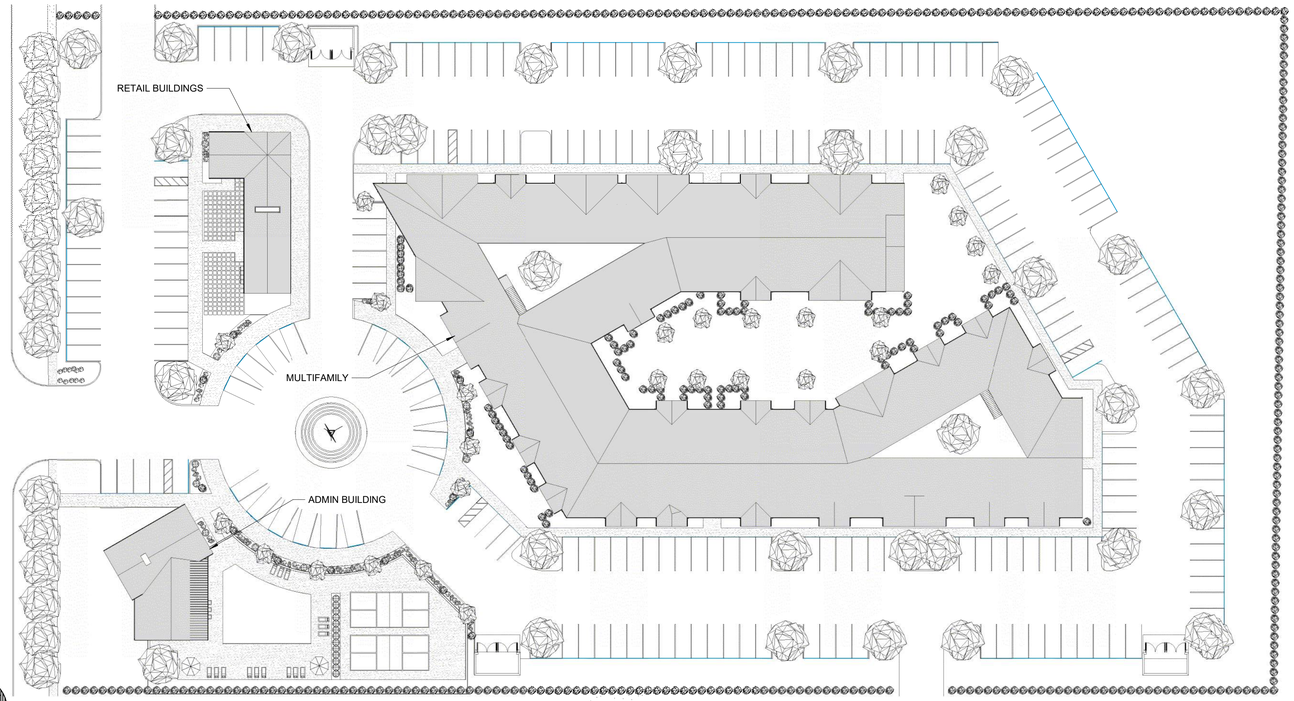
BENTONVILLE MULTIFAMILY

SW REGIONAL AIRPORT BLVD



1 LSD000 PRELIMENARY - ARCHITECTURAL SITE PLAN
1" = 40'-0"

SITE LOCATION

NORTH — PROJECT NORTH

NORTH — TRUE NORTH

PROJECT ADDRESS:

SW REGIONAL AIRPORT BLVD

PROJECT DIRECTORY

ARCHITECT
BOTI ARCHITECTURE
504 W. COLLEGE ST.
SPRINGFIELD, MO 65806
WILNER DUBON
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MEP ENGINEER
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CIVIL ENGINEER
CJW TRANSPORTATION
CONSULTANTS, LLC.
5051 S. NATIONAL AVE. STE. 7A
SPRINGFIELD, MO 65810
DANE SEILER
DSEILER@GOCJW.COM
417-889-3400

STRUCTURAL ENGINEER
WELLS & SCALETTY, LLC.
3050 E BATTLEFIELD ST. STE. A
SPRINGFIELD, MO 65804
JEFF WELLS
JWELLS@WSENGINEER.COM

LARGE SCALE DEVELOPMENT - WAIVER SUBMITTAL

#	SHEET NAME	ISSUED	CURRENT REVISION #	NAME	DATE
LSD000	LARGE SCALE DEVELOPMENT SUBMISSION	03/28/2023			
LSD101	LARGE SCALE DEVELOPMENT RENDERINGS	03/28/2023			
LSD102	LARGE SCALE DEVELOPMENT RENDERINGS	03/28/2023			
LSD103	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			
LSD104	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			
LSD105	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			

REFERENCE DEVELOPMENTS - MATERIAL EXAMPLES

RED BARN - BENTONVILLE, AR
COMPLETED (2019)

PRIMARY MATERIALS
- BOARD & BATTEN
- BRICK
- VERTICAL METAL PANEL

THE REFERENCED DEVELOPMENT COMPLETED IN 2019 UTILIZES A SIMILAR MATERIALS PALLETE, WITH BUILDING MASSES ALLOWING EACH UNIT TO PORTRAY ITS INDIVIDUALITY. A DEVELOPMENT SIMILAR IN CHARACTER AND SPIRIT OF ENHANCING SOCIAL INTERACTION AND CONNECTIVITY TO THE PROPOSED DEVELOPMENT.

THE DYLAN AT FAIRBURN -
FAIRBURN, GA
COMPLETED (2020)

PRIMARY MATERIALS
- BOARD & BATTEN
- BRICK
- HORIZONTAL SIDING

A MODERN FARMHOUSE TYPOLOGY EXPRESSED THROUGH ITS VARIED MATERIAL USE. A PROJECT USED AS REFERENCE FOR THIS PROPOSED DEVELOPMENT, THE DYLAN CRAFTS A COMMUNAL SPIRIT WITH VARIED SITE AMMENITIES THAT ENHANCE SOCIAL ENGAGEMENT. TO PROMOTE A FEELING OF A HOMESTEAD TO ITS RESIDENTS.

ADJACENT DEVELOPMENTS - MATERIAL EXAMPLES

THE AVIATOR APARTMENTS
PHASE 1 COMPLETION (2021)
PHASE 2 COMPLETION (2023)

PRIMARY MATERIALS
- BOARD & BATTEN (WHITE)
- HORIZONTAL SIDING (WHITE)
- DECORATIVE WOOD FRAMING

THE AVIATOR APARTMENTS, RECENTLY COMPLETED, ARE LOCATED DIRECTLY SOUTH OF THE PROPOSED DEVELOPMENT AND OFFERS A SIMPLE RESPONSE TO AFFORDABLE HOUSING. USING A LIMITED PALLETTE OF ONLY BOARD & BATTEN AND HORIZONTAL SIDING.

THE PROPOSED DEVELOPMENT AIMS TO CREATE A SENSE OF PLACE AND CONTEXTUAL RESPONSIVENESS BY UTILIZING THE SAME MATERIALS AS THIS DEVELOPMENT.

THE AVIATOR APARTMENTS (PHASE 1 COMPLETED 2021 / PHASE 2 COMPLETED 2023)

THE RIDGES APARTMENTS
COMPLETION (2007)

PRIMARY MATERIALS
- BRICK (WHITE)
- BRICK (BLACK/GRAY)
- HORIZONTAL SIDING (WHITE)

THE RIDGES APARTMENTS LOCATED DIRECTLY WEST OF THE PROPOSED DEVELOPMENT UTILIZES ONLY BRICK AND HORIZONTAL SIDING. BY IMPLEMENTING STRATEGIC USE OF BOTH BRICK AND HORIZONTAL SIDING, THE PROPOSED DEVELOPMENT IS ABLE TO ADDRESS BOTH ADJACENT COMPLEXES TO CREATE A WHOLISTIC, YET UNIQUE, PROJECT THAT COMPLEMENTS THE AREA.

THE RIDGES APARTMENTS (COMPLETED 2007)

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CLIENT INFORMATION:

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT SUBMISSION

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD000

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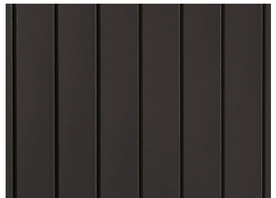
ADJACENT DEVELOPMENT - THE AVIATOR APARTMENTS (2021-2023) PRIMARY MATERIALS - WHITE BOARD & BATTEN AND WHITE HORIZONTAL SIDING

ADJACENT DEVELOPMENT - THE RIDGES (2007) PRIMARY MATERIALS - WHITE HORIZONTAL SIDING AND BRICK

PRIMARY MATERIALS

BRICK VENEER - WHITE



BOARD & BATTEN - BLACK

SECONDARY MATERIALS

HORIZONTAL SIDING - WHITE

BOARD & BATTEN - WHITE

TERTIARY/ACCENT MATERIALS

LAP SIDING - WOODTONE RUSTIC SERIES

NORTHEAST PERSPECTIVE

NORTH PERSPECTIVE

NORTHWEST PERSPECTIVE

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CLIENT INFORMATION:
BUCK AIRPORT BLVD, LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT RENDERINGS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD101

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ADJACENT DEVELOPMENT - THE AVIATOR APARTMENTS (2021-2023) PRIMARY MATERIALS - WHITE BOARD & BATTEN AND WHITE HORIZONTAL SIDING

ADJACENT DEVELOPMENT - THE RIDGES (2007) PRIMARY MATERIALS - WHITE HORIZONTAL SIDING AND BRICK

PRIMARY MATERIALS

BRICK VENEER - WHITE

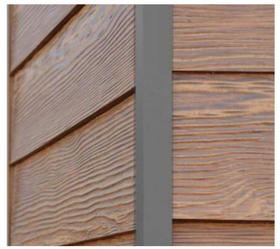
BOARD & BATTEN - BLACK

SECONDARY MATERIALS

HORIZONTAL SIDING - WHITE

BOARD & BATTEN - WHITE

TERTIARY/ACCENT MATERIALS



LAP SIDING - WOODTONE RUSTIC SERIES

NORTHWEST PERSPECTIVE

NORTH PERSPECTIVE

SOUTH PERSPECTIVE

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CLIENT INFORMATION:
BUCK AIRPORT BLVD. LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVLEOPMENT RENDERINGS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD102

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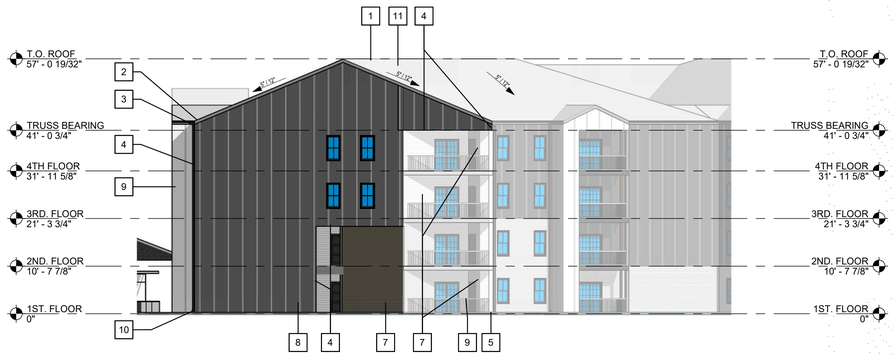
1 LSD103 APT - NORTHWEST ELEVATION - LSD
1/16" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - NORTHWEST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF	16%
BOARD AND BATTEN - WHITE	1970 SF	22%
BRICK VENEER - WHITE	2400 SF	27%
HORIZONTAL SHIP LAP - WHITE	2724 SF	30%
LAP SIDING - WOODTONE RUSTIC	506 SF	5%

LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2969 SF	25%
BOARD AND BATTEN - WHITE	1837 SF	15%
BRICK VENEER - WHITE	4603 SF	38%
HORIZONTAL SHIP LAP - WHITE	2605 SF	22%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

2 LSD103 APT - WEST ELEVATION - LSD
1/16" = 1'-0"



3 LSD103 APT - SOUTH ELEVATION 1 - LSD
1/16" = 1'-0"

4 LSD103 APT - SOUTH ELEVATION 2 - LSD
1/16" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 1 - LSD	
BOARD AND BATTEN - CHARCOAL GRAY	2105 SF
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	N/A
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 2 - LSD	
BOARD AND BATTEN - CHARCOAL GRAY	1538 SF
BOARD AND BATTEN - WHITE	231 SF
BRICK VENEER - WHITE	1088 SF
HORIZONTAL SHIP LAP - WHITE	461 SF
LAP SIDING - WOODTONE RUSTIC	N/A

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CLIENT INFORMATION:
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CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT ELEVATIONS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD103

3/30/2023 1:07:19 PM

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION- LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1069 SF	21%
BOARD AND BATTEN - WHITE	958 SF	18%
BRICK VENEER - WHITE	1126 SF	22%
HORIZONTAL SHIP LAP - WHITE	2084 SF	39%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 2 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1490 SF	33%
BOARD AND BATTEN - WHITE	676 SF	15%
BRICK VENEER - WHITE	1329 SF	29%
HORIZONTAL SHIP LAP - WHITE	1030 SF	23%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 3 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1938 SF	75%
BOARD AND BATTEN - WHITE	0 SF	0%
BRICK VENEER - WHITE	632 SF	25%
HORIZONTAL SHIP LAP - WHITE	0 SF	0%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 4 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	993 SF	48%
BOARD AND BATTEN - WHITE	225 SF	11%
BRICK VENEER - WHITE	470 SF	22%
HORIZONTAL SHIP LAP - WHITE	392 SF	19%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 5 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1762 SF	28%
BOARD AND BATTEN - WHITE	1837 SF	30%
BRICK VENEER - WHITE	1188 SF	19%
HORIZONTAL SHIP LAP - WHITE	1347 SF	23%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 3 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2205 SF	67%
BOARD AND BATTEN - WHITE	215 SF	7%
BRICK VENEER - WHITE	644 SF	20%
HORIZONTAL SHIP LAP - WHITE	215 SF	6%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2042 SF	17%
BOARD AND BATTEN - WHITE	2395 SF	20%
BRICK VENEER - WHITE	2625 SF	22%
HORIZONTAL SHIP LAP - WHITE	4966 SF	41%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

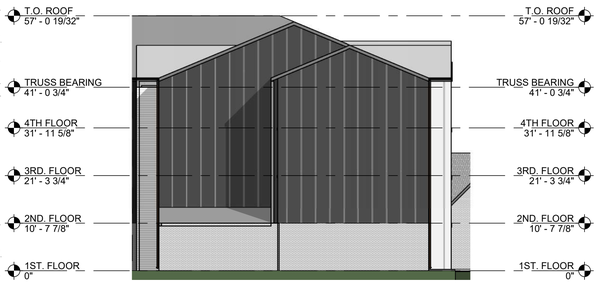
1 LSD104 APT - EXT COURT ELEVATION - LSD
1/16" = 1'-0"

2 LSD104 APT - EXT COURT ELEVATION 2 - LSD
1/16" = 1'-0"

3 LSD104 APT - EXT COURT ELEVATION 3 - LSD
1/16" = 1'-0"

4 LSD104 APT - EXT COURT ELEVATION 4 - LSD
1/16" = 1'-0"

5 LSD104 APT - EXT COURT ELEVATION 5 - LSD
1/16" = 1'-0"



6 LSD104 APT - SOUTH ELEVATION 3 - LSD
1/16" = 1'-0"

7 LSD104 APT - EAST ELEVATION - LSD
1/16" = 1'-0"

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BUCK AIRPORT BLVD. LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT ELEVATIONS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD104

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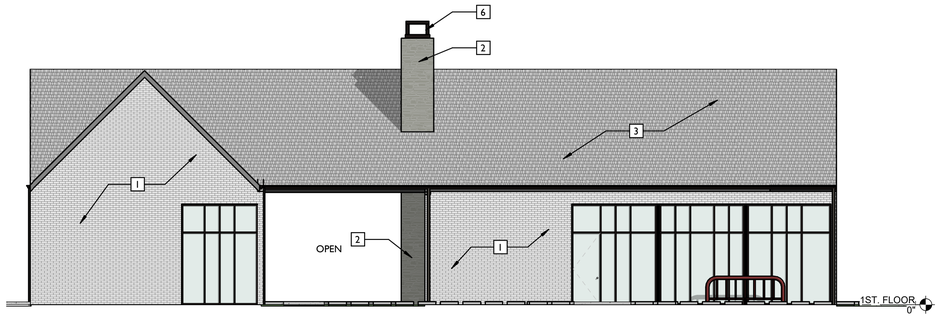
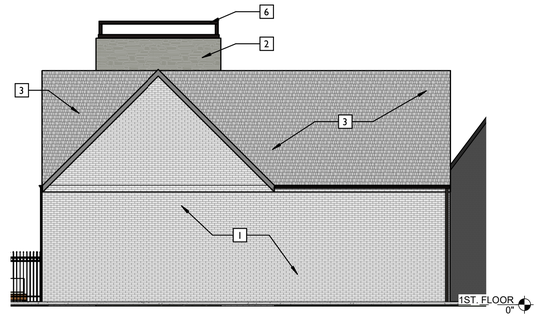
LARGE SCALE DEVELOPMENT SUBMISSION - NORTH ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF
BOARD AND BATTEN - WHITE	1970 SF
BRICK VENEER - WHITE	2400 SF
HORIZONTAL SHIP LAP - WHITE	2724 SF
LAP SIDING - WOODTONE RUSTIC	506 SF



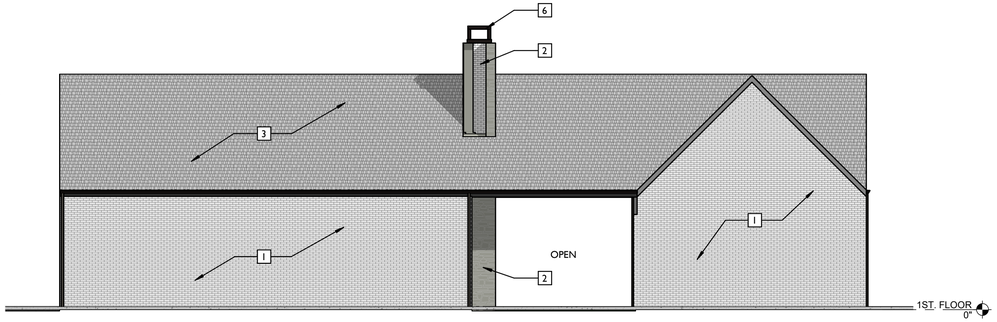
6 LSD105 RETAIL NORTH ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF
BOARD AND BATTEN - WHITE	1970 SF
BRICK VENEER - WHITE	2400 SF
HORIZONTAL SHIP LAP - WHITE	2724 SF
LAP SIDING - WOODTONE RUSTIC	506 SF



5 LSD105 RETAIL EAST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	N/A
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	4603 SF
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

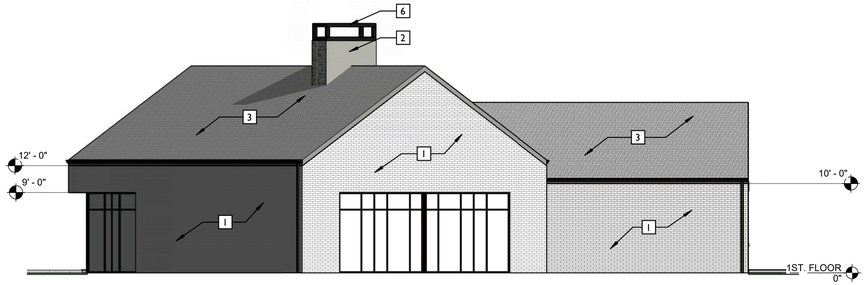


7 LSD105 RETAIL SOUTH ELEVATION - LSD
1/8" = 1'-0"

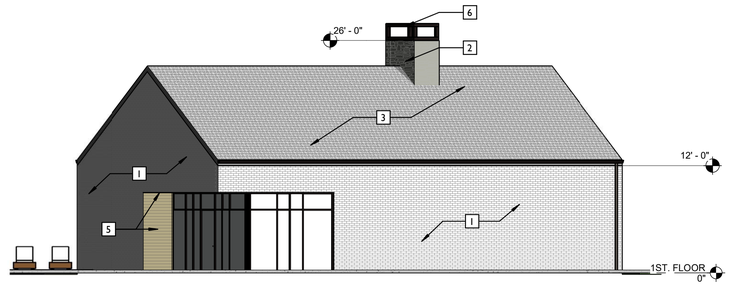
LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	N/A
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	4603 SF
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

8 LSD105 RETAIL WEST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - NORTH ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	0%
BOARD AND BATTEN - WHITE	N/A	0%
BRICK VENEER - WHITE	1097 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	0%
LAP SIDING - WOODTONE RUSTIC	N/A	0%



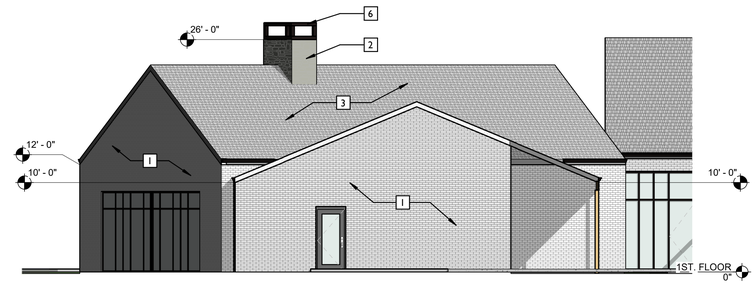
2 LSD105 ADMINISTRATION BUILDING NORTH ELEVATION - LSD
1/8" = 1'-0"



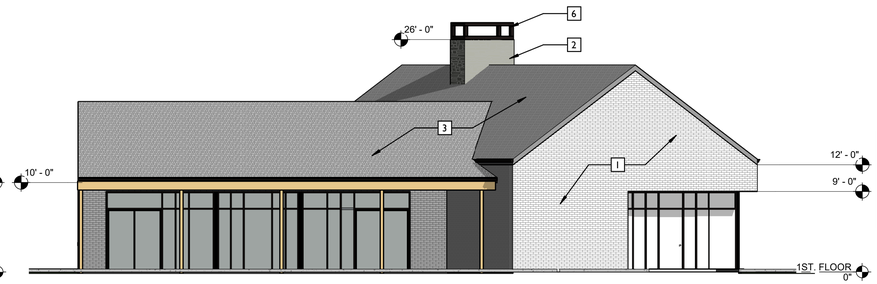
1 LSD105 ADMINISTRATION BUILDING EAST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	N/A
BOARD AND BATTEN - WHITE	N/A	N/A
BRICK VENEER - WHITE	898 SF	97%
HORIZONTAL SHIP LAP - WHITE	N/A	N/A
LAP SIDING - WOODTONE RUSTIC	30 SF	3%

LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	0%
BOARD AND BATTEN - WHITE	N/A	0%
BRICK VENEER - WHITE	945 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	0%
LAP SIDING - WOODTONE RUSTIC	N/A	0%



4 LSD105 ADMINISTRATION BUILDING WEST ELEVATION - LSD
1/8" = 1'-0"



3 LSD105 ADMINISTRATION BUILDING SOUTH ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	N/A
BOARD AND BATTEN - WHITE	N/A	N/A
BRICK VENEER - WHITE	851 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	N/A
LAP SIDING - WOODTONE RUSTIC	N/A	N/A

PRELIMINARY

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED AND WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

CLIENT INFORMATION:
BUCK AIRPORT BLVD, LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT ELEVATIONS

BOTI ARCHITECTURE

Copyright 2021 BOTI Architecture, LLC

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD105

Willey

1200 Southwest Elm Tree Road

PC Date: 4/16/2024

Staff Report Details

Project Number	RZ24-0010
Applicant / Current Owner	Joseph Willey
Site Area	+/- 1.0 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Current Future Land Use Map Designation	Residential Estate (R-E)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Townhome or Multifamily
Related projects	N/A

Property Description

The subject property is located at 1200 Southwest Elm Tree Road, just north of the intersection of Southwest Elm Tree Road and Arkansas State Highway 102. It is currently the location of a non-conforming single-family dwelling, and zoned A-1, Agriculture. The current land use is Residential Estate (R-E). The property has direct access to Southwest Elm Tree Road.

Project Details

The applicant is requesting a land use map amendment from Residential Estate (R-E) to Medium Density Residential (MDR) and a zoning change from A-1, Agriculture to R-3, Medium-High Density Multifamily Residential. The applicant states that they intend to develop the property for townhomes or multifamily residential dwellings.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

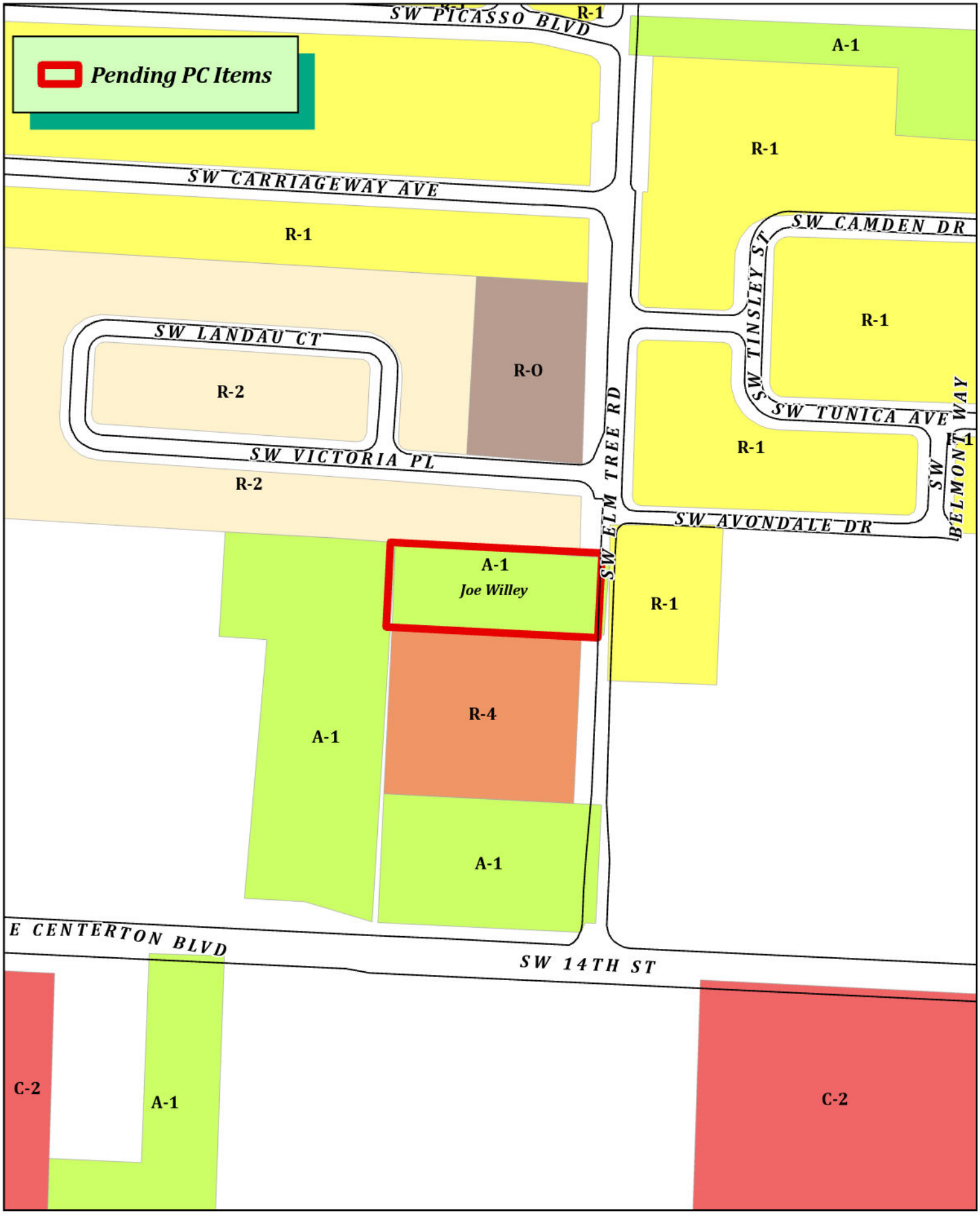
Higher densities are appropriate along higher capacity roadways such as collectors. This request would follow a pattern of development that includes a mix of single-family, two-family and multifamily developments along the Southwest Elm Tree corridor. The property's proximity to Hwy 102 also puts it adjacent to R-4, High Density Multifamily Residential and close to C-2, General Commercial zonings near the Southwest ELm Tree Road and Highway 102 intersection.

A downstream sewer capacity analysis will be required with the submittal of the preliminary plat or Large Scale Development . This will ensure that there is capacity in the system for the additional dwelling units proposed by this request.

Conclusion

This rezoning request is not consistent with the Future Land Use Plan, but there are compelling reasons why the Planning Commission may want to find that the proposal is consistent with the vision of growth and development for this area of the city. The property is located in Priority Area 3 "Edge Growth" as indicated in the city's comprehensive plan. The "Edge Growth" areas focus on development in areas proximity to existing infrastructure in order to capitalize on municipal investments that have already taken place.

Additional Details



RZ24-0010
Joe Willey
A-1 to R-3

March 8, 2024

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

Re: 1200 SW Elm Tree Road
Bentonville, AR 72712
Rezoning Request

We are representing Joe Willey to rezone property on the west side of SW Elm Tree Road, located at the above referenced address. The property is currently a single-family residence, and the owner would like to rezone the property to R-3, Medium Density Residential to facilitate a desired multi-family development.

1. The current zoning designation is A-1, Agricultural. The proposed zoning designation is R-3, Medium Density Residential.
2. The R-3 designation will allow the owner to develop the property into a multi-family residential development.
3. Currently, future land use for this property is Residential Estates, so in addition to the rezone request we are requesting the future land use be amended to Medium-High Density Residential to facilitate the R-3 zoning.
4. The use of the property is desired to be Multi-Family Residential with a goal of achieving 16-20 total units.
5. The property will have access directly to SW Elm Tree.
6. Signage, if any, will meet all city sign ordinances.
7. The appearance of the development is not known at this time. The development will follow the Bentonville Municipal Code.
8. There is an 8" PCV sanitary sewer approximately 250' south of the development with existing utility easement to allow extension to the property. There is an existing 12" waterline along SW Elm Tree to service the property.

Sincerely,
HALFF

Patrick Foy P.E.
Land Development Lead

NOTICE OF INTENT TO REZONE

Mr. Joseph Willey has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agriculture to R-3, Medium-Density Residential

The legal description of the property is as follows:

A part of the SE ¼ of the SW ¼ of Section 35, Township 20 North, Range 31 West, Benton County, Arkansas, described as beginning at a point 660 feet North and 330 feet West of the SE corner of the said SE ¼ of the SW ¼; thence South 132 feet, thence East 330 feet to the center of Elm Tree Road; thence North along said road 132 feet; thence West 330 feet to the point of beginning as shown on plat record 5 at page 188. Subject to the right of way of Elm Tree Road along the East side thereof.

The common description of the property is: 1200 SW Elm Tree Road

The public hearing will be held April 16, 20 24 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:

Signature and Physical Address

701 N WALTON BLVD 72712

Signature and Physical Address

WILLIAM D. OLDHAM, Mgr. SUITE SPACES, LLC

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO HIGH-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0010)

WHEREAS, Joseph Willey duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE and to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

A PART OF THE SE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 660 FEET NORTH AND 330 FEET WEST OF THE SE CORNER OF THE SAID SE ¼ OF THE SW ¼; THENCE SOUTH 132 FEET, THENCE EAST 330 FEET TO THE CENTER OF ELM TREE ROAD; THENCE NORTH ALONG SAID ROAD 132 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING AS SHOWN ON PLAT RECORD 5 AT PAGE 188. SUBJECT TO THE RIGHT OF WAY OF ELM TREE ROAD ALONG THE EAST SIDE THEREOF;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0010)

WHEREAS, Joseph Willey duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE SE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 660 FEET NORTH AND 330 FEET WEST OF THE SE CORNER OF THE SAID SE ¼ OF THE SW ¼; THENCE SOUTH 132 FEET, THENCE EAST 330 FEET TO THE CENTER OF ELM TREE ROAD; THENCE NORTH ALONG SAID ROAD 132 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING AS SHOWN ON PLAT RECORD 5 AT PAGE 188. SUBJECT TO THE RIGHT OF WAY OF ELM TREE ROAD ALONG THE EAST SIDE THEREOF;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	Sponberg
	202 Southwest D Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	RZ24-0011
Applicant / Current Owner	Will Kellstrom/Donna Sponberg
Site Area	+/- 0.57 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density 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	

Property Description

The subject property is located at 202 Southwest D Street, the southwest corner of D and Southwest 2nd Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Low Density Residential (LDR). The property has direct access to both D and 2nd Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the North, East, and West, and RC-2, Central Residential to the South.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential, with an accompanying land use amendment request from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant states in their narrative that they are not anticipating any specific project, but want to redesignate the property to be more in line with neighboring properties' land use and zoning designations.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). The block just to the east of the request is designated as Medium Density Residential (MDR), as well as the block two blocks to the west. Additionally, further south along the subject property's block, MDR picks up ahead of 3rd Street.

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.

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.

This location is also well within Priority Area 1 of the Community Plan which calls for intensification in the downtown area.

Public Comment

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

Analysis / Waivers

The subject property is located in an area with a mix of land use designations. Within just a few block of this request are Low Density Residential (LDR), Medium Density Residential (MDR), Downtown Commercial, and Public/Semi-public. It is also located in Priority Area 1 Downtown Intensification which this request would meet the intent of, as the land use and thereby zoning, would allow for more intense uses than those found in the R-1, Low-Density Single-Family Residential district.

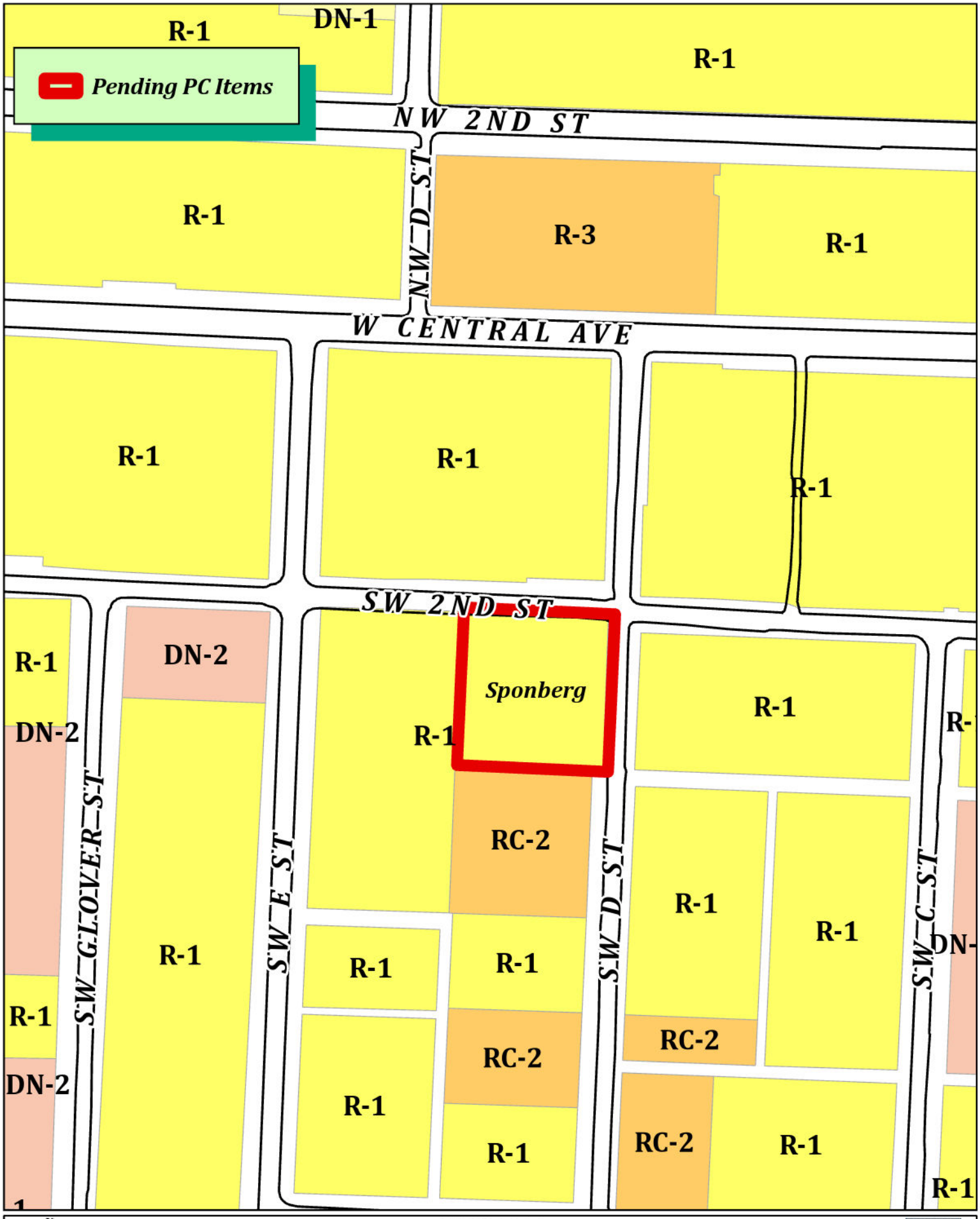
Similarly, this property lies within an area with a mix of zoning districts. To the south is RC-2 zoning, which is roughly equivalent to DN-2 zoning. Within a few blocks though are R-1, Low-Density Single-Family Residential, DN-2, Downtown Medium Density Residential, DE, Downtown Edge, and DC, Downtown Core.

From a built environment lens, this neighborhood, being generally the Southwest Downtown area, constitutes a mix of residential unit types, including: large and small lot single-family, duplexes, and townhomes. All public utilities exist and currently service this site.

Conclusion

Given this property's location within a mix of land uses, zoning districts, and building types, as well as the Community Plan's call for this area to be intensified in Downtown, staff recommends approval of this request.

Additional Details



RZ24-0011
Sponberg
R-1 to DN-2

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

March 12, 2024

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

RE: Rezoning Parcel No. 01-01764-000 from R-1, Low Density Residential, to DN-2, Downtown Medium Density Residential; AND
Requesting an Amendment of the Future Land Use Plan from LDR, Low Density Residential to MDR, Medium Density Residential

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Donna Sponberg, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-01764-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Residential, to DN-2, Downtown Medium Density Residential, and for the Future Land Use Plan ("FLUP") designation of the Property to be amended from Low Density Residential ("LDR") to Medium Density Residential ("MDR").

The applicant would like to rezone the property to bring it into conformance with the FLUP designation of the surrounding properties, as well as to obtain a zoning which would allow development in conformity with nearby developments. Because the Property is currently designated as LDR on the FLUP, the designation would need to be amended to MDR in order to facilitate a rezoning to DN-2.

The Property is located on the corner of SW D St. and SW 2nd St.. The vast majority of SW D St. from SW 4th St. to SW 2nd St. on both the East and West sides of the street are already designated as MDR on the FLUP. A portion of the FLUP with the subject property highlighted has been enclosed herewith. Essentially all parcels in the aforementioned section of D St. have already designated as MDR, except for the seven (7) northernmost parcels on the West side of SW D St.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

Of the seven parcels, several are already developed at a lot width of less than fifty (50) feet, and four are already zoned RC-2, which was a precursor to DN-2 in the Bentonville Zoning Code. Essentially, the Property is the sole remaining property in this portion of SW D St. which is not designated as MDR on the FLUP, or otherwise already developed in an MDR-fashion–i.e. in a similar style to what would be permitted under DN-2 zoning. Accordingly, the Property would be more in conformity with surrounding properties and uses if it were designated as MDR and zoned DN-2.

The applicant is not contemplating any particular project for this property at the current time, other than to split it as would be allowed under DN-2 zoning. Traffic generated would be similar to other redevelopment on SW D St. Lastly, there are six inch (6") water and eight inch (8") sewer lines available at SW D St..

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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:

I object because this a single home street/neighborhood

Joe M Rdz
Signature and Physical Address
207 SW "D" St.
DelKondiK LLC
Joe Delacruz, operating manager/owner

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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.
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☒ I / we object to the rezoning because:

I object because this a single home street/neighborhood

Joe M Rdz

Signature and Physical Address

207 SW "D" St.

DelKondiK LLC
Joe Delacruz, operating manager/owner

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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:

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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:

* We encourage the lot sizes and house architecture to match that of existing homes on SW D Street. (row style)

Signature and Physical Address

203 SW D St.
Bentonville AR 72712

Signature and Physical Address

203 SW D Street
Bentonville, AR 72712

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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:

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

_____

_____

_____

230 SW D St. Bentonville, AR 72712

Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Donna Sponberg has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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.
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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:

Signature and Physical Address

Edward A. Gold
232 SW D ST
Bentonville, AR 72712

Signature and Physical Address

Kerri L. Ruttenberg
232 SW D ST
Bentonville, AR 72712

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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.
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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:

Signature and Physical Address

209 S.W. D. ST.
BENTONVILLE, AR

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached.

The common description of the property is: 202 SW D St.

The public hearing will be held April 16th, 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.
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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:

Signature and Physical Address 234 SW D St Bentonville

Signature and Physical Address

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0011)

WHEREAS, Donna Sponberg duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL and to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

> THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: PART OF THE NE ¼ OF THE NW ¼ AND PART OF THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 18 LINKS SOUTH AND 1.29 CHAINS WEST OF THE QUARTER SECTION CORNER ON THE NORTH SIDE OF SAID SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND RUNNING THENCE EAST 20 RODS, THENCE SOUTH 10 RODS AND 11 LINKS, THENCE WEST 20 RODS, THENCE NORTH 10 RODS AND 11 LINKS TO THE PLACE OF BEGINNING, EXCEPT SO MUCH THEREOF AS MAY BE OCCUPIED BY THE PUBLIC STREETS ON THE NORTH AND EAST SIDES THEREOF, AS SHOWN IN PLAT RECORD 9 AT PAGE 130;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0011)

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

> THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: PART OF THE NE ¼ OF THE NW ¼ AND PART OF THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 18 LINKS SOUTH AND 1.29 CHAINS WEST OF THE QUARTER SECTION CORNER ON THE NORTH SIDE OF SAID SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND RUNNING THENCE EAST 20 RODS, THENCE SOUTH 10 RODS AND 11 LINKS, THENCE WEST 20 RODS, THENCE NORTH 10 RODS AND 11 LINKS TO THE PLACE OF BEGINNING, EXCEPT SO MUCH THEREOF AS MAY BE OCCUPIED BY THE PUBLIC STREETS ON THE NORTH AND EAST SIDES THEREOF, AS SHOWN IN PLAT RECORD 9 AT PAGE 130;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Greenhouse-Highway 12 LLC

Southwest Regioanl Airport Boulevard and Greenhouse Road

PC Date: 4/16/2024

Staff Report Details

Project Number	RZ24-0012
Applicant / Current Owner	HALFF ASSOCIATES / GREENHOUSE-HIGHWAY 12 LLC
Site Area	+/- 1.53 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	General Commercial
Development Type / Use	Gas Station
Related projects	WAV24-0008

Property Description

This property is located on the northwest corner of Greenhouse Road and Southwest Regional Airport Boulevard. The property is currently zoned A-1, Agriculture, and has a land use classification of Open Space. The property has Planned Residential Development (PRD) and Planned Unit Development (PUD) to the north and east, R-1, Low-Density Single-Family Residential to the west, and C-2, General Commercial to the south. Adjacent properties are a mix of land uses.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently shows this property as Open Space, in which the proposed rezoning of C-2, General Commercial, is not compatible. As such, the applicant is requesting a Future Land Use Map Amendment to General Commercial. General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include

Relationship to the General Plan / Projected Traffic Impact

retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impact of parking should be minimized through site design and landscaping.

Public Comment

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

Analysis / Waivers

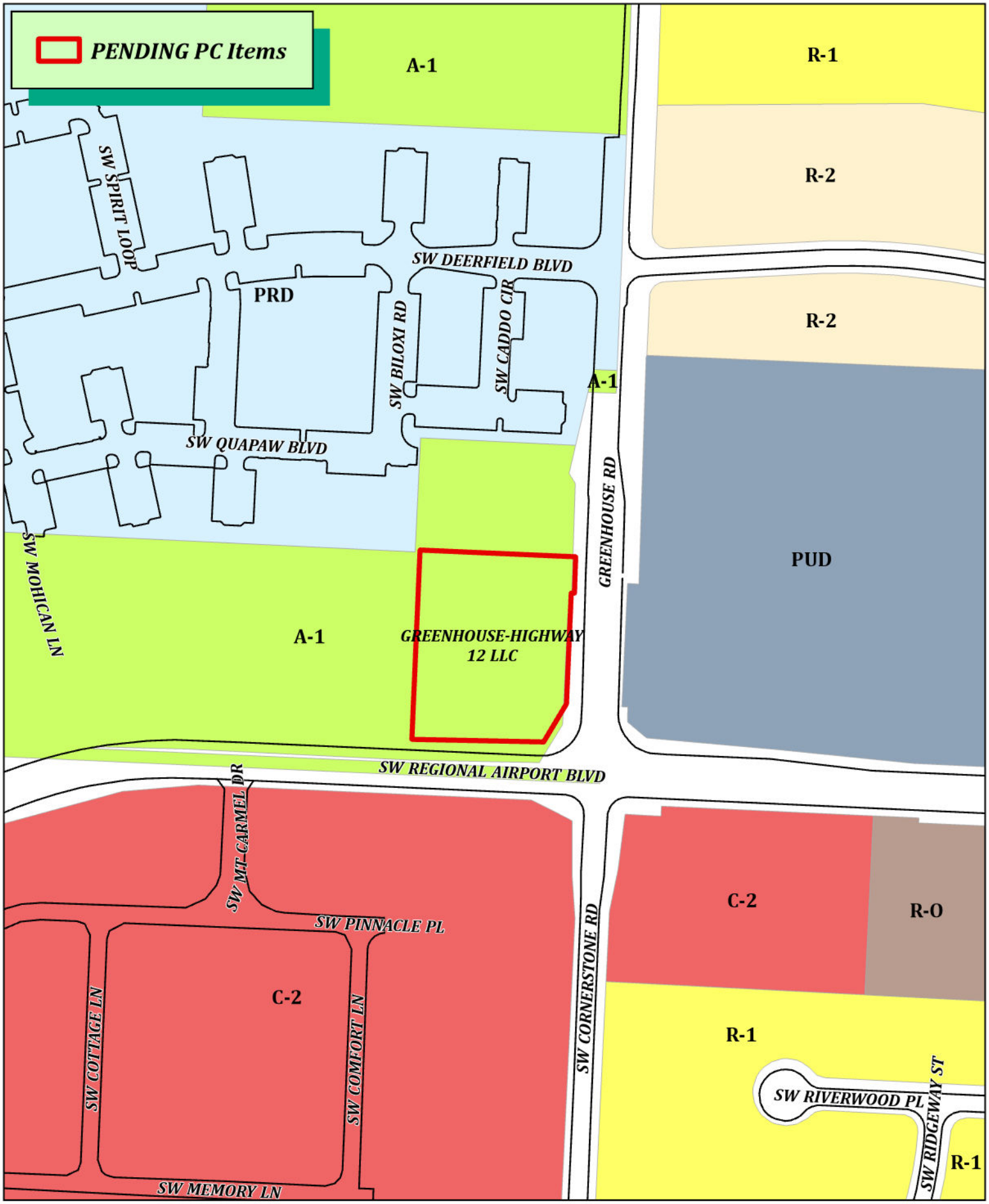
The requested C-2, General Commercial zoning district represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

There is currently another gas station across Greenhouse Road to the west of the proposed rezoning. The applicant has submitted a waiver request to orient the structure away from the corner of Regional Airport and Greenhouse (WAV24-0008). There is a city project to improve Greenhouse Road that will need to be coordinated once a large scale application has been submitted.

Conclusion

This rezoning request is not consistent with the Future Land Use Plan without the approval of the amendment to General Commercial. The applicant states in their narrative that they wish to develop the lot into a gas station.

Additional Details



RZ24-0012
GREENHOUSE-HIGHWAY 12 LLC
REZONE A-1 to C-2

March 5, 2024

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

Re: Greenhouse-Highway 12 LLC (Parcel #01-19682-000)
Bentonville, AR 72713
Rezoning Request

We are representing Casey's General Store and Greenhouse-Highway 12 LLC, to rezone property on the corner of Greenhouse Rd and Airport Blvd. The property is currently undeveloped, and the owner would like to rezone the property to C-2, Commercial to facilitate the use of the property as a Fueling Station and Convenience Store.

1. The current zoning designation is A-1 Agricultural. The proposed zoning is C-2 – General Commercial Purpose.
2. The C-2 designation will allow the owner to develop the property as needed to house a fueling station and convenience store.
3. Currently the future land use map shows this property as Agricultural, however surrounding uses include low density residential to the southwest side, High density residential to the south, as well as general commercial to the east. However, zoning shows C-2 to the south and southeast of the lot, not matching the future land use map. With this rezone request we also ask that an amendment be made to the future land use map, this request is compatible with the surrounding uses as general commercial is present directly to the east of the property.
4. The proposed use of the property is to house a Casey's General Store, a Fueling station and Convenience Store
5. The property will have access points on Greenhouse Rd on the East as well as an access point on Airport Blvd to the South.
6. Signage will meet all city sign ordinances.
7. The appearance of the development includes, a 4,000 Sq Ft building, parking lot, as well as fueling bays with a canopy matching the buildings appearance.
8. There is an existing 12" water line on the east and south side of the building. There is an existing 8" sanitary sewer line on the north side of the property.

Sincerely,
Halff

Dustin Higgins, E.I

Project Manager

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM OPEN SPACE TO GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0012)

WHEREAS, GREENHOUSE-HIGHWAY 12 LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of OPEN SPACE and to GENERAL COMMERCIAL, which property is described as follows:

A PART OF LOT 1, THE RESERVE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF SUBDIVISION FILED FOR RECORD AS INSTRUMENT NO. L202161297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL MARKING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER (SW1/4, NW 1/4) OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE BY BEARING AND DISTANCE (BASIS OF BEARINGS, GRID NORTH), SOUTH 87°46'01” EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 176.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD) AS ESTABLISHED BY ARDOT, JOB NO. 090251; THENCE NORTH 65°42'51” EAST CONTINUING ALONG SAID SOUTH LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 115.33 FEET; THENCE SOUTH 87°28'06” EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 267.25 FEET; THENCE NORTH 09°11'47” WEST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2.98 FEET TO A TWO-INCH (2”) ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 88°40'59” EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 134.79 FEET TO A TWO-INCH (2”) ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 87°10'35” EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 349.47 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1347 CAP AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, NORTH 02°28'53” EAST A DISTANCE OF 290.30

FEET TO A ONE-HALF INCH (1/2”) REBAR WITH PS #1374 CAP; THENCE SOUTH 87°31'07” EAST A DISTANCE OF 238.70 FEET TO A ONE-HALF INCH (1/2”) REBAR WITH PS #1507 CAP ON THE WEST RIGHT-OF-WAY LINE OF GREENHOUSE ROAD AS ESTABLISHED BY SAID ARDOT, JOB NO. 090251, ALSO BEING THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01°48'26” WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE 55.76 FEET TO A FIVE-EIGHTHS INCH (5/8”) REBAR WITH PS #1392 CAP; THENCE NORTH 88º11'34" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 5.00 FEET TO A FIVE-EIGHTHS INCH (5/8”) REBAR WITH PS #1392 CAP; THENCE SOUTH 02º28'53" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 170.01 FEET TO A TWO-INCH (2”) ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 30º56'29" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 67.96 FEET TO A TWO-INCH (2”) ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392 ON SAID NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE NORTH 88º52'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 200.06 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED GARVER-PS 1392; THENCE NORTH 87°10'35" WEST A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

Section 1: That the above described real property is hereby changed from its present land use classification of OPEN SPACE to GENERAL COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ24-0012)

WHEREAS, GREENHOUSE-HIGHWAY 12 LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF LOT 1, THE RESERVE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF SUBDIVISION FILED FOR RECORD AS INSTRUMENT NO. L202161297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL MARKING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER (SW1/4, NW 1/4) OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE BY BEARING AND DISTANCE (BASIS OF BEARINGS, GRID NORTH), SOUTH 87°46'01" EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 176.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD) AS ESTABLISHED BY ARDOT, JOB NO. 090251; THENCE NORTH 65°42'51" EAST CONTINUING ALONG SAID SOUTH LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 115.33 FEET; THENCE SOUTH 87°28'06" EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 267.25 FEET; THENCE NORTH 09°11'47" WEST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2.98 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 88°40'59" EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 134.79 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 87°10'35" EAST CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 349.47 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1347 CAP AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, NORTH 02°28'53" EAST A DISTANCE OF 290.30 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE SOUTH 87°31'07" EAST A DISTANCE OF 238.70 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP ON THE

WEST RIGHT-OF-WAY LINE OF GREENHOUSE ROAD AS ESTABLISHED BY SAID ARDOT, JOB NO. 090251, ALSO BEING THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01°48'26" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE 55.76 FEET TO A FIVE-EIGHTHS INCH (5/8") REBAR WITH PS #1392 CAP; THENCE NORTH 88º11'34" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 5.00 FEET TO A FIVE-EIGHTHS INCH (5/8") REBAR WITH PS #1392 CAP; THENCE SOUTH 02º28'53" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 170.01 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392; THENCE SOUTH 30º56'29" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE A DISTANCE OF 67.96 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED BY GARVER-PS 1392 ON SAID NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE NORTH 88º52'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 200.06 FEET TO A TWO-INCH (2") ALUMINUM MONUMENT STAMPED GARVER-PS 1392; THENCE NORTH 87°10'35" WEST A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Skylight Homes LLC

3820 GINN RD

PC Date: 4/16/2024

Staff Report Details

Project Number	RZ24-0014
Applicant / Current Owner	CK Civil / Skylight Homes LLC
Site Area	+/- 49.85 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	Agriculture
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	A mix of single and multi-family developments
Related projects	N/A

Property Description

This property is located at 3820 Ginn Road. The property is currently zoned R-1, Low-Density Single-Family Residential, and has a land use classification of Agriculture. The property is primarily surrounded by R-1, Low-Density Single-Family Residential on all sides with some R-2 zoned property to the north-east. There are a majority of Agriculture land use classifications around the property with some Low Density Residential (LDR) to the north.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan currently shows this property as Agriculture, in which the proposed rezoning of R-2 is not compatible. As such, the applicant is requesting a Future Land Use Amendment to Medium Density Residential (MDR). Medium-density residential areas include townhouses or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in

Relationship to the General Plan / Projected Traffic Impact

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 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. Edge growth focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place. Depending on the size of any proposed project, a traffic study may be required to analyze impacts on the community at the time of project submittal.

