

Note – Some of the members of the Board of Adjustment, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.



**BOARD OF ADJUSTMENT
AGENDA
August 11, 2021**

Registration Link: https://zoom.us/webinar/register/WN_h5Y5hgebTyubBYytnup-Ug

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. I Street Apartments** **Variance***
4000 SW Modern Way 213 ([VAR21-0020](#))
 - Fence Height and Setback
- 2. David Van Brink** **Variance***
704 SE 3rd Street ([VAR21-0024](#))
 - Fence Setback
- 3. Ecological Design Group** **Variance***
548 SE C Street ([VAR21-0025](#))
 - Fence Materials
- 4. Walmart Campus PD03** **Variance***
1604 SE 5th Street ([VAR21-0026](#))
 - Temporary Banner

**Denotes public hearing*

Board of Adjustment
Minutes
July 28, 2021

Meeting called to order by Mrs. Holland.

Present: Joe Haynie, Jan Holland, Sam Pearson, Rustin Chrisco
Absent: Rick Rogers
Staff: Tyler Overstreet, Elizabeth Johnson, Dan Weese

Motion by Mr. Haynie, seconded by Mr. Pearson to approve the minutes of July 14, 2021 as written
Approved 4-0

New Business

Item #1

Bentonville Plaza Lot 4, 1101 S Walton Boulevard, VAR21-0021

Elizabeth Johnson reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Rick McGraw, representative, speaks on the request.

There is discussion amongst Board members and staff.

Approved 4-0

Item #2

Newell Residence, 102 NW 3rd Street, VAR21-0023

Elizabeth Johnson reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Shannon Norman, applicant, 216 W Birch Rogers, AR, speaks on the reason for the request and clarifies the request is for the fence on southern and eastern portions of the property.

There is discussion amongst Board members and staff.

Approved 4-0

Motion by Mr. Pearson, seconded by Mr. Haynie to adjourn the meeting.

Meeting adjourned

*A copy of this recording can be obtained from the Bentonville Planning Department.

Christian Togmus

BOARD OF ADJUSTMENT STAFF REPORT



Dean Powers

4000 SW Modern Way

BOA Date: 8/11/2021

Reviewer: Baylea Birchfield, Planning Tech

Project Number	VAR21-0020
Applicant / Current Owner	Dean Powers
Site Area	N/A
Current Zoning	R-4, High Density Residential
Variance Request	<i>Land Development Code, Article 1100, Design Standards, Section 1100.06, Fence design standards, Subsection g, Fence location and subsection h, fence design standards</i>

Property Description

This property is located at 4000 SW Modern Way. It is currently zoned R-4, High Density Multifamily Residential.

Regulation

According to Land Development Code, Article 1100, Design Standards, Section 1100.06, Fence design standards, Subsection h, Fence height, the maximum fence height for a fence or wall located in the front yard shall not exceed four (4) feet in height.

According to Land Development Code Article 1100, Section 1100.06, Fence design standards, section g, Fence location, a fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan.

Variance Request

The applicant is requesting a variance on the height allowance for the east fence line portion running parallel with I Street to be 6 feet rather than the 4 feet allowed by code. This is a variance of 2 feet.

The applicant also requests a fence location variance on their eastern property line. The applicant requests their fence be setback zero feet from their SW I Street property line as opposed to the five feet required by ordinance.

Background

According to the applicant's narrative, the fence height request will aid in security due to prior theft issues on the property.

The applicant also states that due to a significant amount of underground utilities and a 20-foot easement that extends into the parking lots, there are limitations of where their fence can be located.

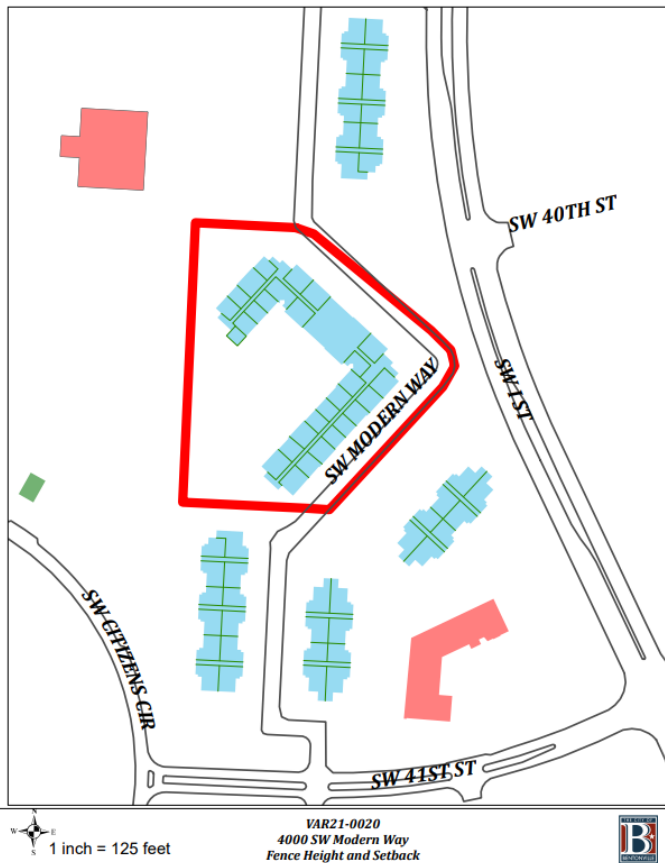
Public Comment

Staff has **NOT** received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, as provided by the Board of Adjustment and approved by the applicant.
2. The applicant shall be required to obtain an approved fence permit before construction.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