Public Comment

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

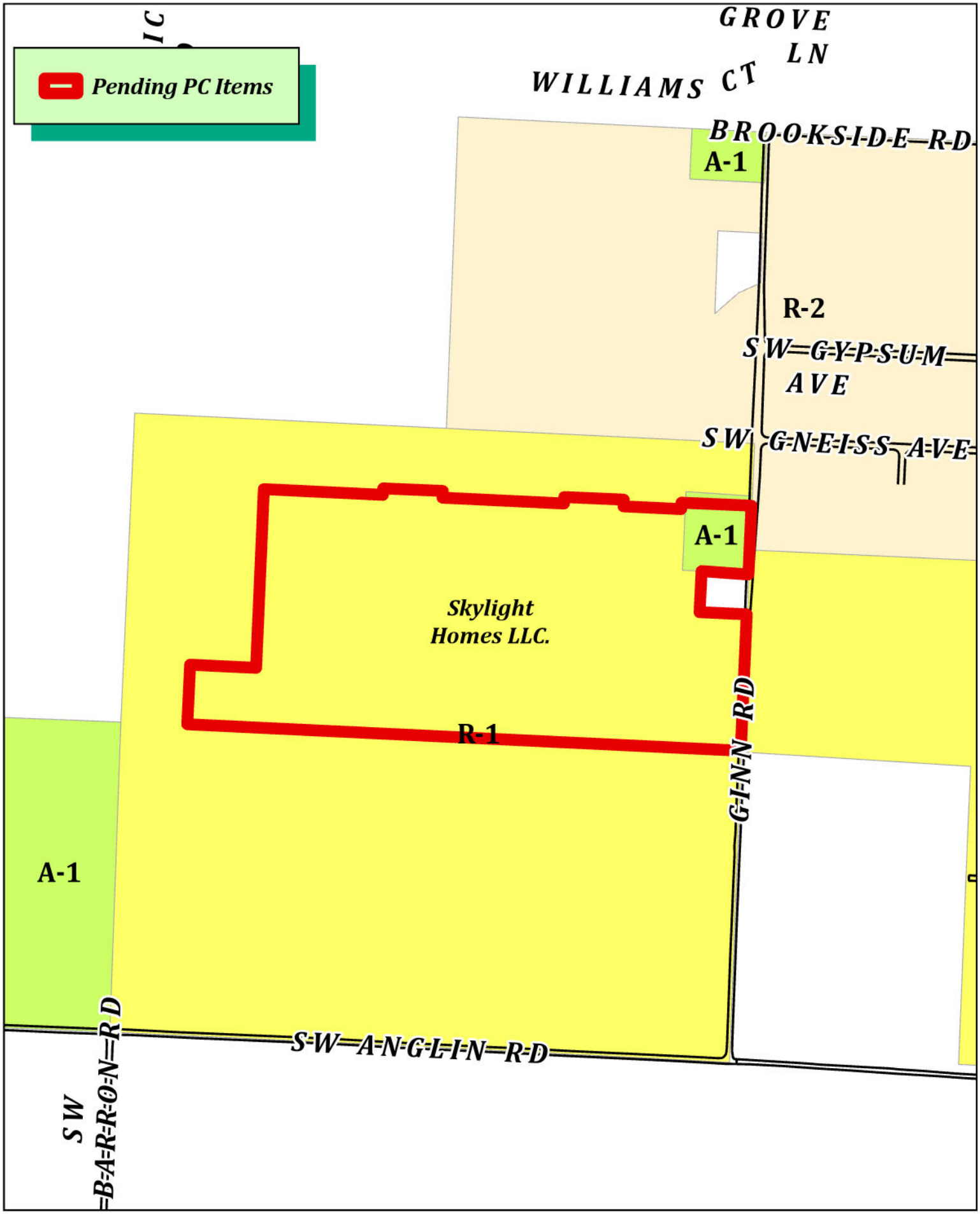
Analysis / Waivers

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

Conclusion

This rezoning request is not consistent with the Future Land Use Plan but is in line with the vision of growth and development for this area of the city. The applicant states in their narrative that they wish to develop the lot into a mix of single and multi-family developments

Additional Details



RZ24-0014
Skylight Homes LLC.
R-1 to R-2

CK CIVIL ENGINEERING

Rishi Valley Rezone

101 Parkwood St #1, Suite C
Lowell, AR 72745
479-200-5242
ck-civil.com

REZONE NARRATIVE

1.1. The current zoning is R-1 Single Family and the requested zoning R-2 Medium Density Single-family Residence

1.2. Sklylight Homes LLC owns the property.

1.3. No land sale has been proposed.

1.4. Allow for a mix of single and multi-family developments.

1.5. Property west and northwest are zoned R-2. As a mix of single and multi-family dwellings, this will fit in well with surrounding properties.

1.6. The addition of a small development of the lot would have a minimal impact on the existing traffic counts. A traffic study has been done and is included.

1.7. The proposed signage would be monument sign that aligns with the city's codes and ordinances. The exact nature of the sign is unknown at this time will adapt to city comments.

1.8. Appearance would be in a style appropriate for the development and within the city code.

1.9. Water is available on-site with a 12" water line from Centerton Utilities to the east. The sewer is available on-site at the NW corner for Centerton Utilities. BEUD has power lines on Ginn Road.

Prepared by Clint Karstetter with CK Civil Engineering.

Clint Karstetter, PE

Principal, Civil Engineer

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0014)

WHEREAS, SKYLIGHT HOMES LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of AGRICULTURE and to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT AN EXISTING MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER S02°29'49”W 277.82' TO A POINT, FROM WHICH A SET 1/2" REBAR BEARS N87°30'55”W 43.50', THENCE CONTINUING ALONG SAID EAST LINE S02°29'49”W 293.33' TO AN EXISTING MAG NAIL, THENCE LEAVING SAID EAST LINE N85'53'30'W 200.36' TO AN EXISTING 1/2" REBAR, THENCE S02°42'07”W 175.12' TO AN EXISTING 1/2" REBAR, THENCE S87°25’58”E 200.91' TO AN EXISTING MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE S02°29'49'W 581.87' TO AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER SAID SECTION 9 N87°15'34’’W 2360.75' TO A SET 1/2" REBAR, THENCE N02°44'26”E 254.01' TO A SET 1/2" REBAR, THENCE S87°15'34”E 281.33' TO A SET 1/2” REBAR, THENCE N02°29'05”E 762.03' TO A SET 1/2" REBAR, THENCE S87°15'34"E 508.02' TO A SET 1/2" REBAR, THENCE N02°29'05’’E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 254.01' TO A SET 1/2" REBAR, THENCE S02°29’05”W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34”E 517.83' TO A SET 1/2" REBAR. THENCE N02°29'05”E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 254.01' TO A SET 1/2” REBAR, THENCE S02°29'05”W 28.68' TO A SET 1/2” REBAR, THENCE S87°15'34”E 246.01' TO A SET 1/2" REBAR,

THENCE N02°29'05”E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 298.62' TO THE POINT OF BEGINNING. CONTAINING 49.85 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ24-0014)

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

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT AN EXISTING MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER S02°29'49”W 277.82' TO A POINT, FROM WHICH A SET 1/2" REBAR BEARS N87°30'55”W 43.50', THENCE CONTINUING ALONG SAID EAST LINE S02°29'49”W 293.33' TO AN EXISTING MAG NAIL, THENCE LEAVING SAID EAST LINE N85'53'30'W 200.36' TO AN EXISTING 1/2" REBAR, THENCE S02°42'07”W 175.12' TO AN EXISTING 1/2" REBAR, THENCE S87°25’58”E 200.91' TO AN EXISTING MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE S02°29'49'W 581.87' TO AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER SAID SECTION 9 N87°15'34’’W 2360.75' TO A SET 1/2" REBAR, THENCE N02°44'26”E 254.01' TO A SET 1/2" REBAR, THENCE S87°15'34”E 281.33' TO A SET 1/2” REBAR, THENCE N02°29'05”E 762.03' TO A SET 1/2" REBAR, THENCE S87°15'34"E 508.02' TO A SET 1/2" REBAR, THENCE N02°29'05’’E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 254.01' TO A SET 1/2" REBAR, THENCE S02°29’05”W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34”E 517.83' TO A SET 1/2" REBAR. THENCE N02°29'05”E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 254.01' TO A SET 1/2” REBAR, THENCE S02°29'05”W 28.68' TO A SET 1/2” REBAR, THENCE S87°15'34”E 246.01' TO A SET 1/2" REBAR, THENCE N02°29'05”E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55”E 298.62' TO THE POINT OF BEGINNING. CONTAINING 49.85 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	Bentonville Film Festival
	507 Southeast E Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	CU24-0005
Applicant / Current Owner	Bentonville Film Festival/Crystal Bridges Museum of American Art Inc.
Site Area	+/- 17.88 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	
Current Future Land Use Map Designation	Downtown Commercial/Public/Semi-public
Requested Future Land Use Map Designation	
Development Type / Use	Film Festival/Long-term Temporary Use (3+ Days)
Related projects	

Property Description

The subject property is located at 507 Southeast E Street, the southeast corner of E and Southeast 5th Street. The current zoning is Planned Unit Development (PUD) with a future land use designation being a combination of Public/Semi-public and Downtown Commercial. The property has direct access to Southeast E, Southeast 5th, and Southeast 8th Streets.

Project Details

The applicant is requesting a Conditional Use Permit for the 2024 Bentonville Film Festival. The festival will be located a various locations throughout Bentonville, but the CUP is needed for the outdoor vendor space that will be located on the Momentary grounds. This will be a long-term temporary use (3+ days) that requires the CUP. The festival has received approval of similar CUPs each year going back to at least 2016.

According to their narrative, the festival will use this space for film screenings and a vendor village. Movie screenings will take place at the Momentary from Tuesday, June 12 to Sunday, June 16, from 12pm to 10pm daily. The festival will take place at the Momentary during the following dates and times: Thursday, June 13, 4pm to 10pm; Friday, June 14, 4pm to 11pm; Saturday, June 15, 4pm to 10pm; and Sunday,

Project Details

June 16, 11am to 2pm. Set up at the Momentary will be from Monday, June 10 to Wednesday, June 12 from 7am to 6pm daily. Tear down will commence after 2pm on Sunday, June 16th.

The applicant anticipates up to 2000 attendees at the Momentary space, and will have a 15-minute fireworks display the evening of Saturday, June 15. Additional information about the event can be found in the applicant's narrative.

Relationship to the General Plan / Projected Traffic Impact

Traffic coming to Downtown will likely increase due to the event. Adequate parking can be found in the downtown area based on the anticipated number of attendees and the Momentary parking garage. Traffic to the site may become largely pedestrian and cycling due to remote parking or from downtown resident attendance. Trail and sidewalk connections to the site from the core downtown are accessible. The 25 filmmakers will be provided a private shuttle from the Four Points Sheraton.

Public Comment

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

Analysis / Waivers

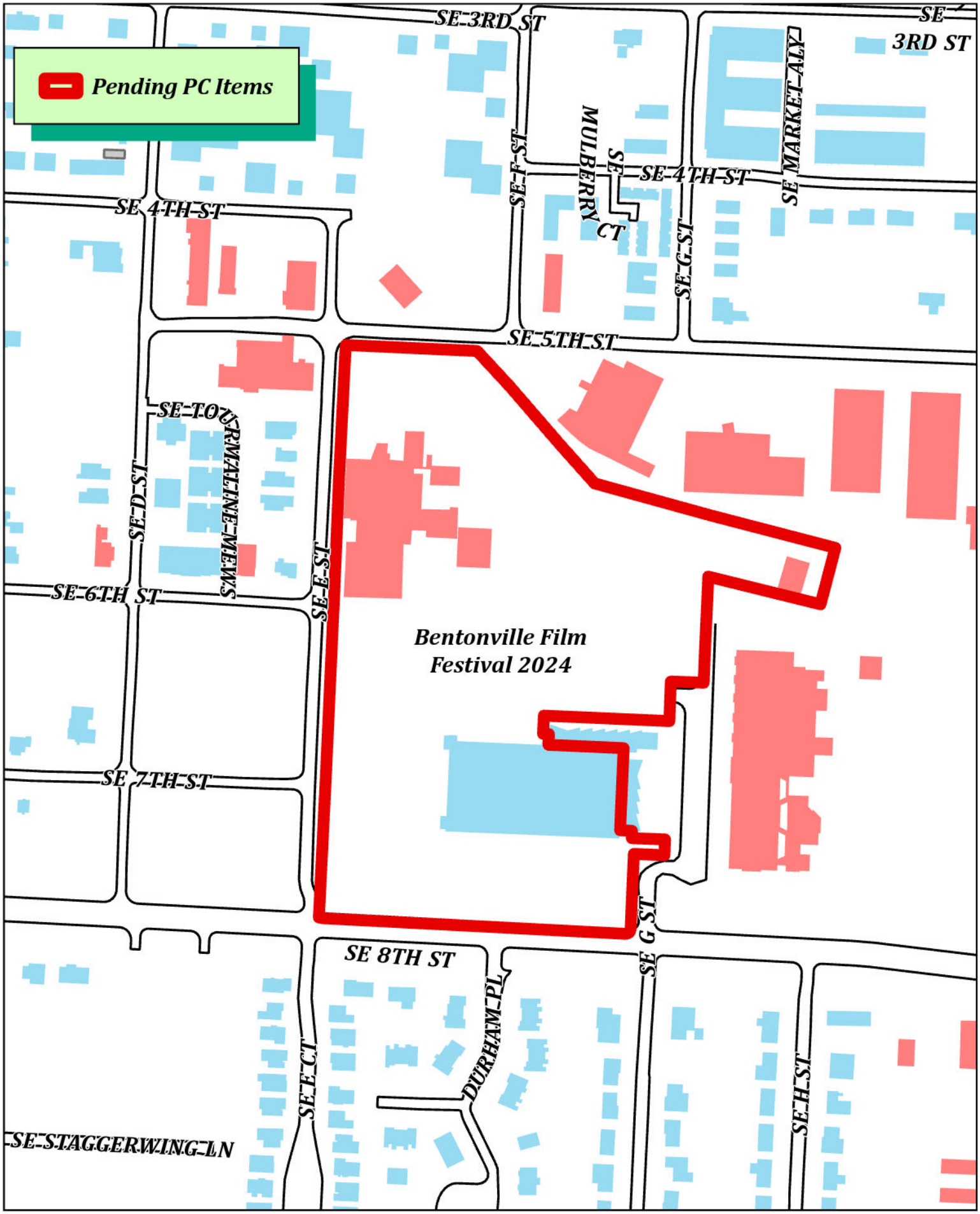
Proposed conditions of approval:

1. This Conditional Use Permit shall be valid from June 12, 2024 through June 16, 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.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Conclusion

Additional Details

Last year, two days were needed after the conclusion of the festival for tear down. Staff anticipates a similar tear down period this year.



CU24-0005
Bentonville Film Festival 2024
507 SE E ST

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. 2024 marks the 10th year of the Bentonville Film Festival and we plan a celebration that is bigger and better to honor that accomplishment. As an organization we continue to champion female, non-binary, LGBTQIA+, black, indigenous, people of color, and people with disabilities' voices in entertainment and media. We do this through research, education, and supporting the production and distribution of inclusive content.

The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create a seismic change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it.

The foundation also partners with schools and community institutions, working with children to educate on the challenging effects of stereotyping, unconscious bias, and gender imbalance. We also utilize media-based tools and content to build positive association and equality-based learning models. BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Skylight Cinema (350 SW A Street), Thaden School theater (800 SE C Street) and the Momentary theater and Roadhouse theater (507 SE E Street). Timing is different based on the venues, but the overall schedule is 10am – 11pm. Momentary North Courtyard (507 SE E Street) will be the location for the Geena Davis Outdoor Theater and Vendor Village. Vendor tents, Food vendors, music and movie screenings will take place in this area.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

FESTIVAL FILMING VENUES

	Purpose	Date(s)/Times
Roadhouse theater – 507 SE E Street	Movie Screening	Wednesday, June 12 – Saturday, June 15 from 12pm - 10pm
Skylight Cinema – 350 SW A Street	Movie Screening	Wednesday, June 12 – Sunday, June 16 from 12pm - 7pm
Thaden School Theater – 800 SE C Street	Movie Screening	Wednesday, June 12 – Sunday, June 16 from 12pm - 10pm
Momentary theater – 507 SE E Street	Movie Screening	Tuesday, June 12 – Sunday, June 16 from 12pm - 10pm

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	Purpose	Date(s)/Times
Momentary Outdoor Pad - 507 SE E Street	Outdoor Theater	Monday, June 10 - Wednesday, June 12 from 7am - 6pm is the set up
		Thursday, June 13 from 4pm – 10pm Friday, June 14 from 4pm – 11pm (last movie begins at 9pm) Saturday, June 15 from 4pm - 10pm (last movie begins at 8pm) Sunday, June 16 from 11am – 2pm activities will be planned
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
Four Points by Sheraton – 211 SE Walton Blvd.	Festival Hotel	Tuesday, June 11 - Sunday, June 16

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on June 10 - 12 and open to the public June 13 - 15 with tear down beginning the evening of June 15.

- Momentary will have an LED screen to show movies to the public, food vendors and partner activations.
- This area will be a place where BFF sponsors set-up temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food vendors will also be contracted to set up around the area.
- All venues have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Momentary Outdoor Theater will be in operation as follows (Times are tentative and may be adjusted):

- Monday, Tuesday, Wednesday, June 10 - 12 – Load in/set up 7am - 6pm
- Thursday, June 13 – Open 4pm – 10pm (last movie begins at 9pm)
- Friday, June 14 - Open 4pm – 11pm (last movie begins at 8pm)
- Saturday, June 15 – Open 4pm – 10pm
- Sunday, June 16– 11am – 2pm
- Sunday, June 16 – once public has cleared space, begin tear down

OFFICE SPACE

- BFF Foundation Office, 702 SE 5th Street, Suite 8

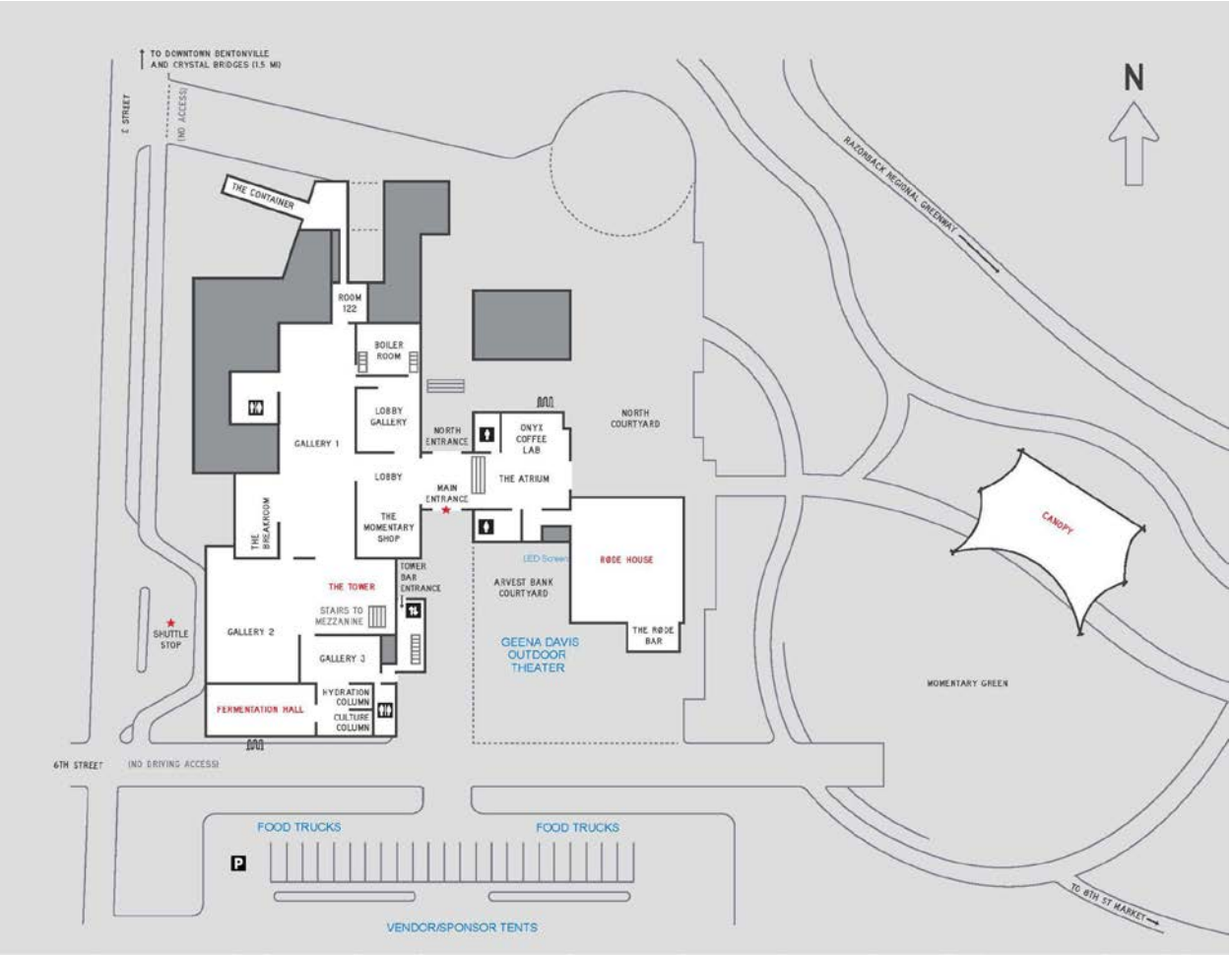
BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

FESTIVAL FOOTPRINT

- Momentary North Courtyard – Public Movies, Food Vendors, Partner Activations
  - Anticipated attendance – 2000 (flow)
- Skylight Cinema – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Thaden School Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Momentary theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Roadhouse theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

MOMENTARY OUTDOOR THEATER FOOTPRINT – 507 SE E Street
Temporary tent structures will be set up within property lines of the following properties:



Fireworks Display
As part of the closing ceremony of the Geena Davis Outdoor Theater, a 15 minute fireworks display after the last movie the evening of Saturday Junev 15, 2024. Premier Pyrotechnics from Richland, MO conducts pyrotechnic shows at the Walmart Amp and will be contracted and secure all required permits.

SECURITY
Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

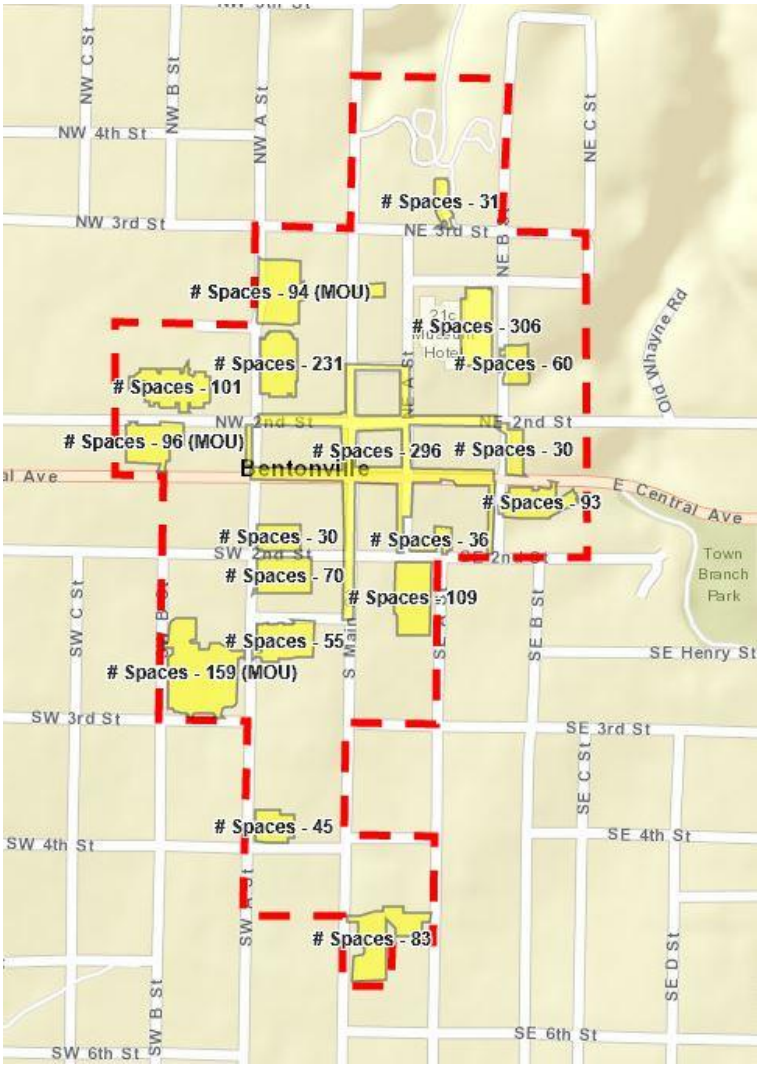
WASTE DISPOSAL

Momentary will handle waste disposal through our lease agreement for venue rental.

TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- Public parking through downtown and parking garage vicinity 8th Street Market.
- Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)



Street Closure:

BFF will not need any street closures for the 2023 festival.

MISCELLANEOUS

- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.

SIGNAGE

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

- Throughout Momentary Outdoor Theater
- Sidewalk outside Skylight Cinema SW A
- Sidewalk outside Thaden School SE C
- Sidewalk outside Momentary Museum SE E
- Sidewalk outside Four Points by Sheraton for shuttle

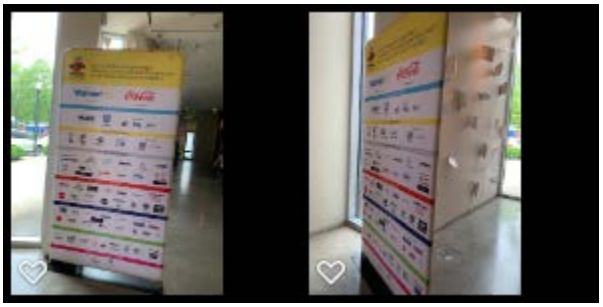
PHOTOS/SIZES OF SIGNAGE

Sandwich Board – size of sign is 24” x 36”

SIGNAGE CONTINUED

Pillow case (front and side view) - these vary in size. 4’ x 7.5’, 10’ or 20. These are normally placed inside due to wind damage.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)



Feather Flag – size is 13’

STORAGE

1. Onsite storage at Momentary (507 SE E Street)

CONTACTS

Jason Netter
Festival Producer
310-963-6181
Jnetter@kickstartent.com

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 10 – June 16 (includes set and tear down dates)

Dave West
Director of Operations
Will be the contact for final walk throughs.
603-828-7886
Dave@bentonvillefilm.org

Terry Flink
Operations
702-845-3269
Terry@bentonvillefilm.org

SCREEN
Theater
Seating
Walmart Plus
Golden West
Box Office and
Filmmaker Lounge
SE EST
Golden West
Toyland

	Southwest A Street Food Court
	405 and 407 Southwest A Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	CU24-0006
Applicant / Current Owner	Prism Design Studio / ROBERTS PROPERTY DEVELOPMENT LLC
Site Area	+/- 0.38 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Food Court
Related projects	N/A

Property Description

The subject property is located at 405 and 407 Southwest A Street. The area has been used as a location for a single food truck vendor and for a taproom. The property is a few blocks from the Bentonville square and is adjacent to the greenway path to the north.

Project Details

The applicant is requesting a conditional use permit to allow for an Outdoor Vendor Park pursuant to Municipal Code Section 601.06(d)(1)(b). The space would provide eating areas, shade structures, outdoor games, and space to host events with 4 food and beverage vendors.

Relationship to the General Plan / Projected Traffic Impact

Per the provided narrative, the applicant is proposing business hours of 11:00am - 9:00pm Monday, Wednesday, and Thursday and 11:00am - 10:00pm Friday, Saturday, and Sunday. There is no existing or proposed parking areas, but the applicant is anticipating a majority of foot and bicycle traffic.

Public Comment

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

Analysis / Waivers

Per the applicant, The Food Court will expect 60 – 100 patrons per day. This will be dependent on weather conditions and will be higher in spring and fall. The expected number of patrons will require 9-13 employees to operate. The delineation of employees is as follows:

- The Fire Truck – 3 Employees (2 at any given time)
- Guest Vendor Lease Space – 2-3 Employees
- Terrazza – 4 Employees (3 at any given time)
- Indoor – 2 bartenders (1 at any given time)
- 1 Manager for the whole space

Deliveries will occur behind a wooden fence with lockable, swinging gates between the Food Court and the existing restaurant. Four roll-out trash bins will also be located behind the screening fence and will need to be taken out to the curb daily for trash pick-up.

Parking

Outdoor Vendor Parks typically require 1 space per truck however, this property is zoned Downtown Core, which does not require parking for the first 3,000 square feet of development. The covered portion of this project is less than 3,000 square feet. Further, the location of the food court being adjacent to the bike trail, the walkability of the area, the number of publicly available parking spaces nearby and anticipated after-hours demand for said parking in the evening should mitigate the need for additional parking.

Conclusion

If the planning commission approves the conditional use permit, then the following conditions of approval shall apply:

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any necessary permitting, including but not limited to permanent utility connections for each outdoor vending unit in the outdoor vendor court.
2. This conditional use permit shall be valid for one year unless revoked as given below.
3. The Director of Community Development may revoke this Conditional Use Permit with 30 days notice after any violation of the noise ordinance.
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.

Additional Details

CU24-0006
SW A Street Food Court
405 SW A Street

PRISM DESIGN STUDIO

Prism Design Studio LLC
PO Box 1035
Huntsville, AR 72740
P: 479.883.2845
W: PRISMDS.CO
E: JENNYB@PRISMDS.CO

03/08/2024

Bentonville Planning Department
Planning Commission Chambers
305 SW A Street
Bentonville, AR 72712
planning@bentonvillear.com
479-271-3122

RE: Conditional Use Permit Application – SW A Food Court

To Whom It May Concern:

Please consider this document as the official application for a conditional use permit for 405 & 407 SW A St., Bentonville, AR, 72712.

Proposed Use:

The proposed use for 405 & a portion of 407 SW A St is an outdoor food court serviced by four food and beverage vendors. Three vendors will serve food and beverage, two of which will be owned and operated by the property owner. The third vendor will be a lease space with utility hook-ups available. The fourth vendor, operated by the property owner, will be a furnished shipping container that serves beverages only. The three permanent spaces will have their own utility services on site.

The space will also include shade structures, outdoor game areas, bike racks, variable seating, and space to host events with a variety of materials. The central area is composed of artificial turf and gaming areas and intends to create a dynamic public/private outdoor space. SW A Food Court provides multiple options for dining, while acting as a community space for the Downtown area.

Reason for Proposal:

This area is planned to be the most intense uses to activate and provide services for residents. Presently, the site is utilizing valuable downtown land without adding much economic or aesthetic value to the area. This proposal enhances the City of Bentonville's outdoor public realm by encouraging walkability and biking to and from site, entertainment, and events. This proposal will extend the existing use throughout the space, meeting the intention of the downtown commercial district.

The owner currently operates the Fire Truck Food Truck on site, but only uses a fraction of the entire property. The unused portion of the site sits as an informal, gravel parking lot adjacent to the Downtown Trail, a 10' wide paved shared use trail.

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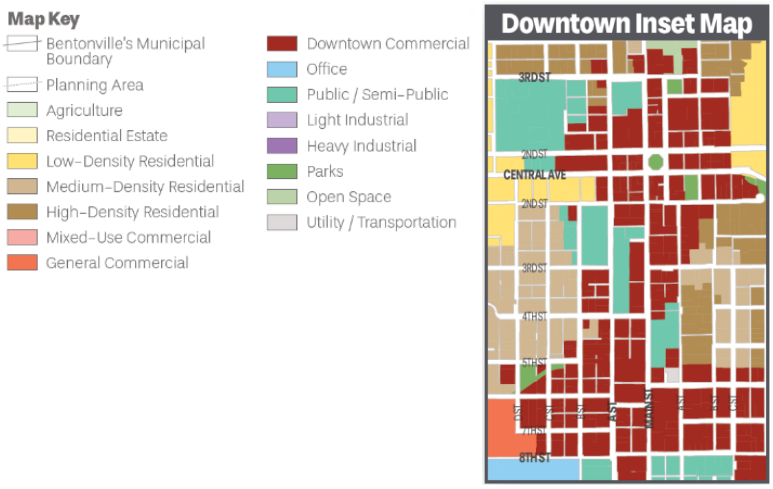

The lot is in the Central Commercial District of the Downtown area. This area is planned to be the most intense uses to Activate and provide services for residents. This proposal enhances the City of Bentonville's outdoor public realm by encouraging walkability and biking to and from site, entertainment, and events. This proposal will extend the existing use throughout the space. Per the City Municipal Code, a Conditional Use Permit is required for Food Vendor Parks.

Operations:

Hours of Operations:

- 11:00am – 9:00pm (M/W/Th)
- 11:00am – 10:00pm (Fri/Sat/Sun)

It is the intent of the owner that the SW A Food Court and the existing restaurant will work together seamlessly in layout and overall design language.

Structural Changes:

- Vertical poles to allow for string lights and shade canopy support.

Parking Plan:

There are no proposed parking spaces on site. The SW A Food Court is being designed as a downtown pedestrian community space in which public walk-up/bike in access as a priority. Considering the site's proximity to the shared use Downtown Trail, a densifying downtown, and 187 public parking spaces within 600' of site, employees and patrons will be expected to walk from one of these spaces, or use the Downtown Trail, to access the food court.

Encouraging walkability to and from site will benefit the surrounding businesses of Downtown Bentonville by increasing foot traffic in the area. Absent parking on site opens more space to be used by

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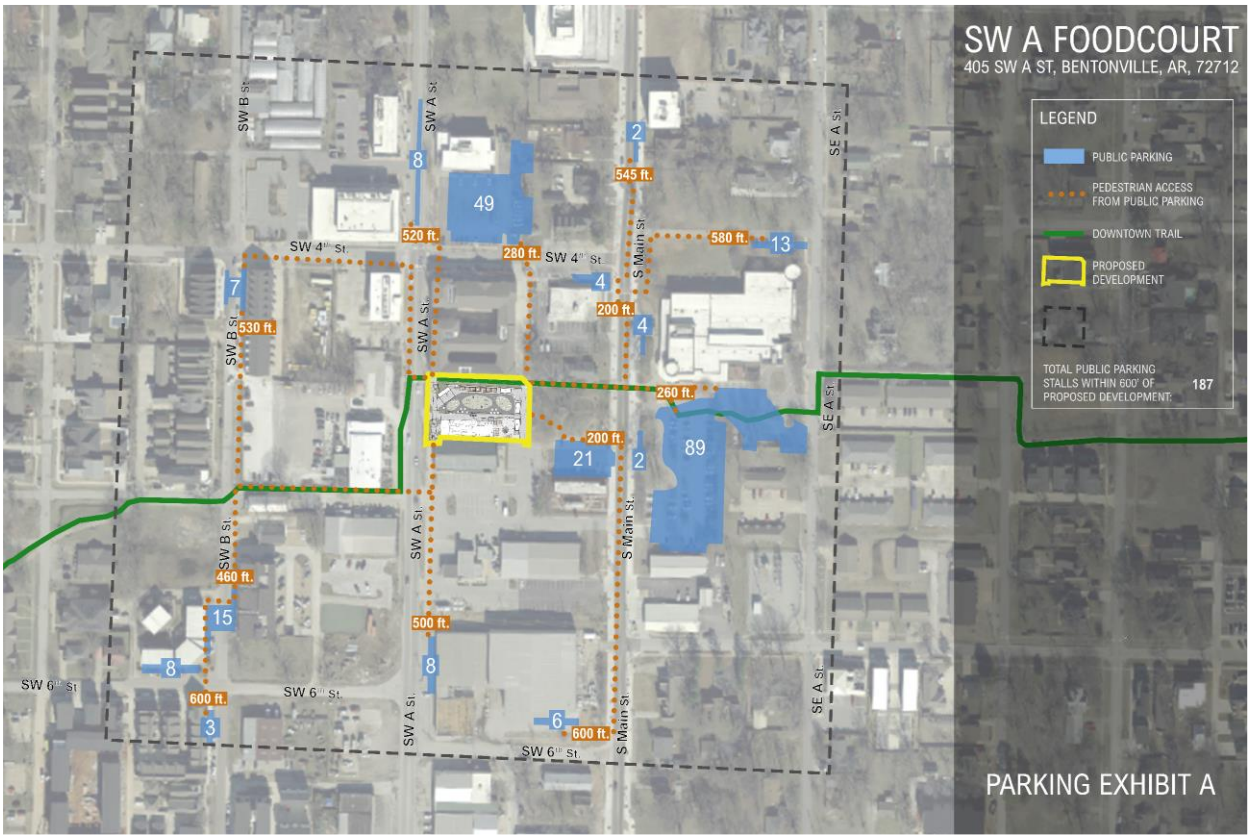
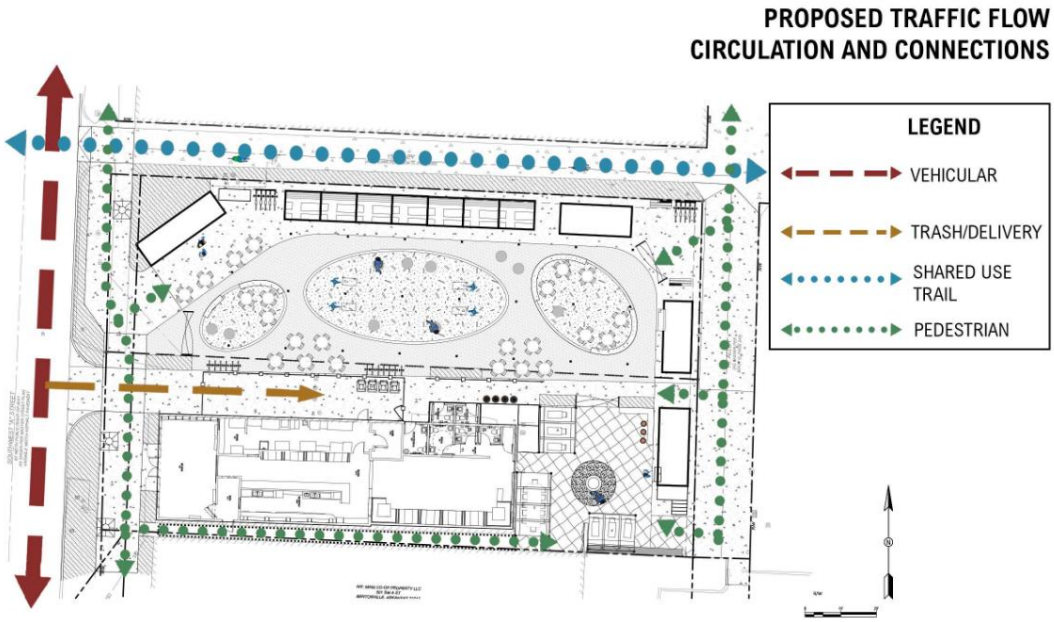
the community and reduces circulation conflicts between pedestrians and vehicles. A parking plan such as this epitomizes a Downtown Commercial District.





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Lighting:

- String Lighting (attached to vertical shade canopy supports)
- Lighting Bollards (downcast), will meet city code requirements

Clientele:

The SW A Food Court will expect 60 – 100 patrons per day. This will be dependent on weather conditions and will be higher in spring and fall. The expected number of patrons will require 9-13 employees to operate. The delineation of employees is as follows:

- The Fire Truck – 3 Employees (2 at any given time)
- Guest Vendor Lease Space – 2-3 Employees
- Terrazza – 4 Employees (3 at any given time)
- Indoor – 2 bartenders (1 at any given time)
- 1 Manager for the whole space

Deliveries will occur behind a wooden fence with lockable, swinging gates between the Food Court and the existing restaurant. Four roll-out trash bins will also be located behind the screening fence and will need to be taken out to the curb daily for trash pick-up.

Property Photos:

PRISM DESIGN STUDIO

Prism Design Studio LLC
PO Box 1035
Huntsville, AR 72740
P: 479.883.2845
W: PRISMDS.CO
E: JENNYB@PRISMDS.CO

If you have any comments or concerns, please contact me at JennyB@prismds.co or 479.883.2845.

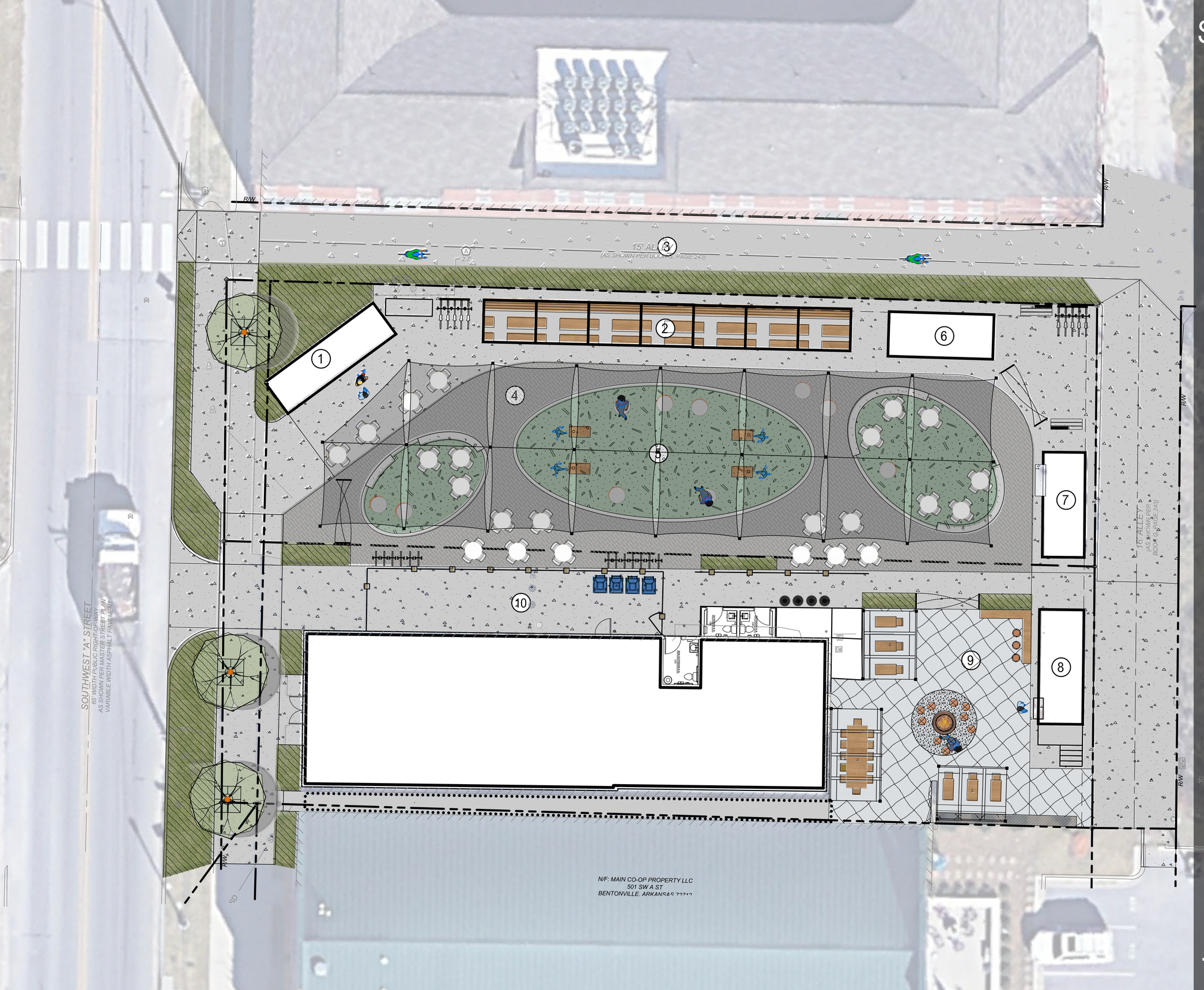
Sincerely,

Jenny Burbidge, PLA, ASLA
Owner + Principal
Prism Design Studio LLC

SW A ST FOOD COURT

405 & 407 SW A ST,
BENTONVILLE, AR, 72715

ILLUSTRATIVE SITE PLAN



0 10' 20'

PROPOSED LEGEND

- PROPOSED ARTIFICIAL TURF
- PROPOSED PAVERS
- NEW CONCRETE
- NEW PORCELAIN PAVERS
- LANDSCAPE MATERIAL
- DECOMPOSED GRANITE

1. EX. FIRE TRUCK FOOD TRUCK
2. EX. COVERED SEATING
3. SHARED-USE DOWNTOWN TRAIL
4. SHADE STRUCTURES
5. FLEXIBLE TURF LAWNS
6. GUEST VENDOR LEASE SPACE
7. SHIPPING CONTAINER BAR
8. EX. VENDOR- KITCHEN ONLY
9. 'TERRAZZA' DINING AREA W/ FIRE PIT & SEATING
10. DELIVERY & TRASH COLLECTION AREA

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING | PROJECT MANAGEMENT

SW A FOODCOURT

405 SW A ST, BENTONVILLE, AR, 72712

LEGEND

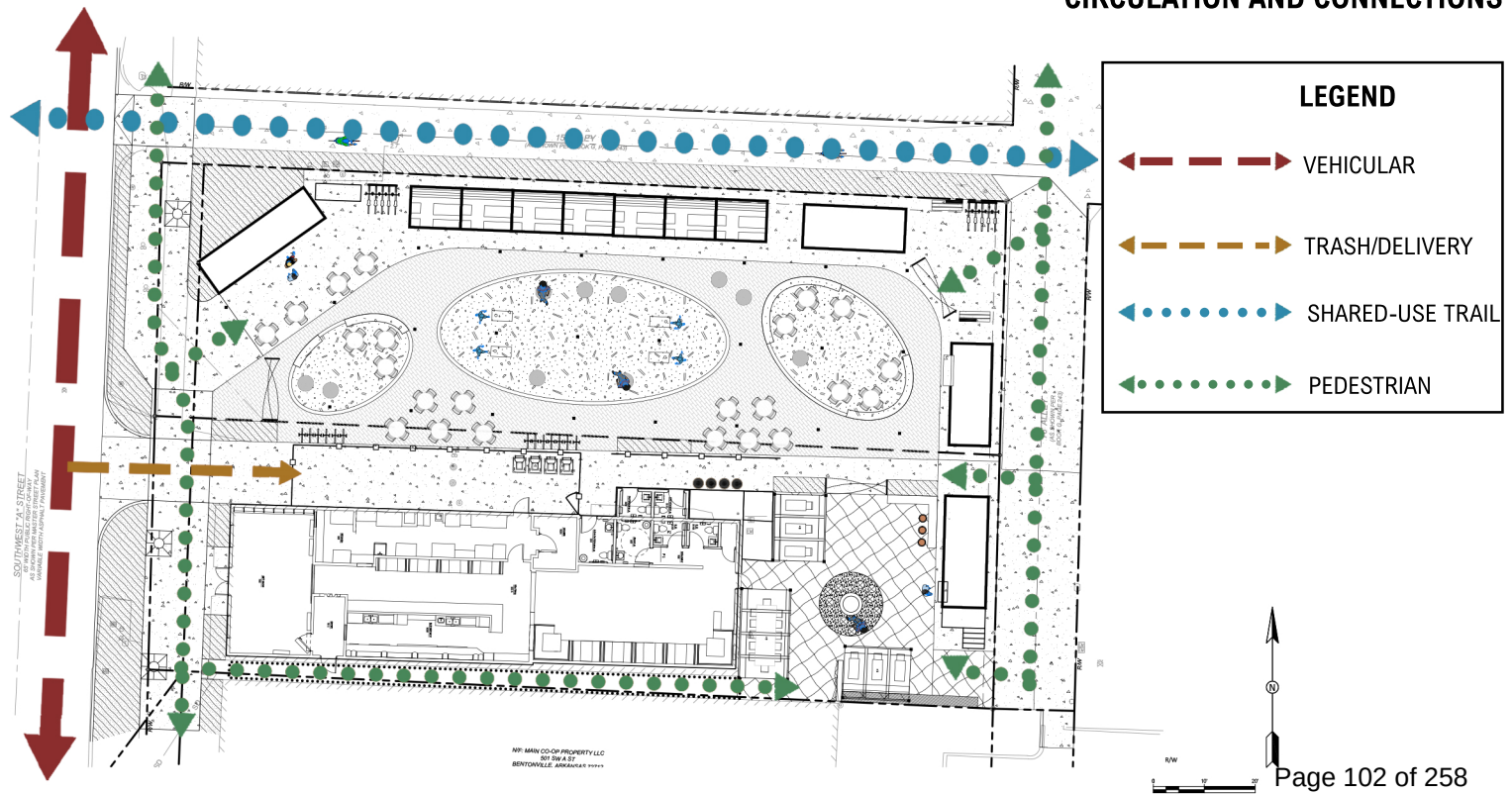
- PUBLIC PARKING
- PEDESTRIAN ACCESS FROM PUBLIC PARKING
- DOWNTOWN TRAIL
- PROPOSED DEVELOPMENT
- 600’ BUFFER FROM SITE

TOTAL PUBLIC PARKING STALLS WITHIN 600’ OF PROPOSED DEVELOPMENT: **187**

SW B St.
SW A St.
SE A St.
S Main St.
SW 4th St.
SW 6th St.
8
49
2
545 ft.
520 ft.
280 ft.
580 ft.
13
7
4
530 ft.
200 ft.
4
260 ft.
200 ft.
21
2
89
460 ft.
15
500 ft.
8
8
600 ft.
3
6
600 ft.

PARKING EXHIBIT A

PROPOSED TRAFFIC FLOW
CIRCULATION AND CONNECTIONS



	Bentonville High School Sports Facility
	1701 Southeast C Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	CU24-0007
Applicant / Current Owner	HALFF ASSOCIATES / BENTONVILLE SCHOOL DISTRICT
Site Area	+/- 51.74 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	Public / Semi-Public
Requested Future Land Use Map Designation	N/A
Development Type / Use	Educational Facility
Related projects	LSD24-0010

Property Description

The subject property is located at 1701 Southeast C Street. The area has been used for educational and sports facilities in the past and is considered a grandfathered use. BHS has submitted a large scale application (LSD24-0010) for the 6,658 sf sports facility addition along C St which triggered this review of compliance with current code.

Project Details

The applicant is requesting a conditional use permit to allow the use of the school buildings as educational facilities. The conditional use permit will allow the facilities to continue as they are currently used.

Relationship to the General Plan / Projected Traffic Impact

Per the provided narrative, the facilities are already being utilized as an educational facility, the hours of operation, anticipated uses (both indoor and outdoor), parking and exterior lighting needs are not anticipated to change from the current use.

Public Comment

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

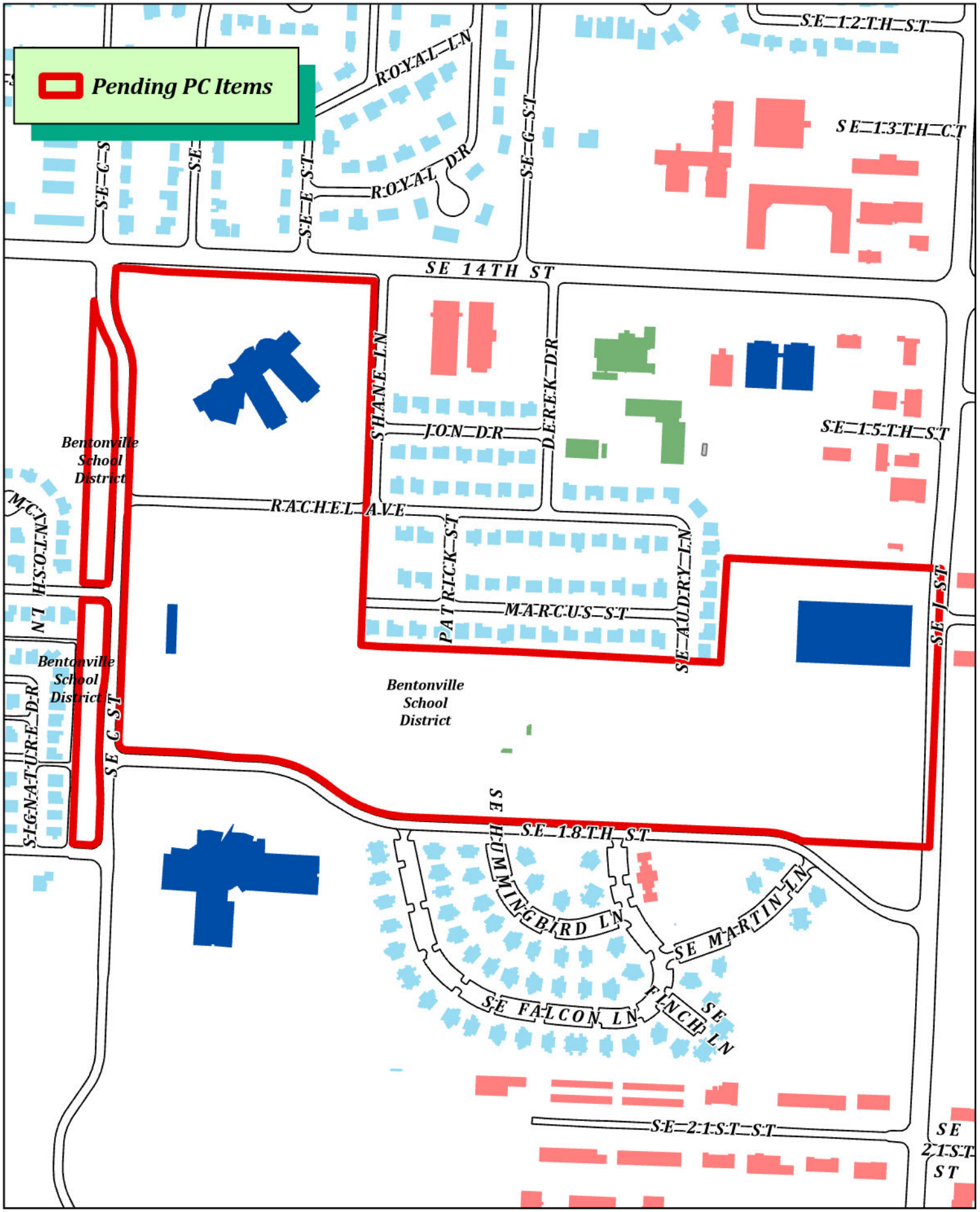
Analysis / Waivers

N/A

Conclusion

If the planning commission approves the conditional use permit, then the following conditions of approval shall apply:
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any necessary permitting requirements.
2. This conditional use permit shall be valid in perpetuity unless revoked as given below.
3. 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.

Additional Details



CU24-0007
Bentonville School District
BHS Sports Facility

March 15, 2024
AVO: 056871

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

RE: Conditional Use Permit
Bentonville School District
Mary Mae Jones Elementary School and BHS Sports Facilities

To whom it may concern,

Halff, on behalf of the Bentonville Public School District, is requesting a conditional use permit for educational facilities on Parcel 01-10791-000 zoned A-1 Agricultural District. The property is currently being used for education facilities for Bentonville Public School District, and this is the intended future use of the property as well. The parcel referenced above encompasses the Mary Mae Jones Elementary School as well as the sports facilities for high school football, baseball, softball, and track and field. Due to the fact that the property is already being utilized for educational facilities, hours of operation, anticipated uses (both indoor and outdoor), parking and exterior lighting needs are not anticipated to change from the current use.

If there are any questions or concerns, please don't hesitate to reach out via phone at (479) 579-3973 or via email at callison@halff.com.

Sincerely,

Halff

Chase Allison, P.E.
Civil Engineer

Ramo d'Olivo

104 Southeast 6th Street

PC Date: 4/16/2024

Staff Report Details

Project Number	CU23-0010
Applicant / Current Owner	Thomas Gheen / Sears Commercial Leasing LLC
Site Area	+/- 0.51 Acres
Current Zoning	Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Restaurant/Bar Use in a DE district
Related projects	N/A

Property Description

The subject property is located at 104 Southeast 6th Street. The property is surrounded by Downtown Edge zoned properties. The surrounding area is designated as Downtown Commercial Future Land Use.

Project Details

The applicant is requesting an extension in perpetuity for a Conditional Use permit for a restaurant / bar use in a DE district for Ramo d'Olivo. There are no changes planned to the existing space.

Relationship to the General Plan / Projected Traffic Impact

Per the provided narrative, the applicant is proposing business hours of 11:00am - 10:00pm Monday through Saturday. There are no additional changes to the structure: ADA bathroom, staff work areas, external patio for outdoor seating with ADA compliant handicapped access, emergency lighting at all exit doors, string lights in the patio area, and a paved area for parking.

Public Comment

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

Analysis / Waivers

Per the applicant, Ramo d'Olivo will expect 30 – 50 patrons per day. The expected number of patrons will require 14 employees to operate, while staffing 3 to 5 per shift.

Deliveries are from UPS, FedEx and food and wine vendors.

Conclusion

If the planning commission approves the conditional use permit, then the following conditions of approval shall apply:
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any necessary permitting, including but not limited to permanent utility connections.
2. This conditional use permit shall be valid in perpetuity unless revoked as given below.
3. The Director of Community Development may revoke this Conditional Use Permit with 30 days notice after any violation of the noise ordinance.
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.

Additional Details

CU23-0010 4/18/23
CONDITOINAL USE
RAMO RELOCATE
104 SE 6TH ST

Restaurant

Narrative:

Company Name: Dolivo Enterprises, LLC dba Ramo d”Olivo EIN# 46-5694479

Date: 03/27/2024

Owners: Laura and Tom Gheen

Extension of CU23-0010 for Ramo d’Olivo Olive Oil Shop and Wine Bar located at 104 SE 6th St.

This request is to extend the Conditional Use permit for Ramo d’Olivo in perpetuity.

Hours of operation will continue to be 11:00am until 10:00pm Monday through Saturday. There will be no additional changes to structure. Existing customer, ADA bathroom and staff work areas will remain unchanged.

Outdoor Areas: External patio for outdoor seating with ADA compliant handicapped access. No additional changes are planned.

Outdoor Lighting: Emergency lighting is at all exit doors and string lights are around patio area. No additional changes are planned.

Parking: Existing paved area. No additional changes are planned.

The typical Ramo customer is of adult age and average customer count is around 30 to 50 per day, olive oil sales and wine bar patrons. Deliveries are from UPS, Fedex and food and wine vendors. Ramo employs 14 people, while staffing 3 to 5 per shift.

Thomas E. Gheen

Owner

Narrative:

Company Name: Dolivo Enterprises, LLC dba Ramo d"Olivo EIN# 46-5694479

Date: 03/10/2023

Owners: Laura and Tom Gheen

Relocation of Ramo d'Olivo Olive Oil Shop and Wine Bar to 104 SE 6th St..

Hours of operation will be 11:00am until 10:00pm Monday through Saturday. There will be no internal structural changes to load bearing walls, relocate non-load bearing internal walls to create ADA bathroom and staff work areas. Internal areas are for selling of merchandise and customer seating in the wine bar area, two bathrooms, preparation room for cold plates, dishwashing, office and dry storage. See attached plan document for detailed internal area use.

Outdoor changes: Expand external deck for outdoor seating and add ADA compliant handicapped access. Existing repair work completed by owner prior to lease agreement on external siding. New paint. See attached plan document for detailed external area use.

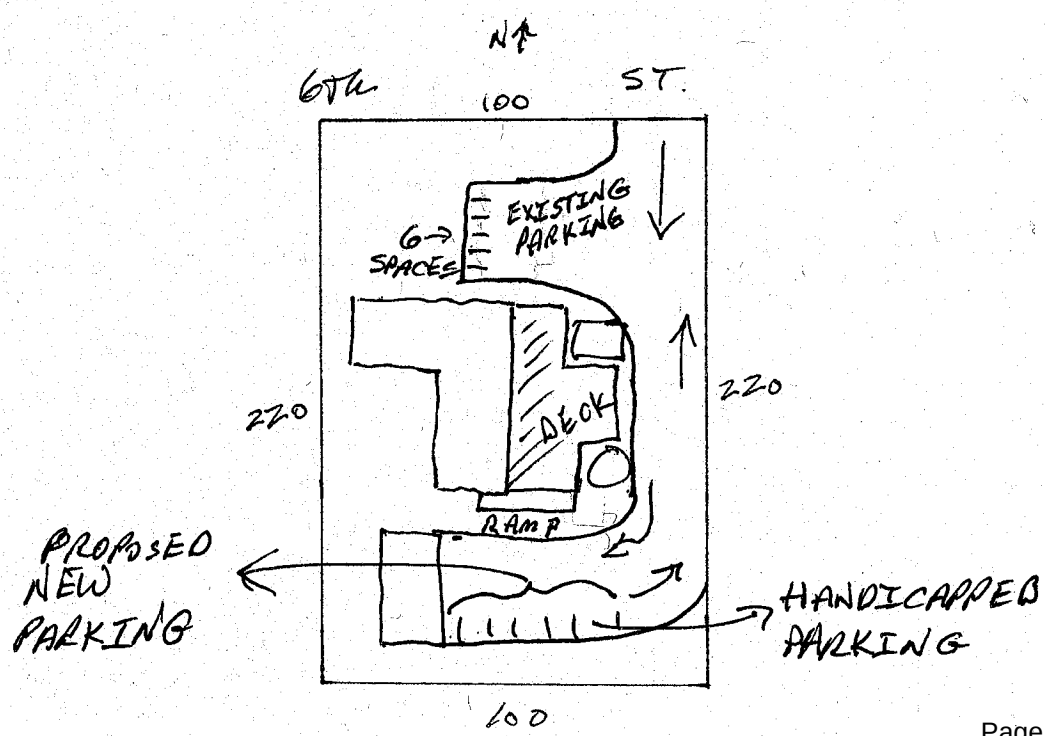
Outdoor Lighting: Add emergency lighting at all exit doors and add string lights around deck area.

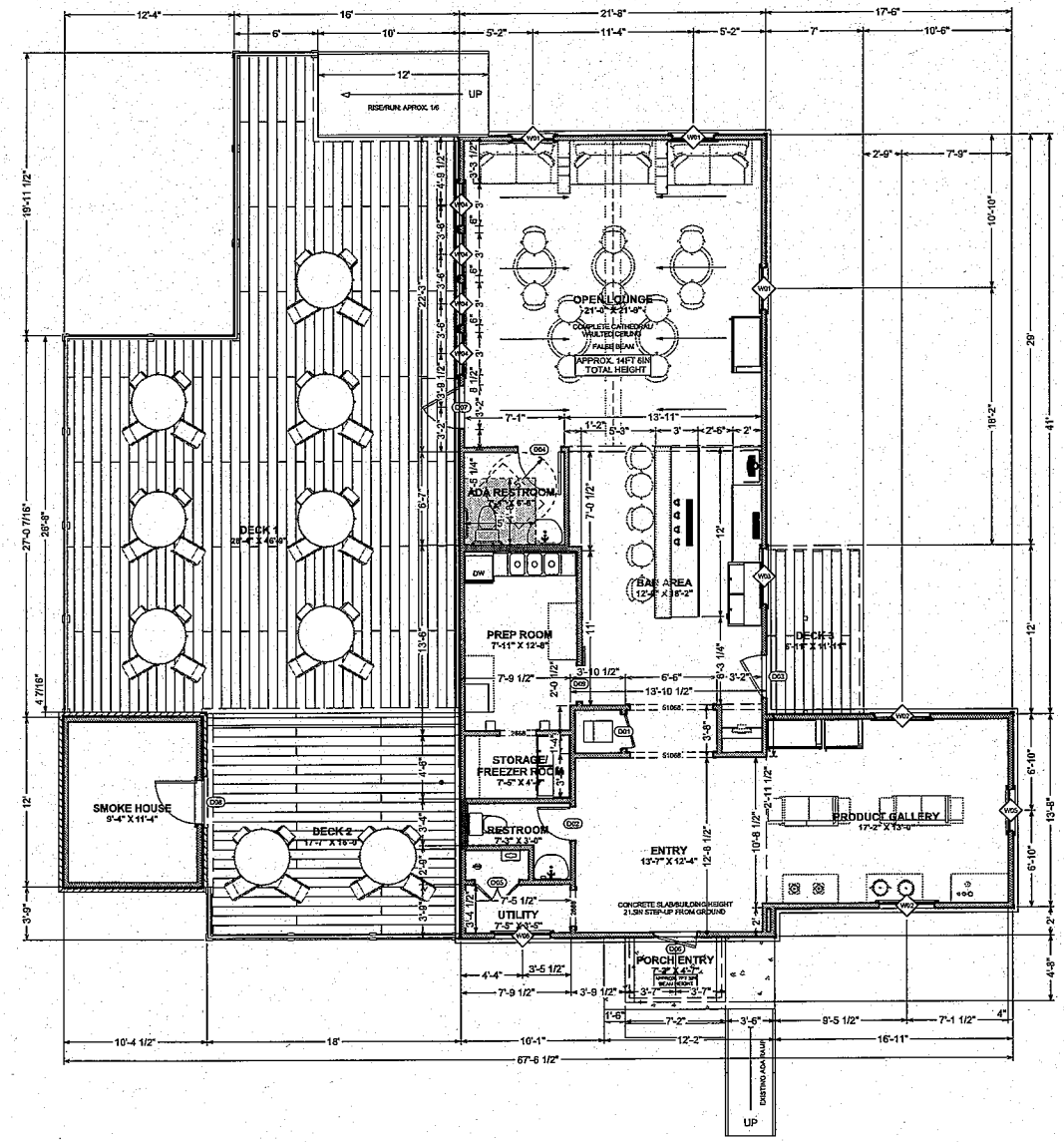
Parking: Existing paved area has a capacity for approximately six spaces in front of building. An additional six paved spaces behind building can be added depending on use or non-use of detached external garage building. Planned painted lines and flow arrows for parking and handicapped parking.

The typical Ramo customer is of adult age and average customer count is around 30 to 50 per day, olive oil sales and wine bar patrons. Deliveries would be from UPS, Fedex and food and wine vendors. Ramo employes 14 people, while staffing 3 to 5 per shift.

Thomas E. Gheen

Owner





Room Area Schedule	
Room Name	Area
Bar Area	237.0
Entry	165.9
Mop/Water Closet	5.0
Prep Room	69.0
Restroom	26.0
Storage/Freezer Room	33.0
Utility	25.0
Furnace Closet	10.0
Hall/Pass-Through	19.0
Checkout Station	9.0
ADA Restroom	46.0
Open Lounge	456.0
Totals:	1137.0

Deck Area Schedule	
Room Name	Area
Deck 3	83.0
Deck 2	281.0
Deck 1	1017.0
Totals:	1381.0

Door Schedule			
Number	Size	Room Name	Qty
D01	2468 L IN	Hall/Pass-Through/Furnace Closet	1
D02	2468 R IN	Restroom/Entry	1
D03	3068 L EX	Bar Area/Deck 3	1
D04	3068 L IN	ADA Restroom/Open Lounge	1
D05	3068 L/R IN	Utility/Mop/Water Closet	1
D06	3068 R EX	Entry/Porch Entry	1
D07	3068 R EX	Open Lounge/Deck 1	1
D08	3068 R EX	Smoke House	1
D09	2668 R	Prep Room/Bar Area	1

Window Schedule			
Number	Size	Room Name	Qty
W01	3040	Open Lounge	3
W02	4048FX	Product Gallery	2
W03	4040	Bar Area/Deck 3	1
W04	3040	Open Lounge/Deck 1	4
W05	3040	Product Gallery	1
W06	4048FX	Utility	1

Wall Schedule	
2D Symbol	Wall Type
	8" CMU (block) Stem Wall
	Brick-4
	Frame-3 1/2
	Interior-4
	Interior-6
	Railing/Fence
	Room Divider
	Siding-4
	Siding-6

ADDITIONAL NOTES

OVERALL BUILDING DIMENSIONS VERIFIED IN FIELD
NEW/EXISTING STRUCTURES VERIFIED IN FIELD
COMPLETE RECONSTRUCTION OF INTERIOR, DEMOLITION OF INTERIOR, EXISTING WALLS, EXTERIOR FACELIFT

MODEL/PROJECT NAME:
104 SE 6TH STREET

DATE COMPLETED:
3/9/2023

SCALE:
1/4"= 1'

A-2

	Haitham Alley
	Southwest Parnell Road
	PC Date: 4/16/2024

Staff Report Details

Project Number	PRD22-0004
Applicant / Current Owner	Adam Osweiler/Haitham Alley
Site Area	+/- 39.94 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Townhomes and Multifamily
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. The unit count was approved by the Planning Commission on February 6, 2024 consisting of 16 3-story multi-family structures and 19 townhome structures, together totaling 515 units. There are additional amenity and green spaces located amidst the multifamily structures.

Project Details

The applicant is proposing new elevations for both the townhome and multifamily products. On the original approval, Planning Commission imposed material requirements of a minimum of 80% brick and maximum 10% hardie board for townhomes, and a maximum of 25% hardie board for the multifamily portion.

The applicant is proposing alternative elevations and seeking Planning Commission approval of these in lieu of the originally approved material requirements. The proposed multifamily elevations generally have brick proportioned to between the mid-50s to mid-60s as a percentage, with cementitious panel making up

Project Details

the difference. The townhomes generally have a higher proportion of brick to cementitious panel, at the mid to high 60s on the front and rear, and higher still on some of the side elevations.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

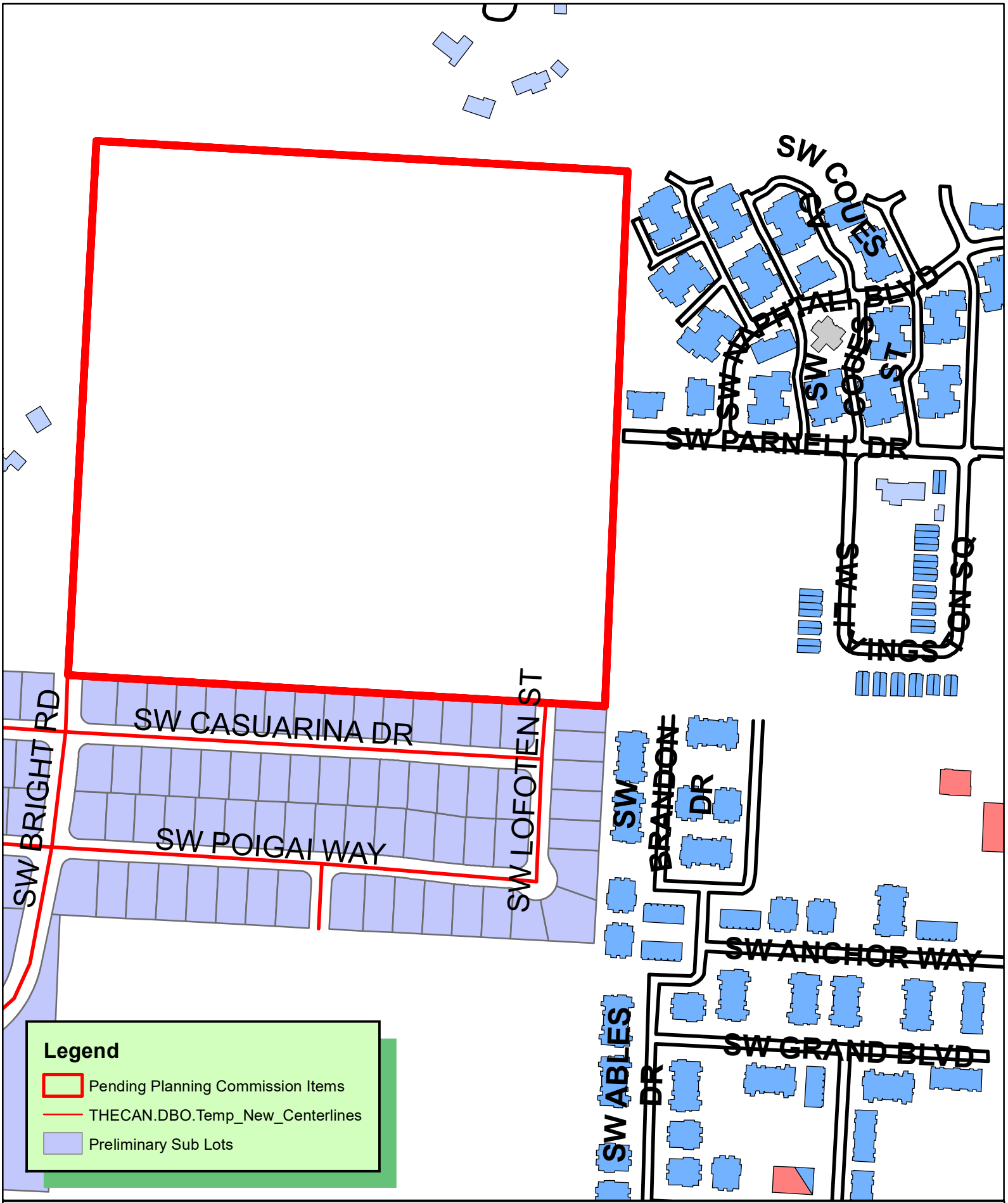
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Overall, the proposed elevations use brick and cementitious panel in a way that is contemporarily fashionable and in keeping with nearby development on I Street that utilitze a similar mix of brick and fiber cement panels, such as Sullivan Square and The Arbors.

Conclusion

Additional Details



N
W E
S

1 inch = 300 feet

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

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

INDEX

Contents

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

Property Description

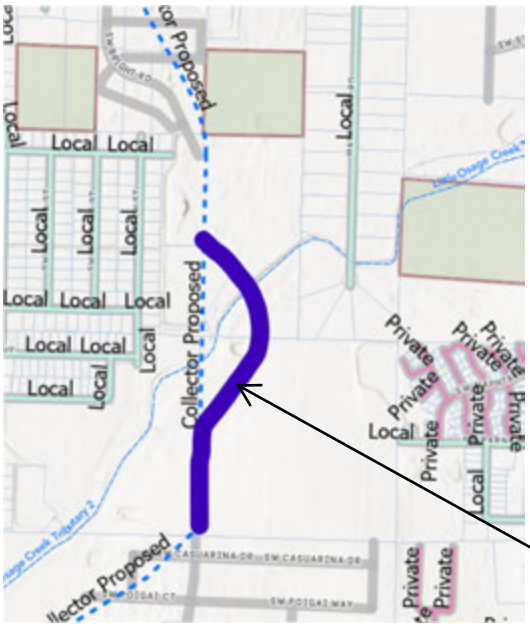
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

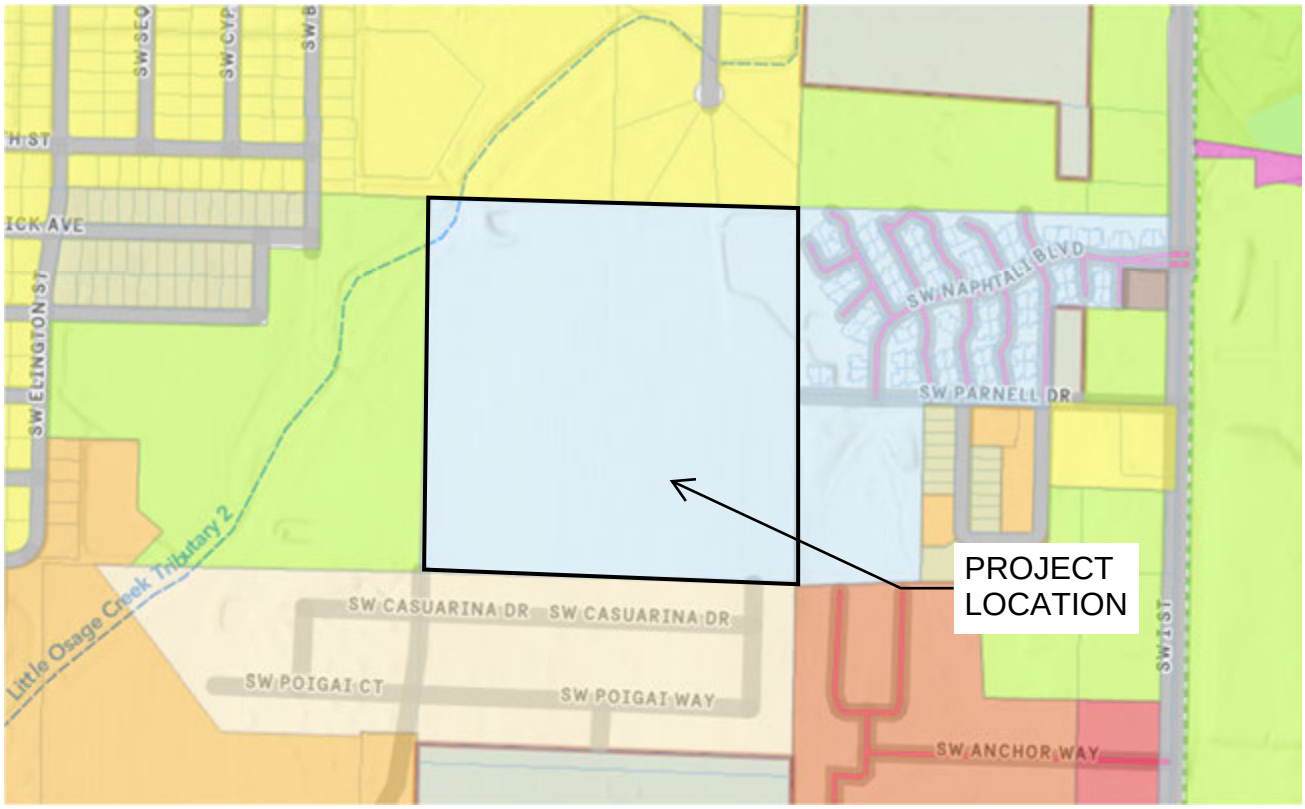
Scope & Concept

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

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



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).



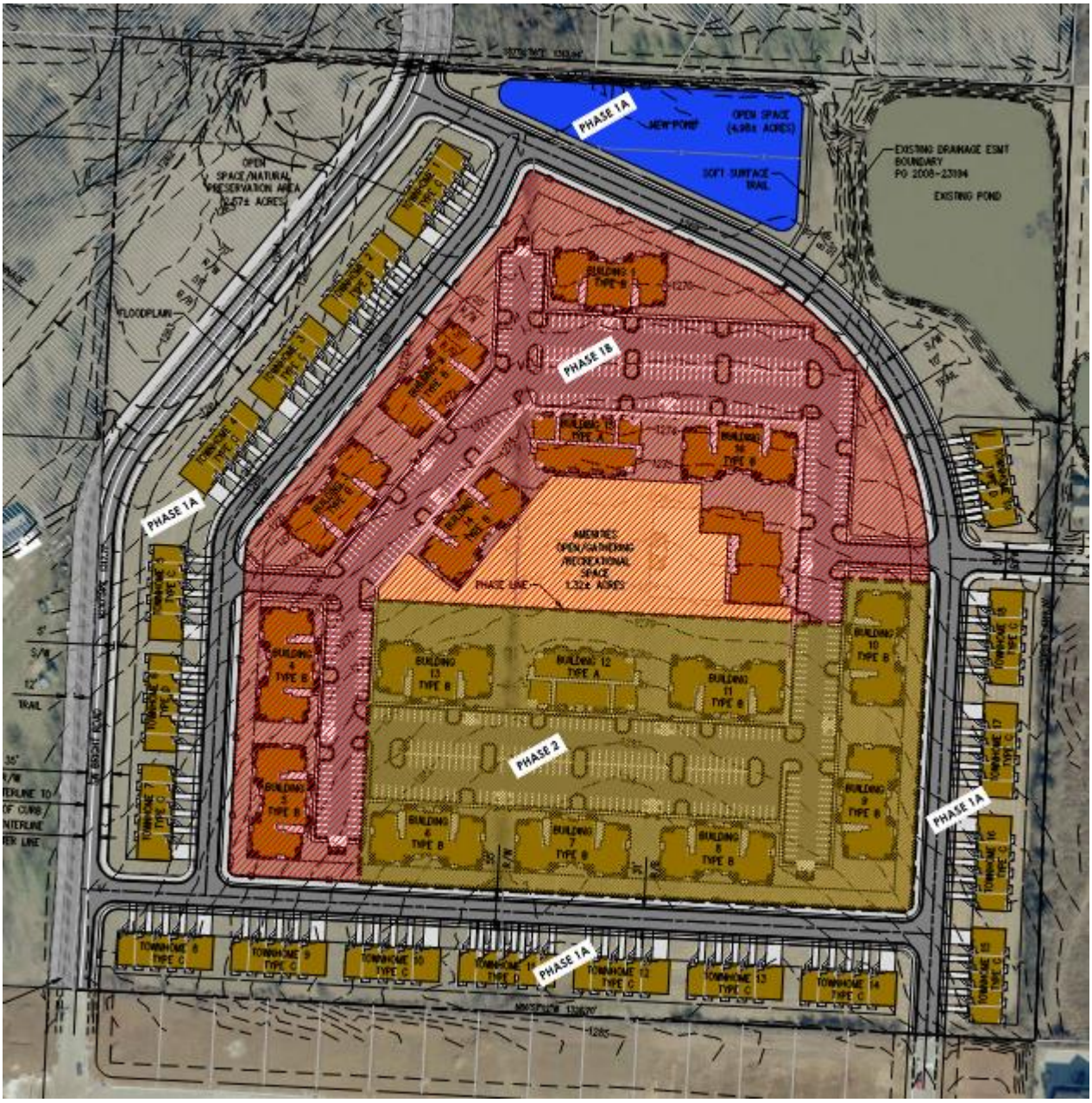
Water connections will be made to the utilities located along SW Parnell Drive to the east and SW Bright Road to the south. Sewer connections will be made to the existing 18” line in the NW corner of the site. These utilities will be designed per Bentonville Water Utilities Standard Specifications and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

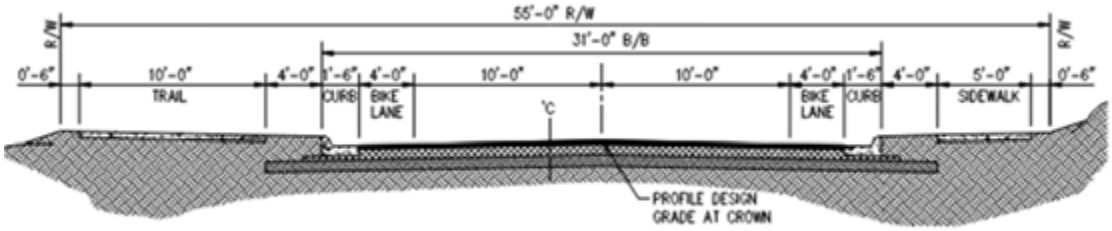
Setbacks per approved PRD:	Setbacks per revised PRD:
Front setback (apartments) = 25’	Front setback (apartments) = 25’
Front setback (townhomes) = 30’	Front setback (townhomes) = 30’
Exterior side setback (apartments) = 25’	Exterior side setback (apartments) = 25’
Exterior side setback (townhomes) =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

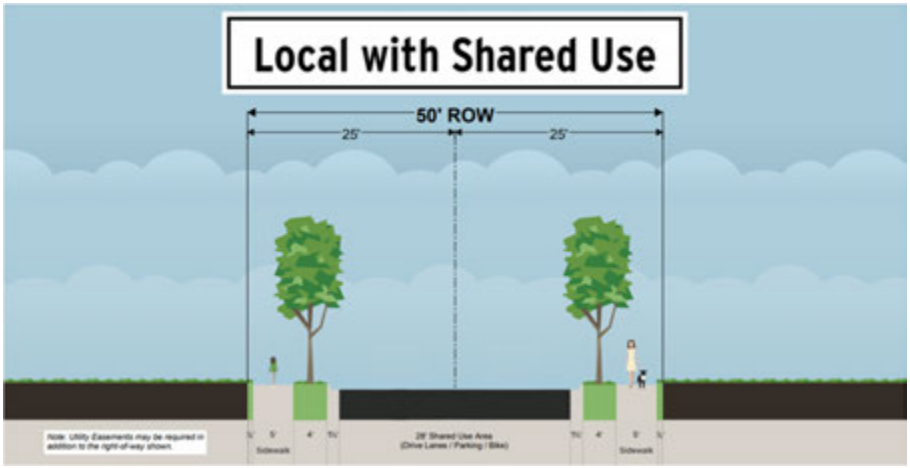
d. *Lot size, depth, and width*: Lot size, depth, and width standards will not be modified.

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

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

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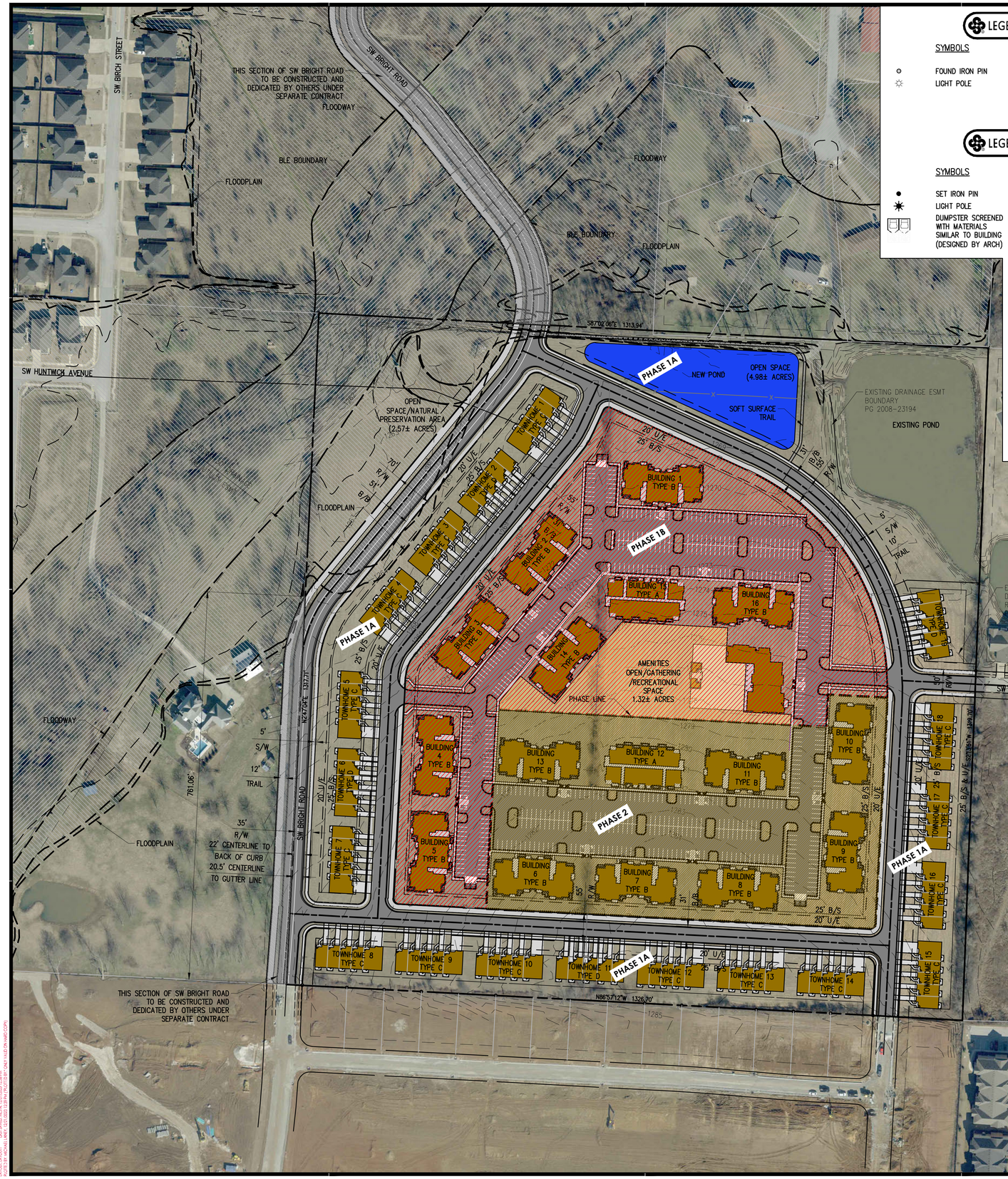


LEGEND (EXISTING SYMBOLS)

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)

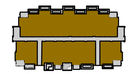
APARTMENT PARKING CALCULATIONS:

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

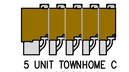
TOWNHOME PARKING CALCULATIONS:

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

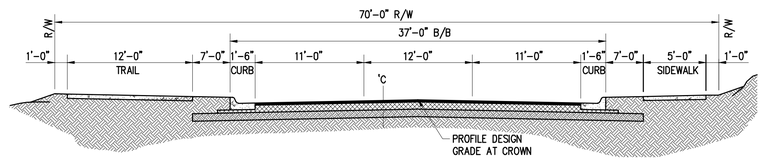

36 UNIT BUILDING A
36 BEDROOMS
3 STORY
30'-0" AT EAVE

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

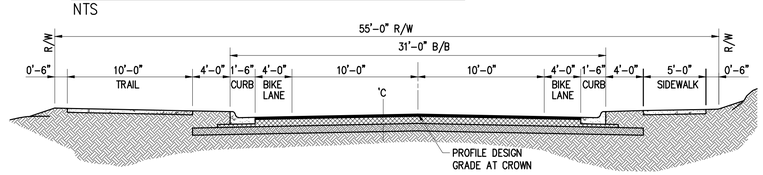

5 UNIT TOWNHOME C
16 BEDROOMS
6 GARAGES
3 STORY
30'-0" AT EAVE

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

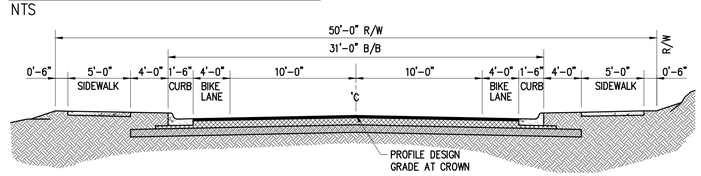
CLUBHOUSE



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:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — 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

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CONCEPT 5

DRAWING C:\23106800_PARNELL\ARKPLOT\PLOTSTYLE\CIVIL\CONCEPT\CONCEPT 5.DWG
LAST SAVED BY: MICHAEL KARR - 10/27/2023 2:28 PM PLOTTED BY: CHAD HARDIN (AMEC CORP)

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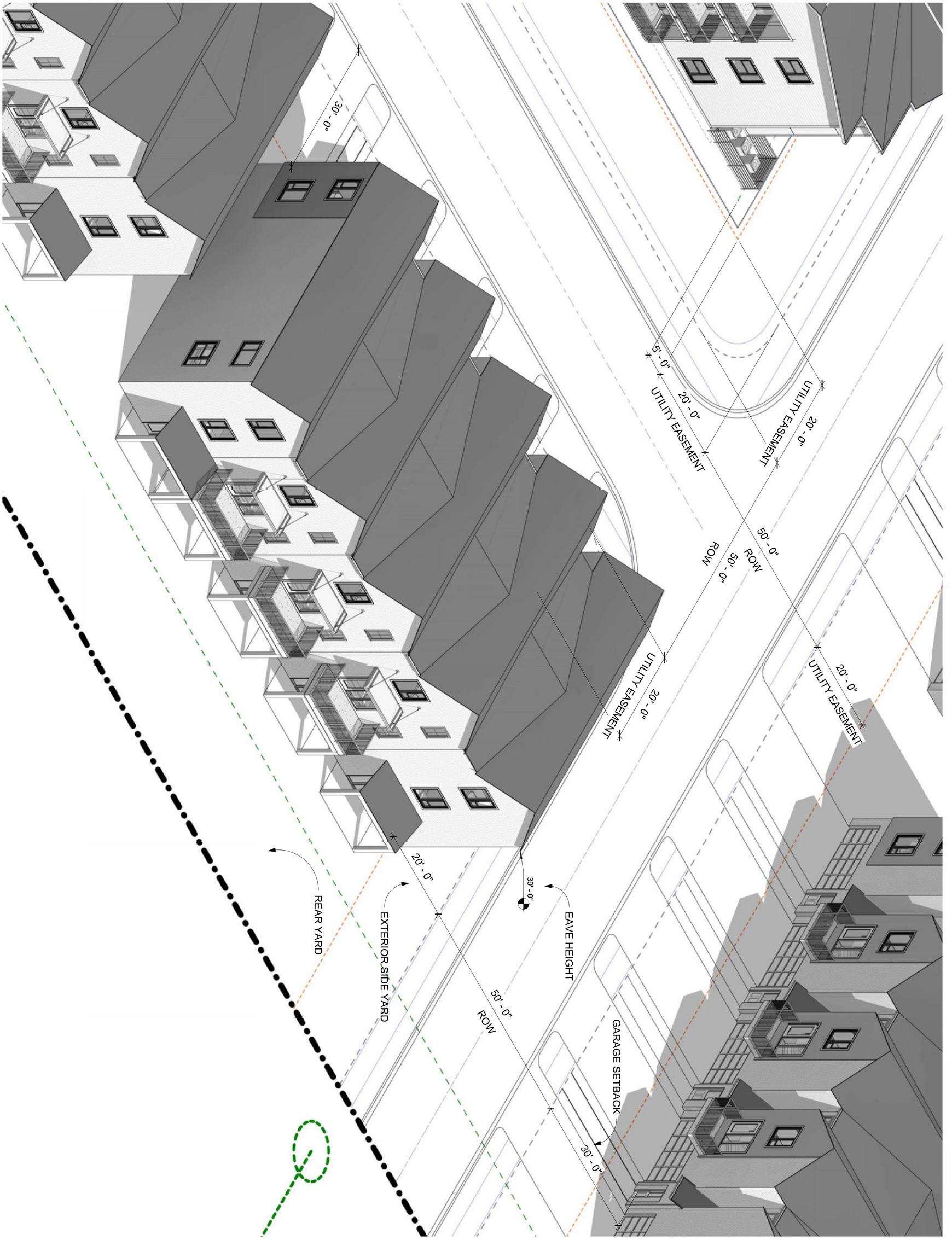
1 TOWNHOME



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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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

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

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MULTI FAMILY CONCEPT IMAGERY

A105

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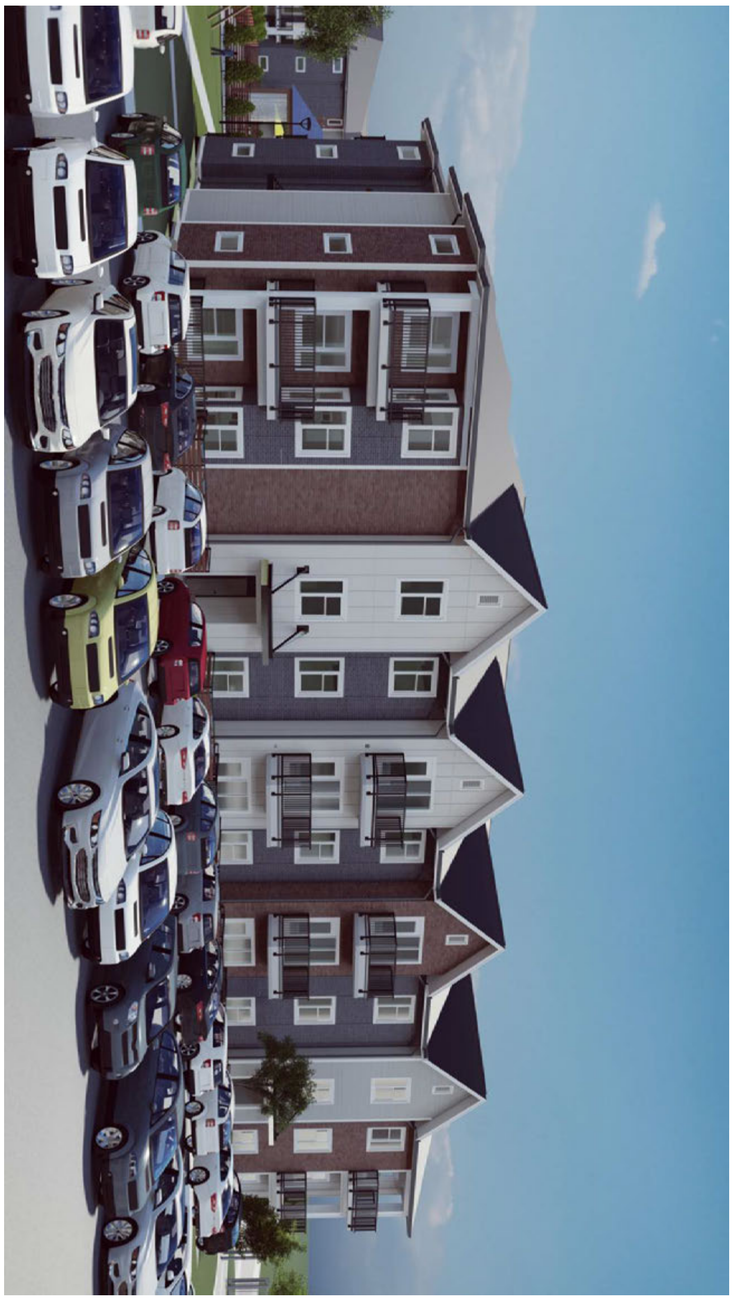

MULTI FAMILY CONCEPT IMAGERY

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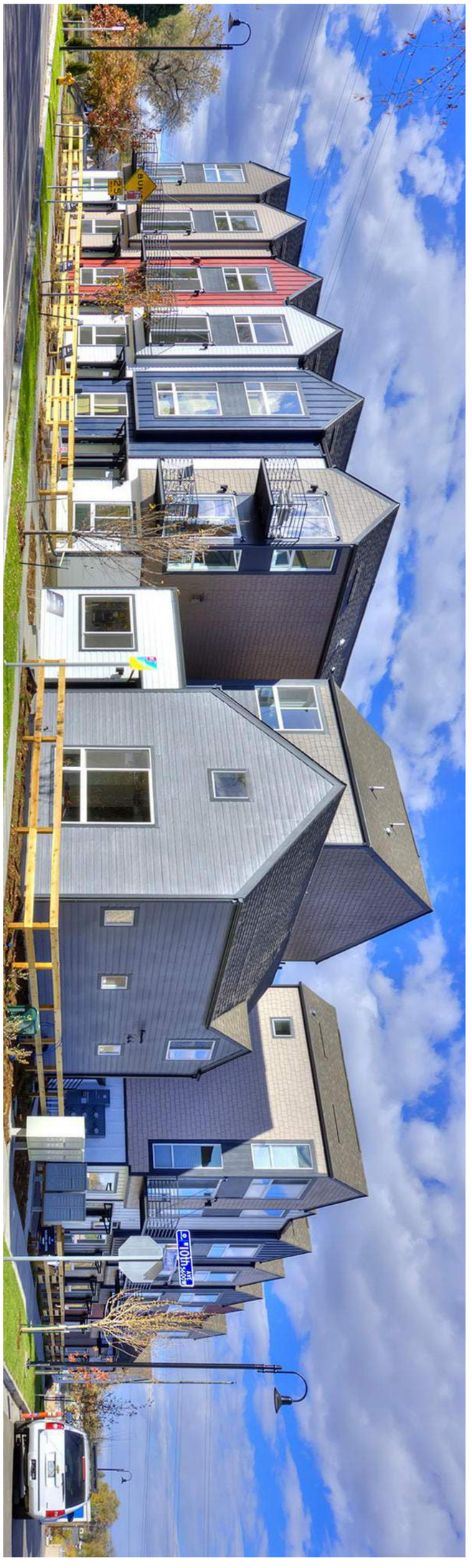

TOWNHOME CONCEPT IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

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ARKANSAS
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DESIGN + CONSTRUCTION INTEGRATION

Scale:

A107

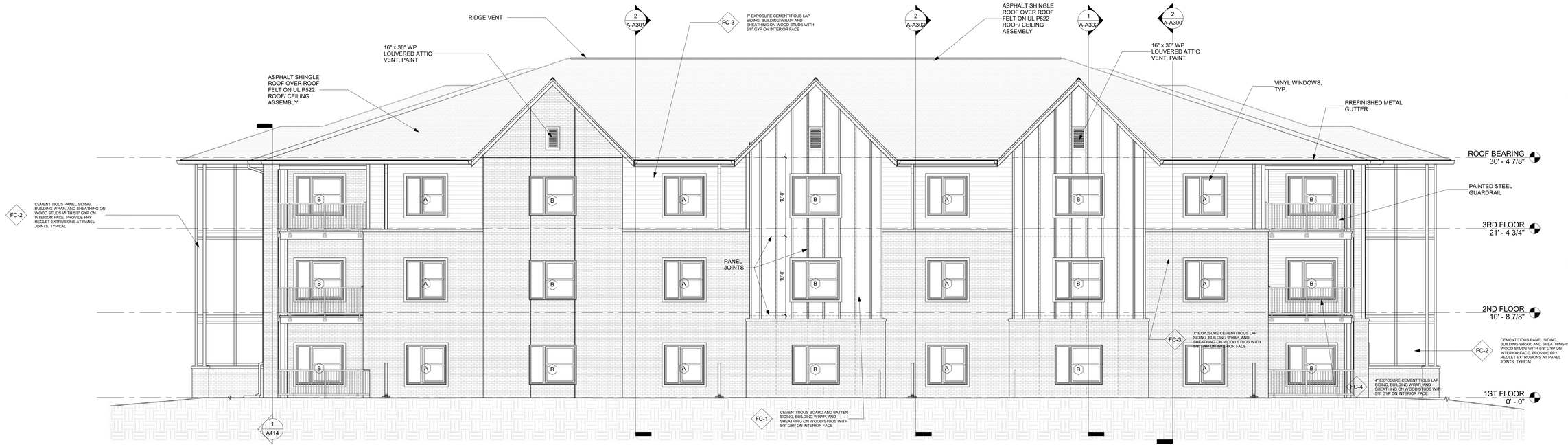
1 EL-A-01_ENTRY ELEVATION
3/16" = 1'-0"

Wall Schedule - Front Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	3355 SF	64%	53.7%	Front Elevation
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	754 SF	14%	12.1%	Front Elevation
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	611 SF	12%	9.8%	Front Elevation
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	513 SF	10%	8.2%	Front Elevation
Grand total: 66		5232 SF		83.7%	

Window Schedule - Front Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	95' - 0"	95' - 0"	19	475 SF	7.6%	Front Elevation
B	30' - 0"	36' - 0"	6	180 SF	2.9%	Front Elevation
C	41' - 0"	48' - 0"	6	328 SF	5.2%	Front Elevation
F	10' - 0"	5' - 4"	4	13 SF	0.2%	Front Elevation
Grand total: 35	176' - 0"	184' - 4"	35	996 SF	15.9%	



2 EL-A-04_REAR ELEVATION
3/16" = 1'-0"

Wall Schedule - Rear Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	2808 SF	58%	50.4%	Rear Elevation
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	896 SF	19%	16.1%	Rear Elevation
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	325 SF	7%	5.8%	Rear Elevation
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	585 SF	12%	10.5%	Rear Elevation
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	198 SF	4%	3.6%	Rear Elevation
Grand total: 42		4813 SF		86.4%	

Window Schedule - Rear Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	60' - 0"	60' - 0"	12	300 SF	5.4%	Rear Elevation
B	75' - 0"	90' - 0"	15	450 SF	8.1%	Rear Elevation
F	7' - 6"	4' - 0"	3	10 SF	0.2%	Rear Elevation
Grand total: 30	142' - 6"	154' - 0"	30	760 SF	13.6%	

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DESIGN + CONSTRUCTION INTEGRATION

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Owner Group:

LANDMARK APARTMENTS II, LLC

Design Team

Architecture:
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Civil:
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Landscape:
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Structural:
FLEMING STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical Plumbing:
Energy Engineering Consultants Inc
10 Corporate Hill Dr Ste 100
Little Rock, AR 72205

PRD Revision

SW Parnell Multi-Family

BENTONVILLE, ARKANSAS

Project number: 4123-036
Project Issue Date: 03/29/24

REVIEW ONLY, NOT FOR CONSTRUCTION

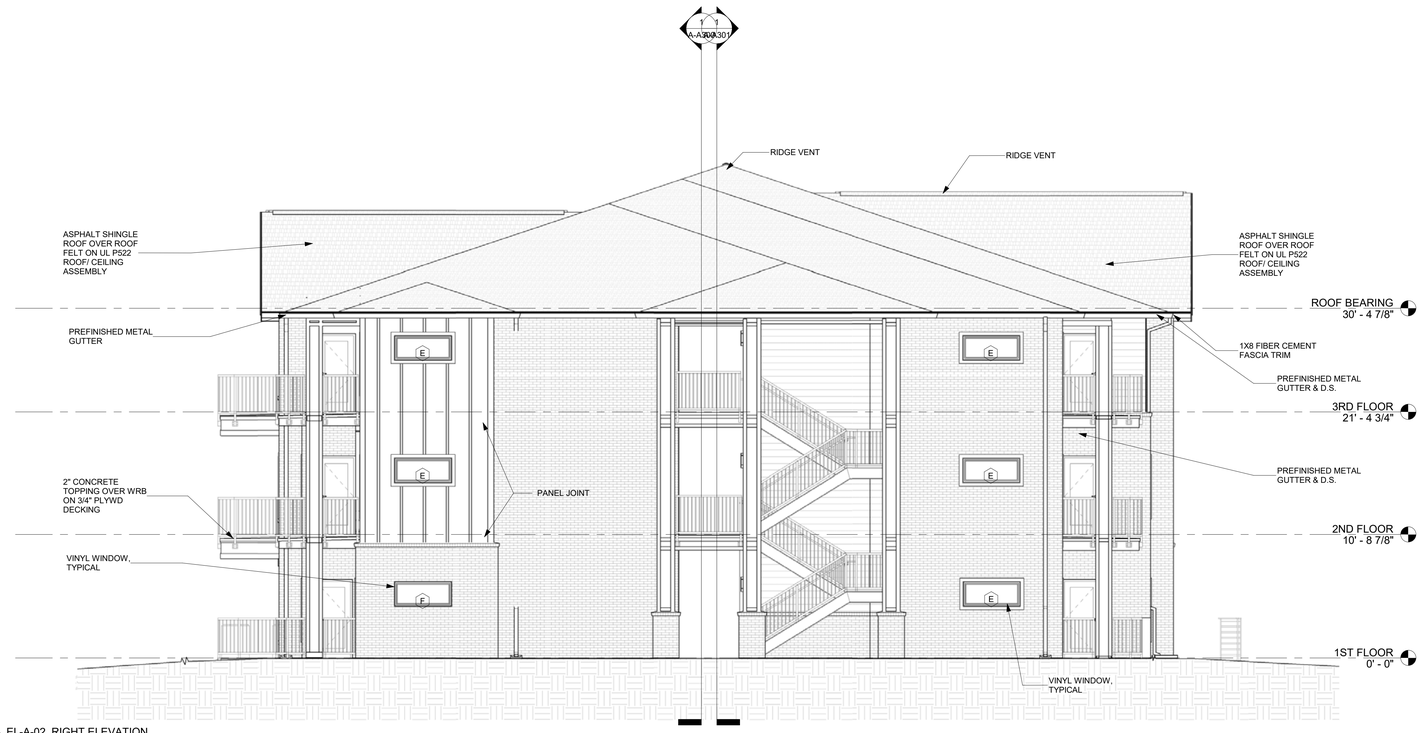
REVISION

No.	Description	Date

ELEVATIONS BUILDING - BLDG TYPE A

A-A201

Scale: 3/16" = 1'-0"



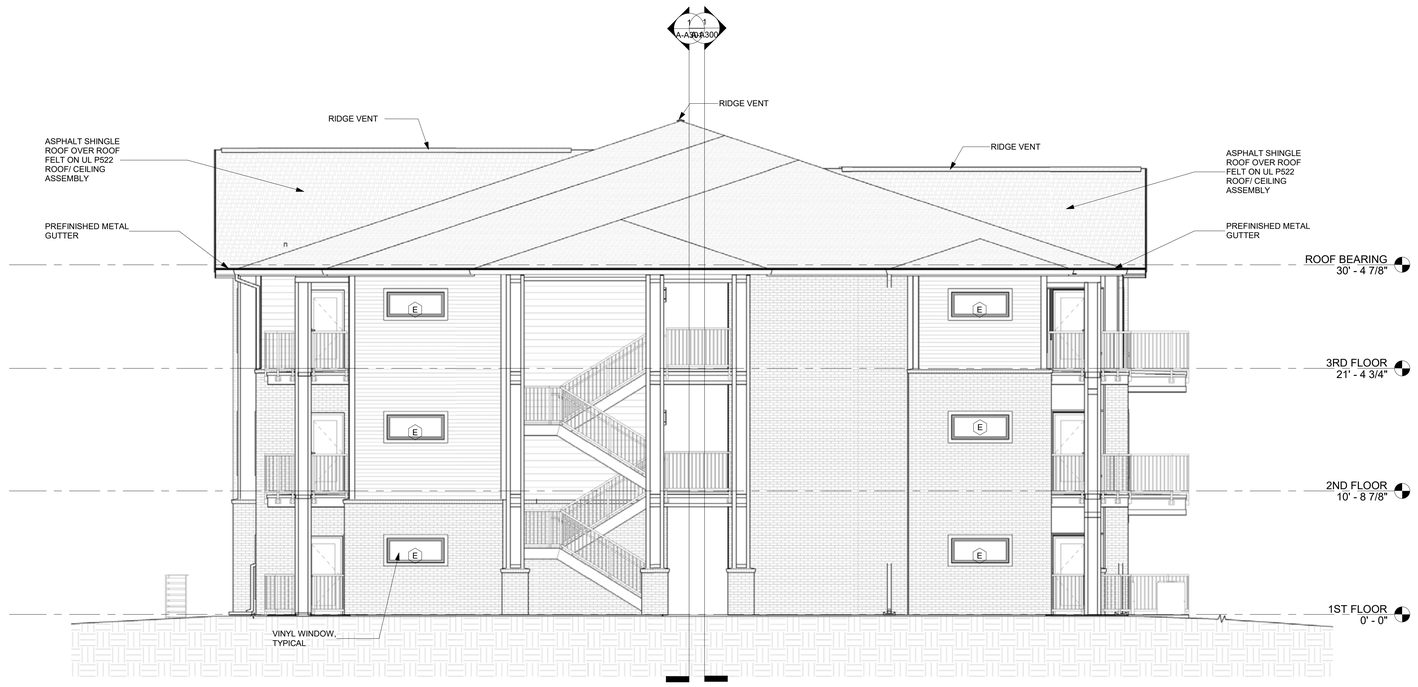
1 EL-A-02_RIGHT ELEVATION
3/16" = 1'-0"

Wall Schedule - Right Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1488 SF	55%	53.5%	Right Elevation
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	231 SF	8%	8.3%	Right Elevation
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	527 SF	19%	18.9%	Right Elevation
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	473 SF	17%	17.0%	Right Elevation
Grand total: 42		2718 SF		97.7%	

Window Schedule - Right Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
E	10' - 10"	25' - 0"	5	54 SF	2.0%	Right Elevation
F	2' - 2"	5' - 0"	1	11 SF	0.4%	Right Elevation
Grand total: 6	13' - 0"	30' - 0"	6	65 SF	2.4%	



2 EL-A-03_LEFT ELEVATION
3/16" = 1'-0"

Wall Schedule - Left Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1456 SF	54%	53.1%	Left Elevation
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	482 SF	18%	17.6%	Left Elevation
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	373 SF	14%	13.6%	Left Elevation
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	365 SF	14%	13.3%	Left Elevation
Grand total: 41		2675 SF		97.5%	

Window Schedule - Left Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
E	13' - 0"	30' - 0"	6	65 SF	2.4%	Left Elevation
Grand total: 6	13' - 0"	30' - 0"	6	65 SF	2.4%	

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PRD Revision

SW Parnell Multi-Family

BENTONVILLE, ARKANSAS

Project number: 4123-036
Project Issue Date: 03/29/24

REVIEW ONLY, NOT FOR CONSTRUCTION

REVISION

No.	Description	Date

ELEVATIONS BUILDING - BLDG TYPE A

A-A202

Scale: 3/16" = 1'-0"

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

SCALE : 3/16" = 1'-0"

Wall Schedule - Front Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	3261 SF	59%	50.7%	Elevation - Front
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	495 SF	9%	7.7%	Elevation - Front
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	1078 SF	19%	16.7%	Elevation - Front
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	531 SF	10%	8.3%	Elevation - Front
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	167 SF	3%	2.6%	Elevation - Front
Grand total: 44		5532 SF		86.0%	

Window Schedule - Front Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	90' - 0"	90' - 0"	18	450 SF	7.0%	Elevation - Front
B	30' - 0"	36' - 0"	6	180 SF	2.8%	Elevation - Front
C	41' - 0"	48' - 0"	6	328 SF	5.1%	Elevation - Front
F	10' - 0"	5' - 4"	4	13 SF	0.2%	Elevation - Front
Grand total: 34	171' - 0"	179' - 4"	34	971 SF	15.1%	

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

SCALE : 3/16" = 1'-0"

Wall Schedule - Rear Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	3301 SF	60%	50.0%	Elevation - Rear
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	161 SF	3%	2.4%	Elevation - Rear
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	639 SF	12%	9.7%	Elevation - Rear
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	617 SF	11%	9.3%	Elevation - Rear
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	768 SF	14%	11.6%	Elevation - Rear
Grand total: 46		5487 SF		83.1%	

Window Schedule - Rear Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	30' - 0"	30' - 0"	6	150 SF	2.3%	Elevation - Rear
B	60' - 0"	72' - 0"	12	360 SF	5.5%	Elevation - Rear
C	82' - 0"	96' - 0"	12	656 SF	9.9%	Elevation - Rear
F	5' - 0"	2' - 8"	2	7 SF	0.1%	Elevation - Rear
Grand total: 32	177' - 0"	200' - 8"	32	1173 SF	17.8%	

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PRD Revision

SW Parnell Multi-Family

BENTONVILLE, ARKANSAS

Project number: 4123-036
Project Issue Date: 03/29/24

REVISION

No.	Description	Date

ELEVATIONS
BLDG TYPE B

A-B201

Scale: 3/16" = 1'-0"

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1 ELEVATION - LEFT
3/16" = 1'-0"

0 4 8 16

SCALE : 3/16" = 1'-0"

Wall Schedule - Left Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1106 SF	63%	53.1%	Elevation - Left
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	650 SF	37%	31.2%	Elevation - Left
Grand total: 10		1755 SF		84.2%	

Window Schedule - Left Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	15' - 0"	15' - 0"	3	75 SF	3.6%	Elevation - Left
C	20' - 6"	24' - 0"	3	164 SF	7.9%	Elevation - Left
D	30' - 0"	18' - 0"	6	90 SF	4.3%	Elevation - Left
Grand total: 12	65' - 6"	57' - 0"	12	329 SF	15.8%	

2 ELEVATION - RIGHT
3/16" = 1'-0"

0 4 8 16

SCALE : 3/16" = 1'-0"

Wall Schedule - Right Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1106 SF	63%	53.1%	Elevation - Right
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	653 SF	37%	31.3%	Elevation - Right
Grand total: 10		1759 SF		84.4%	

Window Schedule - Right Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	15' - 0"	15' - 0"	3	75 SF	3.6%	Elevation - Right
C	20' - 6"	24' - 0"	3	164 SF	7.9%	Elevation - Right
D	30' - 0"	18' - 0"	6	90 SF	4.3%	Elevation - Right
Grand total: 12	65' - 6"	57' - 0"	12	329 SF	15.8%	

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PRD Revision

SW Parnell Multi-Family

BENTONVILLE, ARKANSAS

Project number: 4123-036
Project Issue Date: 03/29/24

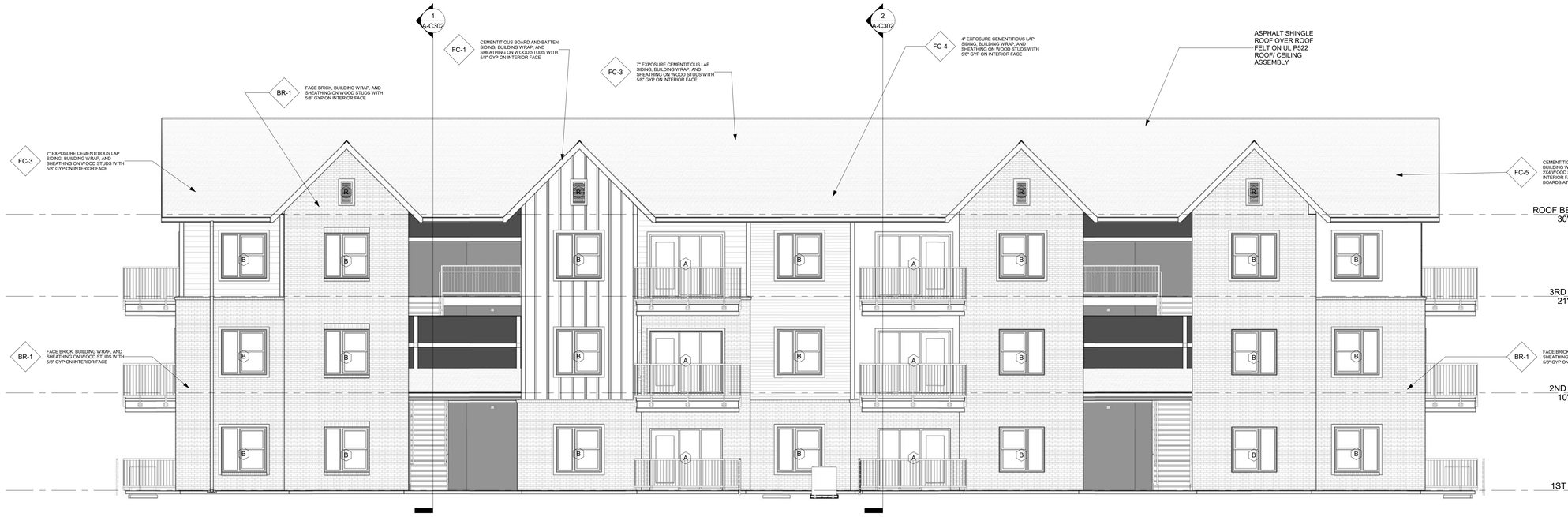
REVISION

No.	Description	Date

ELEVATIONS BLDG TYPE B

A-B202

Scale: 3/16" = 1'-0"



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

SCALE : 3/16" = 1'-0"

Wall Schedule - Front Elevation					
Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	3177 SF	70%	58.3%	Elevation - Front
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	502 SF	11%	9.2%	Elevation - Front
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	310 SF	7%	5.7%	Elevation - Front
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	154 SF	3%	2.8%	Elevation - Front
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	190 SF	4%	3.5%	Elevation - Front
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON 2X4 WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM BOARDS AT PANEL JOINTS, TYPICAL	236 SF	5%	4.3%	Elevation - Front
Grand total: 33		4568 SF		83.8%	

Window Schedule - Front Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	41' - 0"	48' - 0"	6	328 SF	6.0%	Elevation - Front
B	105' - 0"	105' - 0"	21	525 SF	9.6%	Elevation - Front
R	10' - 0"	5' - 4"	4	13 SF	0.2%	Elevation - Front
Grand total: 31	156' - 0"	158' - 4"	31	866 SF	15.9%	

2 BACK
3/16" = 1'-0"

SCALE : 3/16" = 1'-0"

Wall Schedule - Rear Elevation					
Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	3074 SF	65%	51.8%	Elevation - Rear
FC-1	CEMENTITIOUS BOARD AND BATTEN SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	398 SF	8%	6.7%	Elevation - Rear
FC-2	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FRY REGLET EXTRUSIONS AT PANEL JOINTS, TYPICAL	171 SF	4%	2.9%	Elevation - Rear
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	181 SF	4%	3.1%	Elevation - Rear
FC-4	4" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	517 SF	11%	8.7%	Elevation - Rear
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON 2X4 WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM BOARDS AT PANEL JOINTS, TYPICAL	391 SF	8%	6.6%	Elevation - Rear
Grand total: 54		4731 SF		79.7%	

Window Schedule - Rear Elevation						
Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	82' - 0"	96' - 0"	12	656 SF	11.1%	Elevation - Rear
B	105' - 0"	105' - 0"	21	525 SF	8.8%	Elevation - Rear
R	10' - 0"	5' - 4"	4	13 SF	0.2%	Elevation - Rear
Grand total: 37	197' - 0"	206' - 4"	37	1194 SF	20.1%	

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PRD Revision

SW Parnell Multi-Family
BENTONVILLE, ARKANSAS

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REVISION

No.	Description	Date

ELEVATIONS
BLDG TYPE C

A-C201

Scale: 3/16" = 1'-0"

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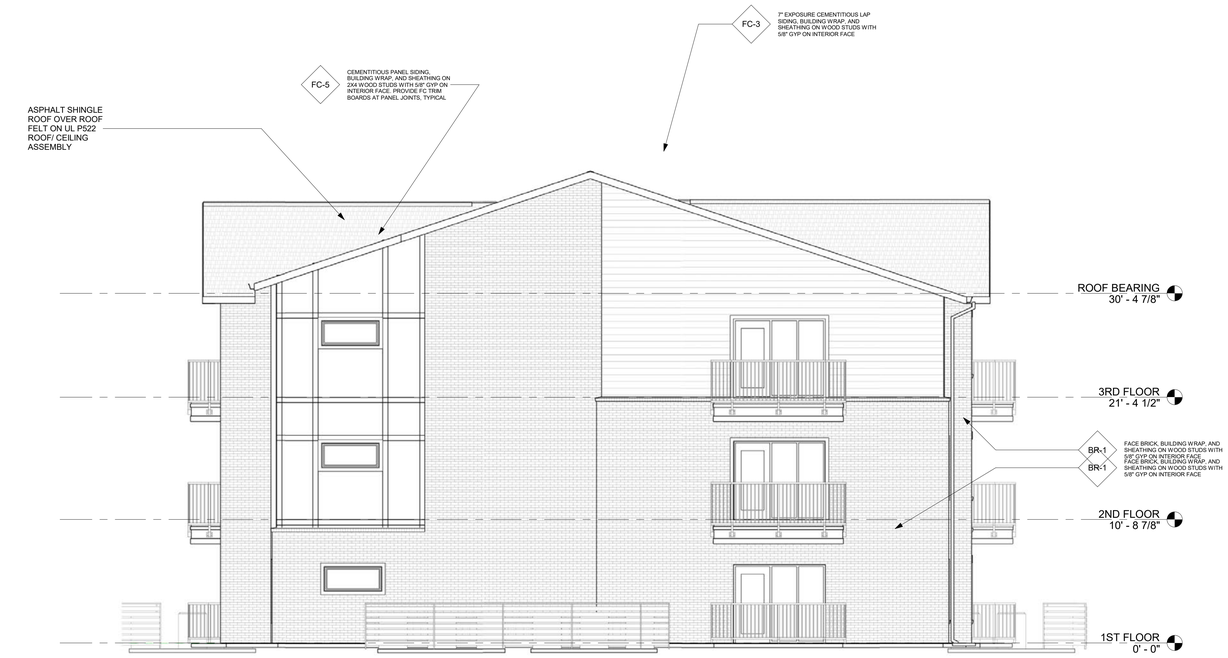

1 LEFT
3/16" = 1'-0"

0 4 8 16

SCALE : 3/16" = 1'-0"

Wall Schedule - Left Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1259 SF	65%	59.5%	Elevation - Left
FC-3	7" EXPOSURE CEMENTITIOUS LAP SIDING, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	389 SF	20%	18.4%	Elevation - Left
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON 2X4 WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM BOARDS AT PANEL JOINTS, TYPICAL	277 SF	14%	13.1%	Elevation - Left
Grand total: 7		1925 SF		90.9%	

Window Schedule - Left Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	20' - 6"	24' - 0"	3	164 SF	7.7%	Elevation - Left
F	6' - 6"	15' - 0"	3	33 SF	1.5%	Elevation - Left
Grand total: 6	27' - 0"	39' - 0"	6	197 SF	9.3%	

2 RIGHT
3/16" = 1'-0"

0 4 8 16

SCALE : 3/16" = 1'-0"

Wall Schedule - Right Elevation

Type Mark	Description	Area	Cladding Percentage	Percentage Total Exterior	Workset
BR-1	FACE BRICK, BUILDING WRAP, AND SHEATHING ON WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE	1259 SF	65%	58.8%	Elevation - Right
FC-5	CEMENTITIOUS PANEL SIDING, BUILDING WRAP, AND SHEATHING ON 2X4 WOOD STUDS WITH 5/8" GYP ON INTERIOR FACE. PROVIDE FC TRIM BOARDS AT PANEL JOINTS, TYPICAL	679 SF	35%	31.7%	Elevation - Right
Grand total: 7		1937 SF		90.6%	

Window Schedule - Right Elevation

Type Mark	Height	Width	Count	Area	Percentage Total Exterior	Workset
A	20' - 6"	24' - 0"	3	164 SF	7.7%	Elevation - Right
F	6' - 6"	15' - 0"	3	33 SF	1.5%	Elevation - Right
Grand total: 6	27' - 0"	39' - 0"	6	197 SF	9.2%	

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REVISION

No.	Description	Date

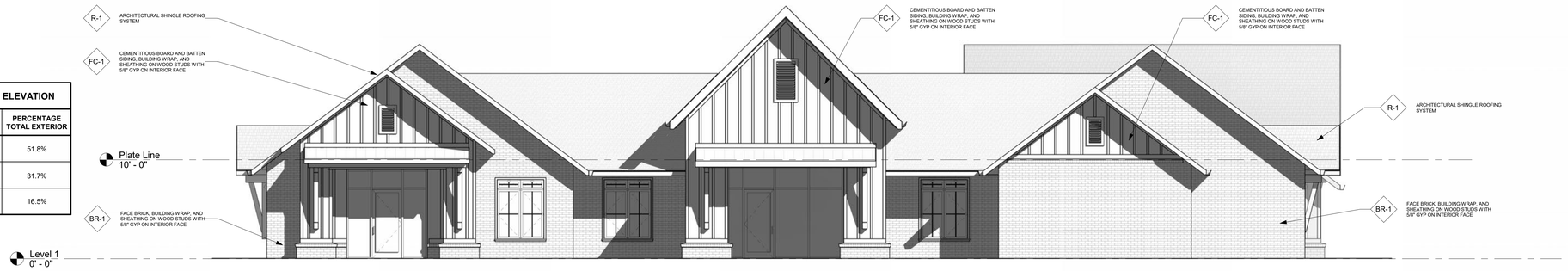
ELEVATIONS
BLDG TYPE C

A-C202

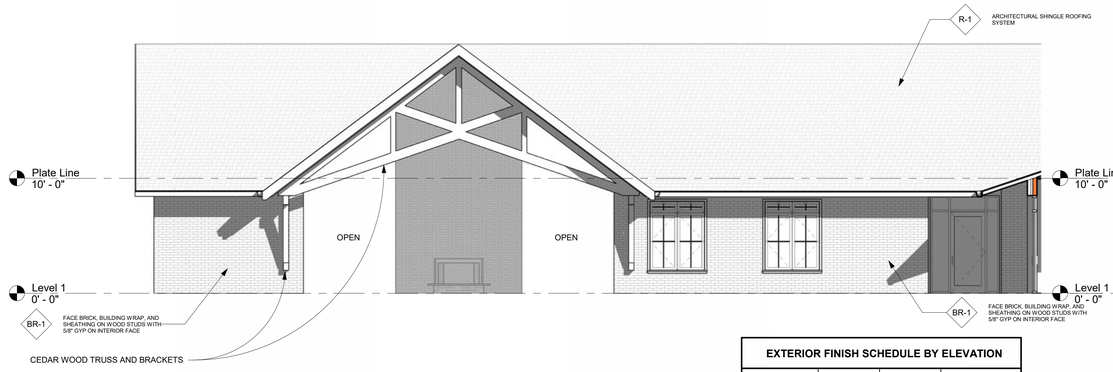
Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	829 SF	62.0%	51.8%
FIBER CEMENT SIDING	508 SF	38.0%	31.7%
DOORS/ WINDOWS	264 SF		16.5%

1,601 SF



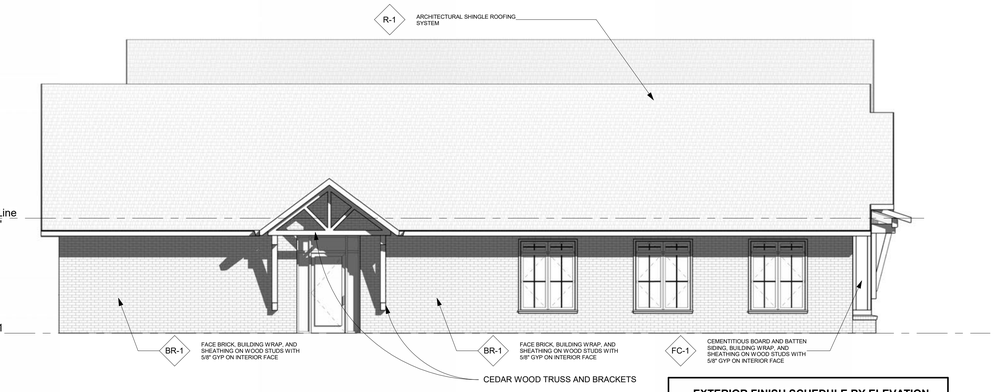
1 CLUBHOUSE FRONT ELEVATION
3/16" = 1'-0"



2a CLUBHOUSE LEFT ELEVATION CONTINUED
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	498 SF	100.0%	81.5%
FIBER CEMENT SIDING	0 SF	0%	0%
DOORS/ WINDOWS	113 SF		18.5%

611 SF



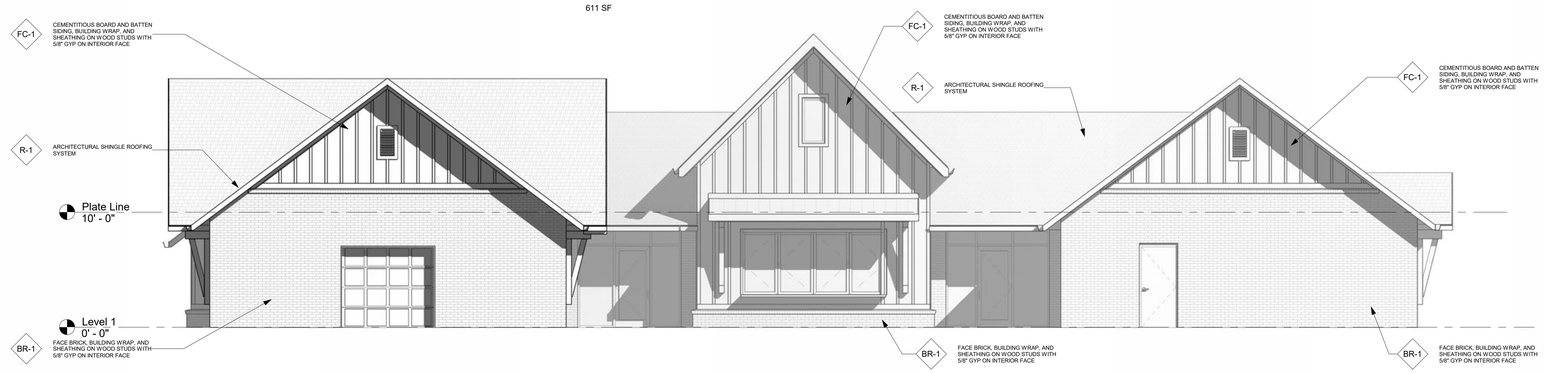
2 CLUBHOUSE LEFT ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	473 SF	95.9%	74.1%
FIBER CEMENT SIDING	20 SF	4.1%	3.1%
DOORS/ WINDOWS	146 SF		22.9%

639SF

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	824 SF	64.5%	51.7%
FIBER CEMENT SIDING	453 SF	35.5%	28.4%
DOORS/ WINDOWS	318 SF		19.9%

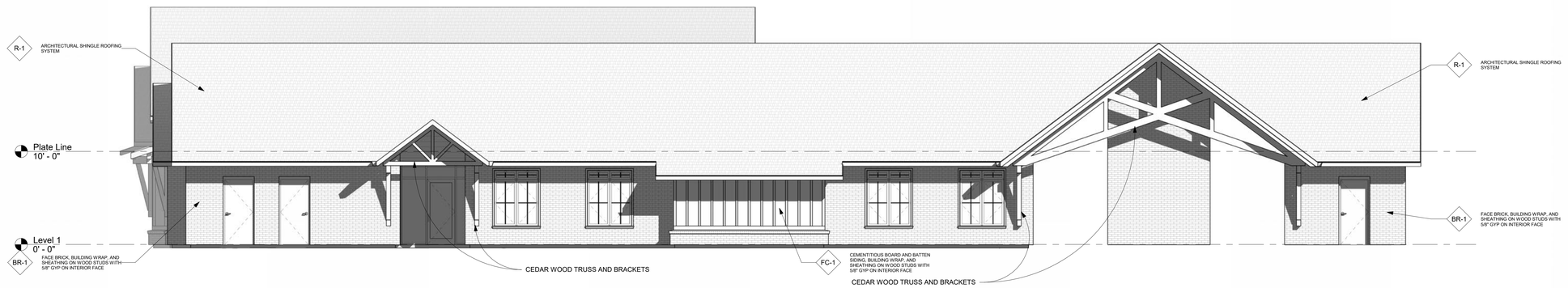
1,595 SF



3 CLUBHOUSE REAR ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	730 SF	87.2%	66.6%
FIBER CEMENT SIDING	107 SF	12.8%	9.8%
DOORS/ WINDOWS	259 SF		23.6%

1,096 SF



4 CLUBHOUSE RIGHT ELEVATION
3/16" = 1'-0"

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Little Rock, AR 72211

Landscape:
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10825 Financial Centre Pkwy #300
Little Rock, AR 72211

Structural:
FLEMING STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical Plumbing:
Energy Engineering Consultants Inc
10 Corporate Hill Dr Ste 100
Little Rock, AR 72205

PRD Revision

SW Parnell Multi-Family
BENTONVILLE, ARKANSAS
Project number: 4123-036
Project Issue Date: 03/29/24

REVISION

No.	Description	Date

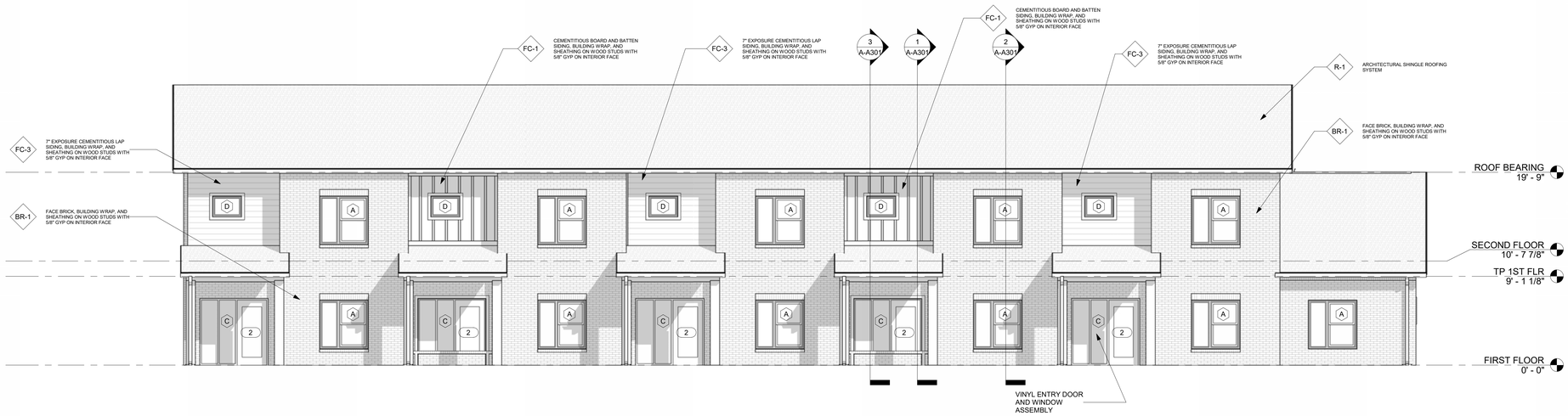
CLUBHOUSE ELEVATIONS

A-CH200
Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,435 SF	67.8%	50.1%
FIBER CEMENT SIDING	680 SF	32.2%	23.6%
DOORS/ WINDOWS	754 SF		26.3%
3,319 SF			

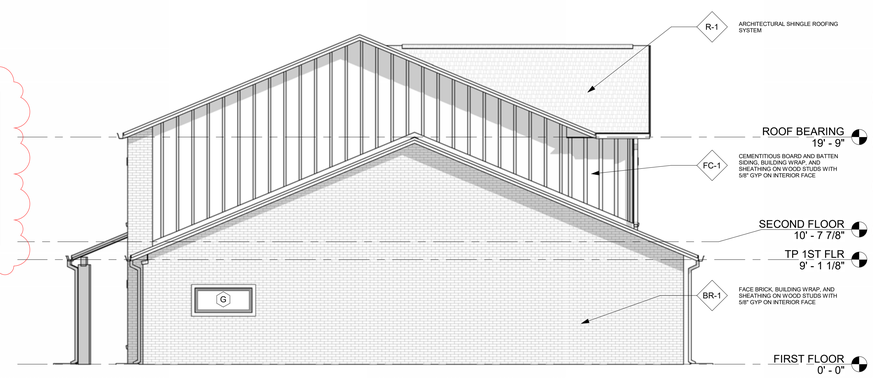
1 FRONT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,461 SF	62.6%	63.1%
FIBER CEMENT SIDING	307 SF	17.4%	13.3%
DOORS/ WINDOWS	547 SF		23.6%
2,315 SF			



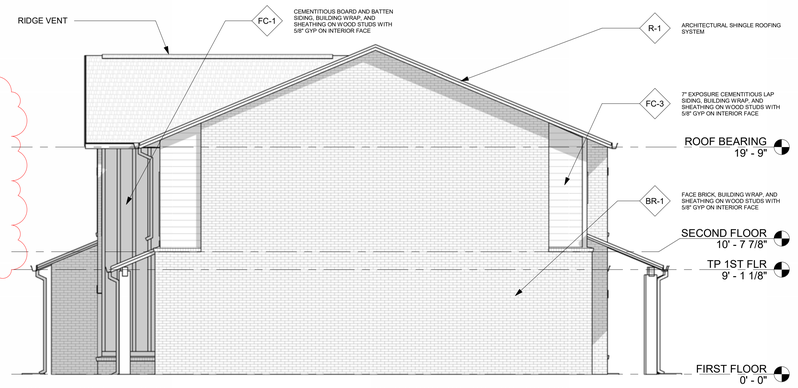
2 REAR ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	710 SF	66.6%	65.9%
FIBER CEMENT SIDING	356 SF	33.4%	33.1%
DOORS/ WINDOWS	11 SF		1.0%
1,077 SF			



3 LEFT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	920 SF	84.8%	84.8%
FIBER CEMENT SIDING	165 SF	15.2%	15.2%
DOORS/ WINDOWS	0 SF		0%
1,085 SF			



4 RIGHT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

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Structural:
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Mechanical Electrical Plumbing:
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PRD Revision

The Marshall Townhomes

Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 3/29/24

REVIEW ONLY; NOT FOR CONSTRUCTION

REVISION		
No.	Description	Date
1	Revision 1	Date 1

ELEVATIONS TOWNHOME TYPE 1A

A-A201
Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,323 SF	70.6%	50.4%
FIBER CEMENT SIDING	550 SF	29.4%	20.9%
DOORS/ WINDOWS	754 SF		28.7%
2,627 SF			

1 FRONT ELEVATION - TOWNHOME TYPE 1B

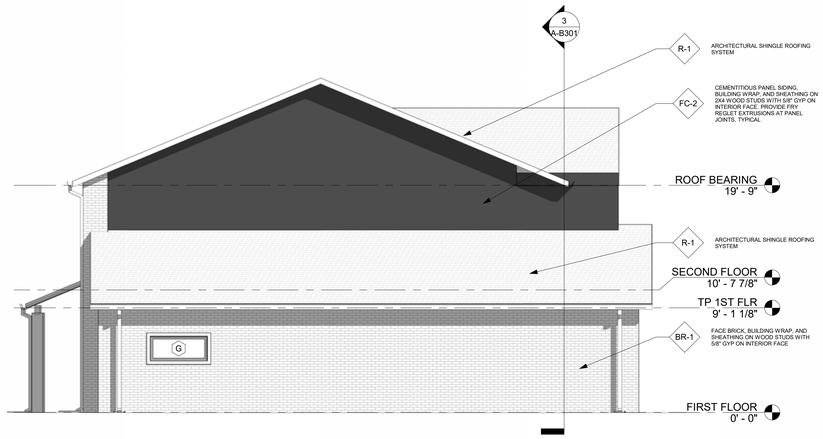
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,450 SF	82.3%	62.8%
FIBER CEMENT SIDING	311 SF	17.7%	13.5%
DOORS/ WINDOWS	547 SF		23.7%
2,308 SF			

2 REAR ELEVATION - TOWNHOME TYPE 1B

SCALE: 3/16" = 1'-0"

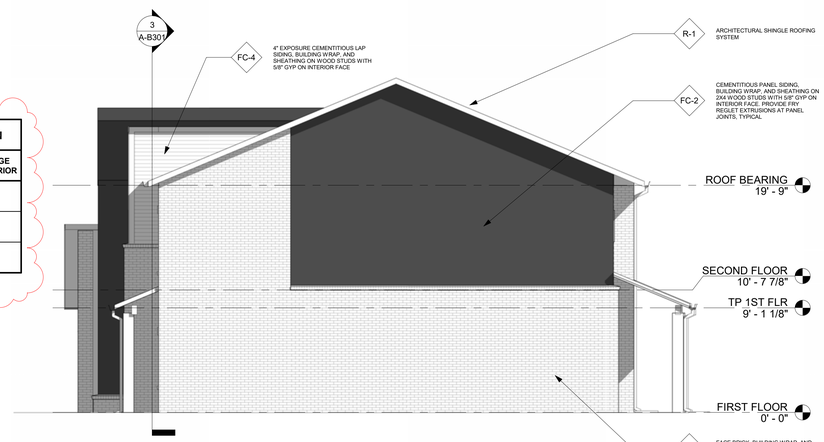
EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	453 SF	56.1%	55.4%
FIBER CEMENT SIDING	354 SF	43.9%	43.3%
DOORS/ WINDOWS	11 SF		1.3%
818 SF			



3 LEFT ELEVATION - TOWNHOME TYPE 1B

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	652 SF	59.3%	59.3%
FIBER CEMENT SIDING	448 SF	40.7%	40.7%
DOORS/ WINDOWS	0 SF		0%
1,100 SF			



4 RIGHT ELEVATION - TOWNHOME TYPE 1B

SCALE: 3/16" = 1'-0"

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Structural:
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Mechanical Electrical Plumbing:
MEP

PRD Revision

The Marshall Townhomes

Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 3/29/24

REVIEW ONLY; NOT FOR CONSTRUCTION

REVISION			
No.	Description	Date	
1	Revision 1	Date 1	

ELEVATIONS TOWNHOME TYPE 1B

A-B201

Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,501 SF	66.8%	50.0%
FIBER CEMENT SIDING	747 SF	33.2%	24.9%
DOORS/ WINDOWS	754 SF		25.1%

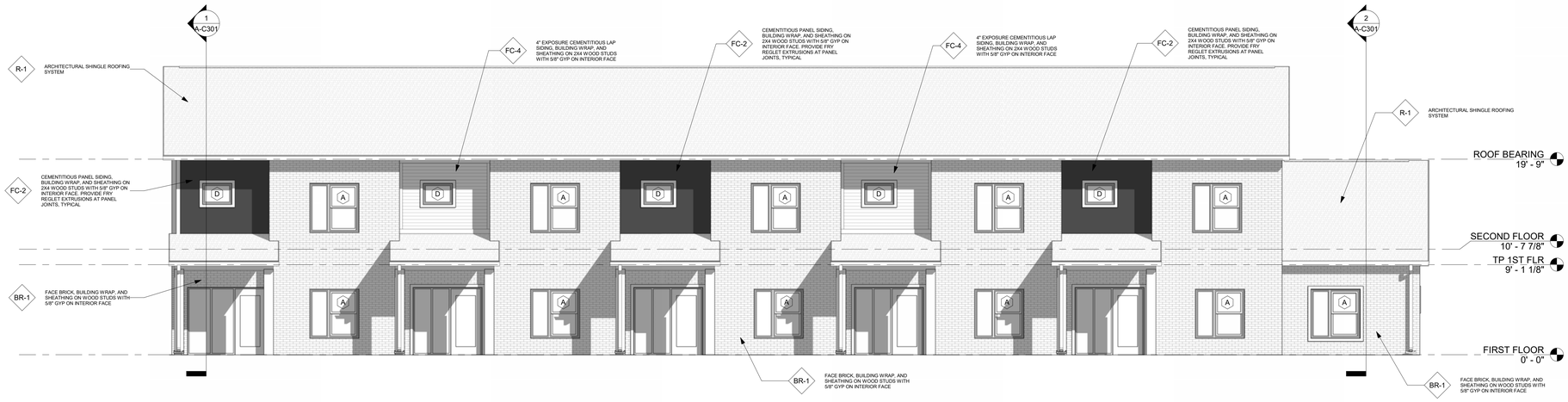
3,002 SF

1 FRONT ELEVATION - TOWNHOME TYPE 1C

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,461 SF	82.3%	63.1%
FIBER CEMENT SIDING	307 SF	17.4%	13.3%
DOORS/ WINDOWS	547 SF		23.6%

2,315 SF

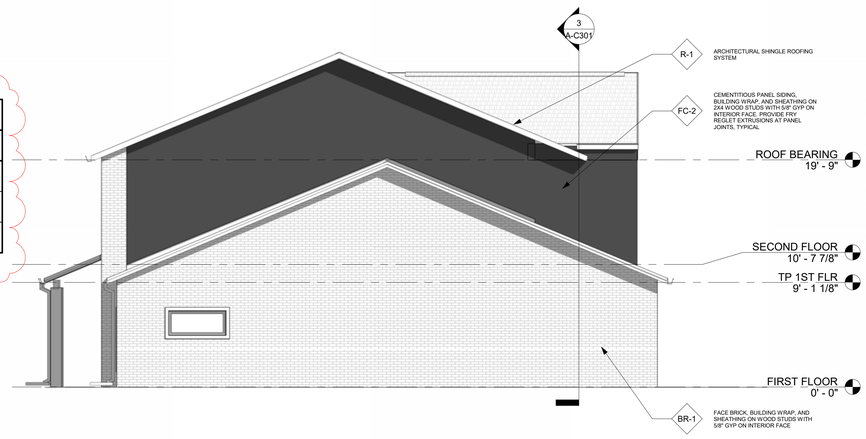


2 REAR ELEVATION - TOWNHOME TYPE 1C

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	695 SF	63.8%	63.2%
FIBER CEMENT SIDING	394 SF	36.2%	35.8%
DOORS/ WINDOWS	11 SF		1.0%

1,100 SF

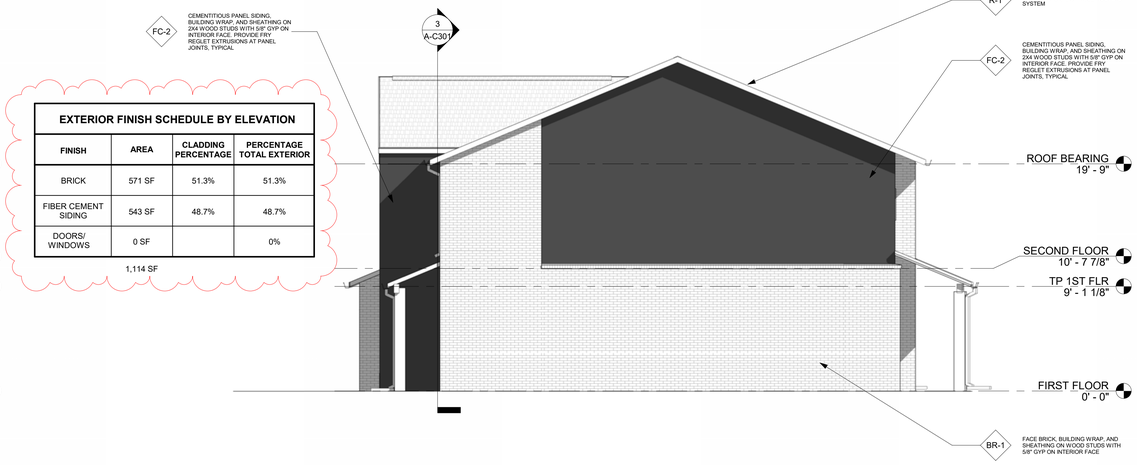


3 LEFT ELEVATION - TOWNHOME TYPE 1C

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	571 SF	51.3%	51.3%
FIBER CEMENT SIDING	543 SF	48.7%	48.7%
DOORS/ WINDOWS	0 SF		0%

1,114 SF



4 RIGHT ELEVATION - TOWNHOME TYPE 1C

SCALE: 3/16" = 1'-0"

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Structural:
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Mechanical Electrical Plumbing:
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PRD Revision

The Marshall Townhomes

Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 3/29/24

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REVISION

No.	Description	Date
1	Revision 1	Date 1

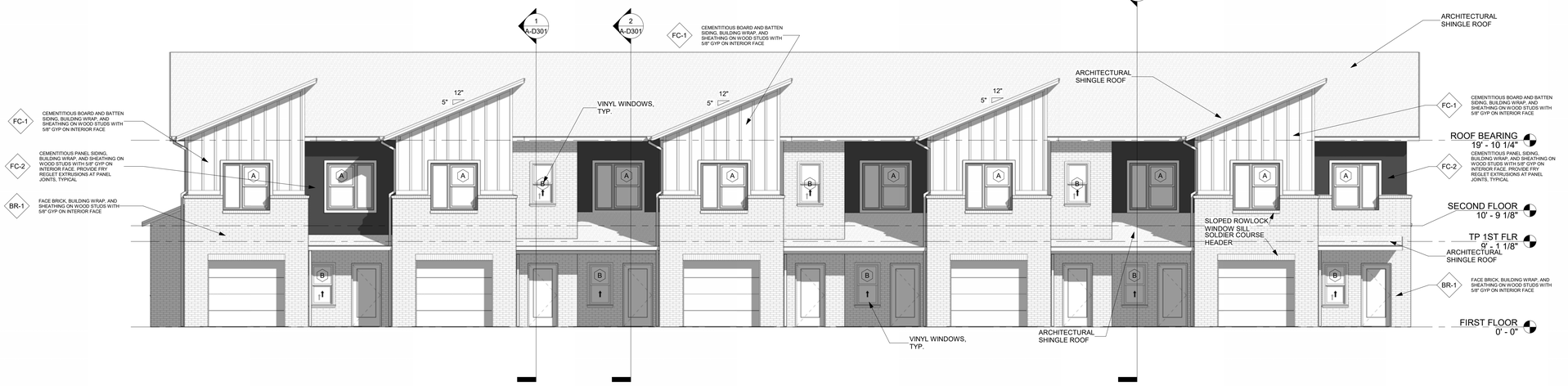
ELEVATIONS TOWNHOME TYPE 1C

A-C201

Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,847 SF	73.0%	55.6%
FIBER CEMENT SIDING	681 SF	26.8%	20.6%
DOORS/ WINDOWS	791 SF		23.8%

3,319 SF

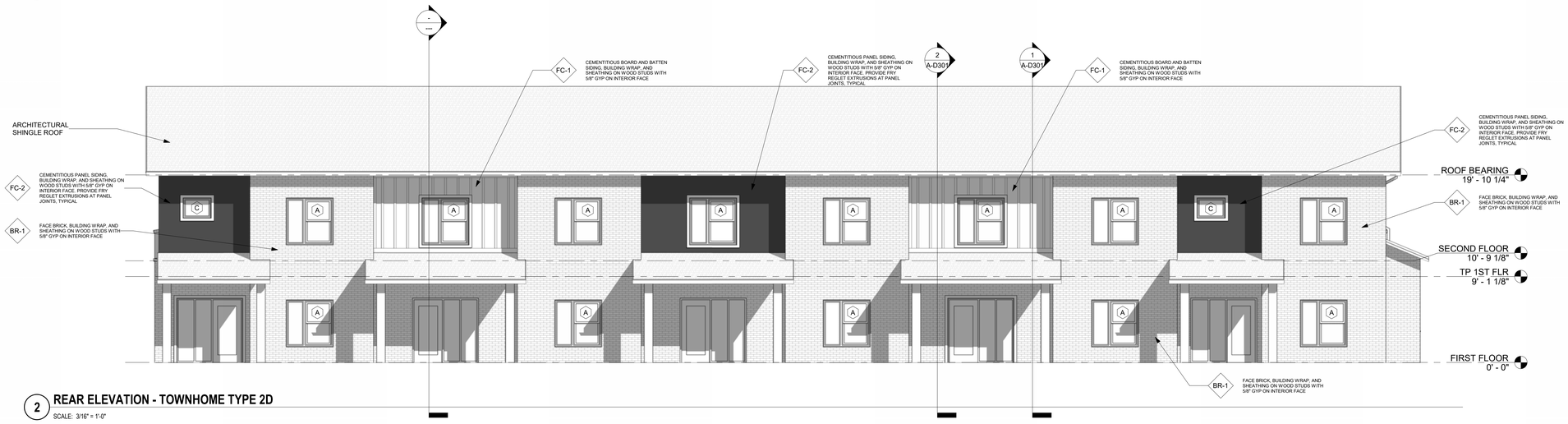


1 FRONT ELEVATION - TOWNHOME TYPE 2D

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,607 SF	78.6%	61.3%
FIBER CEMENT SIDING	437 SF	21.4%	16.7%
DOORS/ WINDOWS	577 SF		22.0%

2,621 SF

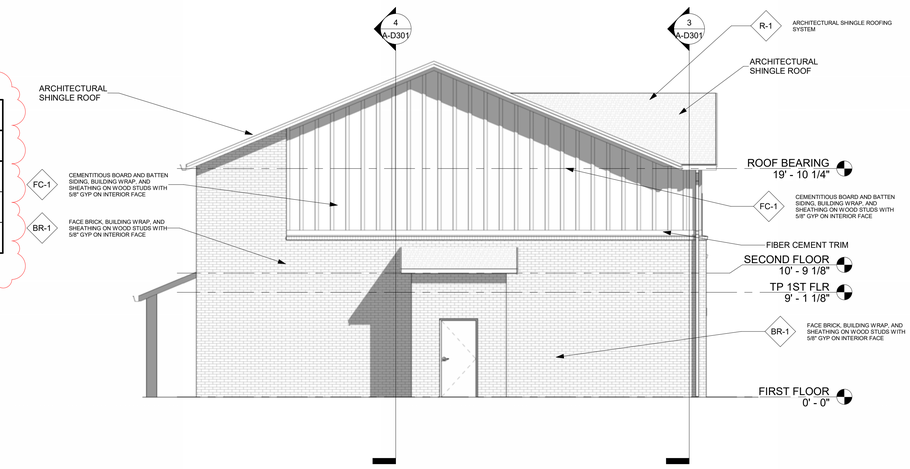


2 REAR ELEVATION - TOWNHOME TYPE 2D

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	681 SF	64.3%	62.2%
FIBER CEMENT SIDING	378 SF	35.7%	35.6%
DOORS/ WINDOWS	23 SF		2.2%

1,062 SF

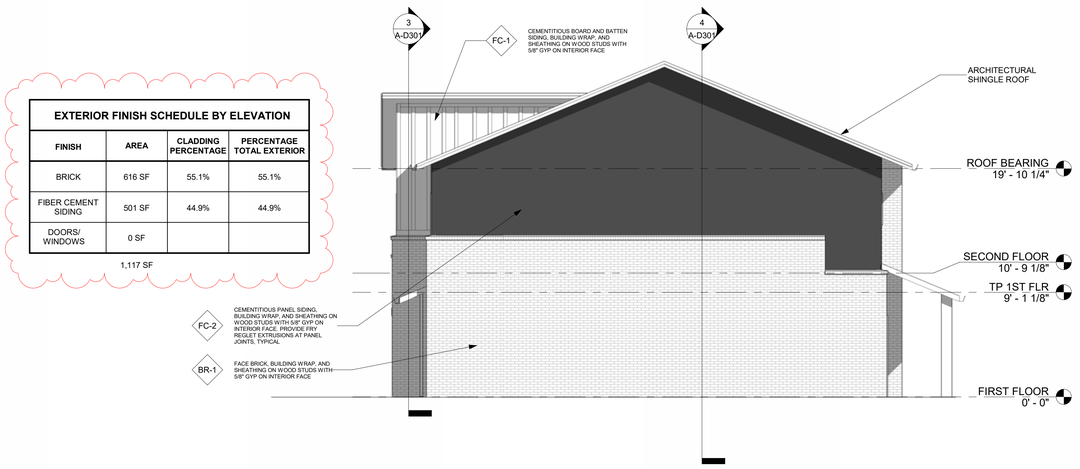


3 LEFT ELEVATION - TOWNHOME TYPE 2D

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	616 SF	55.1%	55.1%
FIBER CEMENT SIDING	501 SF	44.9%	44.9%
DOORS/ WINDOWS	0 SF		

1,117 SF



4 RIGHT ELEVATION - TOWNHOME TYPE 2D

SCALE: 3/16" = 1'-0"

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3/26/2024 12:47:45 PM \\192.168.20.3\VCC Architects\08 - DCI Dsesion\1923-037 The Marshall Townhomes\Models\REVISED BRICK %\Building Type 2D_rear feature removed.rvt

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PRD Revision

The Marshall Townhomes

Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 3/29/24

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REVISION		
No.	Description	Date
1	Revision 1	Date 1

ELEVATIONS TOWNHOME TYPE 2D

A-D201

Scale: 3/16" = 1'-0"

	Downtown Bentonville Pocket Community
	204 Northeast 7th Street and 606 Northeast A Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	PRD24-0001
Applicant / Current Owner	Ecological Design Group/Meadowglade II LTD Partnership
Site Area	+/- 0.77 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Duplex, Townhome, Multifamily Residential
Related projects	

Property Description

The subject property is presently two lots addressed as 606 Northeast A Street and 204 Northeast 7th Street. They are contiguous to each other, and are currently home to two duplexes, or four units, total. Together, the properties have direct access to both A and 7th Streets.

The property is presently zoned R-1, Low-Density Single-Family Residential with a land use designation of Medium Density Residential (MDR). The current use in the R-1 zoning district would make these properties legal non-conforming uses. Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the North and R-1, Low-Density Single-Family Residential to the East, West, and South. Land uses include MDR to the North, West, and South, and Open Space to the East.

Project Details

The applicant is proposing a PRD on the subject property, to include four total structures collectively consisting of fifteen units. Between the four structures, one would be a duplex, two would be townhomes, and one would be a 6-plex multifamily structure. One townhome unit would directly front A Street, while the three of the units on the 6-plex, and two of the units on the other townhome would face the Razorback Greenway to the East. The unit mix is six studios, six 1-bed, and three 2-bed. The proposed

Project Details

structures will be constituted from a palette of materials including metal panel, cementitious stucco, cast-in-place concrete, treated wood, and fiber-cement panel. The two-story building scale is generally in keeping with the existing homes nearby.

The site incorporates the 15% greenspace requirement throughout the site, breaking it down into for distinct areas. A promenade off of A Street connects the site to the public realm and access the lower and upper courts. Another space off of 7th Street, and connected to the other side of the lower and upper courts, is a trailhead designed to integrate with the public space and Greenway to the east. In total, 22.5% of the site is given to accessible open space. These spaces, as shown in the applicant's material, appear programmed with high quality landscaping, walking paths, seating areas, and generally designed as communal space for both the development and the public at-large.

The applicant is proposing to build 9 off-street parking and 5 on-street public parking spaces for the development. While the spaces on 7th Street are public and liable to be used by non-residents, overnight, these spaces will likely be vacated during the peak demand for parking for residents of the development. The only allowable uses the applicant is proposing are the three uses they are showing, being two-family, townhomes, and multifamily. No street improvements are proposed on A Street, however the on-street parking and small widening are proposed along 7th Street.

Relationship to the General Plan / Projected Traffic Impact

This property has a future land use designation of Medium Density Residential (MDR), which aligns with a PRD zoning request. This is also located in Priority Area 1, Downtown Intensification. This proposed development does intensify the property, and does so with respect to the surrounding neighborhood, keeping the building scale and form limited. This property is located on a collector street, so a higher intensity would be appropriate along that frontage. The development fronts and has access to the Razorback Greenway and mountain bike trail system. While vehicle traffic will increase from the site due to the increase in total units, many trips will be replaced by walking or biking due to the proximity of the trail system and also the well-established street grid in this part of town.

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

This proposal appears to meet the intent of the Community Plan in increasing intensity in the downtown area. This proposal accomplishes this by utilizing the site in a way that keeps the building form to a low profile while increasing the total number of units, allowing the proposed development to mix into the neighborhood in a subdued manner. The total lot coverage of the proposed buildings would be in line or similar to the total lot coverage of some of the large single-family homes nearby.

The increased intensity is well-situated along both a collector roadway, Northeast A Street, and the main spine of the regional trail system, the Razorback Greenway. The intensity would be appropriate along the relatively higher trafficked corridor of A Street, and also provide more Bentonville residents an opportunity to have access to use the trail system for commuting and recreation.

The property proposes a high-quality product, being both the site design and landscaping as well as the

Analysis / Waivers

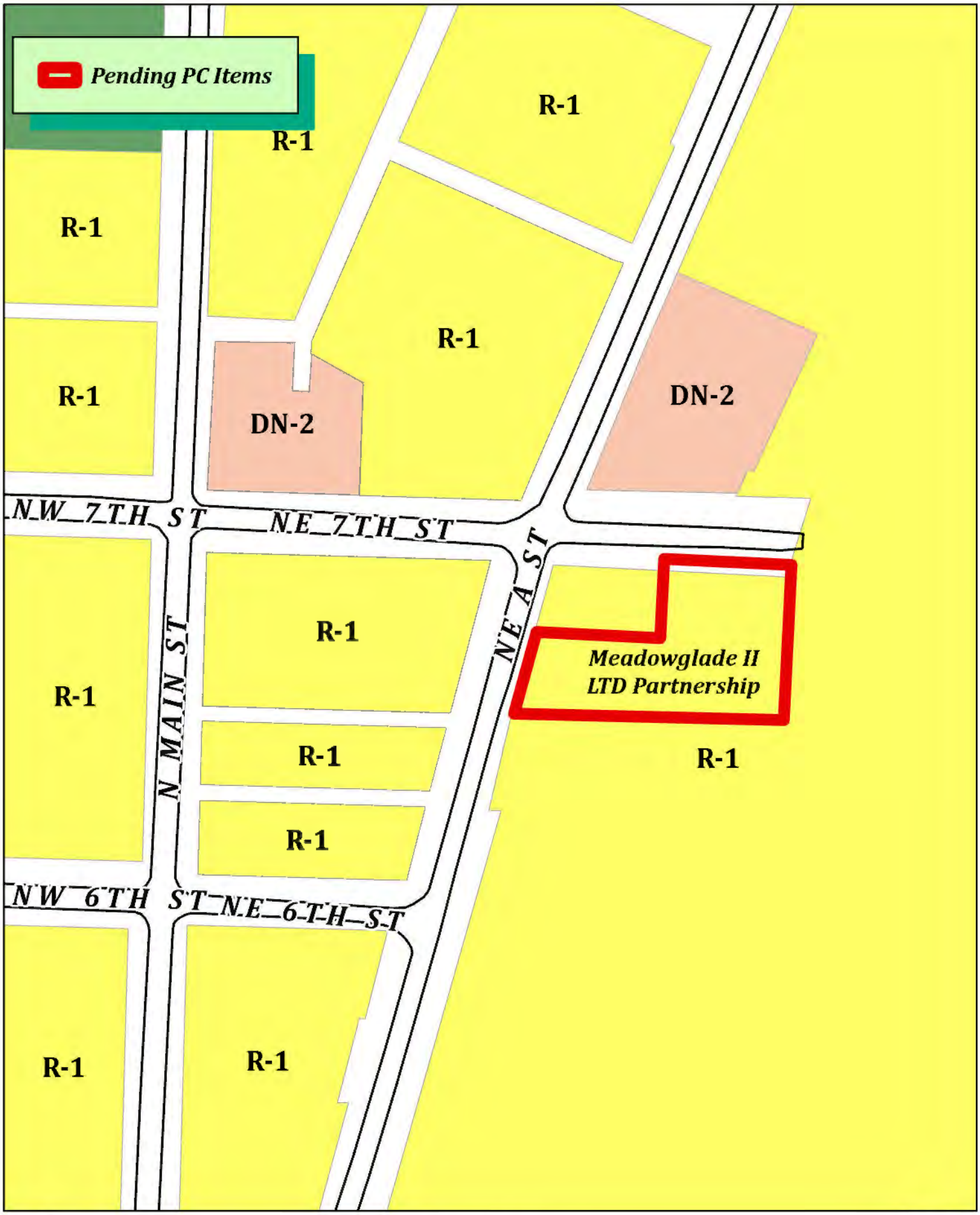
building design and form. The site is designed to welcome the public into it and through it to the trail system, adding a potential amenity to this neighborhood. While the immediate neighborhood is predominately single-family, the zoning nearby is somewhat more of a mix, with some DN-2 located across the street and one block west. The neighborhood Northeast of downtown has slowly seen a mix of zoning and housing types of late, with more density showing up in areas within a few blocks North of downtown. This proposal follows others that have been constructed in the last few years to take advantage of the trail system including Oz Village and Black Apple.

All landscape requirements, including buffering, will be followed and reviewed at the LSD stage. These items are not modifiable through the PRD.

Conclusion

Staff recommends approval of this PRD request as it follows the intent of the Bentonville Community Plan and aligns with the land use designation the property currently has.

Additional Details



PRD24-0001
Meadowglade II LTD Partnership
R-1 to PRD

SANDERS PACE ARCHITECTURE T. 865 329 0316 F. 865.546 2348 514 W Jackson Ave Knoxville, Tennessee 37902

E|D|G

COMMUNITY DEVELOPMENT NWA

PRD SUBMISSION

PRD24-0001

February 29, 2024

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CIVIL ENGINEER + LANDSCAPE ARCHITECT:
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Brahm Driver
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DOWNTOWN BENTONVILLE POCKET COMMUNITY

Project Description

In 2022, Community Development NWA (formerly known as Community Development Corporation of Bentonville/Bella Vista) initiated a project to address the need of housing for local Bentonville employees in the Downtown Core. The project is part of the Walton Family Foundation Northwest Arkansas Design Excellence program. Two public forums were hosted that presented housing opportunities in Bentonville for the community. This PRD is the resultant of the multiple voices and feedback that we received from the local Bentonville community.

CDNWA currently owns several properties within this area and these aging properties have reached their useful lifespan. Bentonville's growth over the last 20+ years has significantly impacted property values generating economic strain in its community which has created few new housing opportunities for its residents. With the redevelopment of CDNWA's holdings imminent, they seek to offer new housing opportunities that are inserted contextually and sensitively to the scale of Bentonville.

This application is for one of these holdings which consists of two attached parcels at the corner of NW A Street and 7th Street. The property is currently zoned R-1 with a future land use of DN-2 which recommends a density of 8-12 dwelling units per acre. This submission seeks to replace two existing 2-family homes with 4 new buildings which add a total of 15 new units distributed within these combined parcels. resulting in a total density of 24 dwelling units per acre. The footprint, massing, and site relationship of each of the 4 buildings is similar in scale to neighoring buildings which helps to preserve the character and historic development pattern while also providing increased housing opportunities for Bentonville residents.

Description of Proposed Residential Land Uses and Zoning + Building Code

Current Zoning: R-1 Single-family Residential

Future Land Use: Medium Density Residential (DN-2)

The PRD includes the following building allocations:

Housing:
4 buildings are proposed with 15 units total. Unit Mix:

Studio Units: 40% (6 Units)
1 Bedroom: 40% (6 Units)
2 Bedroom: 20% (3 Units)

The buildings proposed are as follows:

Building A (Footprint: 1602 SF/5.9% of Total Land Area):
Townhouses (3 units), unsprinklered.
3 x 1 bedroom
Building B (Footprint: 1,127 SF/4.1% of Total Land Area):
Duplex (2 units), unsprinklered.
1 x 1 bedroom
1 x 2 bedroom
Building C (Footprint: 2,219 SF/8.1% of Total Land Area):
Multifamily (4 units), sprinklered.
2 x 2 bedroom
2 x 1 bedroom
Building D (Footprint: 1,609 SF/5.9% of Total Land Area)
Multifamily (6 units), sprinklered.
6 studios

Parking:
Off-street parking will be treated as an extension of accessible public space so the area can be utilized for a variety of uses rather than parking. Our aim is that the on site parking could be utilized as a courtyard when it is under utilized.

9 off-street parking spaces
5 parking spaces accessed from 7th Street (on-street)
14 parking spaces total (.94/Unit)

Accessible Public Space:
The site planning strategy takes advantage of its proximity and walkability to Bentonville's Downtown Square and its unique position at a trail entrance by exceeding the 15% minimum with 22.5% of the site dedicated to common useable open space and recreation opportunities which are accessible to both residents and non-residents alike. Spaces include:

A Street Promenade (2,062 SF/ 7.5% of Total Land Area)
Lower Court (2,223 SF/ 8.1% of Total Land Area)
7th Street Trailhead Terrace (1,495.5 SF/ 5.4% of Total Land Area)
Upper Court (350.2 SF/ 1.3% of Total Land Area)

Description of Compliance with PRD Development Criteria

This residential development project utilzes Smart Growth and Traditional Neighborhood Design principals to provide a variety of housing types and densities with varrying price points on 2 parcels located within the Downtown Intensification Zone defined in the 2018 Bentonville Community Plan.

This proposal includes 4 detached structures on 2 parcels each providing a mix of unit types including Studios, 1-Bedroom, and 2-Bedroom units. The footprint, massing, and site relationship of each of the 4 buildings is similar in scale to neighoring buildings which helps to preserve the character and historic development pattern while also providing increased housing opportunities for Bentonville residents.

The site planning strategy takes advantage of its proximity and walkability to Bentonville's Downtown Square and its unique position at a trail entrance by exceeding the 15% minimum with 22.5% of the site dedicated to common useable open space and recreation opportunities which are accessible to both residents and non-residents alike. Though parking is not considered as open space in the PRD regulations, our aim is that the on site parking in our project can be utilized as courtyard when it is not occupied as parking. The distribution of the public space to housing is equitable as it seeks to follow the scale of the surrounding neighborhood. The project is meant to be an invitation to the public. It is meant to be seen as positive example of a combination of housing and open space.

The building layouts and site access points limit disturbance by varying entry elevation points to cloesly match existing grade. This strategy will help preserve natural features and limit soil erosion while also providing a variety of high quality public spaces including an entry promenade which provides access to upper and lower court spaces overlooking Bentonville's famous network of trails. An upper plaza space is also provided which will become a more intimate gathering place and organizing feature for the development.

Universal accessibility is also a goal of this project. Accessible routes are incorporated into the sidewalk and open space network of the moderately sloped site which allows for an accessible entry point to each of the development's 15 units.

Allowable Building Uses
Duplex (Two Family Residential)
Townhomes
Multi-family Residential

Description of Structural Design

The project will consist of four building that are two stories high.
The buildings will be built out of CLT (cross laminated timber). It is a sustainable and renewable material that is stronger than conventional wood construction and acts both as structure and also an interior finish. The project will act as an example and precedent for other housing projects in Northwest Arkansas. It will be following the momentum of other construction projects in the region that use CLT like the new Walmart Headquarters, the University of Arkansas library annex, and the University of Arkansas Adohi Hall residential building.

The buildings offer a variety of types and forms. The roof lines have varied articulation and are sensitive to the surrounding buildings and context. The four buildings are meant to follow the building scale of the neighborhood as they have similar building footprints and heights to the existing context. Not only does it intend to follow the scale of the forms of the neighborhood but also follow the scale of the residual spaces in between buildings. Our aim is to be respectable of the existing scale of the neighboorhood while also acting as an exemplary missing middle housing or gentle density project.

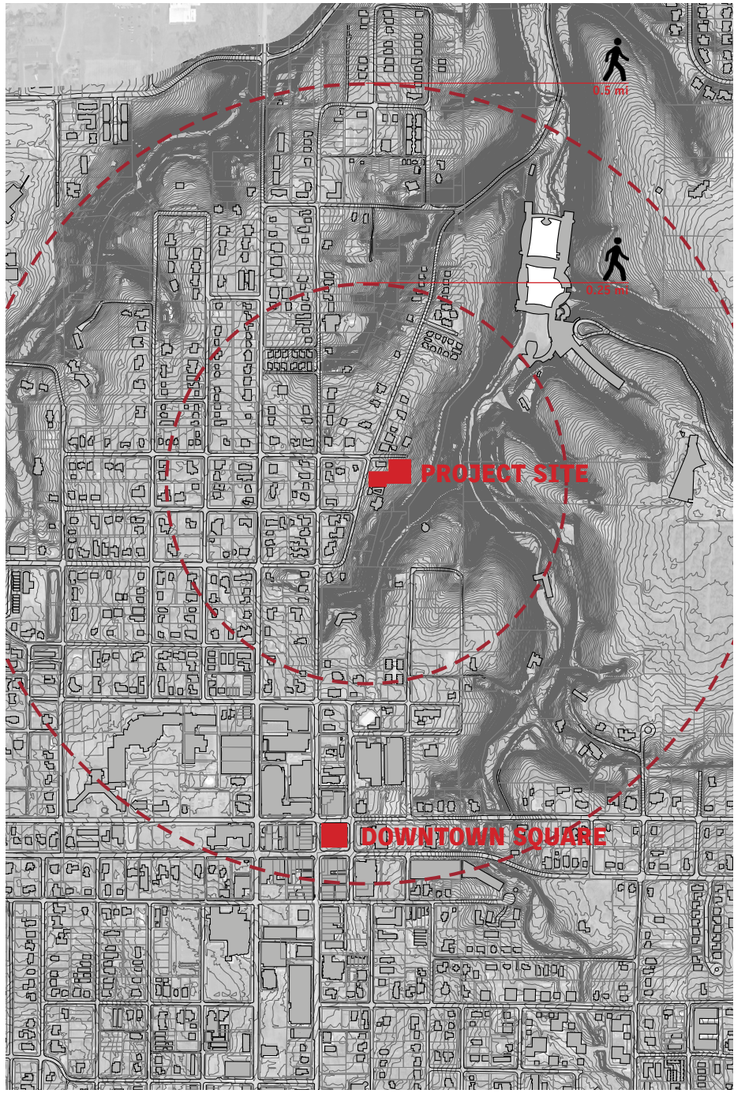
Property Ownerhip + Management

The two existing tracts/parcels will be combined into one as part of this process. Community Development Northwest Arkansas will continue to own and manage the property, and the new buildings will consist entirely of rental units. The northernmost lot line will be adjusted to accommodate on-street ninety degree parking fully within the right-of-way.

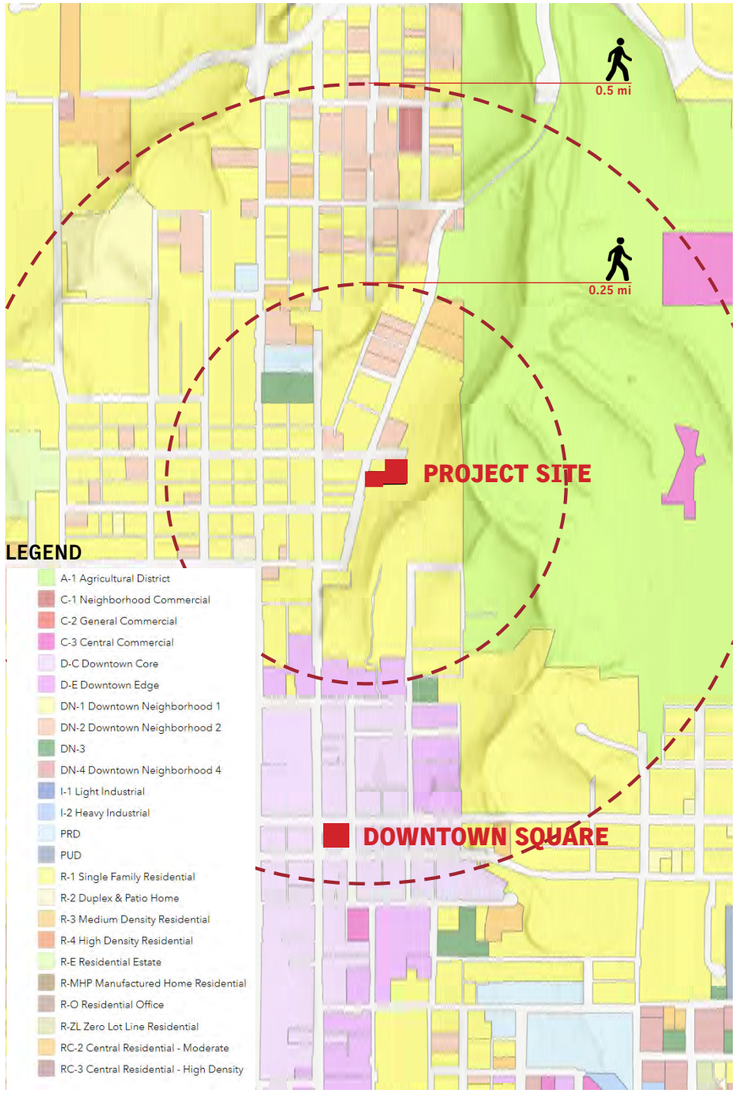
Street Improvements

The property is located at the corner of NE A Street and NE 7th Street. NE A Street is classified as a Downtown Collector. The design team will not be widening the curb line along NE A Street due to the short length of property frontage. Additionally, the project will provide a 32'-6" ROW dedication per the Master Street Plan along with a 5' sidewalk on NE A St. NE 7th Street is classified as a Downtown Local. The design along this street will include road widening, 9' wide landscape buffer, 8' wide sidewalk, and 90 degree on-street parking. While the full design doesn't meet the Master Street Plan, we are providing additional ROW dedication than required.

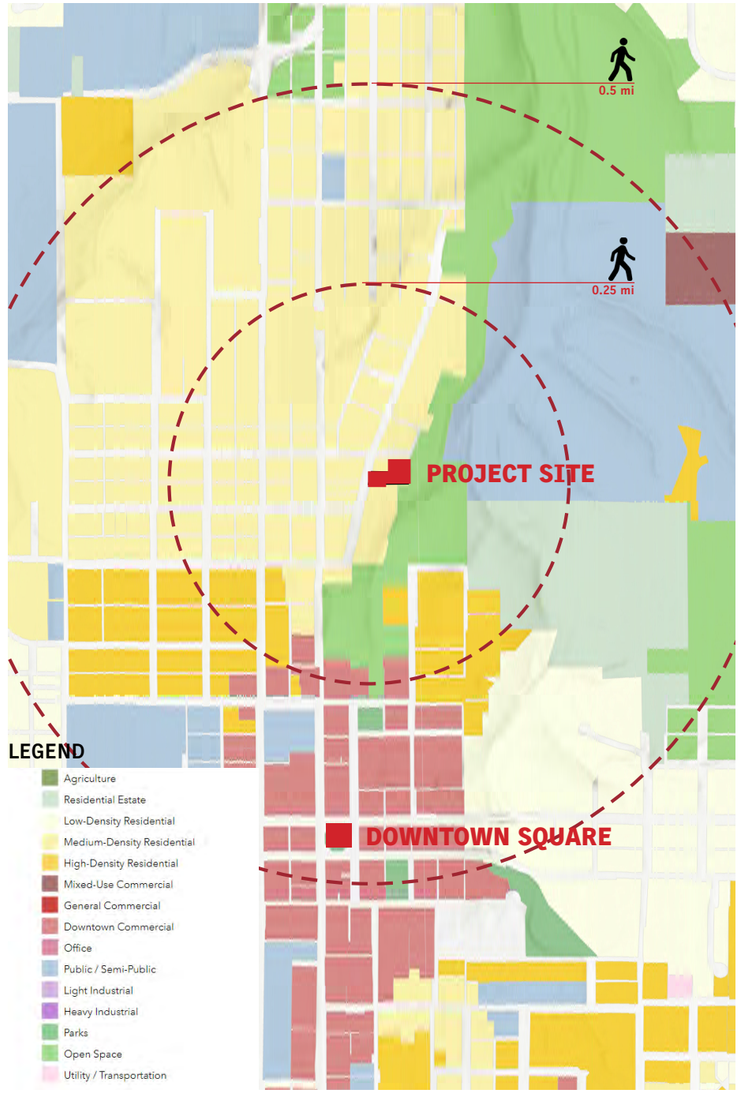
Location Plan



Current Zoning R-1 Single Family Residential



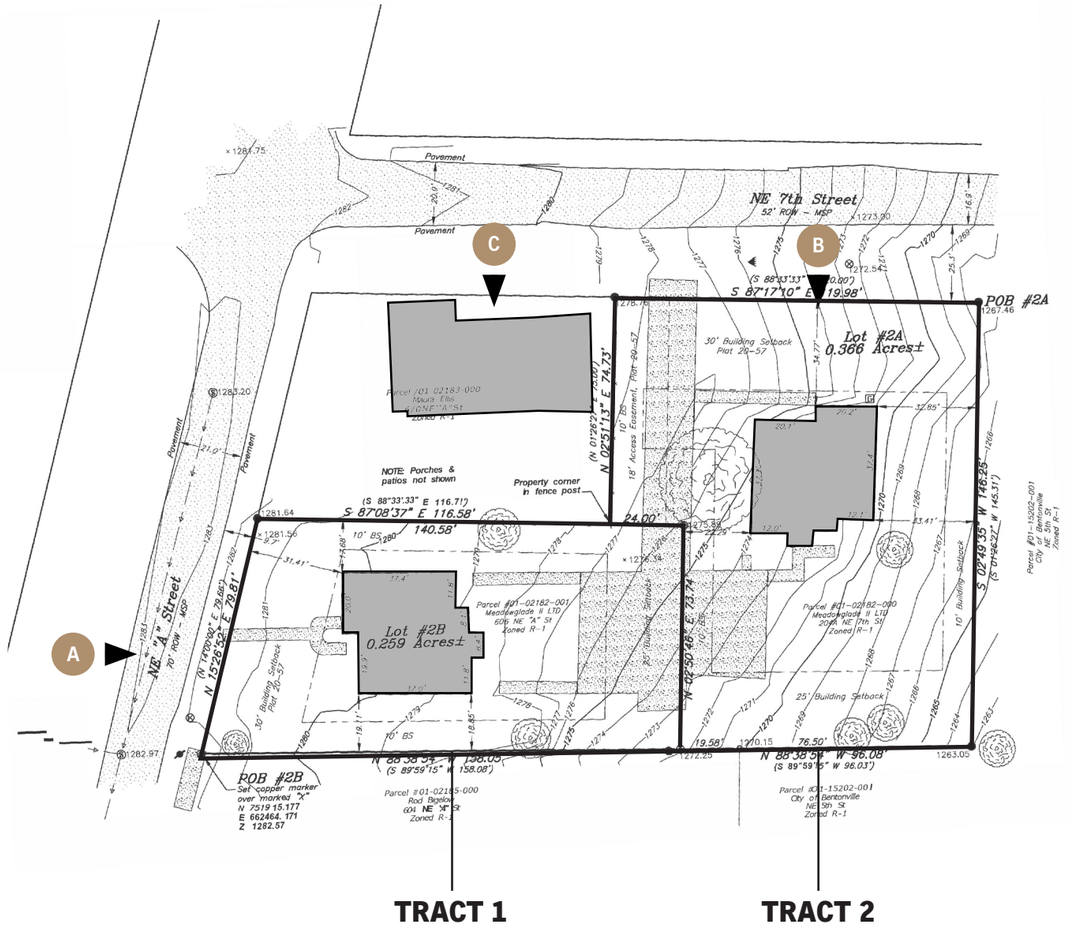
Future Land Use Medium Density Residential



Survey/Existing Conditions

Site Summary:

Total Site Area:	27,247 SF (0.63 Acres)
Area Tract 1 (Parcel 01-02182-001):	11,301 SF (0.26 Acres)
Area Tract 2 (Parcel 01-02182-000):	15,946 SF (0.37 Acres)
Existing Density:	4 units (6.3 du/ac)



SCALE: 1" = 50'

N

0' 25' 50'

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PRD Submission

February 29, 2024

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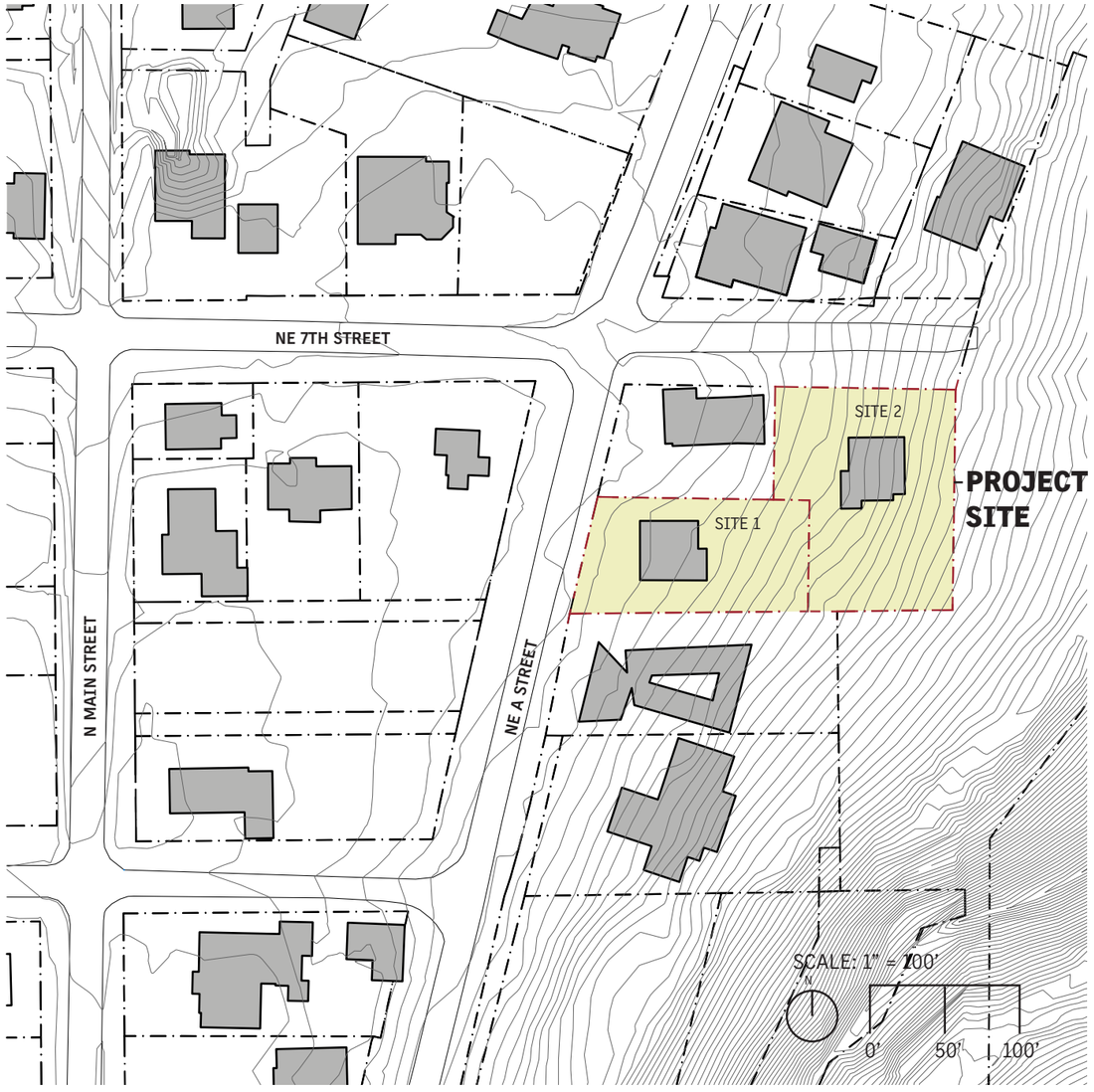
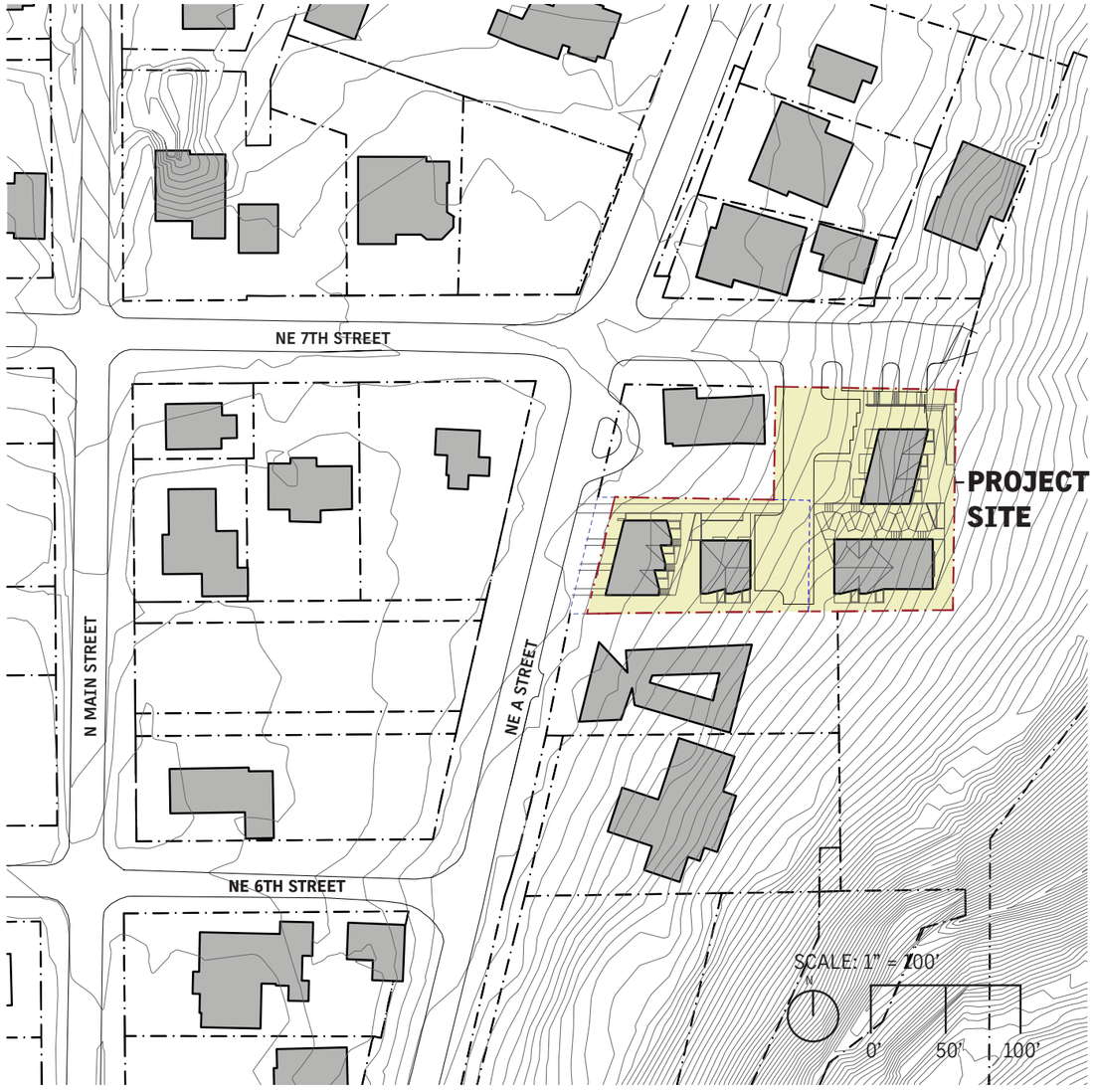
PRD Submission
February 29, 2024

Existing Conditions (Two tracts)



Proposed Site Plan (Consolidated tract)



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PRD Submission
February 29, 2024

PLAN SET

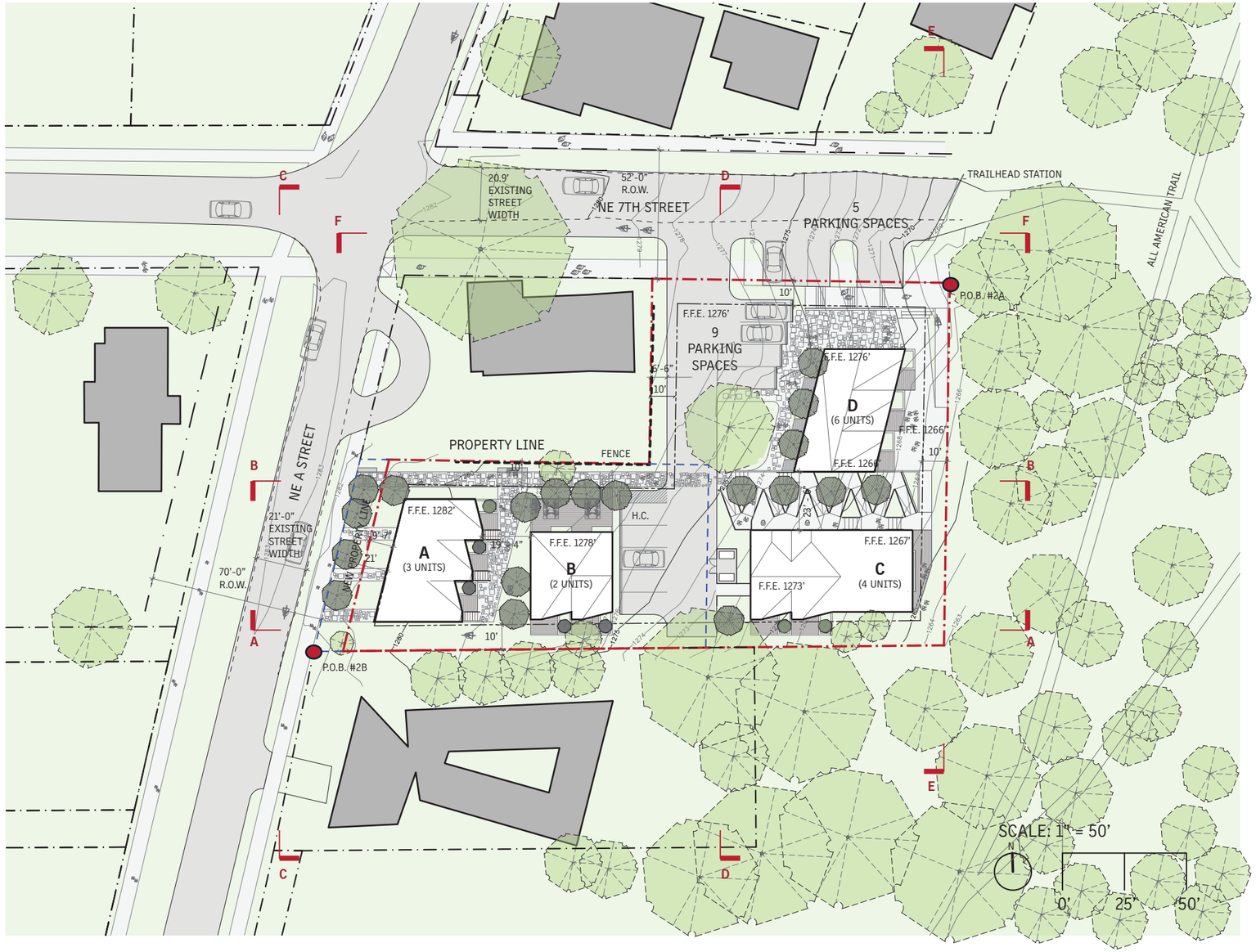
Master Site Plan

Project Summary:

Building Height Proposed:	30'-0" (Top of Ridge)
Maximum Building Height Permitted:	36'-0"
Proposed Density:	15 units total (24 du/ac)
Building A:	3 x 1 bedroom
Building B:	1 x 1 bedroom 1 x 2 bedroom
Building C:	2 x 2 bedroom 2 x 1 bedroom
Building D:	6 x Studios
Minimum Lot Area:	26,000 SF
Minimum Lot Width:	79.81'
R.O.W. Frontage:	79.81'
Site Setbacks:	Front: 8' - 0" Side: 10'-0" Rear: 10'-0" Between Bldgs: 10' Min.
Percentage of Common Open Space: (15% minimum per city code)	22.5% (0.14 ac/ 6131 SF) (Not including Parking area 4,900 SF)
Total Parking:	14 spaces. (0.93 ratio)
Off-Street Parking:	9 spaces.
On-Street Parking:	5 spaces.

Legend

PRD Property Lines	
Outside PRD Property Lines	
Setbacks	
Existing Property Line to be removed	



DOWNTOWN BENTONVILLE POCKET COMMUNITY

PRD Submission

February 29, 2024

PLAN SET

Common Useable Open Space

Percentage of Common Open Space: (15% minimum per city code) — 22.5% (0.14 ac/ 6131 SF) (Not including Parking area 4,900 SF)

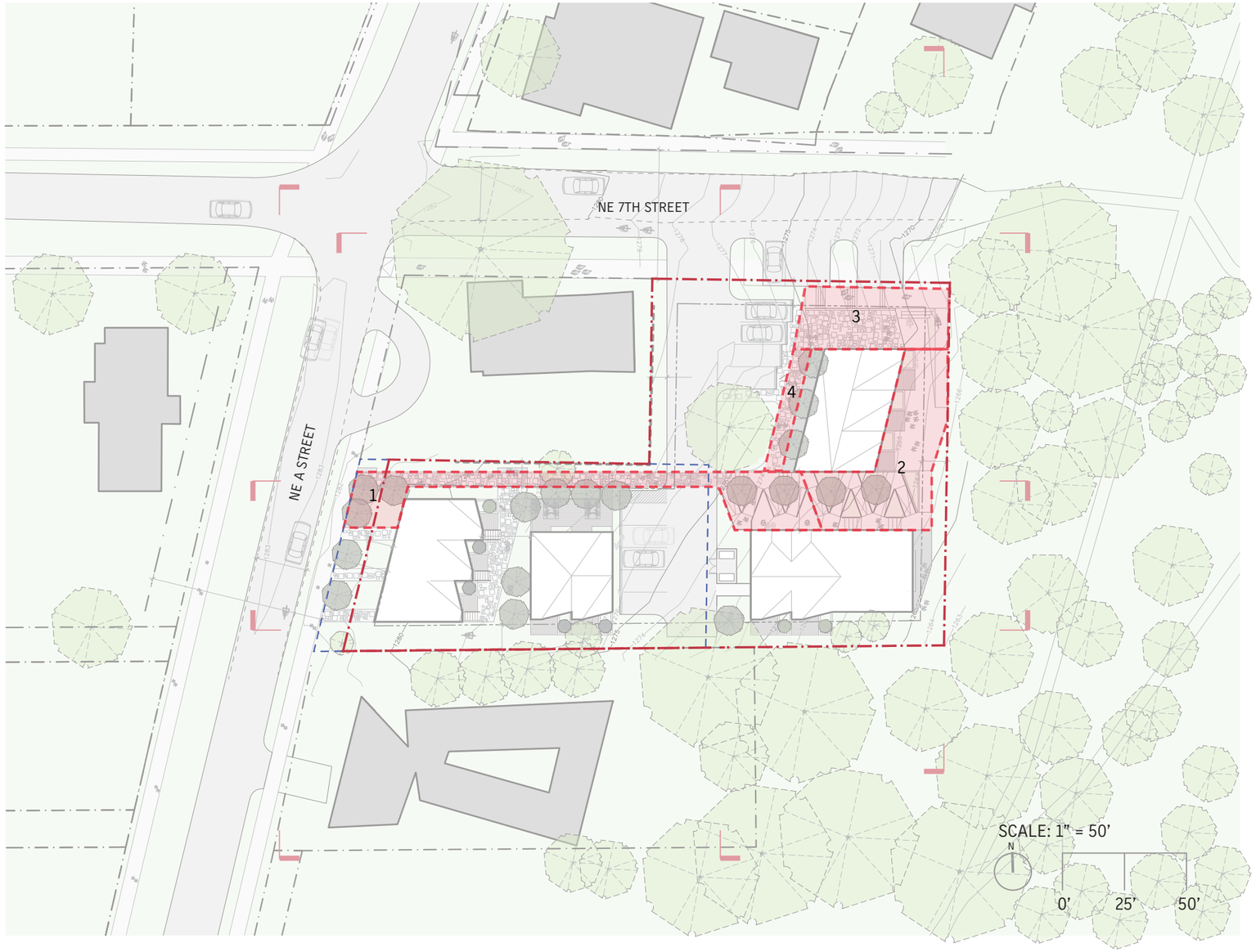
Legend

1. A Street Promenade (2,062 SF/ 7.5% of Total Land Area)

2. Lower Court (2,223 SF/ 8.1% of Total Land Area)

3. 7th Street Trailhead Terrace (1,495.5 SF/ 5.4% of Total Land Area)

4. Upper Court (350.2 SF/ 1.3% of Total Land Area)



DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

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PLAN SET

Traffic Circulation Pattern

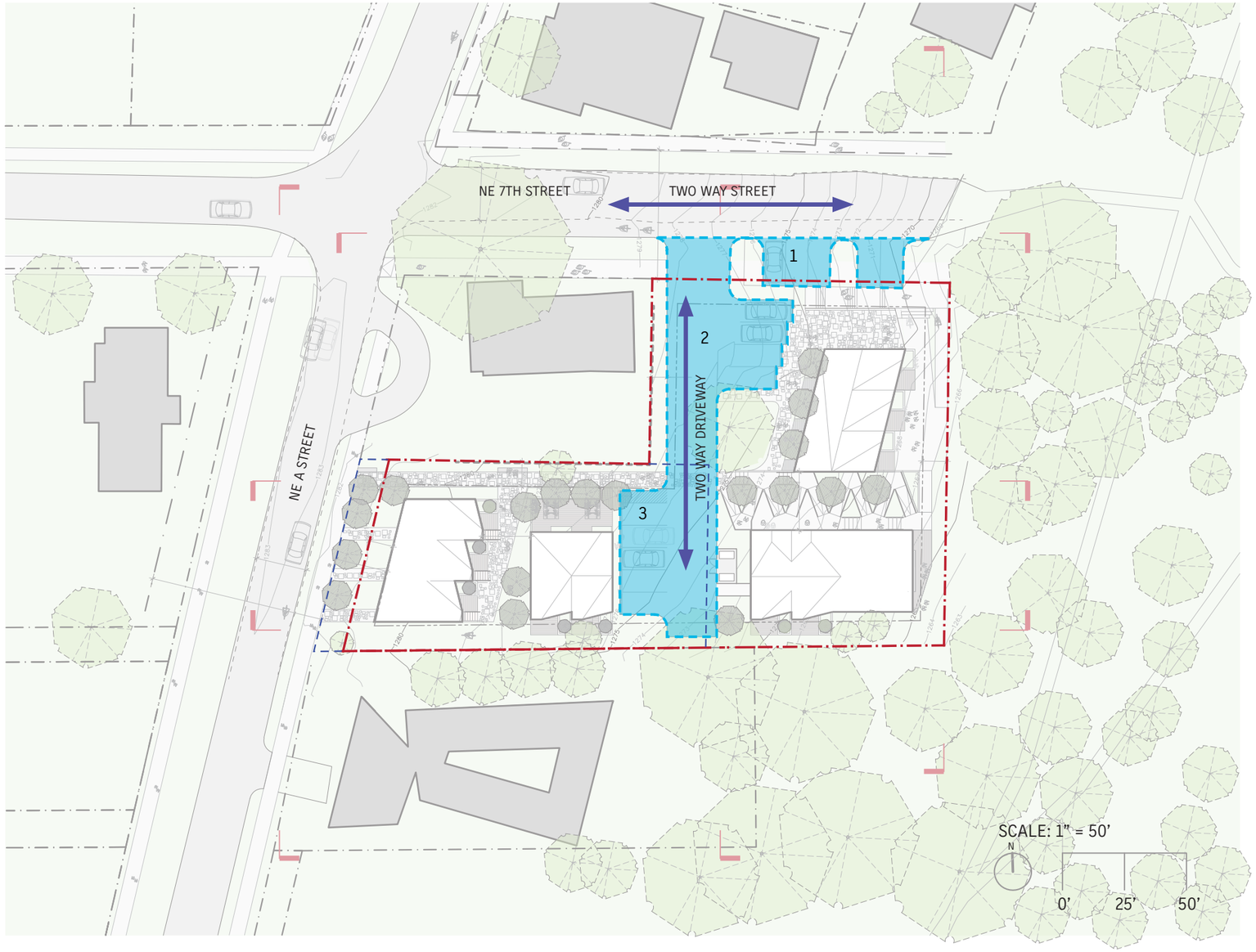
Legend

1. 5 Spaces (7th Street Access)

2. 4 Spaces (Driveway Access)

3. 5 Spaces (Driveway Access)

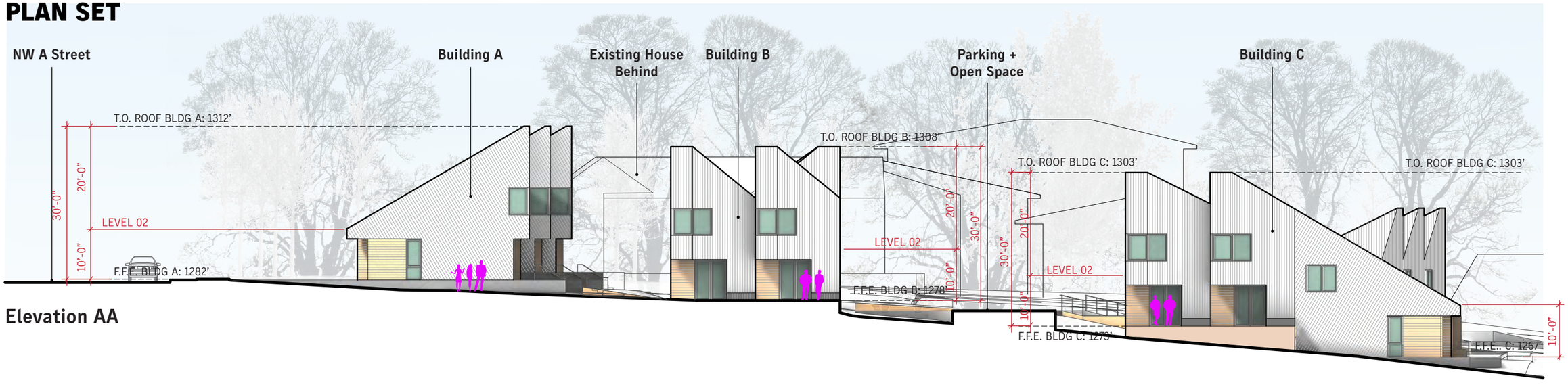
Vehicular Circulation



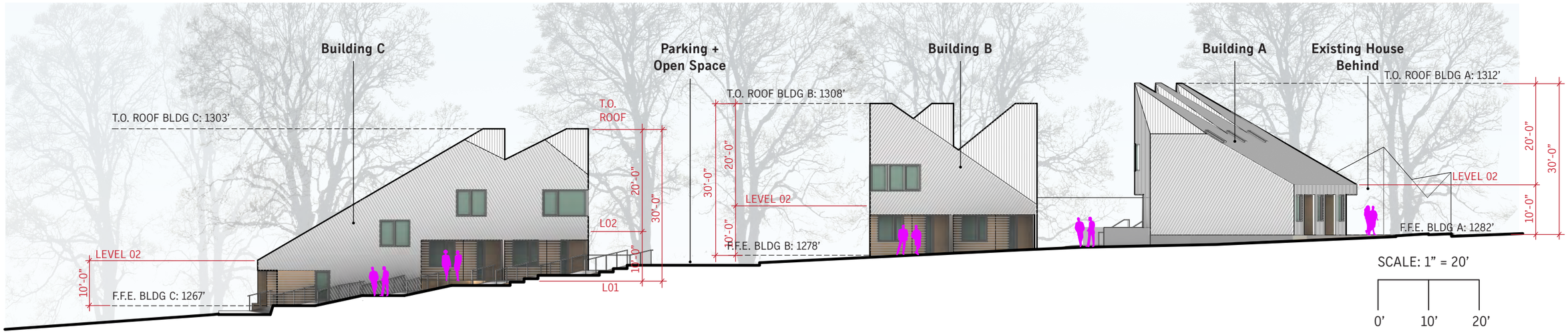
DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

PRD24-0001 10

PLAN SET



Elevation AA

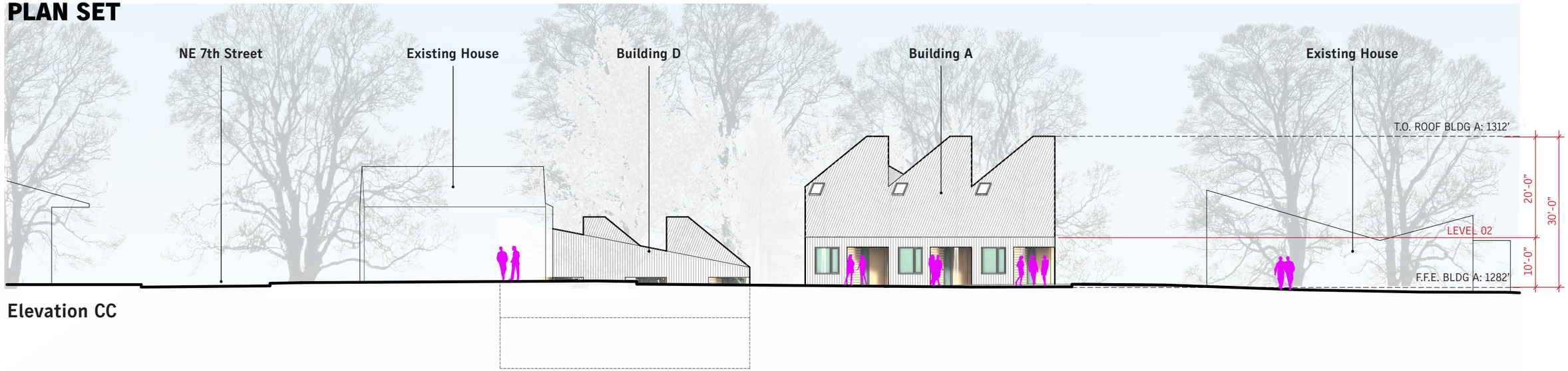


Elevation BB

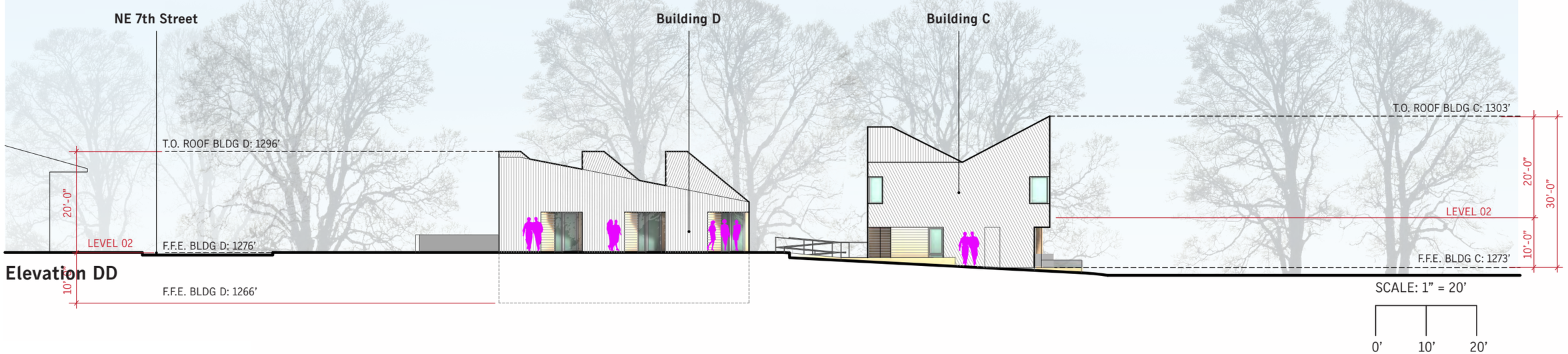
DOWNTOWN BENTONVILLE POCKET COMMUNITY
Architectural Elevations
February 29, 2024

PRD24-0001 11

PLAN SET



Elevation CC



Elevation DD

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Architectural Elevations

February 29, 2024

PRD24-0001 12

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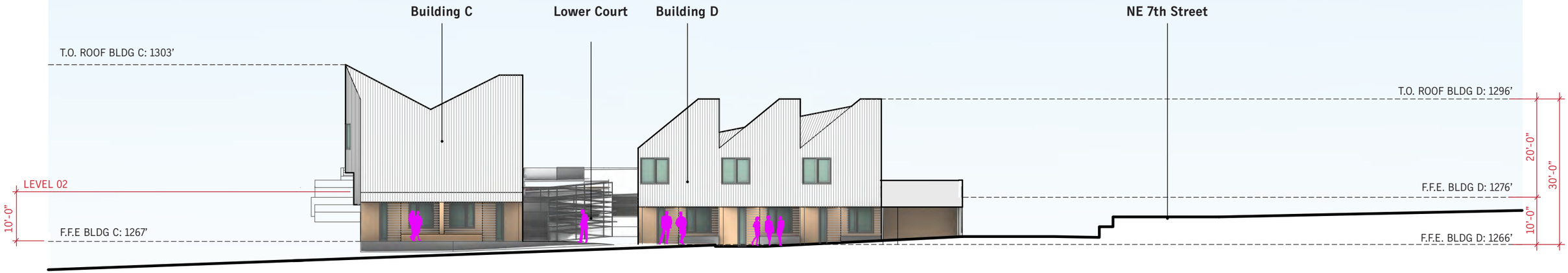
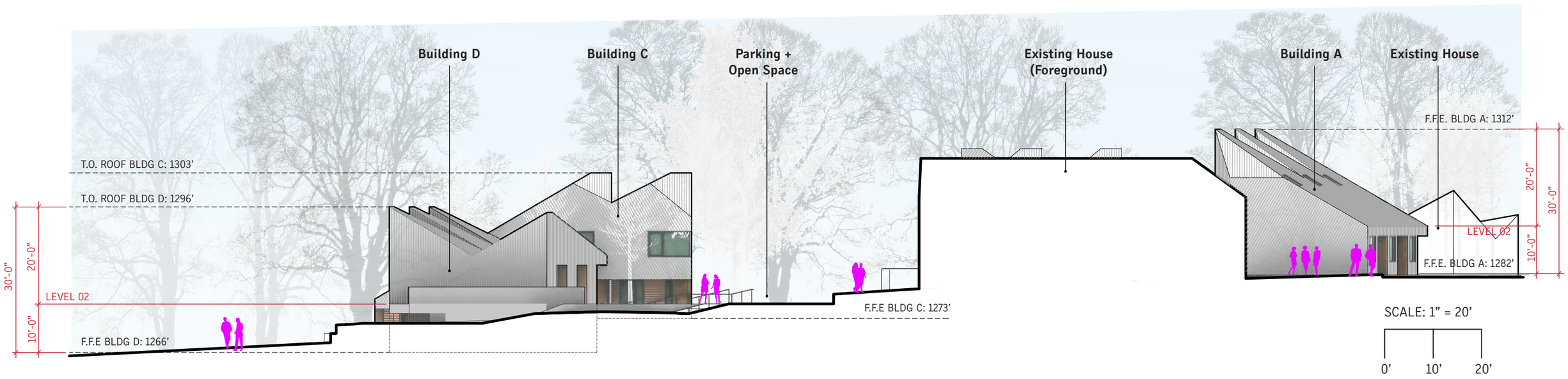
PLAN SET



Elevation EE



Elevation FF

DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

PRD24-0001 13

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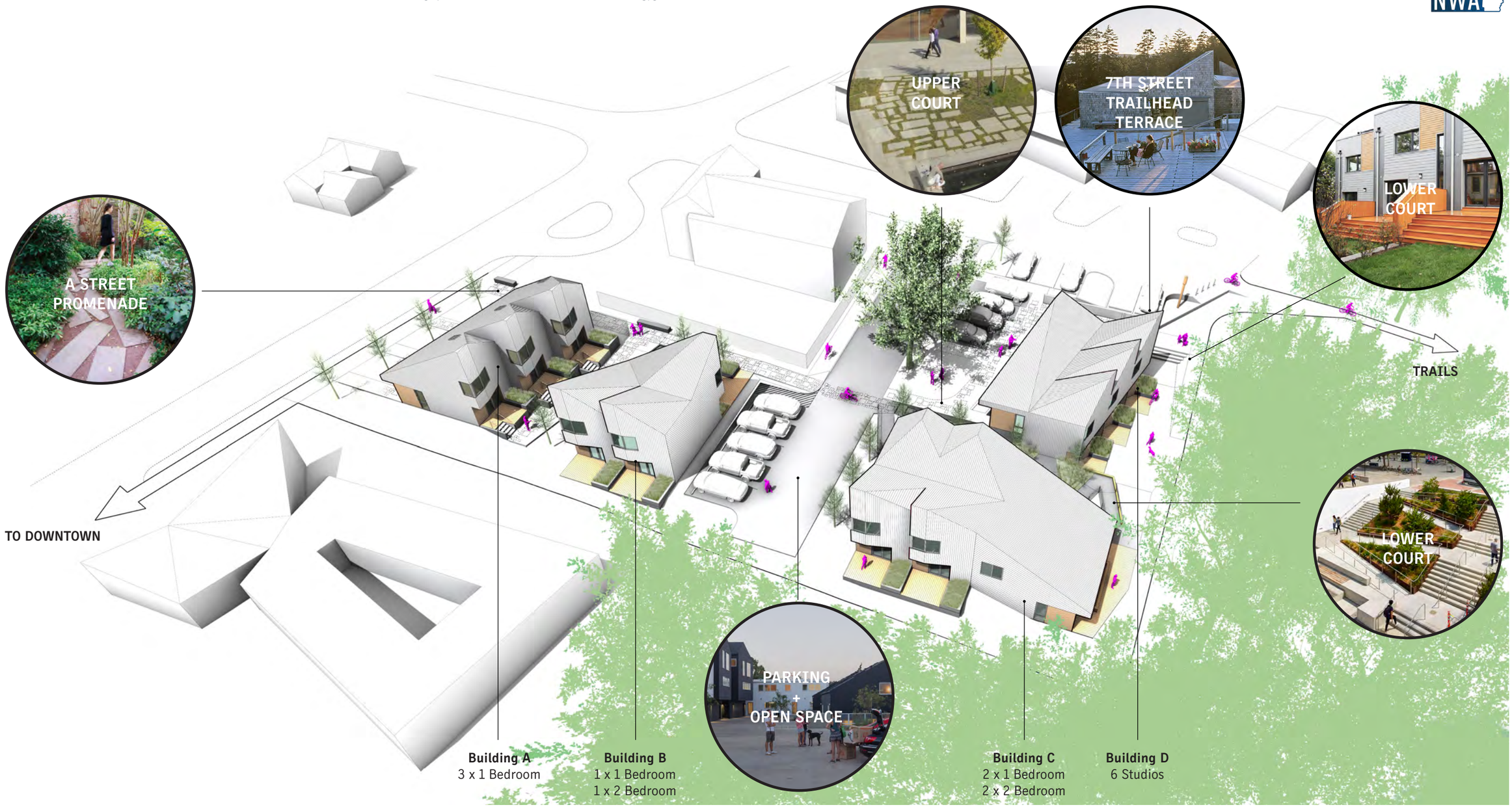

Aerial View

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PRD Submission
February 29, 2024

PRD24-0001 14

PLAN SET

Exterior Material Options

Palette 01

ROOFING

Standing Seam Metal Roof
(Dark/Medium Gray)

SIDING

Material A:
S. Seam Metal Rainscreen
(Dark/Medium Gray)

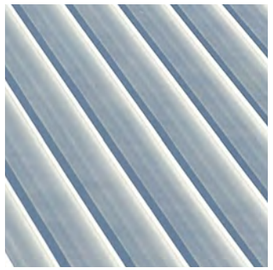
Material B:
Cementitious Stucco Insets

FOUNDATIONS

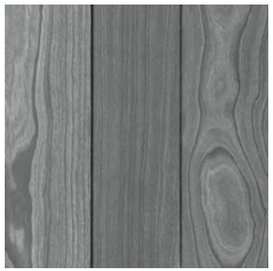
Cast-in-place Concrete

Palette 02

Option 01:
Standing Seam Metal Roof
(Dark/Medium Gray)

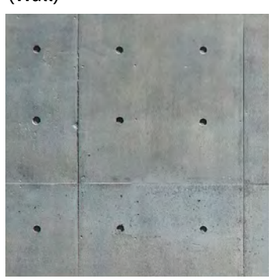


Alternate:
Standing Seam Metal Roof
(Light/Galvalume)



Material A:
Weathered Wood Rainscreen
(Wall)

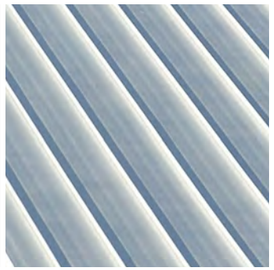
Material B:
Stained Wood Rainscreen Insets



Cast-in-place Concrete

Palette 03

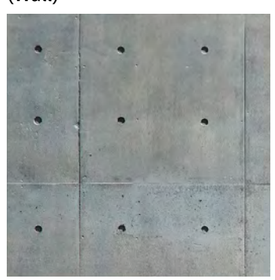
Option 01:
Standing Seam Metal Roof
(Dark/Medium Gray)



Alternate:
Standing Seam Metal Roof
(Light/Galvalume)

Material A:
Fibercement Board + Batten
(Wall)

Material B:
Stained Wood Rainscreen Insets



Cast-in-place Concrete

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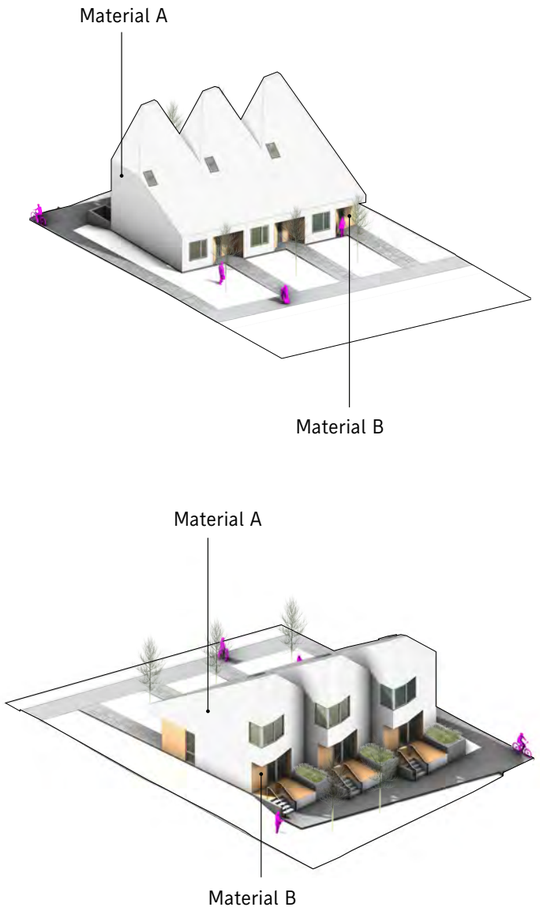
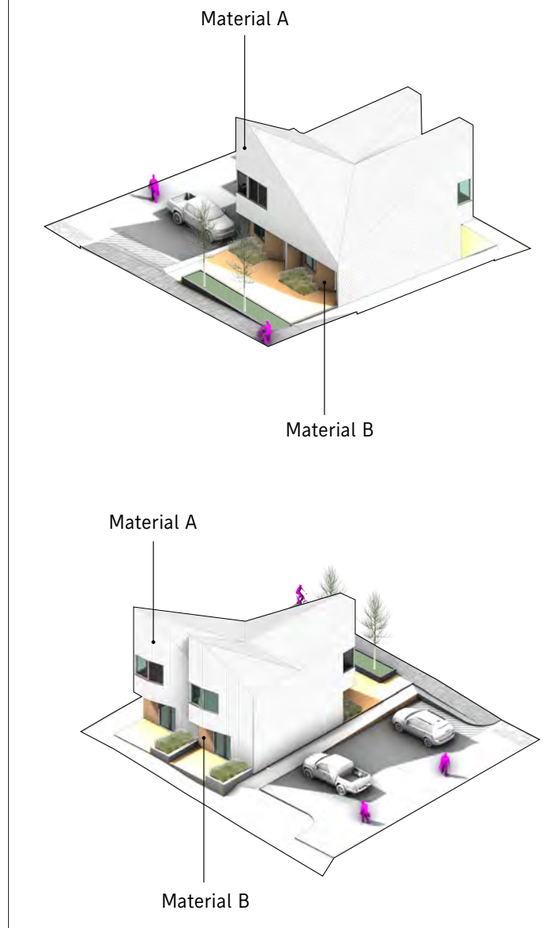
PLAN SET

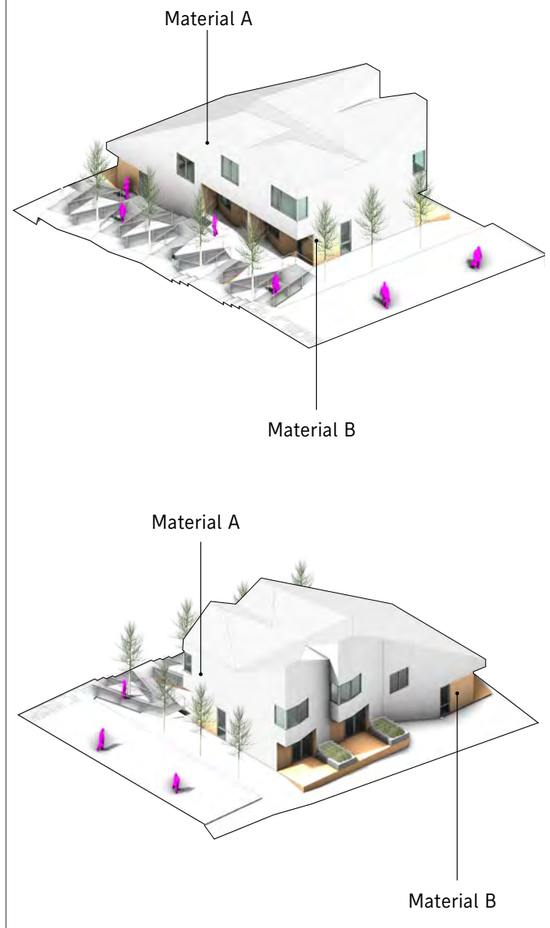
Materials Palette



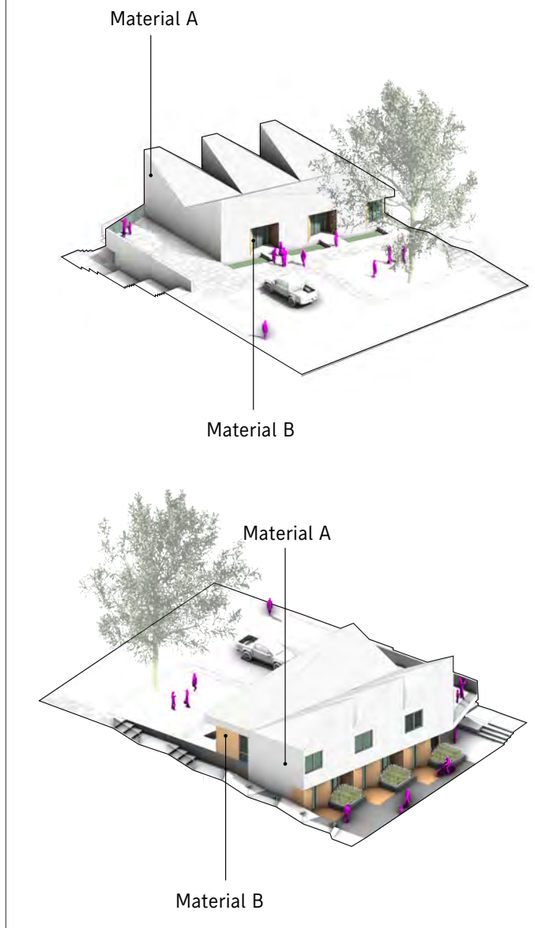
Building A



Building B



Building C



Building D

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PRD Submission
February 29, 2024

PERSPECTIVES

VIEW FROM A STREET PROMENADE

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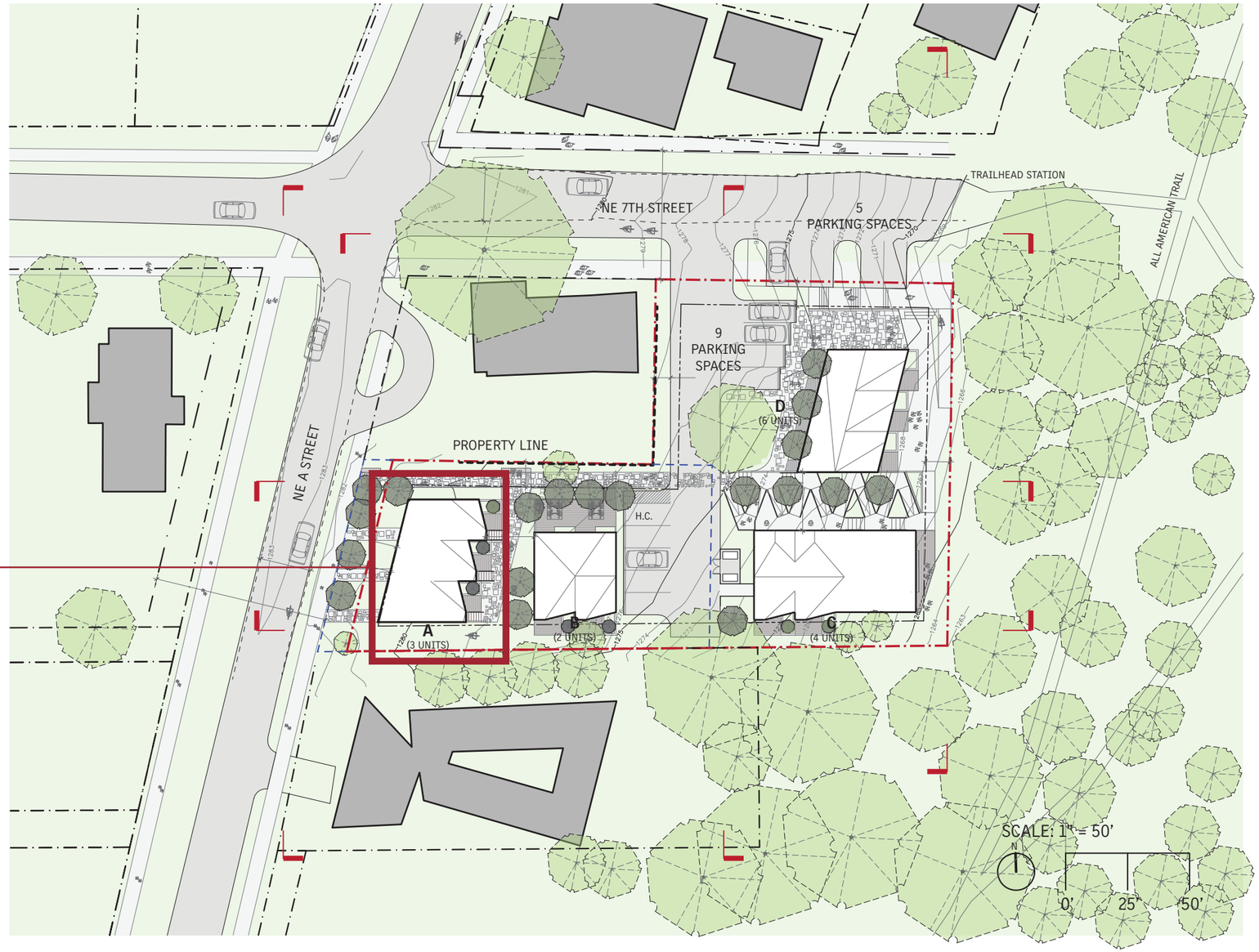
PERSPECTIVES

VIEW FROM UPPER COURT

BUILDING A

Building A

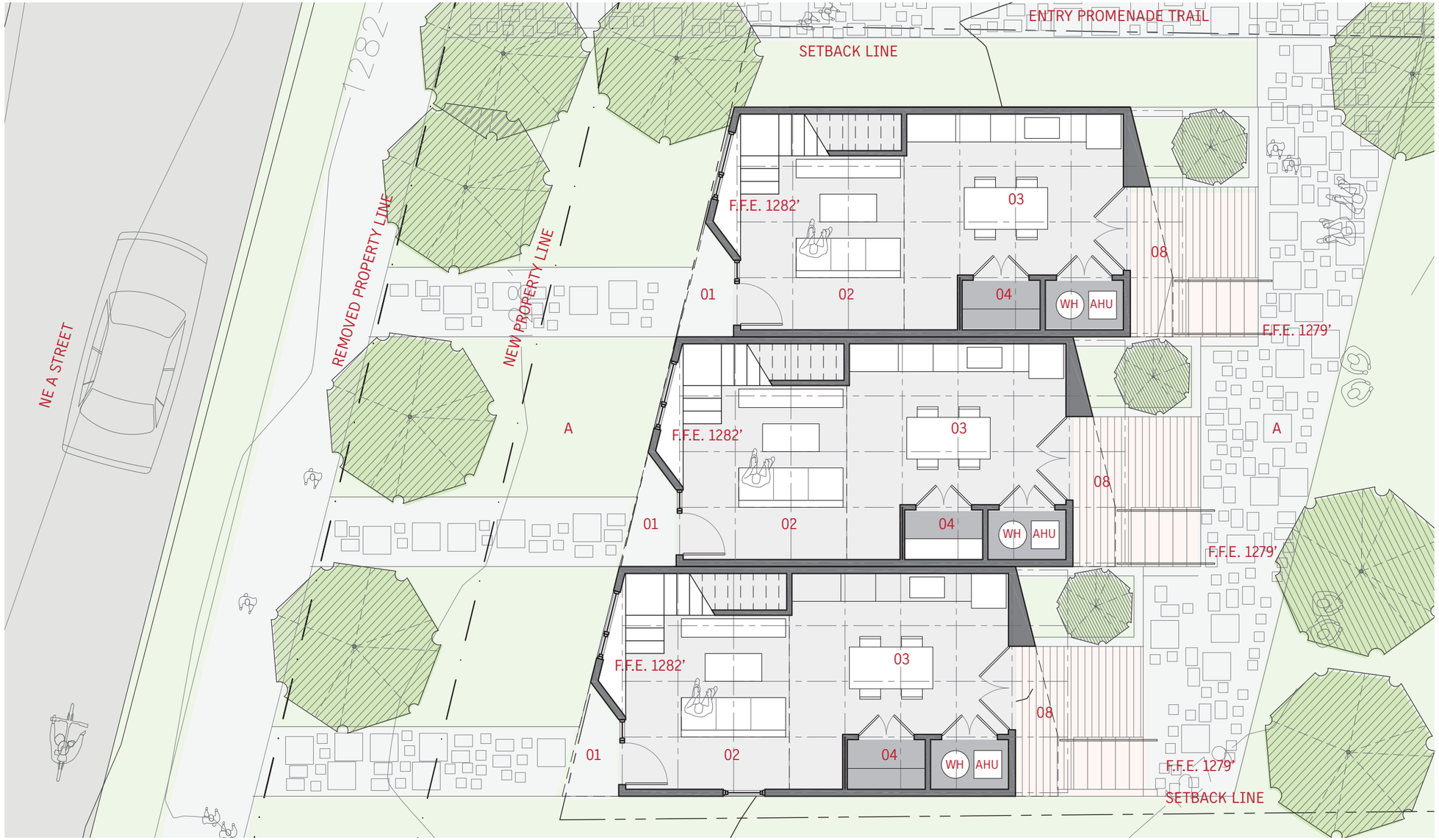
Legend
PRD Property Lines
Outside PRD Property Lines
Setbacks
Existing Property Line to be removed



SITE PLAN
SCALE: 1" = 50'-0"

BUILDING A

3 x 1 Bedroom



LEGEND

01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH

FIRST FLOOR PLAN

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

PRD24-0001 20

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BUILDING A

3 x 1 Bedroom

LEGEND

01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH

SECOND FLOOR PLAN

SCALE: 1/8” = 1’-0”

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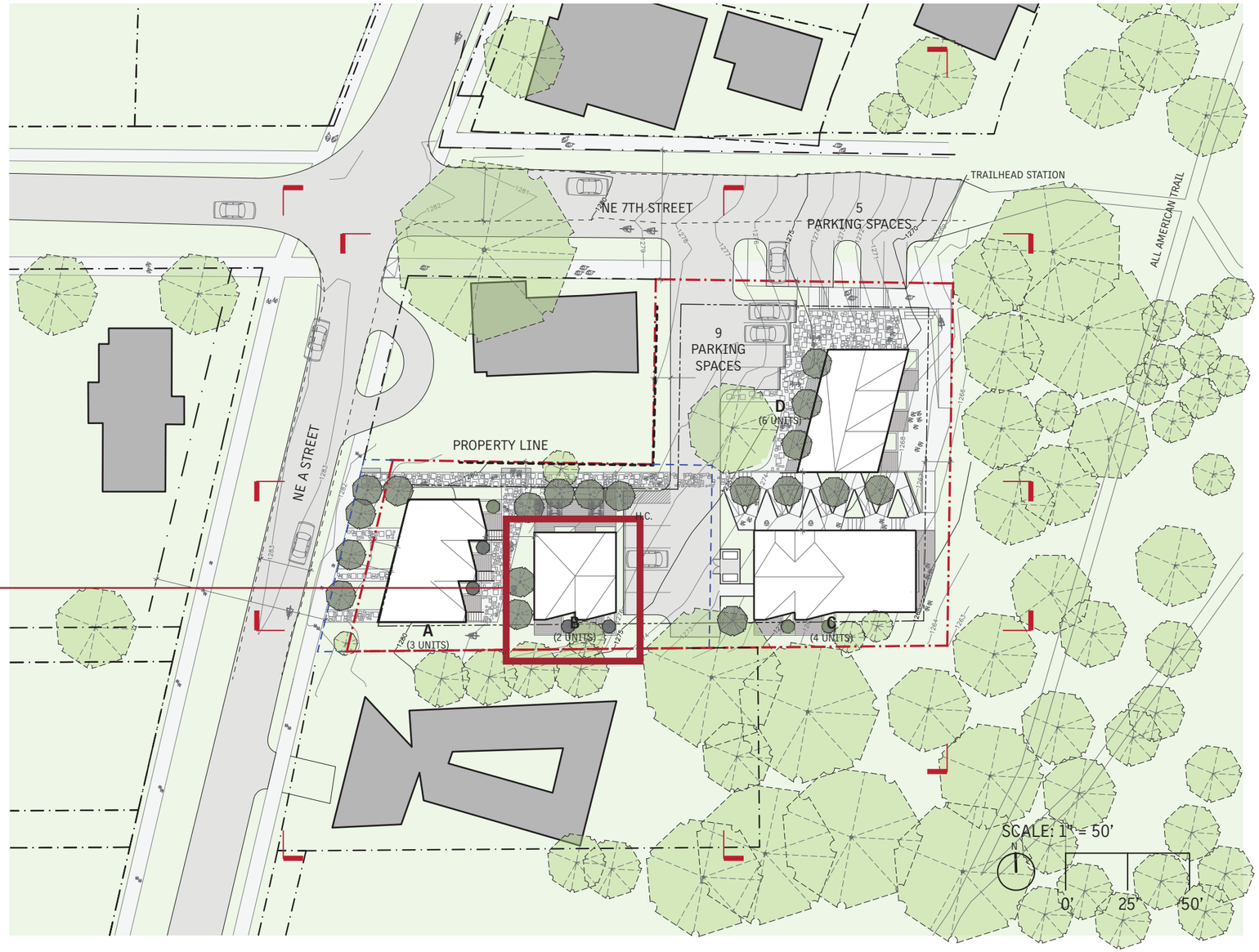
BUILDING B

Building B



SITE PLAN
SCALE: 1" = 50'-0"

Legend
PRD Property Lines
Outside PRD Property Lines
Setbacks
Existing Property Line to be removed

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BUILDING B

1 x 1 Bedroom
1 x 2 Bedroom

LEGEND

01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH

FIRST FLOOR PLAN

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

SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W Jackson Ave Knoxville, Tennessee 37902

E | D | G COMMUNITY DEVELOPMENT NWA

BUILDING B

1 x 1 Bedroom
1 x 2 Bedroom

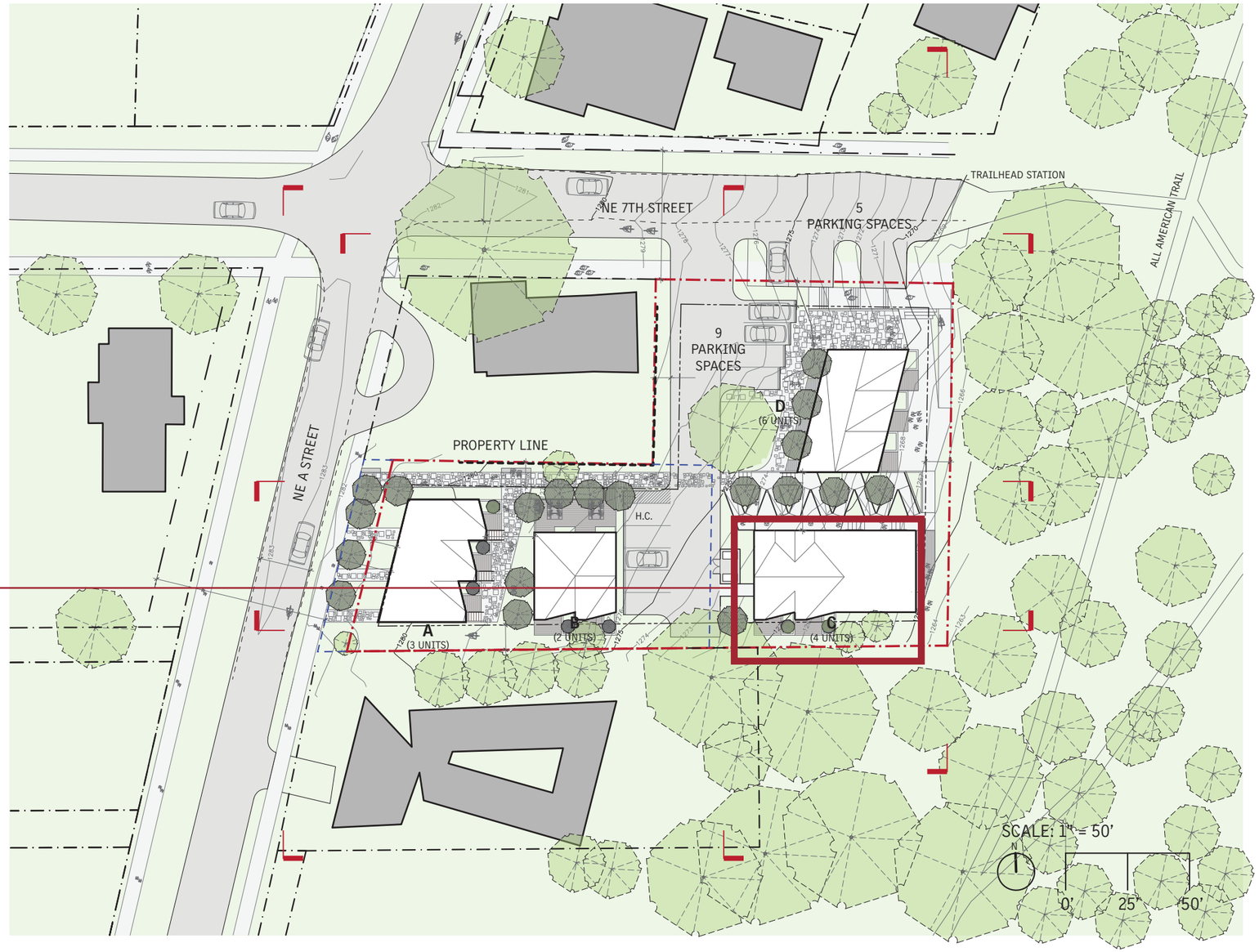
LEGEND

01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH

SECOND FLOOR PLAN

SCALE: 1/8” = 1’-0”

BUILDING C



Building C

Legend
PRD Property Lines
Outside PRD Property Lines
Setbacks
Existing Property Line to be removed

SITE PLAN
SCALE: 1" = 50'-0"

BUILDING C

2 x 1 Bedroom
2 x 2 Bedroom

LEGEND

01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH
09	SPRINKLER ROOM

FIRST FLOOR PLAN

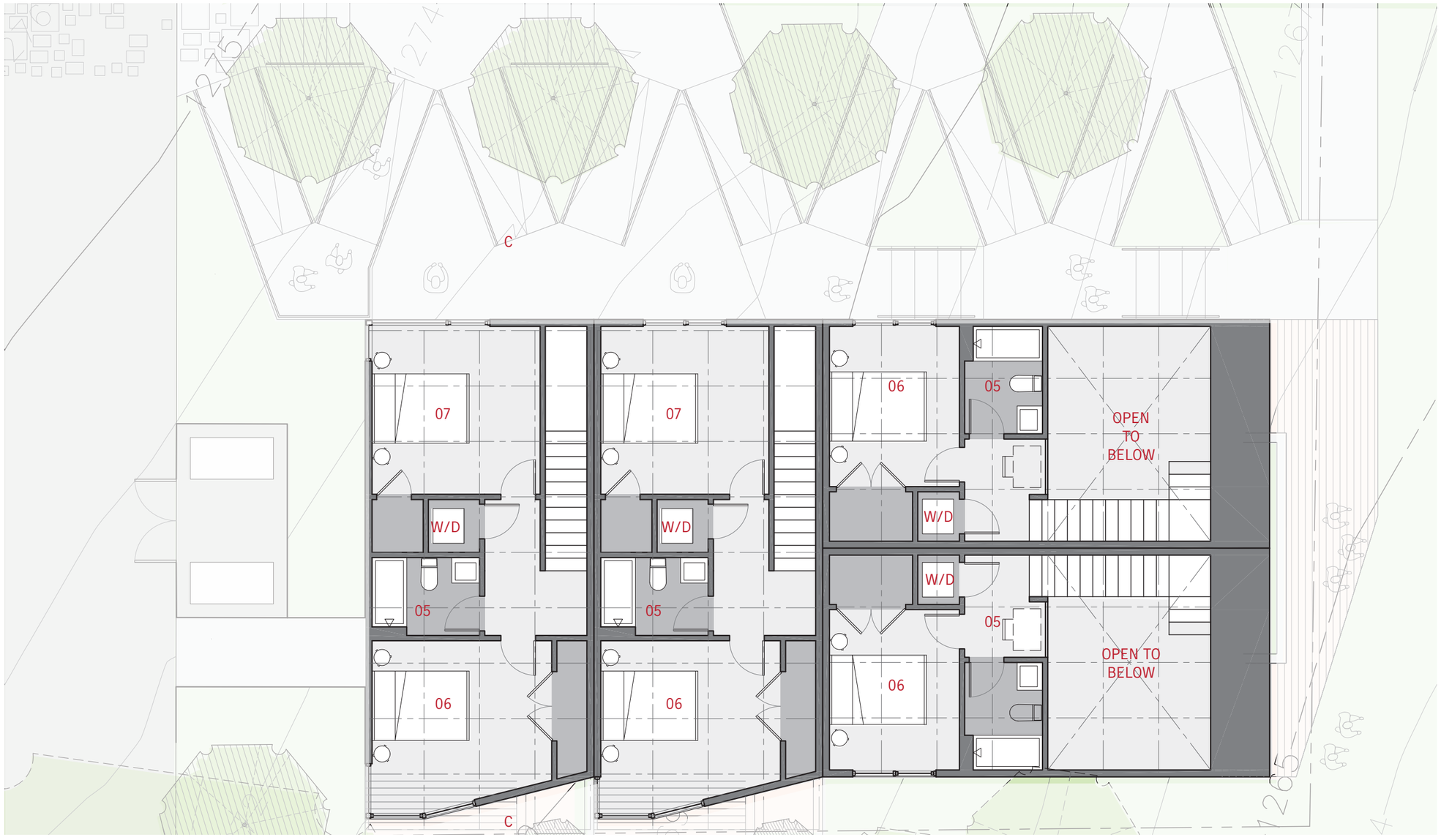
SCALE: 1/8” = 1’-0”

SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W Jackson Ave Knoxville, Tennessee 37902

E | D | G COMMUNITY DEVELOPMENT NWA

BUILDING C

2 x 1 Bedroom
2 x 2 Bedroom



LEGEND

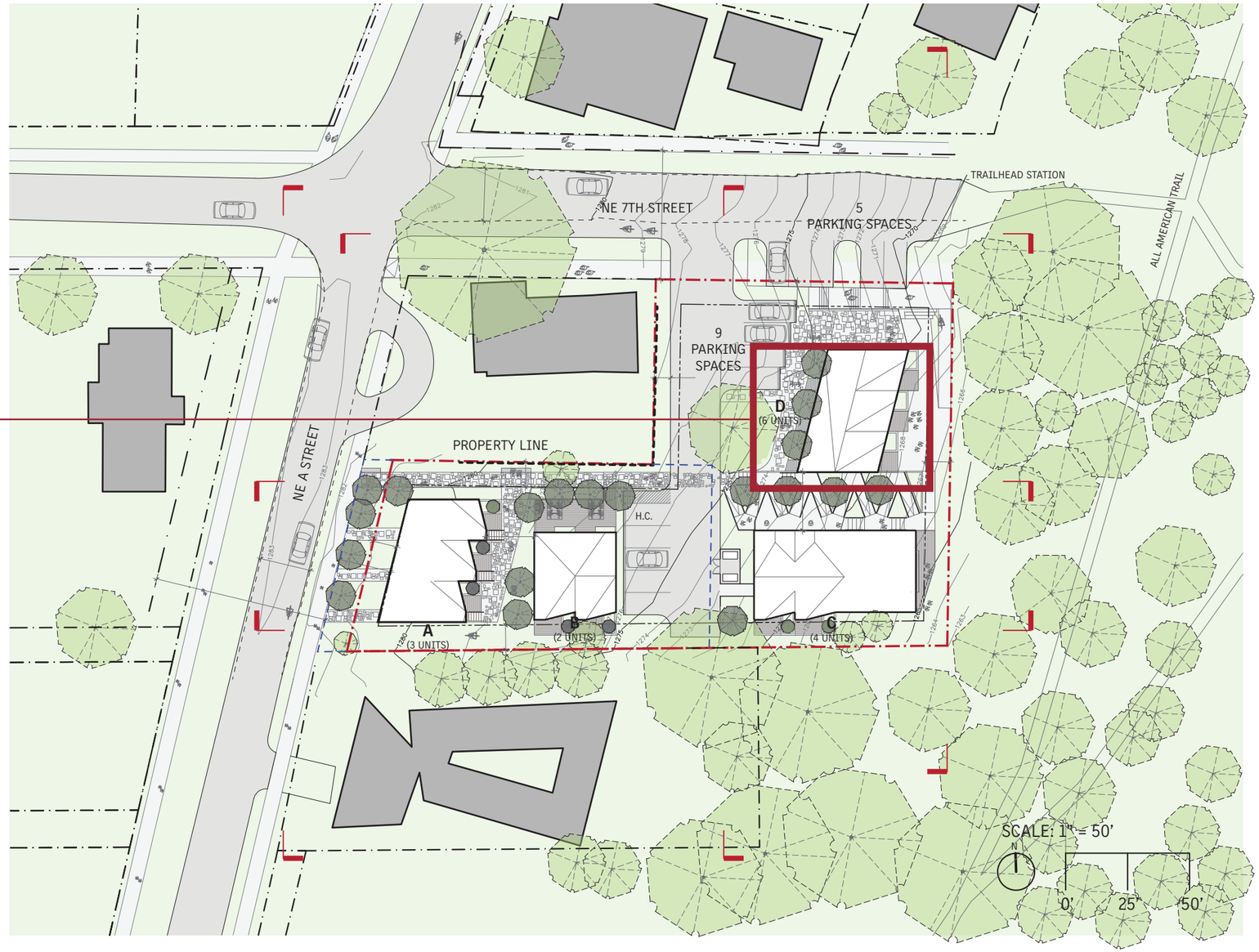
01	COVERED ENTRY
02	LIVING ROOM
03	KITCHEN
04	PANTRY/ MECH
05	BATHROOM
06	BEDROOM
07	BEDROOM
08	OUTDOOR PORCH
09	SPRINKLER ROOM

SECOND FLOOR PLAN

SCALE: 1/8” = 1’-0”

BUILDING D

Building D



SITE PLAN
SCALE: 1" = 50'-0"

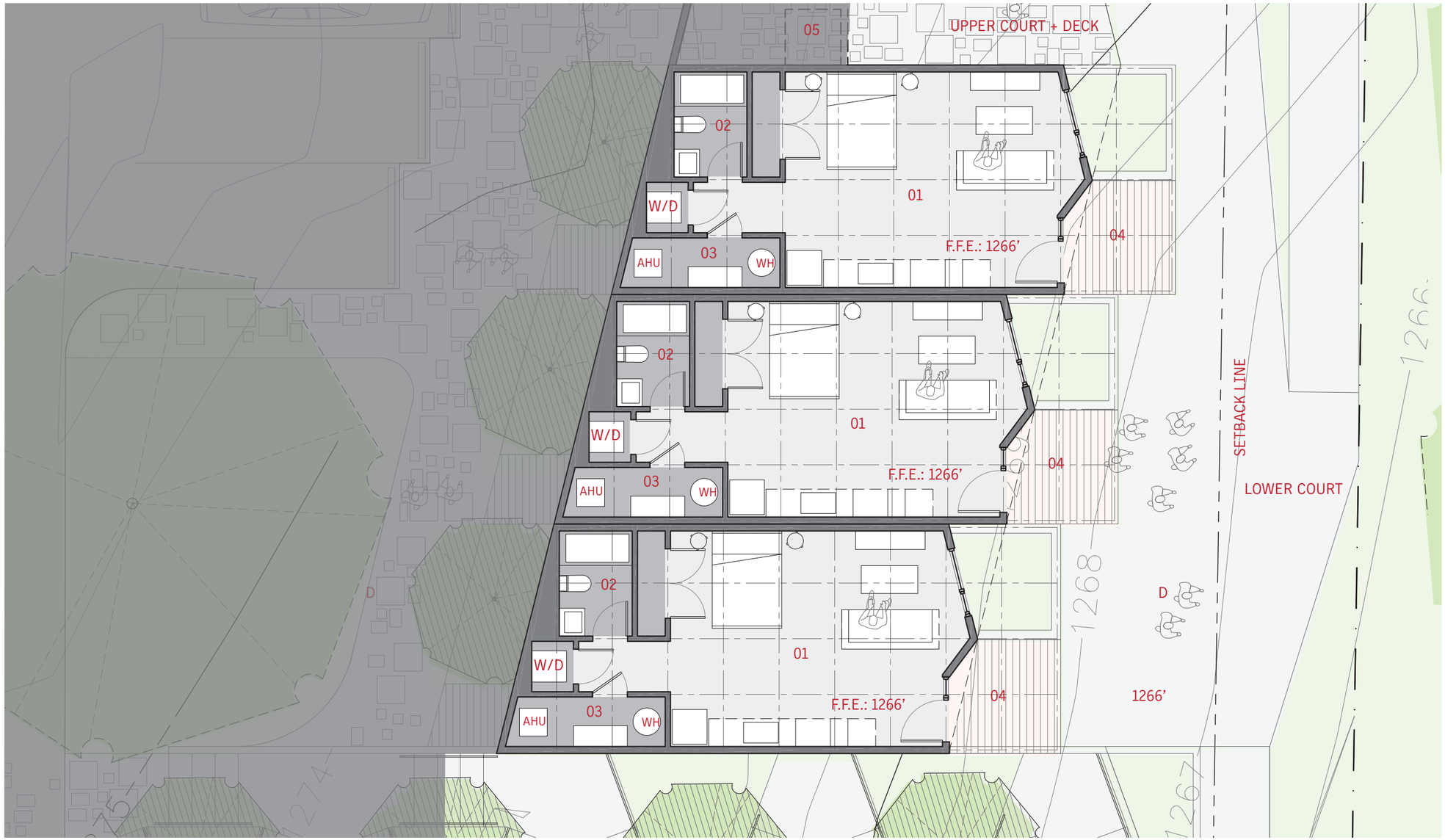
Legend
PRD Property Lines
Outside PRD Property Lines
Setbacks
Existing Property Line to be removed

SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W Jackson Ave Knoxville, Tennessee 37902

E | D | G COMMUNITY DEVELOPMENT NWA

BUILDING D

6 Studios
3 x Standard Studios:
3 x ADA Studios



LEGEND

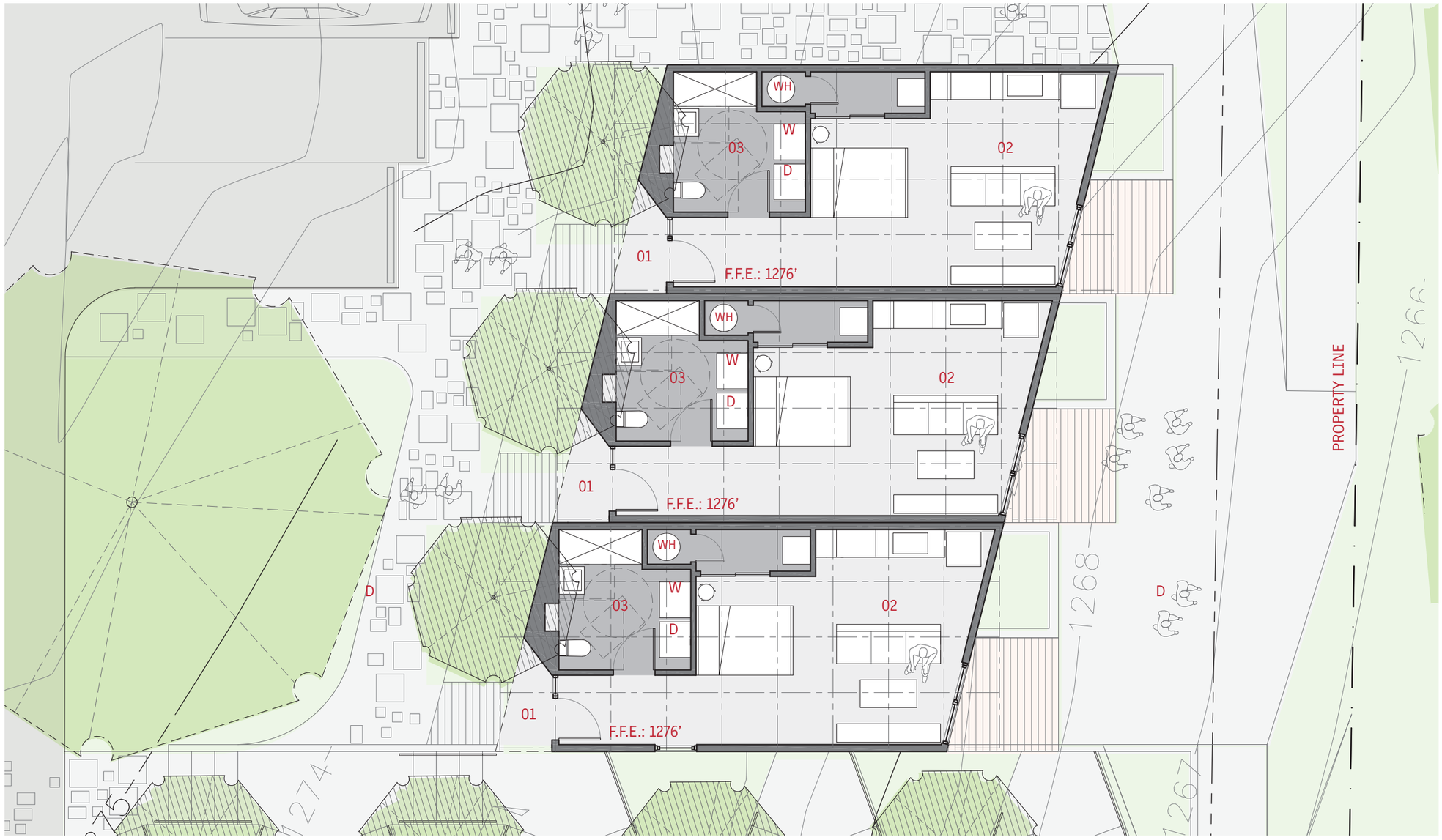
01	LIVING / KITCHEN
02	BATHROOM
03	PANTRY/ MECH
04	OUTDOOR PORCH
05	SPRINKLER ROOM

FIRST FLOOR PLAN

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

BUILDING D

6 Studios
3 x Standard Studios
3 x ADA Studios



LEGEND

01	ENTRY
02	LIVING / KITCHEN
03	BATHROOM
04	PANTRY/ MECH
05	OUTDOOR PORCH

SECOND FLOOR PLAN

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

PRD24-0001 30

E | . | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

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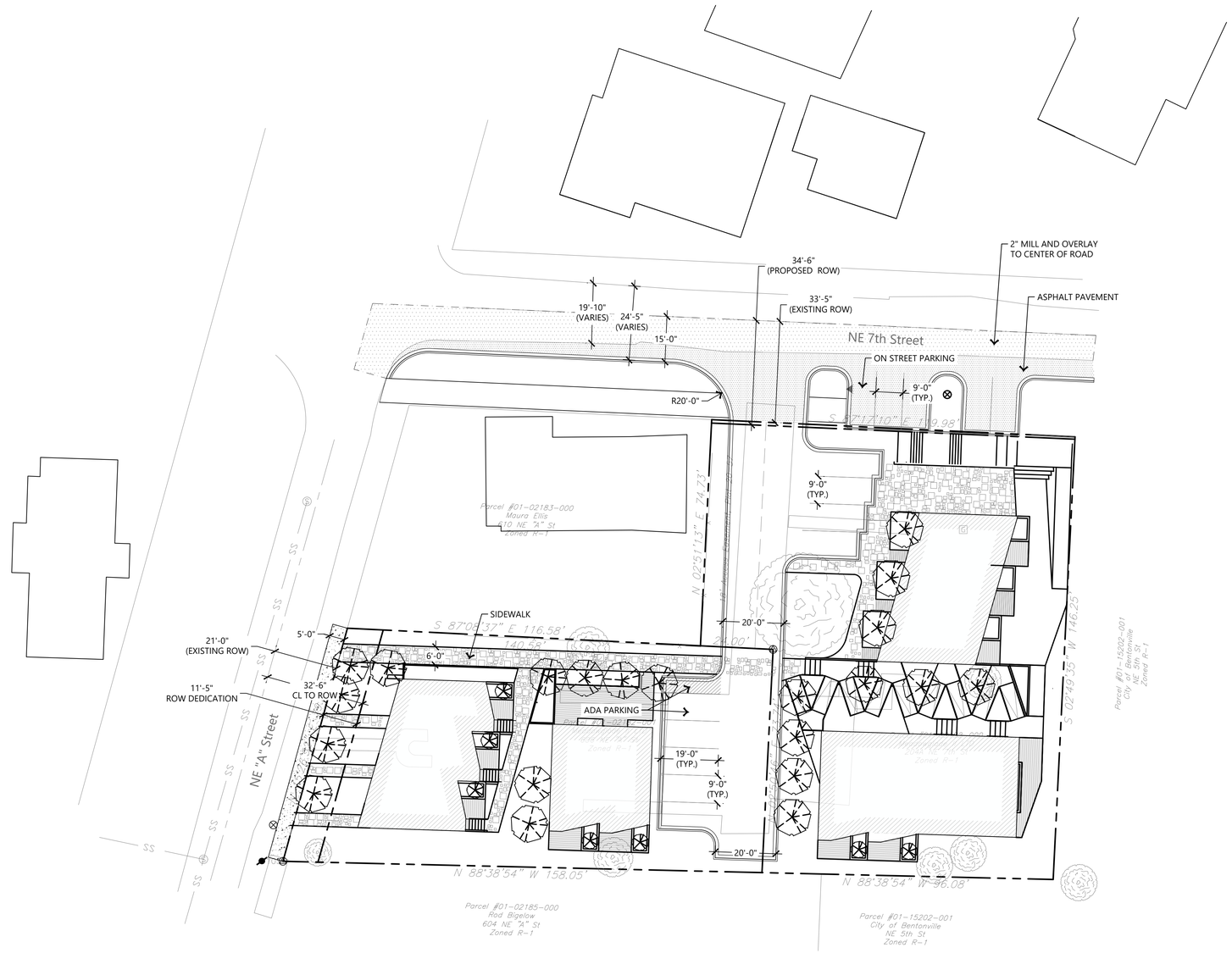
811 Know what's **below.** **Call** before you dig.



1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

CDNWA WORKFORCE HOUSING
Bentonville, Arkansas

EDG PROJECT NO.	23-058
DATE	2024.03.20

REVISIONS

Mark	Date	Description

PHASE SCHEMATIC DESIGN

TITLE SITE PLAN

SHEET NO. C1.00
PRD24-0001

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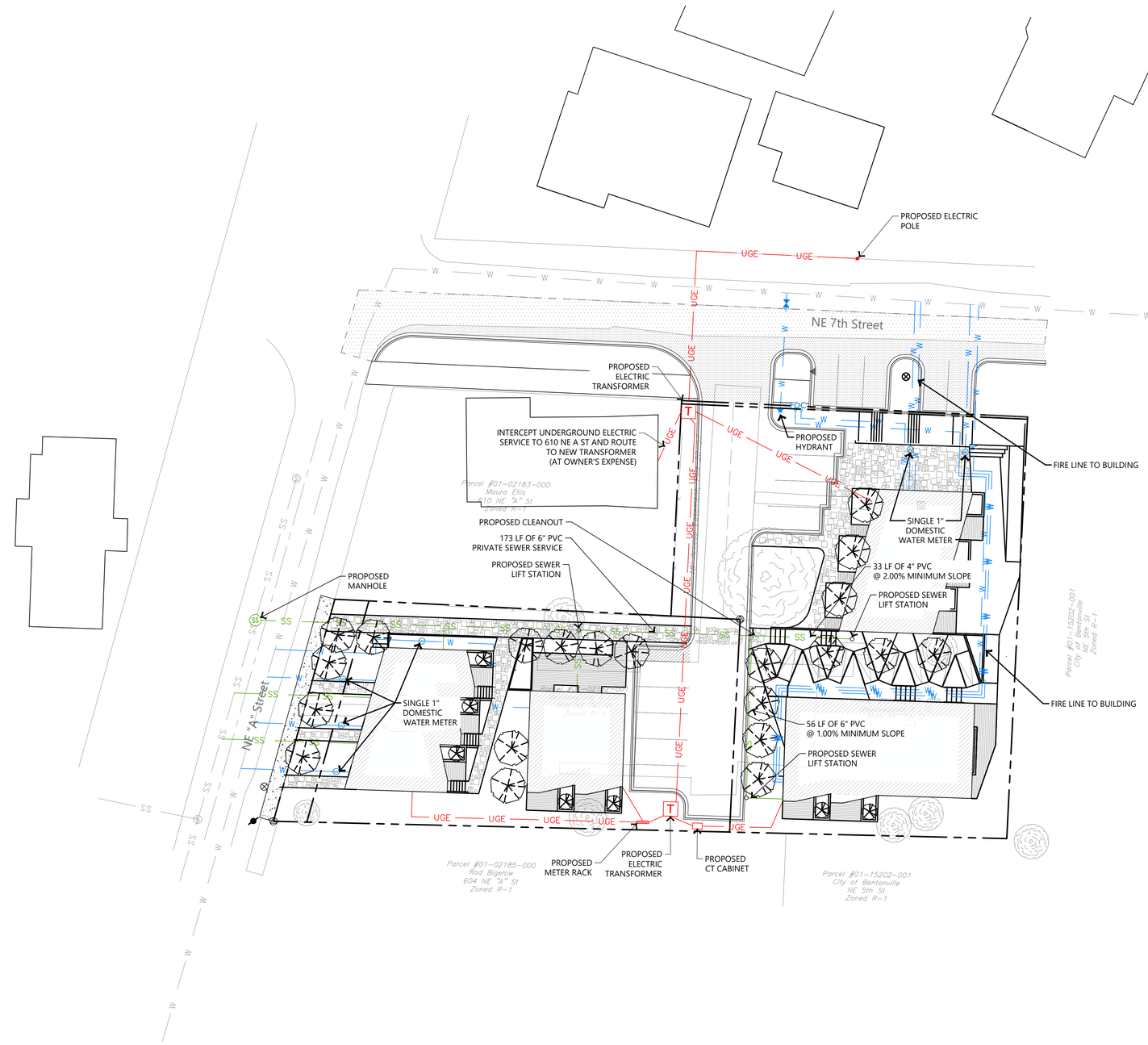

1 UTILITY PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

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CDNWA WORKFORCE HOUSING
Bentonville, Arkansas

EDG PROJECT NO. 23-058

DATE 2024.03.20

REVISIONS

Mark	Date	Description

PHASE SCHEMATIC DESIGN

TITLE UTILITY PLAN

SHEET NO. C2.00
PRD24-0001

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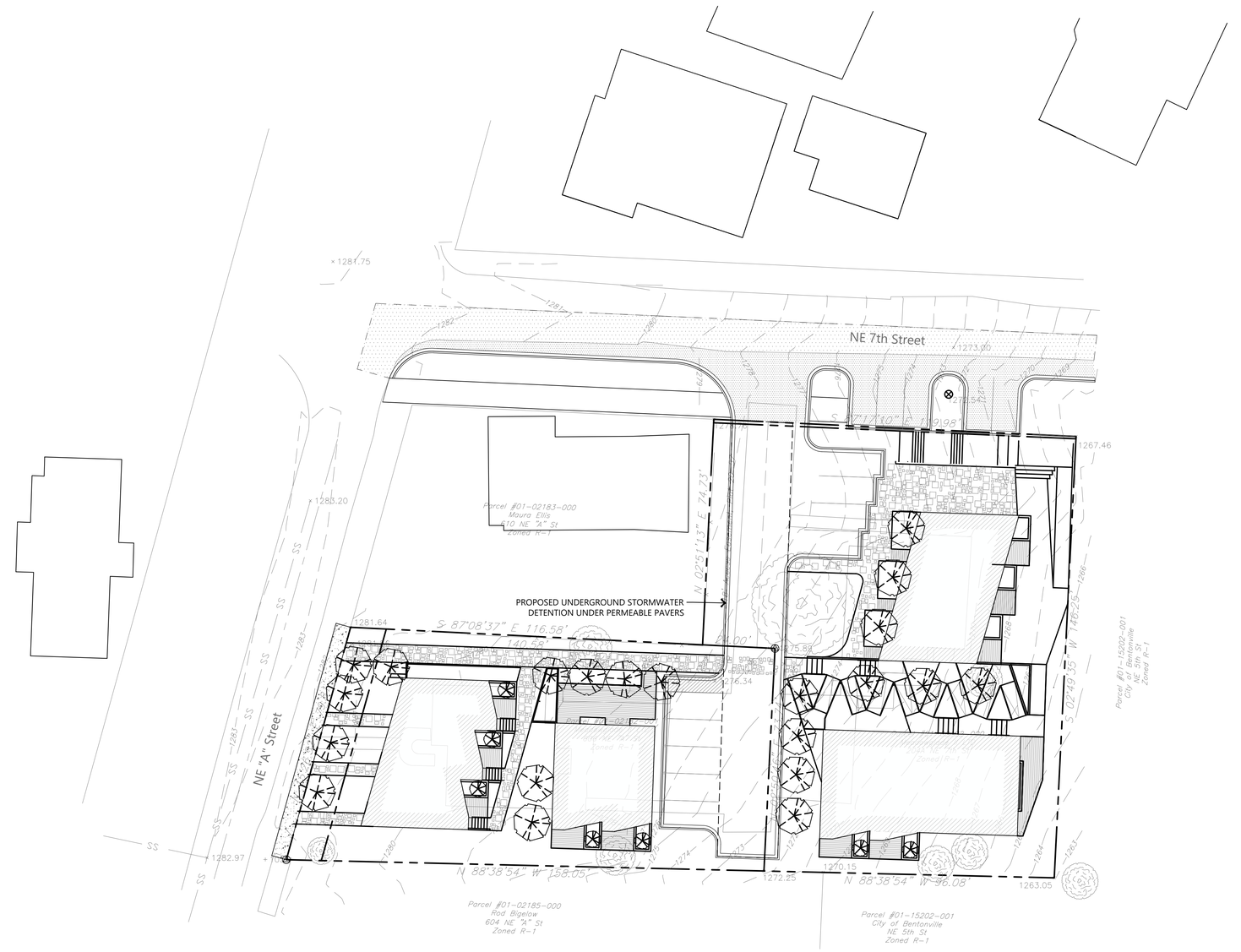

1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

CDNWA WORKFORCE HOUSING
Bentonville, Arkansas

EDG PROJECT NO. 23-058

DATE 2024.03.20

REVISIONS

Mark	Date	Description

PHASE SCHEMATIC DESIGN

TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.00

PRD24-0001

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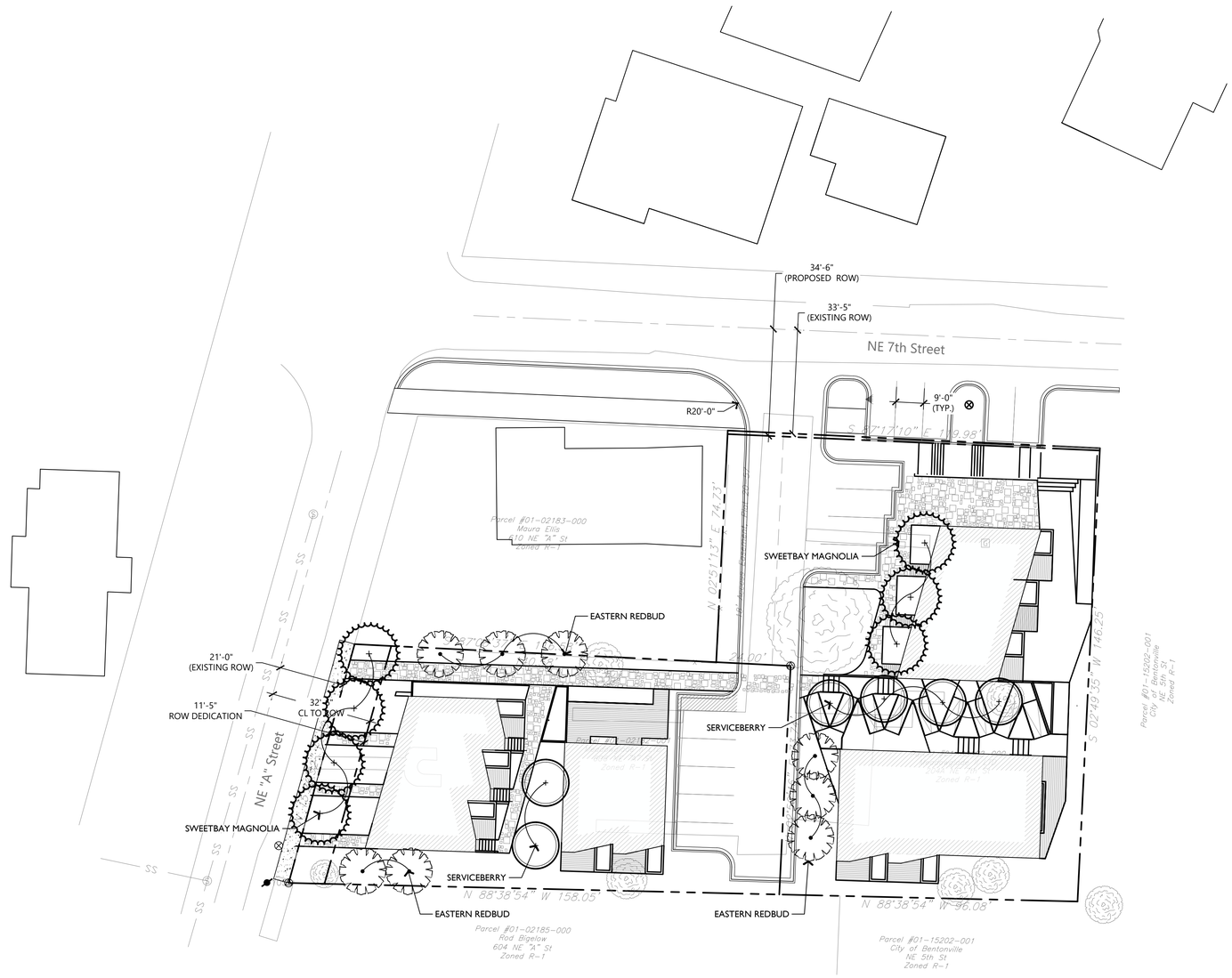
811 Know what's **below.** **Call** before you dig.



PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
	8	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL	BALL & BURLAPPED	AS SHOWN
	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL	30 GAL	AS SHOWN
	6	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2.5" CAL	BALL & BURLAPPED	AS SHOWN

1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

CDNWA WORKFORCE HOUSING
Bentonville, Arkansas

EDG PROJECT NO. 23-058
DATE 2024.03.20

REVISIONS

Mark	Date	Description

PHASE SCHEMATIC DESIGN

TITLE PRELIMINARY LANDSCAPE PLAN

SHEET NO. L1.00
PRD24-0001

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NOTICE OF INTENT TO REZONE

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

R-1, Low Density Single-Family Residential to PRD, Planned Residential Development

The legal description of the property is as follows:

Survey Description of Parcel #01-02182-000:
All of Lot 2A, Block 10, Deming's 2nd Addition in Bentonville, Benton County, Arkansas as shown on Plat Record 20-57, more precisely described as follows: Starting at a found ½" rebar at the Northeast Corner of said Lot 2A for the true POINT OF BEGINNING; Thence South 02 Degrees 49 Minutes 35 Seconds West, 148.25 Feet to a found ½" rebar; Thence North 88 Degrees 38 Minutes 54 Seconds West, 98.08 Feet to a set 5/8" rebar; Thence North 02 Degrees 50 Minutes 46 Seconds East, 73.74 Feet to a set copper marker; Thence North 87 Degrees 08 Minutes 37 Seconds West, 24.00 Feet; Thence North 02 Degrees 51 Minutes 13 Seconds East, 74.73 Feet to a found ½" rebar; Thence South 87 Degrees 17 Minutes 10 Seconds East, 119.98 Feet to a found ½" rebar and the true POINT OF BEGINNING containing 0.366 acres more or less and being subject to the right-of-way of NE 7th Street and any easements of record.

Survey Description of Parcel #01-02182-001:
All of Lot 2B, Block 10, Deming's 2nd Addition in Bentonville, Benton County, Arkansas as shown on Plat Record 20-57, more precisely described as follows: Starting at a set copper marker at the Southwest Corner of said Lot 2B for the true POINT OF BEGINNING; Thence North 16 Degrees 28 Minutes 52 Seconds East, 79.81 Feet to a found ½" rebar; Thence South 87 Degrees 08 Minutes 37 Seconds East, 140.58 Feet to a set copper marker; Thence South 02 Degrees 50 Minutes 46 Seconds West, 73.74 Feet to a set 5/8" rebar; Thence North 88 Degrees 38 Minutes 54 Seconds West, 156.05 Feet to a set copper marker and the true POINT OF BEGINNING containing 0.260 acres more or less and being subject to the right-of-way of NE "A" Street and any easements of record.

The common description of the property is: 204A NE 7TH ST, 606A & B NE A ST

The public hearing will be held April 16, 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:

* Must include onsite Parking
* Greenway Trail Access

Greg MATTEN
602 N MAIN

Signature and Physical Address

Deborah Matten
602 N. Main St

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

R-1, Low Density Single-Family Residential to PRD, Planned Residential Development

The legal description of the property is as follows:

Survey Description of Parcel #01-02182-000:
All of Lot 2A, Block 10, Deming's 2nd Addition in Bentonville, Benton County, Arkansas as shown on Plat Record 20-57, more precisely described as follows: Starting at a found ½" rebar at the Northeast Corner of said Lot 2A for the true POINT OF BEGINNING; Thence South 02 Degrees 49 Minutes 35 Seconds West, 146.25 Feet to a found ½" rebar; Thence North 88 Degrees 38 Minutes 54 Seconds West, 96.08 Feet to a set 5/8" rebar, Thence North 02 Degrees 50 Minutes 46 Seconds East, 73.74 Feet to a set copper marker; Thence North 87 Degrees 08 Minutes 37 Seconds West, 24.00 Feet; Thence North 02 Degrees 51 Minutes 13 Seconds East, 74.73 Feet to a found ½" rebar; Thence South 87 Degrees 17 Minutes 10 Seconds East, 119.99 Feet to a found ½" rebar and the true POINT OF BEGINNING containing 0.366 acres more or less and being subject to the right-of-way of NE 7th Street and any easements of record.

Survey Description of Parcel #01-02182-001:
All of Lot 2B, Block 10, Deming's 2nd Addition in Bentonville, Benton County, Arkansas as shown on Plat Record 20-57, more precisely described as follows: Starting at a set copper marker at the Southwest Corner of said Lot 2B for the true POINT OF BEGINNING; Thence North 15 Degrees 26 Minutes 52 Seconds East, 79.81 Feet to a found ½" rebar; Thence South 87 Degrees 08 Minutes 37 Seconds East, 140.58 Feet to a set copper marker; Thence South 02 Degrees 50 Minutes 46 Seconds West, 73.74 Feet to a set 5/8" rebar; Thence North 88 Degrees 38 Minutes 54 Seconds West, 158.05 Feet to a set copper marker and the true POINT OF BEGINNING containing 0.259 acres more or less and being subject to the right-of-way of NE "A" Street and any easements of record

The common description of the property is: 204A NE 7TH ST, 606A & B NE A ST

The public hearing will be held April 16, 20 24 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 hy 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 is a quiet, old neighborhood, and any multi-house unit would be totally out of place. The development would completely surround 601 NE A, which is my daughter's home. This is a terrible idea.

~~Don Parker~~ 703 NE A St.

Signature and Physical Address

Signature and Physical Address

You seem intent on destroying everything that makes Bentonville special. If you want Manhatten, move to New York →

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0001)

WHEREAS, MEADOWGLADE II LTD PARTNERSHIP duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

ALL OF LOT 2A, BLOCK 10, DEMING'S 2ND ADDITION IN BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 20-57, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT A FOUND ½" REBAR AT THE NORTHEAST CORNER OF SAID LOT 2A FOR THE TRUE POINT OF BEGINNING;THENCE SOUTH 02 DEGREES 49 MINUTES 35 SECONDS WEST, 146.25 FEET TO A FOUND ½" REBAR;THENCE NORTH 88 DEGREES 38 MINUTES 54 SECONDS WEST, 96.08 FEET TO A SET 5/8" REBAR;THENCE NORTH 02 DEGREES 50 MINUTES 46 SECONDS EAST, 73.74 FEET TO A SET COPPER MARKER;THENCE NORTH 87 DEGREES 08 MINUTES 37 SECONDS WEST, 24.00 FEET;THENCE NORTH 02 DEGREES 51 MINUTES 13 SECONDS EAST, 74.73 FEET TO A FOUND ½" REBAR;THENCE SOUTH 87 DEGREES 17 MINUTES 10 SECONDS EAST, 119.98 FEET TO A FOUND ½" REBAR AND THE TRUE POINT OF BEGINNING CONTAINING 0.366 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT-OF-WAY OF NE 7TH STREET AND ANY EASEMENTS OF RECORD. ALL OF LOT 2B, BLOCK 10, DEMING'S 2ND ADDITION IN BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 20-57, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT A SET COPPER MARKER AT THE SOUTHWEST CORNER OF SAID LOT 2B FOR THE TRUE POINT OF BEGINNING;THENCE NORTH 15 DEGREES 26 MINUTES 52 SECONDS EAST, 79.81 FEET TO A FOUND ½" REBAR;THENCE SOUTH 87 DEGREES 08 MINUTES 37 SECONDS EAST, 140.58 FEET TO A SET COPPER MARKER;THENCE SOUTH 02 DEGREES 50 MINUTES 46 SECONDS WEST, 73.74 FEET TO A SET 5/8" REBAR;THENCE NORTH 88 DEGREES 38 MINUTES 54 SECONDS WEST, 158.05 FEET TO A SET COPPER MARKER AND THE TRUE POINT OF BEGINNING CONTAINING 0.259 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT-OF-WAY OF NE "A" STREET AND ANY EASEMENTS OF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 16, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

Art. 1300 Tree Preservation and Protection Amendments

PC Date: 4/16/2024
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

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

Issue Statement

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

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

Proposed Amendments to Art. 1300 Tree Preservation and Protection

1. *Sec. 1300.02:* Add the objective "to maintain and increase Bentonville's tree canopy."

2. *Sec. 1300.03:* Add this section specifying what Article 1300 applies to.

3. *Sec. 1300.06:* Add this section to require the adoption of the Tree Preservation and Protection Manual.

4. *Sec. 1300.07(a):* Add exemptions for emergency repairs, routine maintenance and capital improvements for water, sewer, roads and electric.

5. *Sec. 1300.07(c):* Add that the Planning Director must approve removal of trees in public right of way (exempting those for city repairs, maintenance and improvements), establish criteria for making the determination for approval and replacement provisions.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

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

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

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

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

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection shall be and is hereby amended with *Attachment A: Tree Preservation and Protection Amendments*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

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

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

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

Attachment A
Tree Preservation & Protection Amendments

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

Article 1300 Tree Preservation and Protection

Sec 1300.02 Objectives

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

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

Sec. 1300.03 Applicability.

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

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

(a) *Adoption.* The City of Bentonville shall adopt a Tree Preservation and Protection Manual that includes the following:
    a. Recommended tree species
    b. Prohibited tree species
    c. Significant tree species
    d. Planting best practices
    e. Maintenance best practices
    f. Pruning best practices

(b) *Review and updates*. The Tree and Landscape Advisory Committee will periodically review the Tree Preservation and Protection Manual and update as necessary.

Sec 1300.07 Tree Planting, Maintenance And Removal

(a) *City action*. The City shall have the right to plant, prune, maintain, and remove trees within all street rights-of-way, alleys, squares, and other public grounds, as may be necessary for the following purposes:

(1) To increase visibility of any traffic control device or sign.

(2) To preserve or enhance the symmetry and beauty of such public grounds.

(3) To ensure street lighting properly spreads along the street.

(4) To accomplish emergency repairs, routine maintenance and capital improvements for water, sewer, roads or electric systems.

(b) *Standards*. All tree planting, maintenance and removal on public grounds shall follow the standards, specifications and guidelines provided in the City of Bentonville ~~Landscape~~ Tree Preservation and Protection Manual, ~~which will be established and periodically reviewed by the Tree and Landscape Advisory Committee~~.

(1) It shall be a violation of this ordinance to damage, destroy or mutilate any tree in a public right-of-way or on other public grounds, or attach or place any rope or wire (other than one to support a young or broken tree), sign, poster, handbill or any other thing to any such tree.

(2) It shall be unlawful for any person to top or cut back to stubs the crown of any tree in street rights-of-way or on other public grounds.

(3) Trees shall not be planted to conceal a fire hydrant from the street or impede the line of sight on any street.

(4) Trees severely damaged by storms or other causes where required pruning practices are impractical may be exempted from this ordinance.

(c) *Notification and Approval*. Trees may not be planted in or removed from street rights-of-way or on other public grounds without notification to and approval by the ~~Community Development~~Planning Director; and providing the selection and location of said trees are in accordance with the guidelines of this ordinance. City action in accordance with 1300.07(a) shall not be required to notify the Planning Director. In making a determination, the Planning Director shall consider the following:

(1) If the tree interferes with ingress/egress to the subject property and there is no other reasonable access to and from the structure or to the property from the public right-of-way.

(2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee and/or person; creates unsafe vision clearance within a sight triangle or other legal right-of way; or materially impairs the structural integrity of an existing structure.

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

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

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

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

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

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

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

(e) *Training*. City employees performing tree work on public grounds shall attend an educational workshop on basic tree science and the proper techniques of tree pruning. City employees that mow and trim public properties should be trained in the proper use of mowers and weed trimmers to avoid damage to trees during routine lawn maintenance. A certificate will be issued when an individual has successfully completed the workshop.

Sec 1300.09 Stop Work Order

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

Art. 1400 Landscaping, Screening and Buffering Amendments

PC Date: 4/16/2024
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

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

Issue Statement

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

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

Proposed Amendments to Art. 1400 Landscaping, Screening and Buffering

1. *Sec. 1400.03(c):* Revise so that all downtown neighborhood districts are exempt, not just DN-4.

2. *Sec. 1400.04(h):* Add section requiring that planting maintenance and removal follow the standards of the Tree Preservation and Protection Manual.

3. *Sec. 1400.04(i):* Add section requiring that the Planning Director be notified prior to the removal of any trees required by this article, establish criteria for determining approval of removal and replacement requirements.

4. *Sec. 1400.05*: Add to the landscape plan requirements:
- list the size of existing vegetation over 6-inch in diameter,
- identify the type, size and quality of trees to be preserved, and
- indicate protection of preserved trees in accordance with the Tree Protection and Preservation Manual,
- Indicate which tree maintenance guarantee option will be used.

5. *Sec. 1400.11:* Revise tree preservation credits to encourage more preservation:
- Replacement trees can be any type, not shade only as currently required,
- Allow smaller preserved trees to be credited at a higher rate,
- Allow preserved trees to reduce open space requirements, and
- Require preserved trees to be protected in accordance with the Tree Protection and Preservation Manual.

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

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

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

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

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

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

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1400 Landscaping, Screening and Buffering shall be and is hereby amended with *Attachment A: Landscaping, Screening and Buffering Amendments*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

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

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

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

Attachment A
Landscaping, Buffering and Screening Amendment

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

Article 1400 Landscaping, Buffering and Screening

Sec 1400.03 Exemptions From Landscaping, Screening And Buffering Regulations

(a) *Previous approval*. Developments that have been approved and permitted to begin building construction prior to the adoption of this Article shall be exempt.

(b) *Downtown (D) districts*. Development and redevelopment in the DC, Downtown Core and the DE, Downtown Edge zoning districts shall be exempt from Section 1400.06, Street Frontage Buffer Landscaping, Sec. 1400.07 Perimeter landscape requirements, and Section 1400.15, Minimum tree size at time of planting. Both DC and DE zoning districts, however, shall be subject to Section 1400.16, Downtown ~~d~~Districts L~~l~~andscaping ~~r~~Requirements.

(c) *Downtown Neighborhood (DN) districts*. Development and redevelopment in the DN~~-4, Downtown Mixed-use Residential~~ districts where the applicable minimum setback is 0' shall be exempt from Sec.1400.06 Street Frontage Buffer Landscaping and Sec. 1400.07 Perimeter landscape requirements, ~~-~~but shall be subject to the regulations ~~for DE districts~~ in Sec. 1400.16 Downtown Districts Landscaping Requirements.

(d) *Residential*. Newly constructed single and two-family residential structures shall be exempt from this Article with the exception of Section 1400.10, Residential tree planting required.

(e) *Municipal Airport*. Development subject to the design standards for the Bentonville Municipal Airport shall be exempt from this article with the exception of Section 1400.18, Municipal Airport landscaping requirements.

Sec 1400.04 General Standards For Landscaping, Screening And Buffering

(a) *Sight distance requirements*. All landscaping and screening shall comply with the areas to be kept clear of all sight obstructions as set forth in Section 1100.01(f), Sight distances at driveways and intersections, unless otherwise approved by the City Engineer.

(b) *Wheel stops*. Except as provided below, all landscaped areas at the front line of off-street parking spaces shall be protected from encroachment or intrusion of vehicles through the use of wheel stops or curb and gutter.

(1) *Minimum height*. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area.

(2) *Anchoring*. Wheel stops shall be properly anchored and shall be continuously maintained in good condition by the property owner.

(3) *Location*. Wheel stops shall not be placed in locations of anticipated pedestrian traffic.

(c) *Soil and climactic conditions*. Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for the growth habits. Trees and plants used in the landscape design shall to the greatest extent be:

(1) Have non-invasive growth habits.

(2) Encourage low maintenance, high quality design.

(3) Be otherwise consistent with the intent of this article.

(d) *Right-of-way*. Trees may be planted in the public right-of-way.

(e) *Tree species selection*. Trees required by, or provided in compliance with, this Article shall be chosen from the list located in Section 1400.13, Approved tree list.

(f) *Mulch*. At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four-foot diameter ring of mulch, three (3) to four (4) inches deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.

(g) *Groundcover materials*. Groundcover should be planted to minimize the impact of expansive areas without plant coverage.

(1) *Living material*. Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty percent (80%) of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred percent (100%) of living materials is strongly encouraged.

(2) *Non-living material*. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty percent (20%) of the landscaped street frontage buffer. Weed barrier or pre-emergence herbicides shall be installed or applied.

(3) *Prohibited*. Gravel, concrete, brick pavers or other pavement is prohibited.

(h) *Tree Preservation and Protection Manual*. All tree planting, maintenance and removal shall follow the standards, specifications and guidelines provided in the City of Bentonville Tree Preservation and Protection Manual.

(i) *Notification*. Trees required by this Article may not be removed without notification to and approval by the Planning Director. This policy does not apply to trees within their 3-year maintenance guarantee (Sec. 1400.20) and shall instead follow those requirements. In making a determination, the Planning Director shall consider the following:

(1) Whether the tree is located in the buildable area or yard area where a structure or improvement may be placed and the tree unreasonably restricts the permitted use of the property. Trees located in the right-of-way are separately regulated by Article 1300.

(2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee

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

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

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

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

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

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

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

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

Sec 1400.05 Landscape Plan Requirements

(a) *Standards*.

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

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

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

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

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

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

(3) Interior parking lot landscaping as required by and compliance with this article.

(4) Screening as required by and in compliance with this article.

(5) *Existing vegetation*. Location, type, size (DBH) and quality of trees and other vegetation over 6-inch DBH shall be inventoried by a licensed landscape architect, certified arborist, or horticulturalist.

(6) *Preservation*. Location, type, size (DBH) and quality of existing trees and other vegetation to be saved.

(7) *Protection.* Methods and details for protecting existing trees and other vegetation during construction and approved sediment control plan, if available, in accordance with the Tree Protection and Preservation Manual.

(8) *Tree location and type.* Location of all trees to be planted and a tree list including the common name, scientific name, caliper size, height at maturity and quantity. Trees referred to in this section shall be chosen from the approved list located in Section 1400.13, Approved Tree List.

(9) *Plants.* Location of all plants and a plant list including the common name, size and quantity.

(10) *Other landscaping improvements.* Location of all other landscaping improvements including benches, paving, screens, fountains, statues or other landscape features.

(11) *Maintenance.* Description of maintenance provisions and a maintenance schedule shall be submitted with the landscape plan.

(12) *Maintenance guarantee statement.* A note shall be added to the landscape plan that states, once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced and indicate which tree maintenance guarantee option will be used to comply with the Tree Maintenance requirements in Sec. 1400.20.

(13) *Tree topping guarantee statement.* A note shall be added to the landscape plan that states, trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

(14) *Tree removal guarantee statement.* A note shall be added to the landscape plan that states, healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

(15) *Sight distances*. The sight distance, as described in Section 1400.04(a), Sight distances, shall be indicated on the plan with a dimensioned shaded area.

Sec 1400.11 Tree Preservation Credits

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

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

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

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

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

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

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

Sec 1400.13 Approved Tree List

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

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	Cotinus obovatus	Yes	25	20	Slow	Ornamental	Y	Y
Arborvitae, American	Thuja occidentalis	Yes	60	15	Med	Screen	N	N
Arborvitae, Emerald	Thuja occidentalis 'Emerald Green'	No	15	4	Slow	Screen	N	Y
Arborvitae, Green Giant	Thuja x 'Green Giant'	No	60	20	Fast	Screen	N	N
Arborvitae, Nigra American	Thuja occidentalis 'Nigra'	Yes	30	10	Slow	Screen	N	Y
Beech, American	Fagus grandifolia	Yes	70	40	Med	Shade	N	N
Birch, European Hornbeam	Carpinus betulus	No	50	35	Med	Shade	Y	N
Birch, River "Dura-Heat®", "Heritage®"	Betula nigra	Yes	45	30	Med/Fast	Shade	N	N
Catalpa, Dwarf Southern "Nana"	Catalpa bignonioides	Yes	18	22	Med	Ornamental	Y	Y
Cherry, Yoshino	Prunus x yedoensis	No	25	30	Med/Fast	Ornamental	Y	Y
Cypress, Arizona	Cupressus arizonica	Yes	35	15	Fast	Screen	N	N
Cypress, Atlantic White Cedar	Chamaecyparis thyoides	Yes	25	12	Fast	Screen	N	N
Cypress,Bald "Shawnee Brave®"	Taxodium distichum	Yes	70	35	Fast	Shade	Y	N
Cypress, Japanese Cedar	Cryptomeria japonica	No	60	30	Med	Screen	N	N
Cypress, Chinese Pistache	Pistacia chinensis	No	30	30	Med	Ornamental	Y	N
Dogwood, Eastern Flowering, White	Cornus florida	Yes	20	25	Slow	Ornamental	Y	Y
Dogwood, Kousa	Cornus kousa	No	25	25	Slow/Med	Ornamental	Y	Y
~~Pink Dogwood~~			~~25~~	~~25~~	~~Med~~	~~Ornamental~~	~~Y~~	~~Y~~
~~White Dogwood~~			~~25~~	~~25~~	~~Med~~	~~Ornamental~~	~~Y~~	~~Y~~
Elm, American "New Harmony", "Princeton", "Valley Forge"	Ulmus americana	Yes	75	55	Med/Fast	Shade	Y	N

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Elm, Chinese/ Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	Ulmus parvifolia	No	50	45	Med/Fast	Shade & Ornamental	Y	N
Elm, Fruitless Crabapple	Malus sp.	Yes	25	25	Med	Ornamental	Y	Y
Ginko, "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	Ginkgo biloba	No	75	60	Slow	Shade	Y	N
Ginko, Goldenraintree	Koelreuteria paniculata	No	40	35	Med	Ornamental	N	N
Gum, Black/Tupelo "Red Rage™", "Wildfire"	Nyssa sylvatica	No	50	30	Med	Shade	Y	N
Gum, Fruitless Sweetgum	Liquidambar styraciflua "Rotundiloba"	Yes	70	55	Fast	Shade	Y	N
Hickory, Shagbark	Carya ovata	Yes	80	40	Slow	Shade	Y	N
Holly, American Greenleaf	*Ilex opaca*	Yes	50	40	Slow	Screen	N	N
Holly, Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	Ilex verticillata	Yes	24	12	Med	Ornamental	N	Y
Holly, Foster	Ilex xattenuata 'Fosteri'	Yes	25	10	Med	Screen	N	N
~~Greenleaf Holly~~			~~35~~	~~20~~	~~Med~~	~~Screen~~	~~N~~	~~Y~~
Holly, Kentucky Coffeetree, "Espress", "Prairie Titan™"	Gymnocladus dioicus	Yes	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	Gleditsia triacanthos v. inermis	Yes	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	Carpinus caroliniana	Yes	25	25	Slow	Shade	Y	Y
Linden, Little-leaved	Tilia cordata	Yes	60	40	Med	Shade	Y	N
Maple, Norway "Cleveland", "Columnare", "Erectum"	Acer platanoides	No	50	45	Med	Shade	Y	N
Maple, Freeman "Armstrong", "Autumn Blaze™",	Acer x freemanii	Yes	60	50	Fast	Shade	Y	N

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
"Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"								
Maple, Norwegian Sunset	Acer truncatum x platanoides "Keithsform"	No	35	35	Med	Shade	Y	N
Maple, Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	Acer rubrum	Yes	65	55	Med/Fast	Shade	Y	N
~~Sawtooth Maple~~			~~55~~	~~55~~	~~Med/Fast~~	~~Shade~~	~~Y~~	~~N~~
Maple, Shantung	Acer saccharum	No	25	25	Slow/Med	Shade	Y	Y
Maple, Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"		Yes	65	55	Slow/Med	Shade	Y	N
Maple, Trident	Acer buergerianim	No	30	25	Med	Shade	Y	N
Oak, Chinquapin	Quercus muehlenbergii	Yes	50	60	Slow/Med	Shade	Y	N
Oak, Columnar "Crimson Spire™", "Regal Prince®"	Quercus robur x	Yes	45	18	Med/Fast	Shade	Y	N
Oak, Bur	Quercus macrocarpa	Yes	70	80	Slow/Med	Shade	Y	N
Oak, Northern Red	Quercus rubra	Yes	60	60	Med/Fast	Shade	Y	N
Oak, Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	Quercus palustris	Yes	50	25	Med/Fast	Shade	Y	N
Oak, Sawtooth	Quercus acutissima	Yes	55	55	Med/Fast	Shade	Y	N
Oak, Shumard	Quercus shumardii	Yes	55	55	Med	Shade	Y	N
Oak, Water	Quercus nigra	Yes	60	50	Med	Shade	Y	N
Oak, White	Quercus alba	Yes	75	60	Med	Shade	Y	N
Oak, Willow "Hightower®"	Quercus phellos	Yes	60	45	Med/Fast	Shade	Y	N
Pine, Eastern White	Pinus strobus	Yes	80	40	Fast	Screen	N	N
Pine, Loblolly	Pinus taeda	Yes	90	35	Fast	Screen	Y	N
Planetree, London	Platanus x acerifolia	No	100	80	Med	Shade	Y	N
Poplar, Tulip	Liriodendron tulipifera	Yes	80	45	Fast	Shade	Y	N

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Redbud, Eastern "Alba", "Appalachian Red", "Forest Pansy"	Cercis canadensis	Yes	30	25	Med	Ornamental	Y	Y
Redbud, Texas "Oklahoma"	Cercis canadensis	Yes	18	24	Med	Ornamental	Y	Y
Redwood, Dawn	Metasequoia glyptostroboides	No	65	25	Med/Fast	Shade	Y	N
Serviceberry, Autumn Brilliance	Amelanchier x grandiflora	Yes	25	25	Fast	Ornamental	N	Y
Serviceberry, Downy	Amelanchier arborea	Yes	25	25	Med	Ornamental	Y	Y
Sycamore	Platanus occidentalis	Yes	100	100	Fast	Shade	N	N
Walnut, Black	Juglans nigra	Yes	75	75	Med	Shade	N	N
Zelkova, Green Vase, Musashino, Village Green	Zelkova serrate	No	80	50	Med	Shade	Y	N

Sec 1400.14 Prohibited Trees And Plants

The following trees and plants are prohibited:

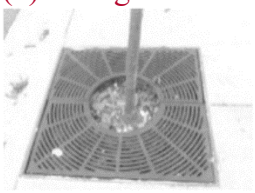
Ash (all varieties)
Bamboo, Golden
Bamboo, Heavenly
Elm, Siberian
Empress Tree
Euonymus, Burning Bush
Euonymus, Creeping
Honeysuckle, Bush/Japanese/Shrub
Ivy, English
Japanese Kudzu Vine
Lespedeza
Lespedeza, Sericea
Lespedeza, Shrubby
Loosestrife, Purple
Maple, Amur ~~Maple~~

Maple, Silver
Mimosa
Mulberry
Mustard, Garlic
Olive, Autumn
Olive, Russian
Pear, Bradford
Periwinkle, Bigleaf/Littleaf
Photinia
Poplar, Silver
Privet, Common
Privet, Chinese
Rose, Multiflora
Tree of Heaven
Winter Creeper
Wisteria, Asian

Sec 1400.16 Downtown Zoning Districts Landscaping

(a) *Applicability*. The landscaping requirements in this section shall apply to the ~~D-C, Downtown Core Zoning District and the D-E, Downtown Edge Zoning District~~ Downtown (d) Districts~~,~~ and Downtown Neighborhood (DN) Districts, depending on the type of street frontage, as established in the zoning code.

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

~~(5) Planting beds~~	~~5 feet by 6 feet minimum~~	~~3 feet by 3 feet minimum~~
~~(6) Tree grates*~~ 	~~5 feet by 6 feet minimum~~	~~3 feet by 3 feet minimum~~
~~*Made of cast iron and placed a minimum of twelve (12) feet from streetlights~~		

(b) *Downtown zoning street tree planting requirements*. The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the Downtown zoning districts. ~~(5) Planting beds~~

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

Sec. 1400.20 Tree Maintenance Guarantee

(a) **Required.** All plans requiring trees per Article 1400 shall include a binding three (3) year maintenance guarantee, which shall hold the applicant responsible for the health of all required planted trees.

(b) **Options.** Applicant may choose one of the two options below to meet the maintenance guarantee requirement.

(1) *Maintenance Guarantee.* Approval of a final plat or certificate of occupancy shall be contingent upon the applicant depositing with the city either currency, bond, irrevocable letter of credit or other surety, in an amount equal to the estimated cost of materials and labor of trees at the time of planting. The bond, irrevocable letter of credit, or other surety must cover the entire three (3) year maintenance and monitoring period. The applicant shall submit cost estimates to the planning department.

a. Upon completion of the three (3) year maintenance period, the planning department shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such finding, the city shall release the currency, bond, or letter of credit.

b. In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the planning department. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary monies from the tree maintenance guarantee to do so.

c. In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(2) *Maintenance Contract.* In lieu of a maintenance guarantee in subsection (a), the monitoring and maintenance requirement may also be met through proof of a three (3) year tree maintenance contract with a landscape contractor approved by the planning department. The contract shall name the City of Bentonville as a third party beneficiary. This fully executed contract shall contain:

a. Itemized proof of payment or charge for three (3) years of watering and maintenance for each required tree and landscaping.

b. A clause that requires that if the approved contract is breached, the developer shall either immediately supply an acceptable replacement maintenance contract.

c. After inspection by the planning department at the end of the three (3) year period, if the planning director determines that less than 90% of the trees are found healthy and with a reasonable chance of surviving to maturity, the trees shall be replaced by the developer within sixty (60) days of notice from the planning director. If the developer fails to comply, the city would recover losses as outlined in the contract.

Tree Protection and Preservation Manual

PC Date: 4/16/2024
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

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

Issue Statement

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

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

Proposed Tree Preservation and Protection Manual

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

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

Recommendation

Staff recommends approval of the proposed manual.

ORDINANCE NO. _____

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

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

WHEREAS, the city has not adopted a Landscape Manual;

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

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

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

Section 1: That the Bentonville Tree Preservation and Protection Manual shall be and is hereby adopted with *Attachment A: Tree Preservation and Protection Manual*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

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

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

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

_____

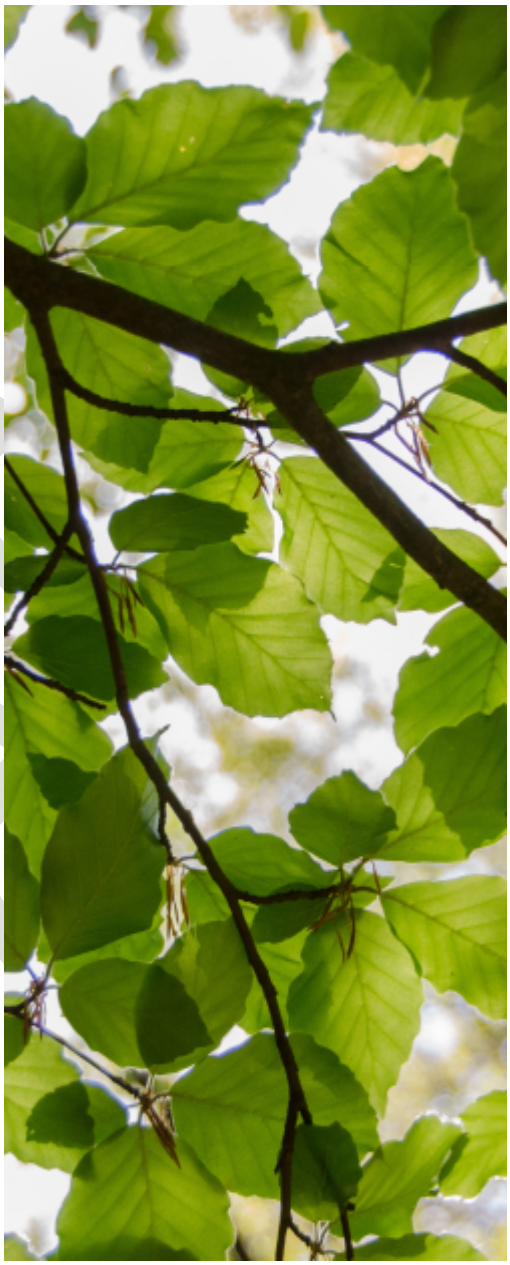
Stephanie Orman, Mayor

ATTEST:

_____

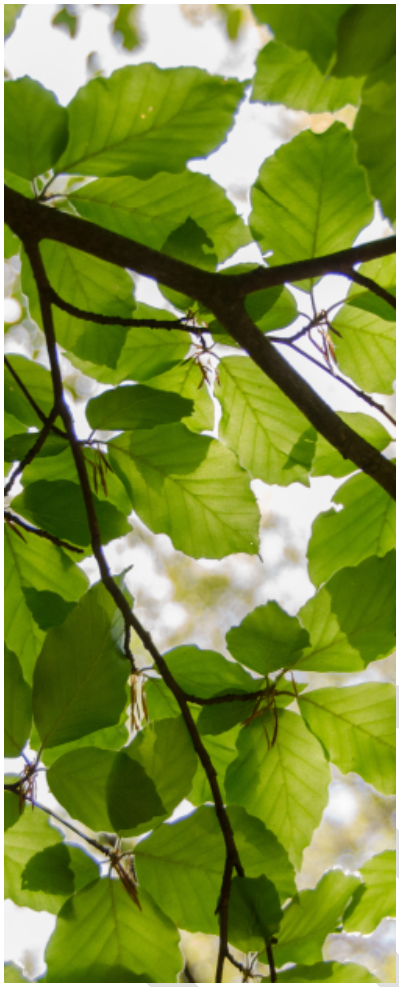
Malorie Marrs, City Clerk

CITY OF BENTONVILLE



Tree Preservation and Protection Manual

Table of Contents



1. Introduction
2. Tree Preservation and Protection
3. Landscape Plans
4. Tree Preservation Plans
5. Street Tree Planting
6. Tree Planting Best Practices
7. Tree Maintenance Best Practices
8. Tree Planting and Care Resources
9. Approved and Prohibited Trees

Appendix: Standard Details

- A. Tree Preservation Fencing
- B. Root Pruning
- C. Soil Compaction Prevention
- D. Soil Tree Planking
- E. Tree Planting
- F. Shrub Planting
- G. Tree Well & Grate
- H. Tree Planting on Slope

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1. Introduction

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

(a) Benefit of Trees

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

- **Trees help clean our air.**
  Global forests removed about 1/3 of fossil fuel emissions annually from 1990-2007. Trees remove pollution from the atmosphere, improving air quality and human health. Roadside trees reduce nearby indoor air pollution by more than 50%.
- **Trees help us save energy.**
  Trees properly placed around buildings can reduce air conditioning needs by 30% and can save 20 - 50% in energy used for heating. Carefully positioned trees can reduce a household's energy consumption for heating and cooling by up to 25%.
- **Trees help reduce runoff.**
  Trees and other vegetation protect the soil from erosion by slowing rainfall impact and water runoff. A tree's complex root system holds the soil together. Trees also contribute leaf debris, which forms a protective mulch for the top layer of soil.
- **Trees benefit wildlife.**
  Trees provide vital wildlife habitat. Trees and forests provide an important species range. Many animals have a range of hundreds of square miles.
- **Trees provide cooling.**
  Trees lower surface and air temperatures by providing shade. Shaded surfaces may be 20 - 45°F cooler than the peak temperatures of unshaded materials.
- **Trees contribute to our health.**
  A study of 10 cities found community forests save an average of one life each year. In New York City, trees save an average of eight lives every year. Office workers with a view of trees report significantly less stress and more satisfaction**.**
- **Trees increase our property values.**
  In Portland, Oregon, homes with street trees sold for $7,130 more, on average, and 1.7 days more quickly. In Fulton County (Atlanta), Georgia, mature trees positively influenced home sale prices. Homes sold for nearly $105,000 more in neighborhoods with mature trees.

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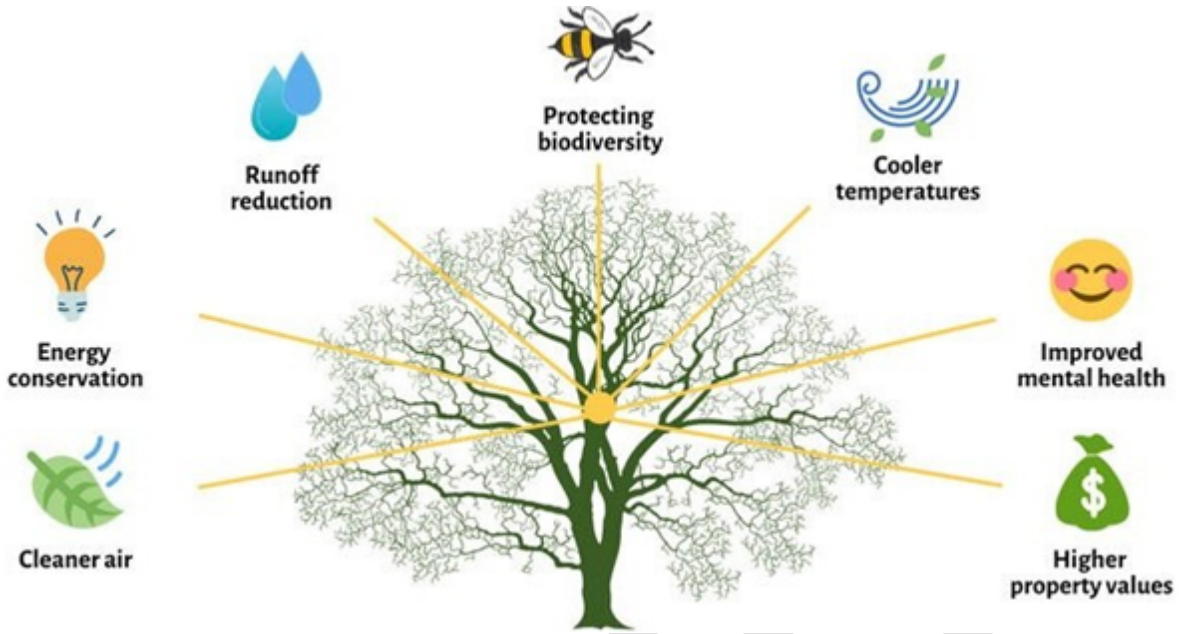


For more information on the benefits of trees, visit the links below.
https://www.arborday.org/trees/treefacts/
https://www.nashvilletreefoundation.org/benefits-of-trees

(b) Purpose of this Manual

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

(c) **City's Vision and Goals**

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

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

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

(d) Administration and Enforcement of this Manual

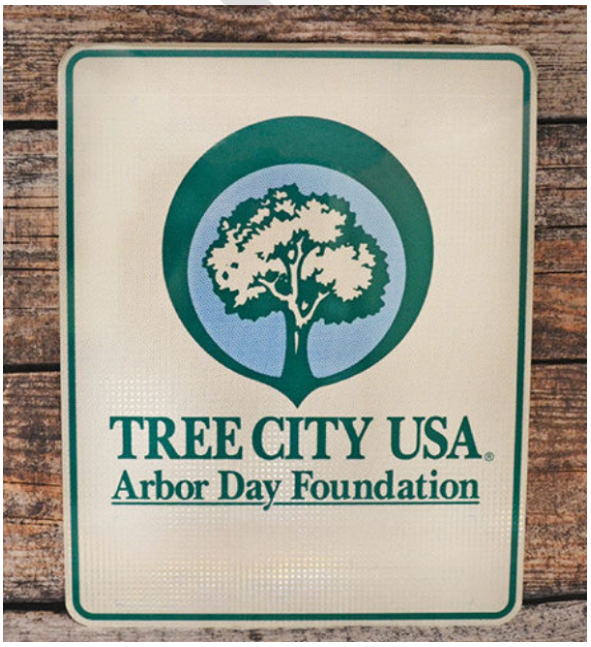
The tree preservation and landscaping information in this manual are guidelines to be used in the preservation and beautification of Bentonville. Questions pertaining to this manual should be directed to Bentonville Planning at 479-271-3122 or planning@bentonvillear.com.

(e) Tree and Landscape Advisory Committee

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

(f) Tree City USA

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



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

(1) *The presence of a tree board or department.* Bentonville's Tree and Landscape Advisory Committee was established in 1998. It has a minimum of five members and meets monthly.

(2) *A community tree ordinance.* Bentonville adopted its Tree Preservation and Protection Ordinance in 1998. It has been codified into Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection.

(3) *A community forestry program.* The Tree and Landscape Advisory Committee works to encourage tree planting and conducts a tree giveaway twice a year.

(4) *Observance of Arbor Day*. The Bentonville Garden Club hosts the annual Arbor Day celebration in Bentonville.

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2. Tree Preservation and Protection

(a) Priority Areas for Preservation.

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

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

(b) Significant Trees for Preservation

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

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

Table 2a Significant Tree Sizes	
Type	**Minimum Size**
Fast Growth Trees	24” DBH +
Slow to Moderate Growth Trees	18” DBH +
Small Species	8” DBH +

Table 2b Common Fast Growth Trees (24” DBH)	
Common name	**Scientific Name**
Baldcypress	Taxodium distichum
Beech American	Fagus grandiflora
Black Cherry	Prunus serotina
Bois D’Arc	Maclura pomifera
Catalpa	Catalpa speciosa
Cottonwood	Populus deltoides

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

Table 2c **Common Slow to Moderate Growth Trees (18" DBH)**	
Common name	**Scientific Name**
American Holly	Ilex Opaca
Bitternut Hickory	Carya cordiform
Black Gum	Nyssa sylvatica
Black Hickory	Carya texana
Black Oak	Quercus velutina
Black Walnut	Juglans nigra
Chinese Pistache	Pistacia chinenesis
Crabapple	Malus
Cucumber Magnolia	Magnolia acuminate
Ginkgo	Ginkgo biloba
Golden Raintree	Koelreuteria paniculate
Kentucky Coffee Tree	Gymnocladus dioicus
Mockernut Hickory	Carya tomentosa
Red Oak Group (Norther Red Oak, Southern Red Oak, Nuttall, Shumard, Pin, Water, Willow)	Quercus
Shagbark Hickory	Carya ovata
Ohio Buckeye	Aesculus glabra
Ozark Chinkapin	Castanea ozarkensis
Pecan	Carya illinoensis
White Oak Group(Post, Bur, Overcup, Chinquapin, Swamp Chestnut)	Quercus
Umbrella Magnolia	Magnolia tripetala
White Ash	Fraxinus Americana
Western Soapberry	Sapindus Drummondi
Yellowwood	Cladrastis kentukea
Zelkova	Zelkova serrata
Persimmon	Diopyros virginiana
Sassafras	Sassafras albidum
Sourwood	Oxydendrum arboretum
Sugar Maple	Acer saccharum

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

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3. Landscaping Plans

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

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

(1) Preserved trees.

(2) Proposed grading.

(3) Proposed building footprint and any other structures.

(4) Proposed parking lots with spaces indicated and curb or wheel stops shown.

(5) Existing and proposed utilities.

(6) Existing and proposed topography.

(7) Existing drive aisles, streets, alleys, and other improvements to the site.

(8) Proposed landscaping. As applicable, use these letters for each proposed tree:

'S' for street trees
'P' for perimeter trees
'F' for front trees
'I' for internal trees
'E' for existing trees
'M' for mitigation

(9) Required landscape buffers.

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

(1) Tree Planting (see Appendices, Exhibit 5)

(2) Shrub Planting (see Appendices, Exhibit 6)

(3) Urban Tree Well (see Appendices, Exhibit 7)

(4) Slope Tree Planting (see Appendices, Exhibit 8)

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

(1) The contractor shall confirm the location of all utilities prior to starting any work. The contractor is responsible for contacting AR One-Call regarding utilities.

(2) All plants must be healthy, vigorous, and free of pests and diseases.

(3) Standards set forth in "American Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.

(4) All trees must be container grown or balled and burlapped (as indicated on the plant list).

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(5) All required trees shall be a minimum of 2" caliper with a single dominant central trunk. Multi-trunk trees are not acceptable without prior approval from Planning/Urban Forester.

(6) All trees must be straight trunked and full-headed, unless specified otherwise, and must meet all requirements specified on plans.

(7) All trees and shrubs shall be installed per City of Bentonville planting details.

(8) All plants are subject to the approval of the landscape architect before/during/after construction.

(9) All planting areas must be completely mulched with a 4" layer of organic mulch. Mulch shall not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from the root collar at the soil line.

(10) All proposed planting areas covered by grass shall have the sod completely removed before planting begins.

(11) All planting beds shall be contained by edging material other than vegetation.

(12) Prior to construction, the contractor shall be responsible for locating all underground utilities and should avoid damage to all utilities during the course of work. The contractor is responsible for repairing any damage to utilities resulting from the landscape construction at no cost to the owner.

(13) The contractor is responsible for verifying all quantities shown on the landscape plan before pricing out work.

(14) The contractor is responsible for fully maintaining all planting material in all planting and lawn areas until the work is accepted in total by the owner.

(15) The contractor shall completely guarantee all plant material for a period of one year beginning on the date of total acceptance. The contractor shall properly make all replacements before or at the end of the guarantee.

(16) Any plant material which dies, turns brown, or defoliates prior to total acceptance for the work shall be promptly removed from the site and replaced with material of the same species, quantity, and size, and meeting all plant list specifications.

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4. Tree Preservation Plans

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

(a) Requirements

(1) If a tree preservation plan is required, the following items must be included: for trees over 6" in diameter. Show existing trees and tree canopies with legend and attach numbers to cross-reference the trees.

(2) Show canopy coverage as currently exists on site.

(3) Include a table with the tree species, size, health, and priority level. See *Sec. 3 Tree Preservation.*

(4) *If the property has a large number of trees, identify the trees to preserve and the species of these trees. Label and number trees with average species, size, health, and ranking (see Exhibit 11).

(5) Label and number grouped trees with average species, size, health, and priority. See *Sec. 3 Tree Preservation*.

(6) Show all existing and proposed utilities.

(7) Show all property boundaries.

(8) Show natural features (trees, floodways, creeks, wetlands…) beyond the property line up to 100'.

(9) Provide all soil types within the project boundary.

(10) Show floodplains and/or floodway.

(11) Show existing and proposed streets, sidewalks, or public and bike paths rights-of-way in accordance to the Master Street Plan.

(12) Show all proposed on-site and off-site improvements associated with the proposed project.

(13) Delineate trees/canopy groups to be preserved and removed.

(14) Show Tree Preservation Calculations.

(15) Show mitigation requirements as indicated if necessary through the results of Tree Preservation Calculations.

(If mitigation is required because the project does not meet the minimum preservation requirements, the applicant will need to include the mitigation efforts in the Tree Preservation Plan.)

(16) Show location of tree protection fencing. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.

(17) Show limits of root pruning.

(18) Show construction traffic flow and boundaries on work site.

(19) Locate material storage during construction.

(20) Locate concrete wash-out during construction.

(21) Locate construction entrance/exit.

(22) Locate all existing and new utility/drainage easements.

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

(1) Tree Preservation Fencing Installation (see Appendices, Exhibit 1)

(2) Root Pruning (see Appendices, Exhibit 2)

(3) Soil Compaction Prevention (see Appendices, Exhibit 3)

(4) Tree Planking (see Appendices, Exhibit 4)

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

(1) All trees and natural areas shown on this plan to be preserved shall be protected during construction with temporary fencing, in accordance with the Tree Preservation Fencing Details.

(2) Protective fences shall be erected according to City of Bentonville standards for tree protection. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.

(3) Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.

(4) Erosion and sedimentation control barriers shall be installed or maintained in a manner that does not result in soil build-up within tree drip lines.

(5) Protective fences shall surround the trees/tree group and will be located at the drip line. For natural areas protective fences shall follow the limit on construction in order to prevent the following:

a. Soil compaction in the root zone of an area resulting from vehicular traffic or equipment storage.

b. Root zone disturbances due to grade changes (greater than 6”). Root trenching is not viewed by City Arborists.

c. Wounds to exposed tree roots, trunk, or limbs by mechanical equipment.

d. Other activities detrimental to trees such as chemical storage, concrete truck cleaning, and fires.

(6) Exceptions to installing fences at tree driplines may be allowed in the following cases:

a. Where there is to be an approved grade change, impermeable paving surface, tree fell, or

other such site development.

b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area prior to site grading so this area is graded separately prior to paving installation, minimizing root damage.

c. Where trees are close to proposed buildings, erect the fence to allow 6-10 feet of workspace.

d. Where there are severe space constraints due to tract size or other special circumstances.

(7) Where any of the above exceptions result in a fence closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing. See Tree Planking Detail.

(8) Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

(9) Any roots exposed during construction activity shall be pruned flush with the soil backfill root areas with good quality topsoil as soon as possible. If exposed root areas are not backfilled within 3 days, cover with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

(10) Any trenching required for the installation of landscape irrigation shall be placed as far from existing trees as possible.

(11) No landscaping topsoil digging greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.

(12) Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.

(13) All finished pruning must be done according to recognized, approved, standards of the industry language, the American National Standard on arbor pruning 2006 or later. A city-certified tree pruner must be retained to make all pruning cuts, a list of certified tree pruners is available from the urban forester.

(14) Deviation from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

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5. Street Tree Planting

(a) Purpose

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

(b) Species Selection

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

(c) Major Streets

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

(d) Location

(1) Approval. The planting location of trees in street areas must be approved by City of Bentonville staff and shown on an approved landscape plan. Trees can either be planted in the planting strip between the curb and sidewalk, in an area cut out of the sidewalk, or on the building side of the sidewalk, as long as it is within the public right-of-way.

(2) Intersections. Street trees must not be planted where they will obstruct the views of stop signs or traffic signals. Trees are not to be planted within 20' distance from side street curb face to first street tree. Street trees must be placed to allow for visibility of all information signs on the street. Informational signs and street trees shall not occupy the same opening.

(3) Clearance with Other Structures & Utilities. The following spacing requirements are used to determine appropriate planting locations of street trees:

Table 3
Clearance and Spacing Requirements

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

(e) Spacing between trees

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

Table 4
Spacing Between Trees

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

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

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

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

Table 5
Recommended Well Size

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

Table 6
Continuous Planting Strip or Median Size

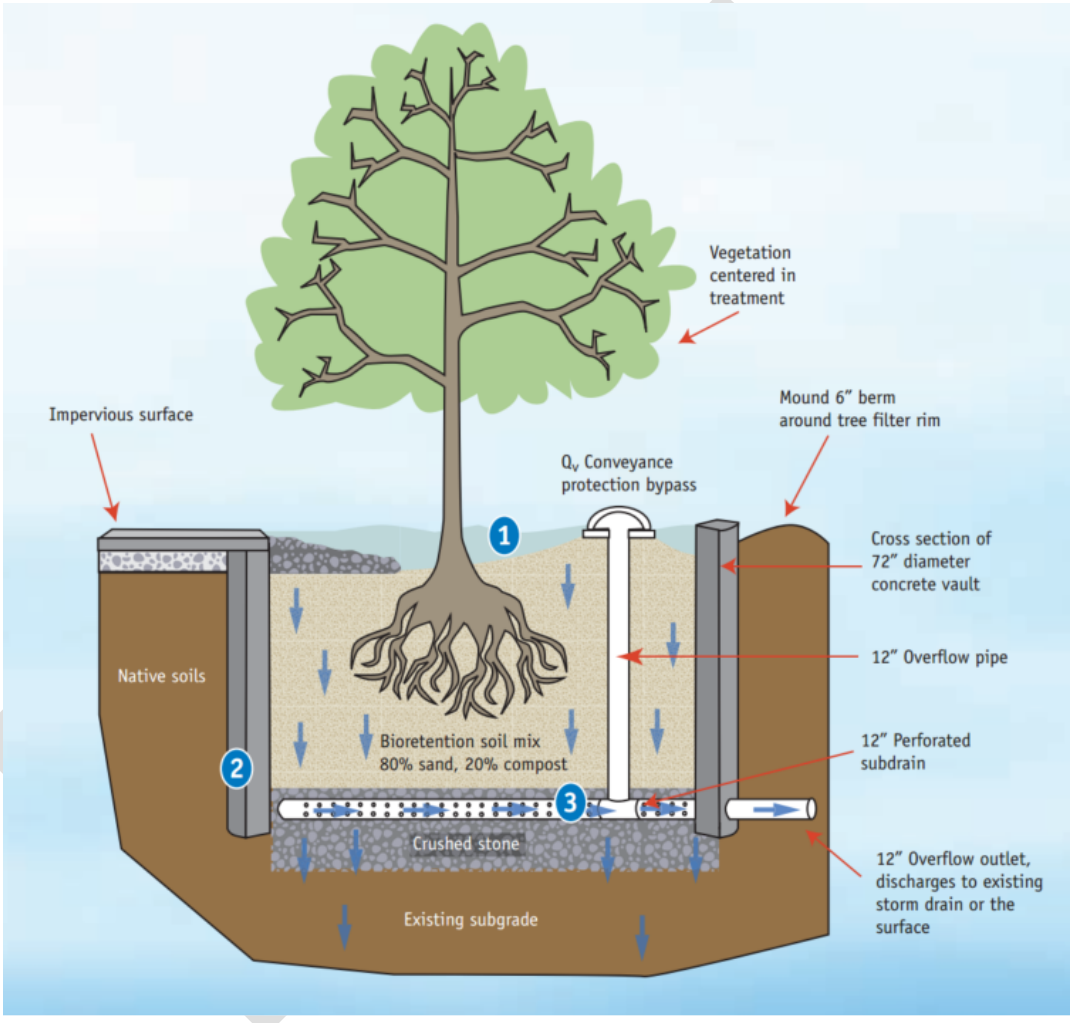
Tree Size	Minimum Width
Small	2'
Medium	3'
Large	4'
X-Large	5'

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

(2) Chamber Materials.

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

Illustration 1
Tree Chamber Design



(Image Credit: University of New Hampshire, Stormwater Center. 2009 Biannual Report. Pg. 22)

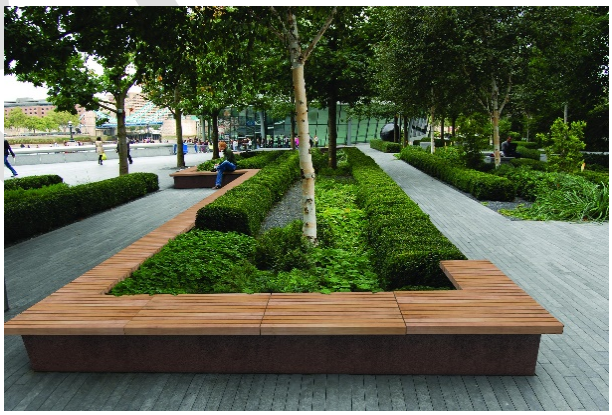
(3) **Grates.** Grates are considered an extension of the sidewalk. Grates with concentric rings are preferred since they allow adjustments to be made as the tree trunk expands. As the tree begins to outgrow its surrounding grate, the center ring can be removed to allow the tree to continue growing.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

Illustration 2
Concentric Tree Grates

(g) Elevated Planters

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

Illustration 3
Elevated Planter Example



(h) Tree Root Barriers

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

(i) Staking

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

(j) Water Basin

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

(k) Tree Watering

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

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6. Best Practices: Tree Planting

Source: University of Arkansas, Cooperative Extensions Service

(a) Understand the tree being planted.

(1) Width. Determine the maximum width at the time of maturity to assist in ensuring the tree does not impact other items in the areas, such as utilities, sidewalks, or building walls.

(2) Height. Determine the maximum height at the time of maturity to ensure it will not grow into anything overhead, such as power lines or rooflines.

(3) Sun requirements. Determine what type of sun exposure is required. Here's a guide based on the plant's sun needs:

- Full sun = Minimum of 6 hours of direct sun each day
- Part sun = 3 to 6 hours of direct sun each day
- Part shade = 3 to 6 hours of direct sun each day, but avoid the intense mid-day sun
- Full shade = Less than 3 hours of direct sun each day

(4) Trees come in three ways: balled in burlap, bare root or containerized. They also come in many sizes. Choose one that you can easily manage. Container grown plants can be planted any time you want to. Balled in burlap trees should be planted before the heat of summer sets in or again in the fall. Bare root trees need to be planted when they are totally dormant since there is nothing inside the plastic sleeve to sustain plant growth.

(b) Understand the planting site.

(1) Sun exposure. Determine how much sun exposure will be available for your proposed planting site and if it meets the needs of your tree type. See (a)(3) above.

(2) Soil. Have your soil tested before planting by submitting soil samples to the Benton County Cooperative Extension office. This will you give the soil pH, whether it is acid or alkaline, and they will have recommendations of changes needed based on the tree being planted.

(3) Drainage. A percolation test can help you identify drainage issues. Dig a hole 1 foot deep, fill with water, and see how long it takes to empty. If the water level drops more slowly than 1 inch per hour, drainage is poor. Poorly drained sites can be corrected by proper plant selection, installing a drainage system, elevating plants, or planting beds above the affected area.

(4) Location of utilities. To check for utility obstructions by calling 811 or visit the AR 811 website. Never place any tree growing taller than 15 feet beneath power lines or within 15 feet of them.

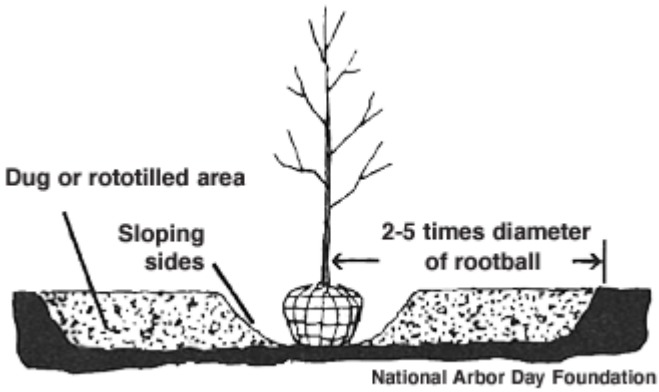
(5) Other obstructions. Do not plant too close to surrounding objects including houses, barns and other trees. Remember that tree roots spread well beyond the branch area of the tree and roots can interfere with foundations, sidewalks, and paved areas.

(c) Plant the tree.

(1) Clear. Remove surrounding vegetation and mulch from the area where you will be digging the hole.

(2) Dig. Dig a hole at least two times the width of the root ball so the roots can spread out. Only dig as deep as the root ball.

(3) Place the tree. Remove the container or burlap from the tree. Place the tree in the hole, making sure it is straight. Backfill and lightly tamp the soil.



(4) Water. Water immediately after planting and once a week during the first season of planting.

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

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

Avoid volcano mulching.

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

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(6) Stake. Only stake a tree if the location is subject to high winds or pedestrian traffic. Use a soft material for the portion that goes around the trunk. The guying should be loose. E sure to remove all stakes after one year.

(7) Do not fertilize. Using a fast-release fertilizer immediately after planting can burn the roots. Either wait a year to use fertilizer or use a slow-release fertilizer.

7. Best Practices: Tree Maintenance

(a) Watering

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

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

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

(b) Fertilizing

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

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

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

(c) Pruning

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

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

(d) Insects and Disease

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

(1) Do other trees nearby have the same problem?

(2) Has the area been treated recently with chemicals such as fertilizer or herbicides?

(3) Has the soil been disturbed by the removal or addition of topsoil?

(4) What have the past weather conditions been in the area?

(5) Is there any evidence of damage to the trunk system?

(6) Are the leaves wilted or an odd color?

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

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8. Tree Planting and Care Resources

University of Arkansas Cooperative Extension Service (UACES)
www.uaex.edu

UACES Trees Database
www.aragriculture.org/horticulture /ornamentals/plantdatabase/default.htm

Arkansas Forestry Commission
www.forestry.arkansas.gov

Arkansas Urban Forestry Council
www.arkansastrees.org

National Arbor Day Foundation
www.arborday.org

Trees Are Good
www.treesaregood.com

Urban Forestry
www.treelink.org

Tree and Shrub Insects
www.treehelp.com/trees/trees-insects.asp

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

International Society of Arboriculture
www.isa-arbor.com

USDA Forest Service Urban and Community Forestry
www.urbanforestrysouth.org

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9. Approved and Prohibited Trees

(a) Approved Trees.

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

Table 7
Approved Trees

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	Cotinus obovatus	Yes	25	20	Slow	Ornamental	Y	Y
Arborvitae, American	Thuja occidentalis	Yes	60	15	Med	Screen	N	N
Arborvitae, Emerald	Thuja occidentalis 'Emerald Green'	No	15	4	Slow	Screen	N	Y
Arborvitae, Green Giant	Thuja x 'Green Giant'	No	60	20	Fast	Screen	N	N
Arborvitae, Nigra American	Thuja occidentalis 'Nigra'	Yes	30	10	Slow	Screen	N	Y
Beech, American	Fagus grandifolia	Yes	70	40	Med	Shade	N	N
Birch, European Hornbeam	Carpinus betulus	No	50	35	Med	Shade	Y	N
Birch, River "Dura-Heat®", "Heritage®"	Betula nigra	Yes	45	30	Med/Fast	Shade	N	N
Catalpa, Dwarf Southern "Nana"	Catalpa bignonioides	Yes	18	22	Med	Ornamental	Y	Y
Cherry, Yoshino	Prunus x yedoensis	No	25	30	Med/Fast	Ornamental	Y	Y
Cypress, Arizona	Cupressus arizonica	Yes	35	15	Fast	Screen	N	N
Cypress, Atlantic White Cedar	Chamaecyparis thyoides	Yes	25	12	Fast	Screen	N	N
Cypress, Bald "Shawnee Brave®"	Taxodium distichum	Yes	70	35	Fast	Shade	Y	N
Cypress, Japanese Cedar	Cryptomeria japonica	No	60	30	Med	Screen	N	N
Cypress, Chinese Pistache	Pistacia chinensis	No	30	30	Med	Ornamental	Y	N
Dogwood, Eastern Flowering, White	Cornus florida	Yes	20	25	Slow	Ornamental	Y	Y
Dogwood, Kousa	Cornus kousa	No	25	25	Slow/Med	Ornamental	Y	Y

Table 7
Approved Trees

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Elm, American "New Harmony", "Princeton", "Valley Forge"	Ulmus americana	Yes	75	55	Med/Fast	Shade	Y	N
Elm, Chinese/Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	Ulmus parvifolia	No	50	45	Med/Fast	Shade & Ornamental	Y	N
Elm, Fruitless Crabapple	Malus sp.	Yes	25	25	Med	Ornamental	Y	Y
Ginko, "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	Ginkgo biloba	No	75	60	Slow	Shade	Y	N
Ginko, Goldenraintree	Koelreuteria paniculata	No	40	35	Med	Ornamental	N	N
Gum, Black/Tupelo "Red Rage™", "Wildfire"	Nyssa sylvatica	No	50	30	Med	Shade	Y	N
Gum, Fruitless Sweetgum	Liquidambar styraciflua "Rotundiloba"	Yes	70	55	Fast	Shade	Y	N
Hickory, Shagbark	Carya ovata	Yes	80	40	Slow	Shade	Y	N
Holly, American Greenleaf	*Ilex opaca*	Yes	50	40	Slow	Screen	N	N
Holly, Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	Ilex verticillata	Yes	24	12	Med	Ornamental	N	Y
Holly, Foster	Ilex xattenuata 'Fosteri'	Yes	25	10	Med	Screen	N	N
Holly, Kentucky Coffeetree, "Espress", "Prairie Titan™"	Gymnocladus dioicus	Yes	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	Gleditsia triacanthos v. inermis	Yes	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	Carpinus caroliniana	Yes	25	25	Slow	Shade	Y	Y
Linden, Little-leaved	Tilia cordata	Yes	60	40	Med	Shade	Y	N
Maple, Norway "Cleveland", "Columnare", "Erectum"	Acer platanoides	No	50	45	Med	Shade	Y	N
Maple, Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	Acer x freemanii	Yes	60	50	Fast	Shade	Y	N

Table 7
Approved Trees

Common Name and Cultivars	Scientific Name	Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Maple, Norwegian Sunset	Acer truncatum x platanoides “Keithsform”	No	35	35	Med	Shade	Y	N
Maple, Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	Acer rubrum	Yes	65	55	Med/Fast	Shade	Y	N
Maple, Shantung	Acer truncatum	No	25	25	Slow/Med	Shade	Y	Y
Maple, Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	Acer saccharum	Yes	65	55	Slow/Med	Shade	Y	N
Maple, Trident	Acer buergerianim	No	30	25	Med	Shade	Y	N
Oak, Chinquapin	Quercus muehlenbergii	Yes	50	60	Slow/Med	Shade	Y	N
Oak, Columnar English "Crimson Spire™", "Regal Prince®"	Quercus robur x	Yes	45	18	Med/Fast	Shade	Y	N
Oak, Bur	Quercus macrocarpa	Yes	70	80	Slow/Med	Shade	Y	N
Oak, Northern Red	Quercus rubra	Yes	60	60	Med/Fast	Shade	Y	N
Oak, Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	Quercus palustris	Yes	50	25	Med/Fast	Shade	Y	N
Oak, Sawtooth	Quercus acutissima	Yes	55	55	Med/Fast	Shade	Y	N
Oak, Shumard	Quercus shumardii	Yes	55	55	Med	Shade	Y	N
Oak, Water	Quercus nigra	Yes	60	50	Med	Shade	Y	N
Oak, White	Quercus alba	Yes	75	60	Med	Shade	Y	N
Oak, Willow "Hightower®"	Quercus phellos	Yes	60	45	Med/Fast	Shade	Y	N
Pine, Eastern White	Pinus strobus	Yes	80	40	Fast	Screen	N	N
Pine, Loblolly	Pinus taeda	Yes	90	35	Fast	Screen	Y	N
Planetree, London	Platanus x acerifolia	No	100	80	Med	Shade	Y	N
Poplar, Tulip	Liriodendron tulipifera	Yes	80	45	Fast	Shade	Y	N
Redbud, Eastern "Alba", "Appalachian Red", "Forest Pansy"	Cercis canadensis	Yes	30	25	Med	Ornamental	Y	Y
Redbud, Texas "Oklahoma"	Cercis canadensis	Yes	18	24	Med	Ornamental	Y	Y
Redwood, Dawn	Metasequoia	No	65	25	Med/Fast	Shade	Y	N

Table 7 Approved Trees								
Common Name and Cultivars	**Scientific Name**	**Native**	**Height (ft.)**	**Spread (ft.)**	**Growth Rate**	**Shade, Ornamental, Screen**	**Street Tree**	**Under Overhead Utilities**
	glyptostroboides							
Serviceberry, Autumn Brilliance	Amelanchier x grandiflora	Yes	25	25	Fast	Ornamental	N	Y
Serviceberry, Downy	Amelanchier arborea	Yes	25	25	Med	Ornamental	Y	Y
Sycamore	Platanus occidentalis	Yes	100	100	Fast	Shade	N	N
Walnut, Black	Juglans nigra	Yes	75	75	Med	Shade	N	N
Zelkova, Green Vase, Musashino, Village Green	Zelkova serrate	No	80	50	Med	Shade	Y	N

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

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(b) Prohibited Trees.

The following trees and plants are prohibited:

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

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

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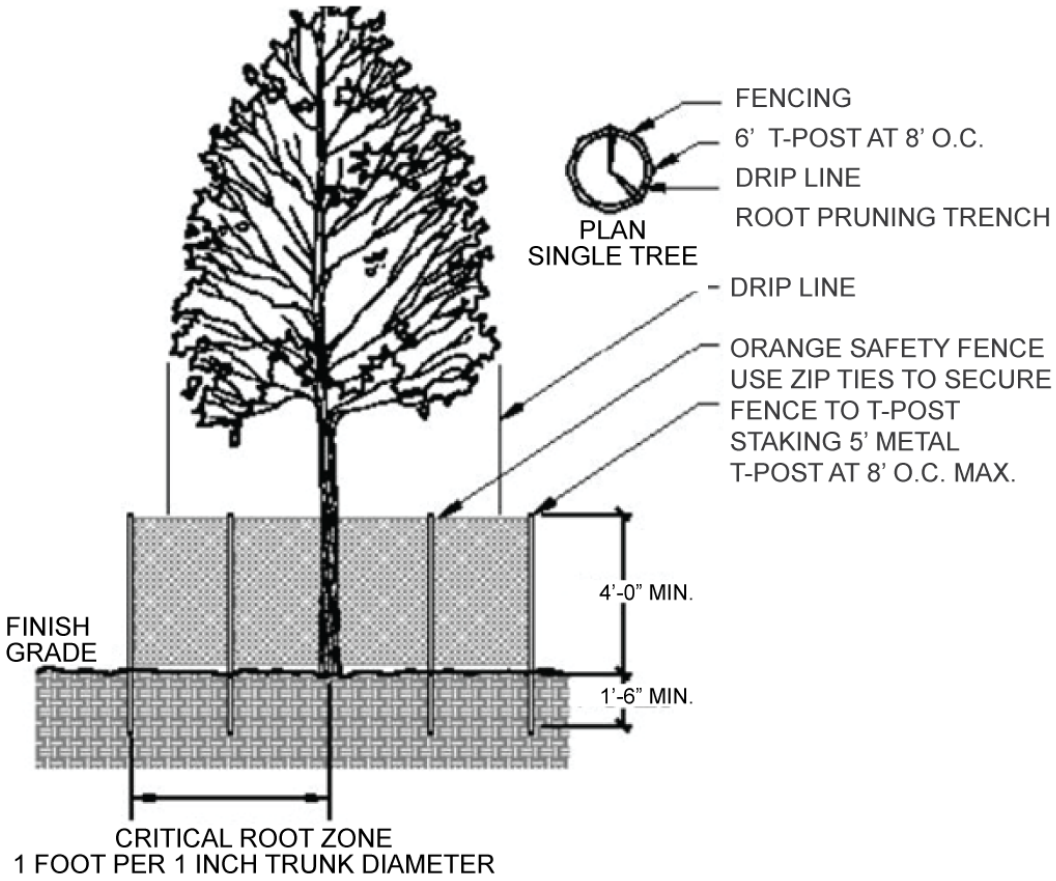
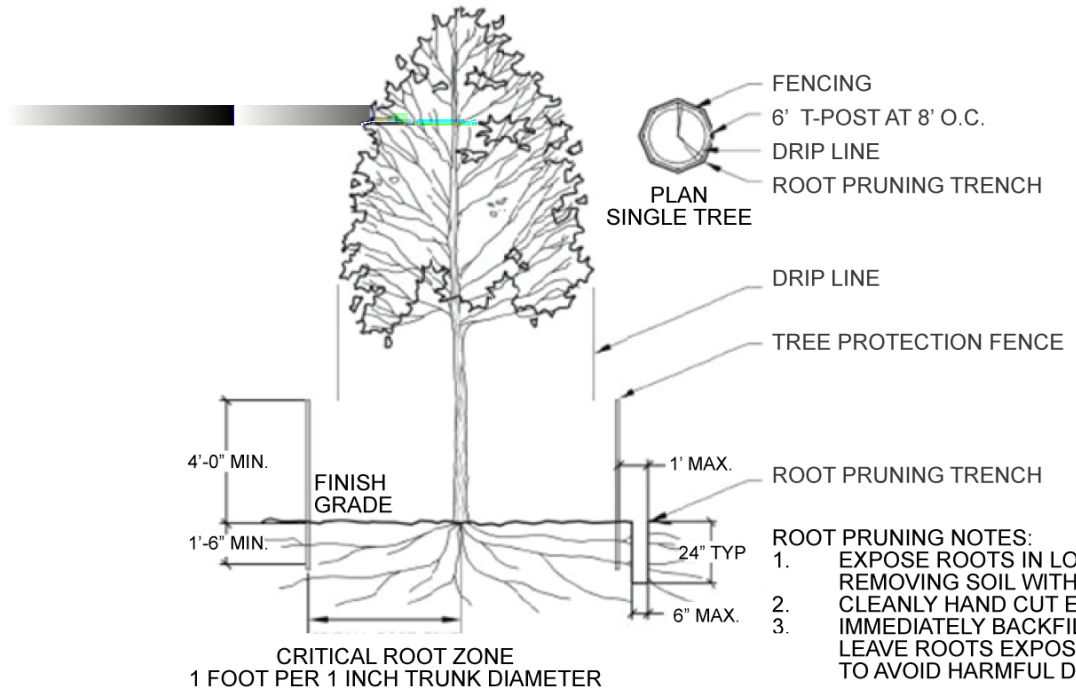
Appendix: Standard Details

Appendix A:
Tree Preservation Fencing



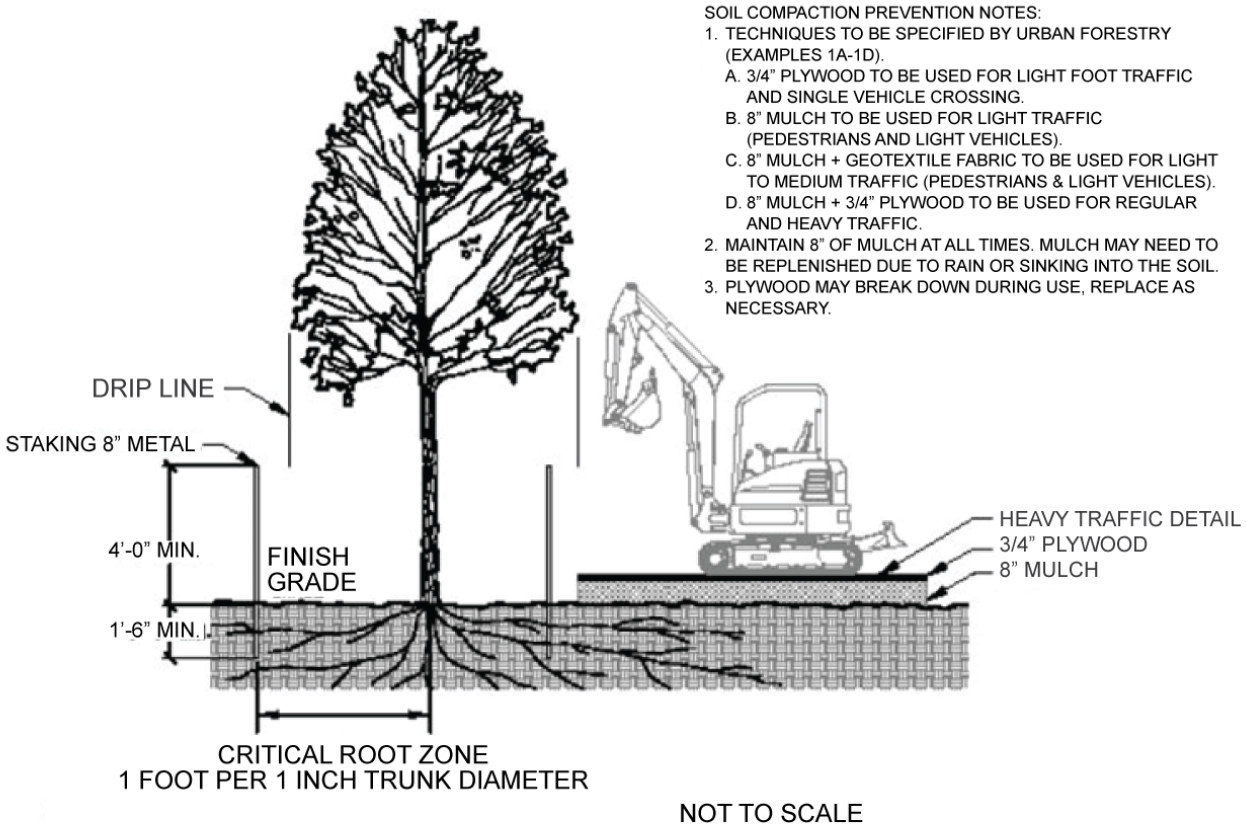
Appendix B
Root Pruning



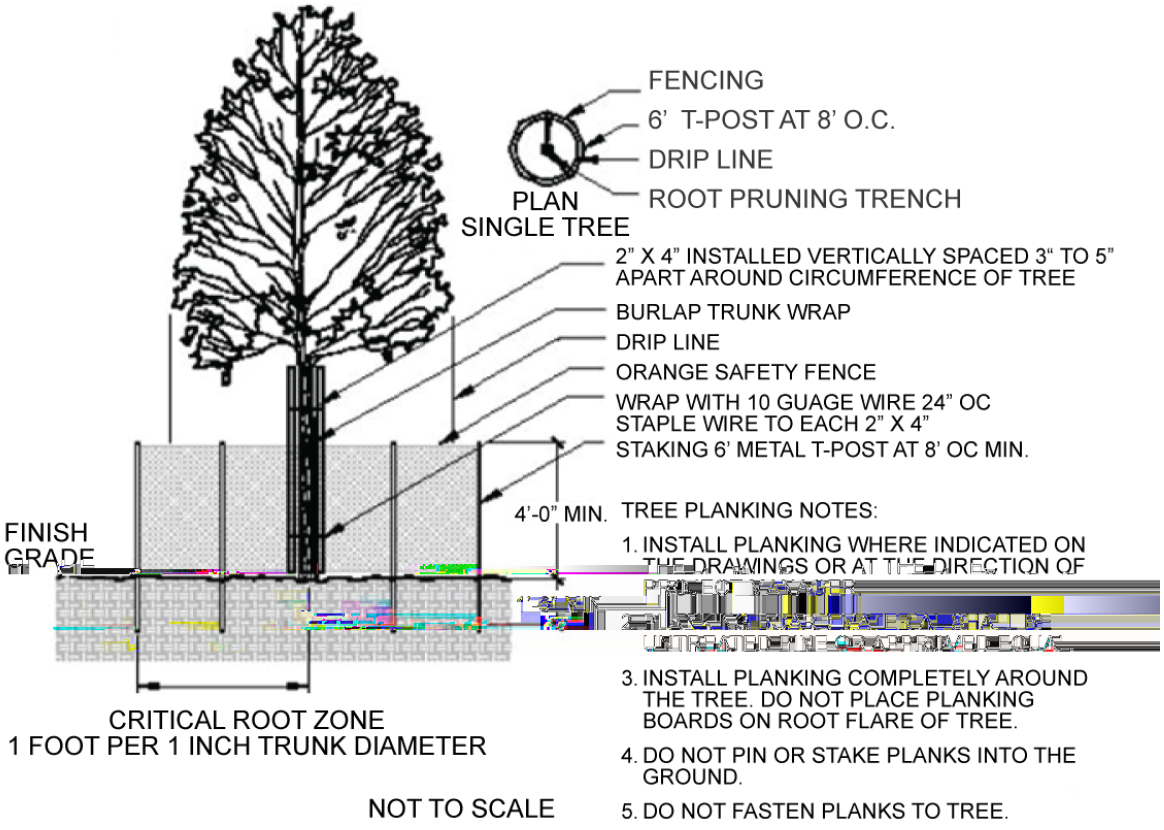
ROOT PRUNING NOTES:

1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.)

Appendix C
Soil Compaction Prevention



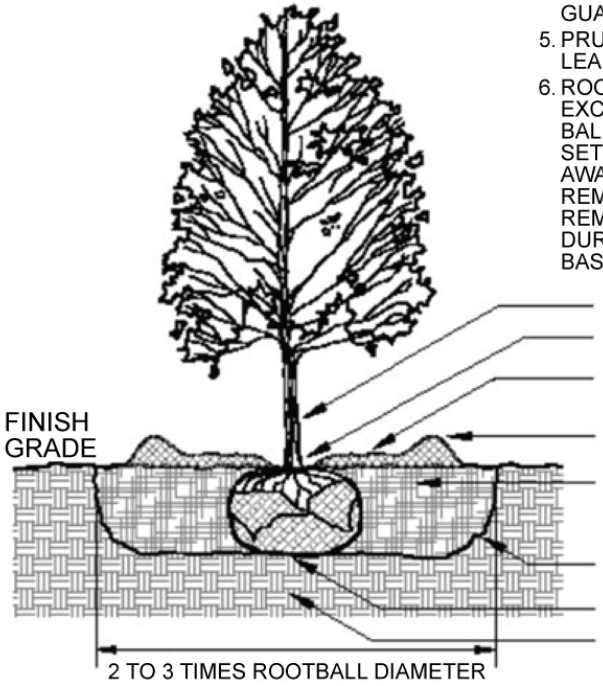
Appendix D
Soil Tree Planking



Appendix E
Tree Planting

NOTES:

1. TREES SHALL BE 2” CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1” TO 2” ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT

BEGIN MULCH 3” TO 4” AWAY FROM TRUNK

2” TO 3” OF ORGANIC MULCH.
NO CYPRESS MULCH SHALL BE USED.

BUILD 4” HIGH EARTHEN RING AT THE OUTER EDGE OF TREE’S DRIPLINE

EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

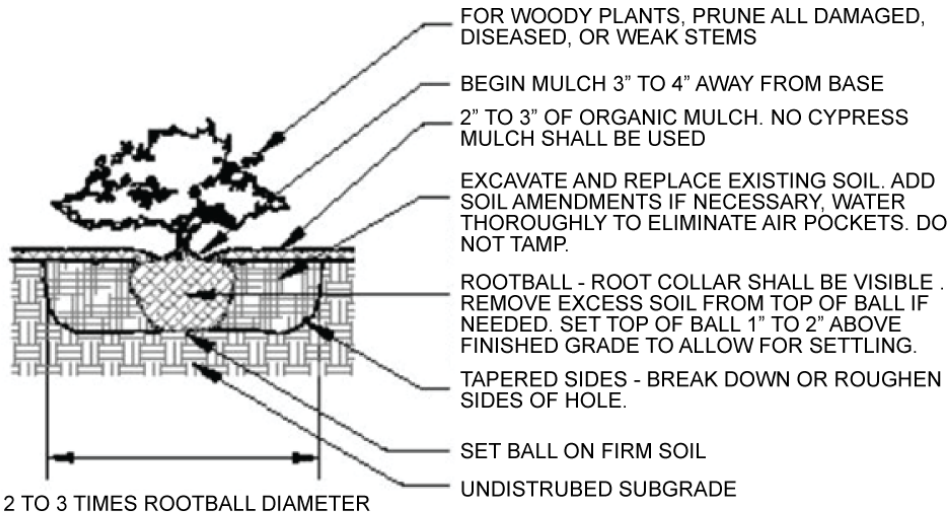
WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.

SET BALL ON FIRM SOIL.

UNDISTURBED SUBGRADE

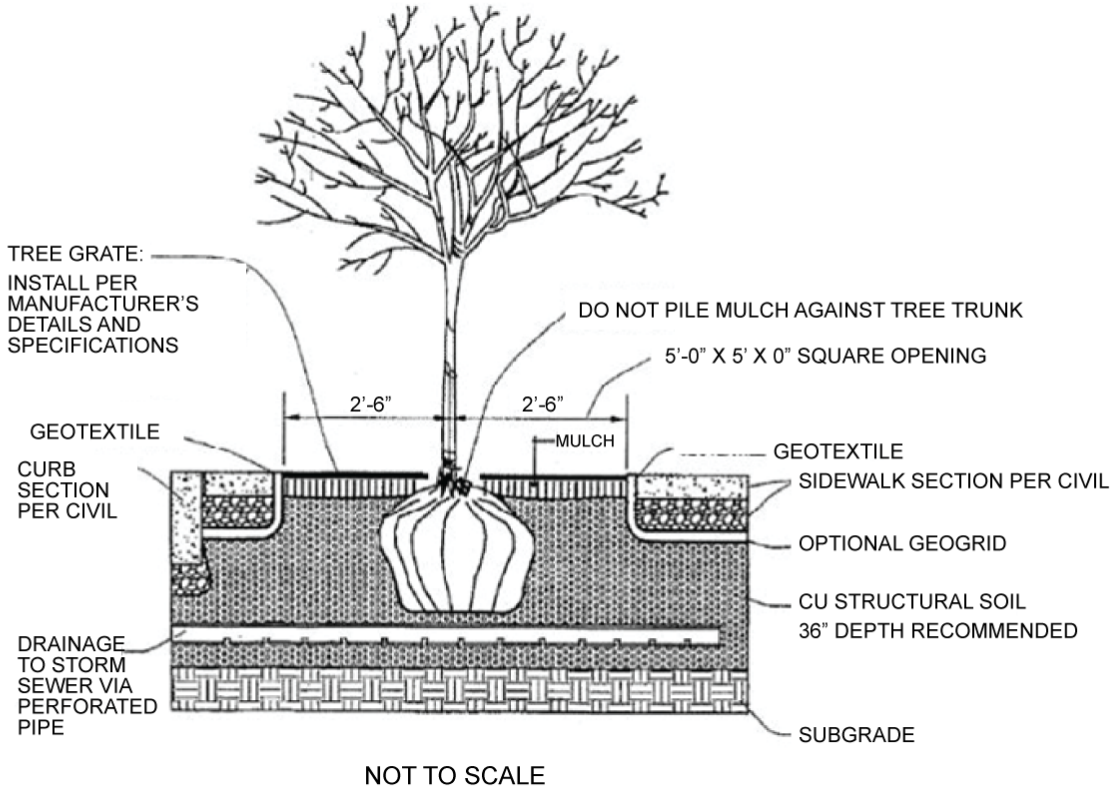
NOT TO SCALE

Appendix F
Shrub Planting



NOT TO SCALE

Appendix G
Tree Well & Grate

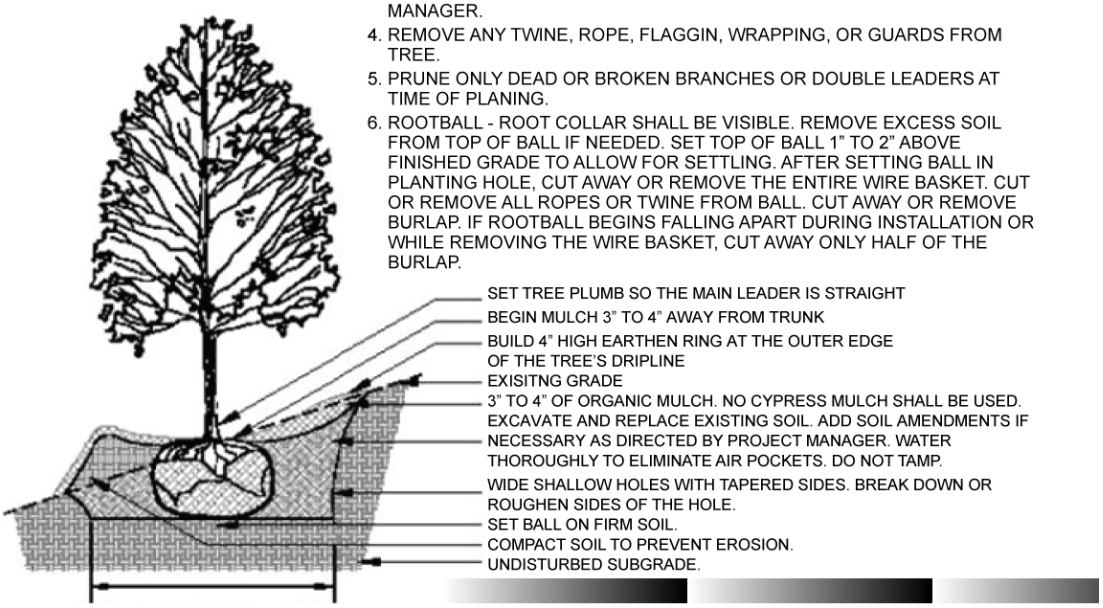


NOT TO SCALE

Appendix H
Tree Planting on Slope

NOTES:

1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOTBALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGIN, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



NOT TO SCALE

Casey's General Store

Southwest Regional Airport Boulevard and Greenhouse Road

PC Date: 4/16/2024

Staff Report Details

Project Number	WAV24-0008
Applicant / Current Owner	Casey's General Stores/Greenhouse Highway 12, LLC
Site Area	+/- 9.55 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	N/A
Current Future Land Use Map Designation	N/A
Requested Future Land Use Map Designation	N/A
Development Type / Use	Convenience Store with fuel sales
Related projects	RZ24-0012

Property Description

The subject property is located at the Northwest corner of the intersection of Southwest Regional Airport Bopulevard and Greenhouse Road. It is currently zoned A-1, Agriculture (applicant has submitted a rezoning request to C-2, General Commercial) and it is currently undeveloped.

Project Details

The proposed use of this lot is for a fueling station and convenience store. Per the applicant's narrative, the franchise standard is to house the fueling bays and most of the parking in the front of the building. A waver from code Section 1100.21 (k) allows for Casey's to have the same visibility as competitors adjacent to this development. Additionally, the applicant states in their narrative that if the building were anchored on the corner this would place the fuel bay canopy closer to the residential property to the northwest making it more difficult to prevent light encroachment.

Furthermore, the applicant states that this proposed development and parking lot will not be used to house vehicles for an extended period, and there is a large volume of traffic anticipated to flow through the parking area. Therefore, minimizing the number of landscape islands required in code Section 1400.05(b)(3,6,14) in the proposed parking lot will help facilitate the flow of traffic.

Relationship to the General Plan / Projected Traffic Impact

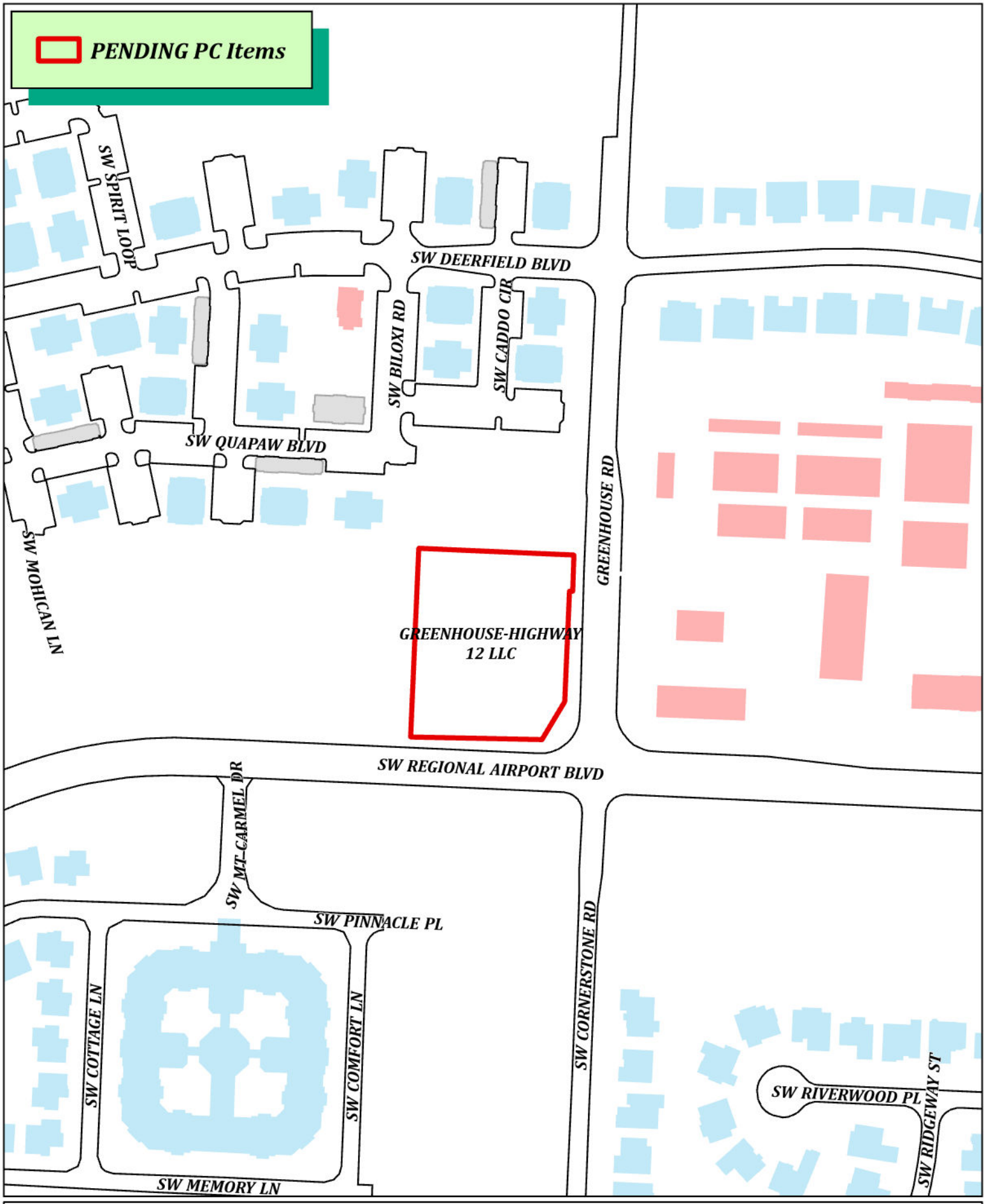
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



WAV24-0008
GREENHOUSE-HIGHWAY 12 LLC
WAIVER

March 14, 2024

Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: Waiver Request
Casey's General Store – SW Regional Airport Road

Dear Planning Commission,

On behalf of Casey's General Store, we respectfully request the following waivers:

1. Section 1100.21 (k)- Large Scale Development Standards (Building Placement)
2. Section 1400.05(b)(3,6,14) – Landscape Plan Requirements.

The proposed use of this lot is for a fueling station and convenience store. The franchise standard is to house the fueling bays and most of the parking in the front of the building. A waver from code Section 1100.21 (k) allows for Casey's to have the same visibility as competitors adjacent to this development. Additionally, if the building were anchored on the corned this would place the fuel bay canopy closer to the residential property to the northwest making it more difficult to prevent light encroachment.

This proposed development and parking lot will not be used to house vehicles for an extended period, and there is a large volume of traffic anticipated to flow through the parking area. Therefore, minimizing the number of islands required in code Section 1400.05(b)(3,6,14) in the proposed parking lot will help facilitate the flow of traffic.

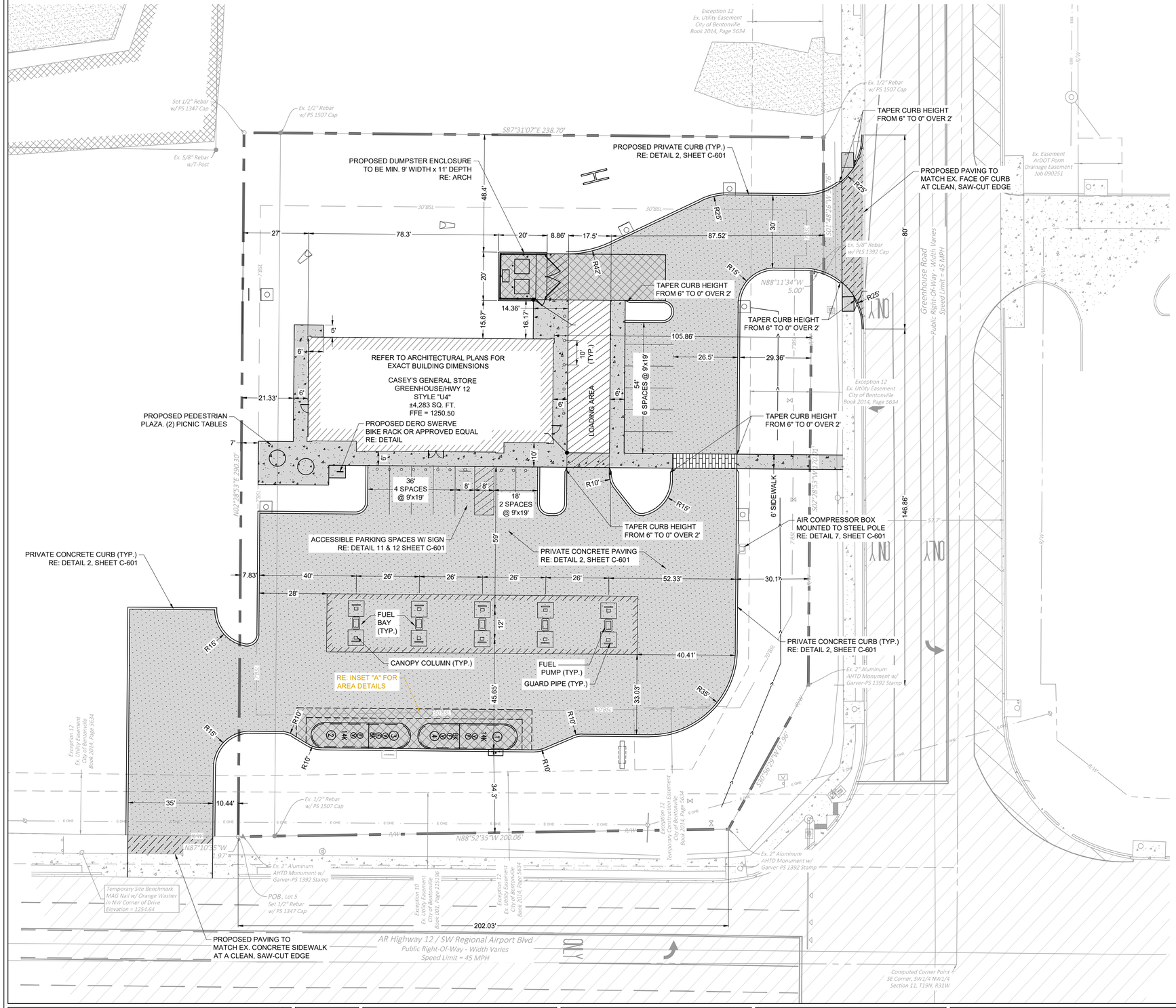
The proposed building placement and parking placement allows room to house a pedestrian plaza with picnic tables and a bike rack, to allow for pedestrians a place to congregate and rest at the general store.

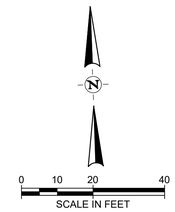
The granting of these waivers will not be detrimental to the public health, safety, and welfare, nor will it prevent the orderly subdivision of other land in the area.

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

Sincerely,
HALFF Associates, Inc.

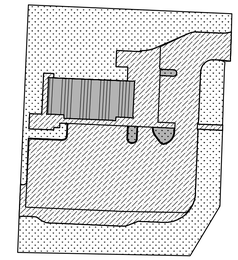
Dustin Higgins, E.I.
Project Manager





PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Fueling Station & Convenience Store	1 Space per Employee	5	5
	1 Space per 250 Net Floor Area	12	8
	Spaces at Pumps Count as 1/2 Space: 10 Spaces		5
Van Accessible Spaces	1 Space	1	1
Total		18*	18*
Bicycle Parking	1 Rack (Holds at Least 2 Bikes)	1**	1**

*Includes All Accessible Space
** Bicycle Parking Racks Required/Provided. Each Dero Swerve Bicycle Rack Provides (2) Bicycle Parking Spaces.



Zoning: C-2 General Commercial

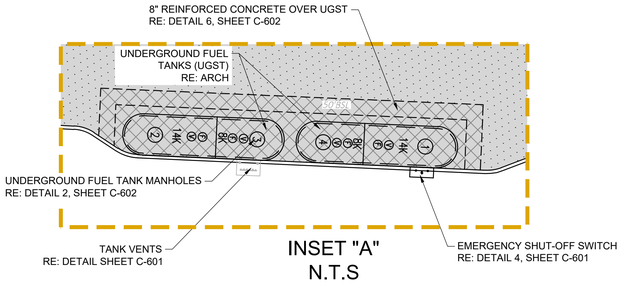
Green Space Calculations:

Total Site Area: ±66,703 Sq Ft./ ±1.53 Acres
Maximum Lot Coverage: 40,022 Sq Ft/ 60%
Total Impervious Proposed: 36,836 Sq Ft/ 55%
Total Open Space Provided: 29,709 Sq Ft/ 45%

Building Area: 4,569 Sq Ft

Total Parking Area: 24,730 Sq Ft
Total Interior Greenspace Required: 1,978 Sq Ft (8%)
Total Interior Greenspace Provided: 676 Sq Ft (2.7%)

Green Space
Parking Area
Interior Green Space
Building



INSET "A"
N.T.S

SITE BENCHMARK:
TEMPORARY BENCHMARK
MAG NAIL WITH ORANGE WASHER
IN NW CORNER OF DRIVE
ELEVATION: 1254.64

ENGINEER
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
CONTACT: DOUGLAS C. MELTON JR., P.E.
TELEPHONE: (479) 273-2209
EMAIL: DMELTON-C@HALFF.COM

DEVELOPER
CASEY'S GENERAL STORES
3305 SE DELAWARE AVE,
ANKENY, IA 50021
CONTACT: SHANNON GERARD
TELEPHONE: (515) 381-5732
EMAIL: SHANNON.GERARD@CASEYS.COM

REVISION		
NO.	DATE	DESCRIPTION

KES
DRAWN BY:
DH
CHECKED BY:

halff
1201 NORTH BOWSER RD.
RICHARDSON, TEXAS 75081-2275
TEL. (214) 346-6200

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
DOUGLAS C. MELTON, JR. — PE-2001012101
NAME — PE LICENSE NO.
3/14/2024
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST #1
BENTONVILLE, AR 72712
1407 — AR
FIRM OR BUSINESS NO. — STATE

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

SITE PLAN

PROJECT NO.:	47825.720
ISSUED:	01.26.2023
SCALE:	1" = 20'

C-101

FILE NAME: A:\47000s\47825\720\LDCADD\Sheets\C-PLAN-SITE-47825.720.dwg DATE: March 14, 2024, TIME: 4:23 PM, USER: ah5174

	Benton County
	1300 Southwest 14th Street
	PC Date: 4/16/2024

Staff Report Details

Project Number	WAV24-0009
Applicant / Current Owner	Halff Associates/Benton County
Site Area	+/- 51.78 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	Jail
Related projects	

Property Description

The subject property is located at 1300 Southwest 14th Street, identifiable as the Benton County Jail. The property is presently zoned A-1, Agriculture with a land use designation of Public/Semi-public. The property has direct access to Southwest 14th Street and Melissa Drive.

Project Details

The applicant is proposing a small addition of a 1,328 sf medical clinic and a 3,140 sf sallyport or secured vehicle entrance to the jail. The applicant has proposed a material mix of metal panel and brick. The brick will be a skirting around the bottom of the structure, with metal panel making up most of the facade. A 20-year warranty is provided by the manufacturer for the metal panel.

The size of the proposed addition qualifies this project for administrative review and approval pursuant to Development Code 700.01(a)(1)(b), which is why just the material waiver is going before the Planning Commission.

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**

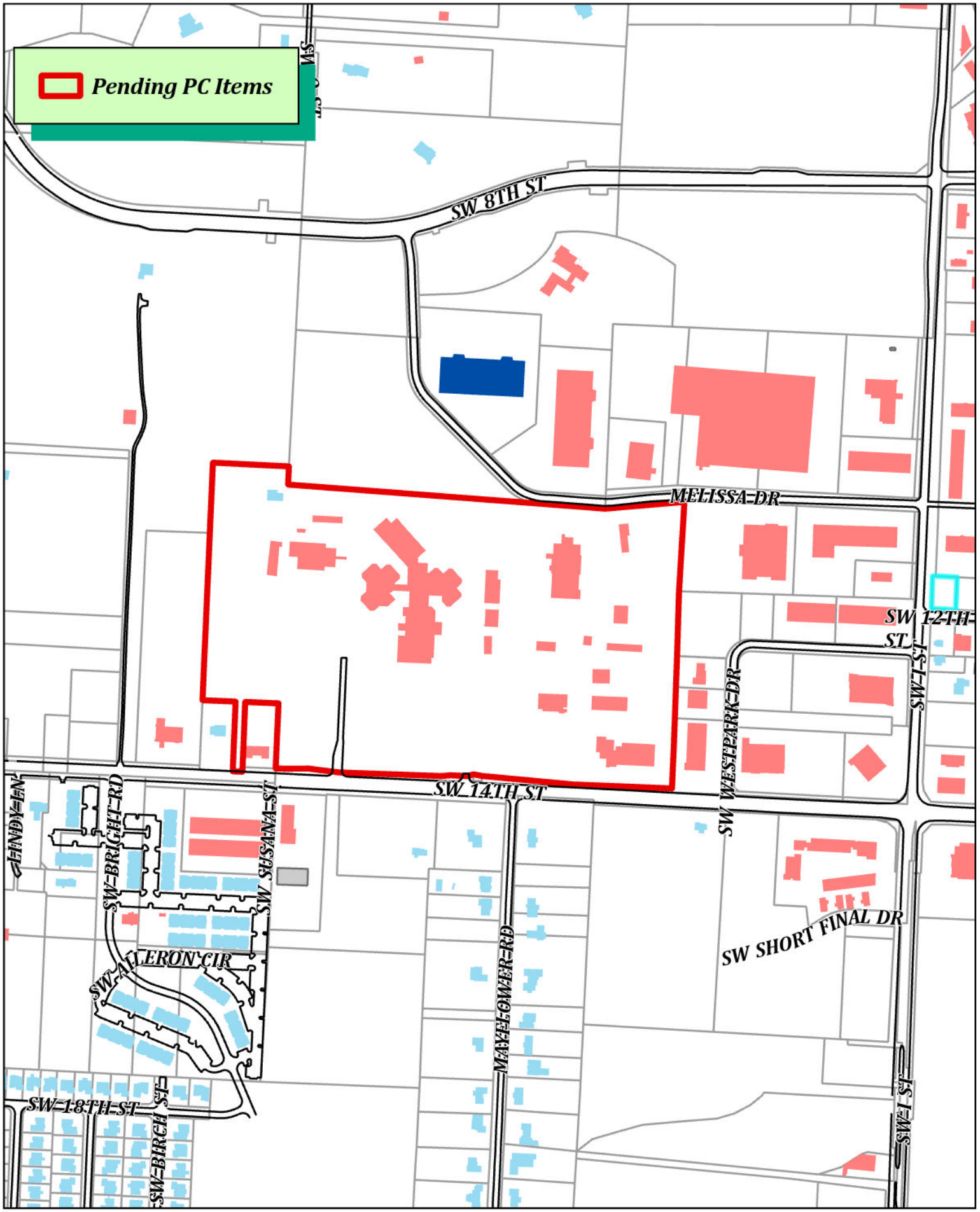
Analysis / Waivers

Conclusion

The proposed addition will sit very far from the street and behind the existing BCSO masonry sign/wall along the front of the existing building. Therefore, the proposed addition will be well screened and not prominent from the public street. From the other directions, the addition would be screened by additional existing structures and would not be prominently visible from other directions.

For these reasons, staff recommends approval of these materials by approval of this waiver.

Additional Details



WAV24-0009
Benton County 1300 SW 14TH ST
Waiver

March 22, 2024
AVO: 057132

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

RE: Sallyport and Medical Center Addition
Benton County Detention Center
1300 SW 14th Street
Bentonville, AR 72712

To whom it may concern,

Halff, on behalf of Benton County Detention Center, is requesting a waiver from the City of Bentonville Code of Ordinances ***Section 1100.21(E) Building Material*** for the Sallyport and Medical Center Addition to the existing Benton County Detention Cetner located at 1300 SW 14th Street.

The medical addition will be conventionally framed construction with CMU exterior bearing walls. We propose to utilize a brick veneer at the medical addition as this adjoins an outdoor space occupied by inmates. The brick veneer will be red tone to complement the accent bands on the existing building.

The Sallyport will function as a garage type structure allowing vehicles to enter/exit the space for inmate drop-off or pick-up. This portion of the addition will be a pre-engineered metal building with three overhead doors at each end. We propose to install architectural metal panels at the Sallyport. The panels will have a neutral tone closely matching the existing facility field color. These metal panels will be warranted for 20 years against cracking, peeling, flaking or excessive fading as well as any defects from factory workmanship. The roof will be a standing seam metal roof in the same color as the wall panels. Rake and gutter trim along the top will be in a red color to match the existing building parapet.

Below is our justification for utilizing the Architectural Metal Panels as a Primary Use Material:

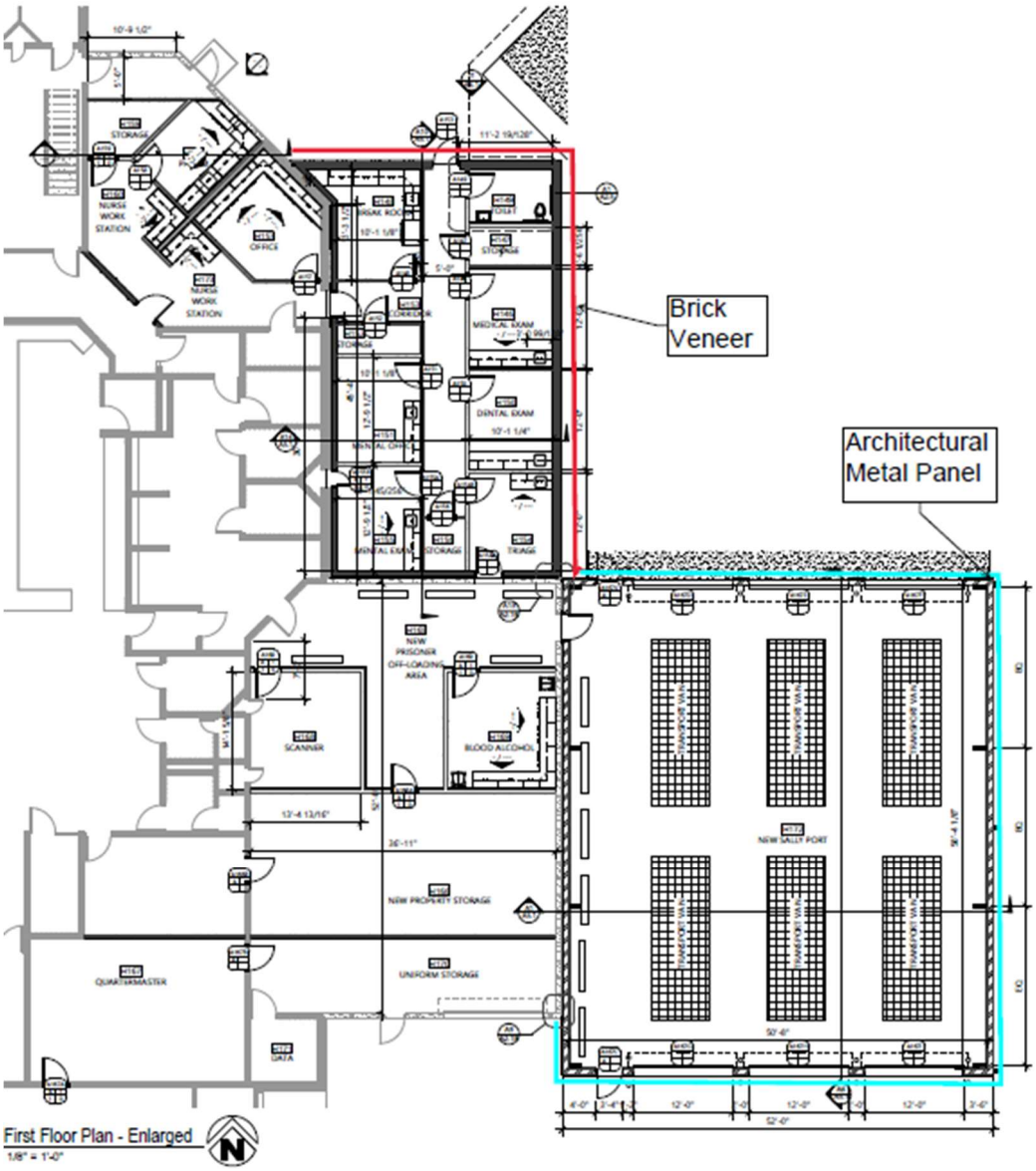
1. The additions are approximately 600 feet from 14th street, significantly decreasing visibility of the building. The access road approaching the additions is a secure access drive and not for public use.
2. The additions are screened on the west and north sides by the existing building.
3. The additions are screened on the east side by existing metal shop buildings.
4. The additions are located in a secured area of the property behind a 9’-0” tall masonry screen wall.
5. The Architectural Metal panels will have a fluted profile with concealed fasteners such as the Varco Pruden Tech Four profile or similar by an alternate manufacturer. The material will be minimum 24 gauge in a neutral color similar to the existing precast panels.
6. The Sallyport will have minimum visibility and will blend in with the larger complex.

If there are any questions regarding this matter, please don't hesitate to contact me via email at callison@halff.com or via phone at (479) 579-3973.

Sincerely,

HALFF

Chase Allison, P.E.
Civil Engineer

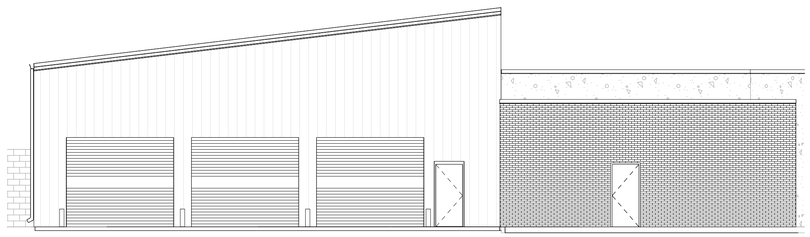


Medical
Public Parking
Sallyport
Security Gates
9' Screen Wall
102
102
SW 14th St

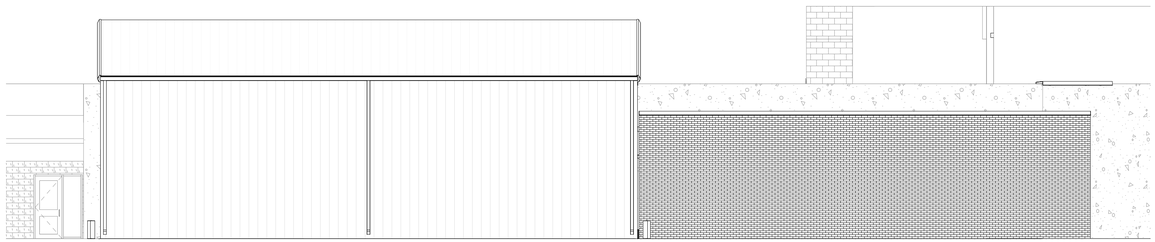
Office of the Sheriff

Office of the Sheriff

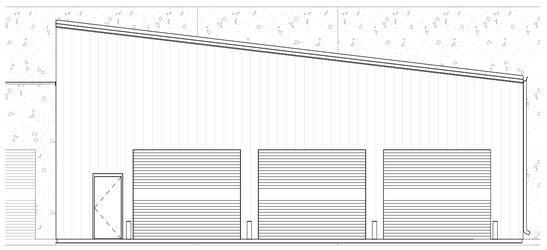
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"COLOR" BRICK VENEER
	MWP-1	METAL WALL PANELS



J1 North Elevation
1/8" = 1'-0"



F1 East Elevation
1/8" = 1'-0"



A1 South Elevation
1/8" = 1'-0"

PRELIMINARY

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A REMODEL AND ADDITION FOR
BENTON CO. DETENTION CENTER
BENTONVILLE, AR

DRAWN BY:
RS

CHECK BY:
LS

ISSUE DATE
XX/XX/2024

PROJECT NO.
2404

REVISION DATE
DATE DESCRIPTION

SHEET
A4.1

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TECH FOUR™ & TECH FOUR PLUS™ WALL PANEL

Concealed fastener system provides secure, attractive installation.

Features

- 24 gauge painted G-90 galvanized steel panel
- 16” wide coverage
- Available up to 46’ in length
- 2” deep profile ideal for rigid or rolled insulation
- Concealed fasteners and bold architectural lines
- Embossed surface

Benefits

- Engineered for durability and aesthetically pleasing
- Can be easily insulated with a variety of insulation systems
- Embossed surface provides attractive architectural finish

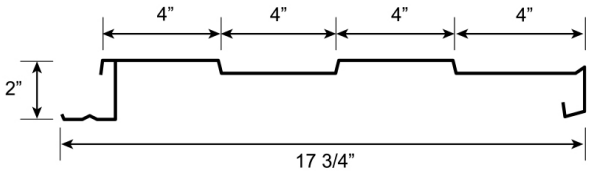
AN ATTRACTIVE WALL PANEL WITH BOLD ARCHITECTURAL LINES AND CONCEALED FASTENERS

A unique architectural wall system that is easy to install featuring concealed fasteners and an attractive, embossed finish. Tech Four offers 2" depth and 16" coverage with 7/16" high by 4" wide alternating "fluted" profile. Available in lengths of up to 46', Tech Four can provide continuous coverage from foundation to eave — eliminating the need for end laps and assuring superior weather tightness. These panels are manufactured in sturdy 24 gauge steel for added strength and erectability.

Tech Four's interlocking fastener locations give the panel a concealed profile with bold architectural lines. A complete trim package including gutter and rake trim, corners and base trim are available to provide an attractive finished appearance. Tech Four panels easily adapt to a variety of insulation options (including batt or blanket) creating a more energy-efficient building envelope.

Tech Four Plus provides an additional energy advantage by providing field-located thermal blocks. The thermal barriers allow increased insulation to be placed behind the wall panel. In addition, these thermal spacers create more room for the recovery of the insulation, thus significantly enhancing the thermal efficiency.

Tech Four Wall Panel Profile



Ready to learn more about this wall system solution? Talk to your local Varco Pruden Builder today by visiting **varcopruden.com/find-a-builder.**

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Memphis, TN 38125 | 901-748-8000 | www.varcopruden.com

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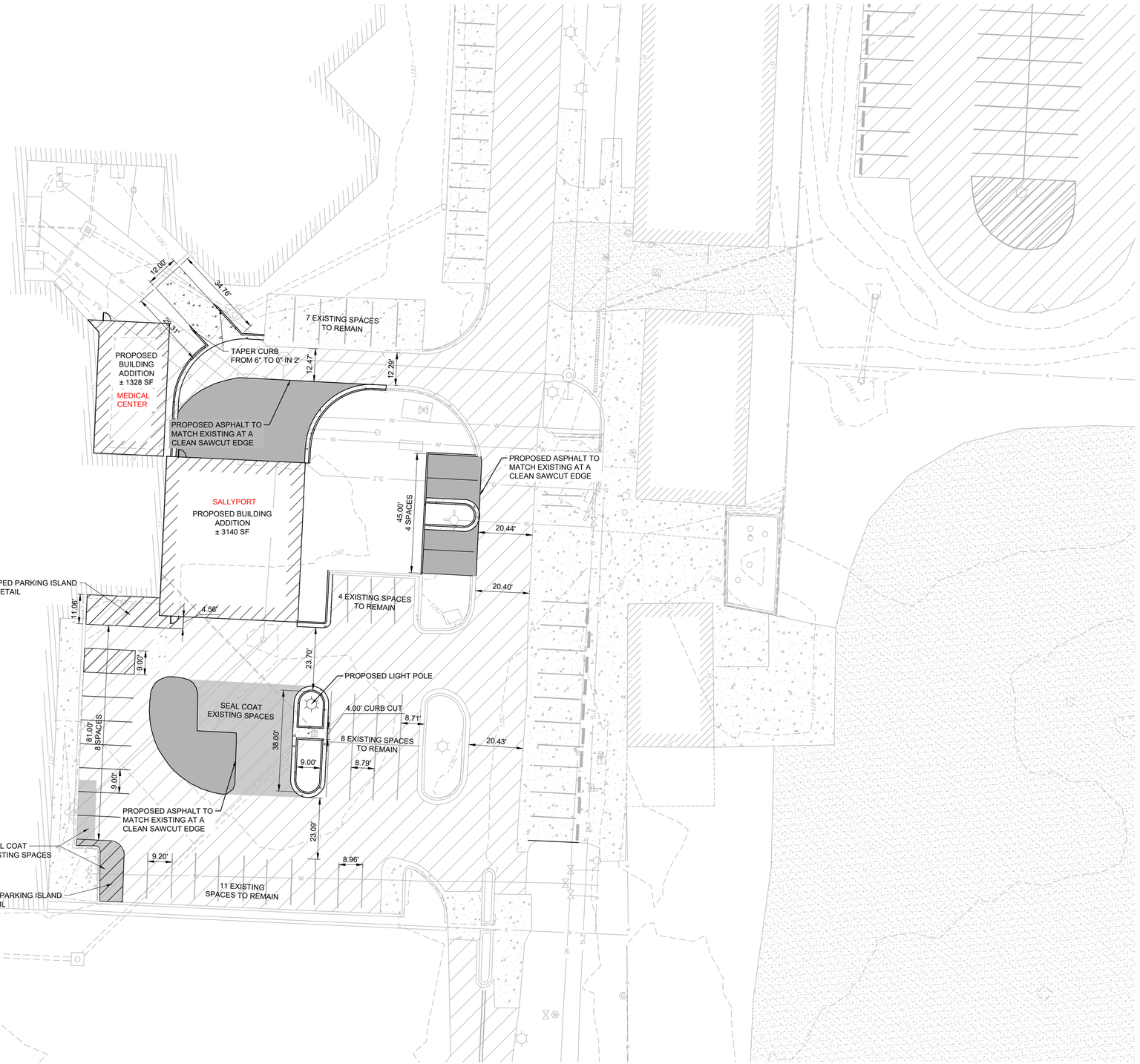

FOR REVIEW

ISSUED FOR REVIEW

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

BENTON COUNTY DETENTION CENTER

BENTONVILLE AR

DRAWN BY: SRF

CHECK BY: CKA

ISSUE DATE: 03/15/2024

PROJECT NO.

REVISION DATES

PRELIMINARY SITE PLAN

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

SHEET C200

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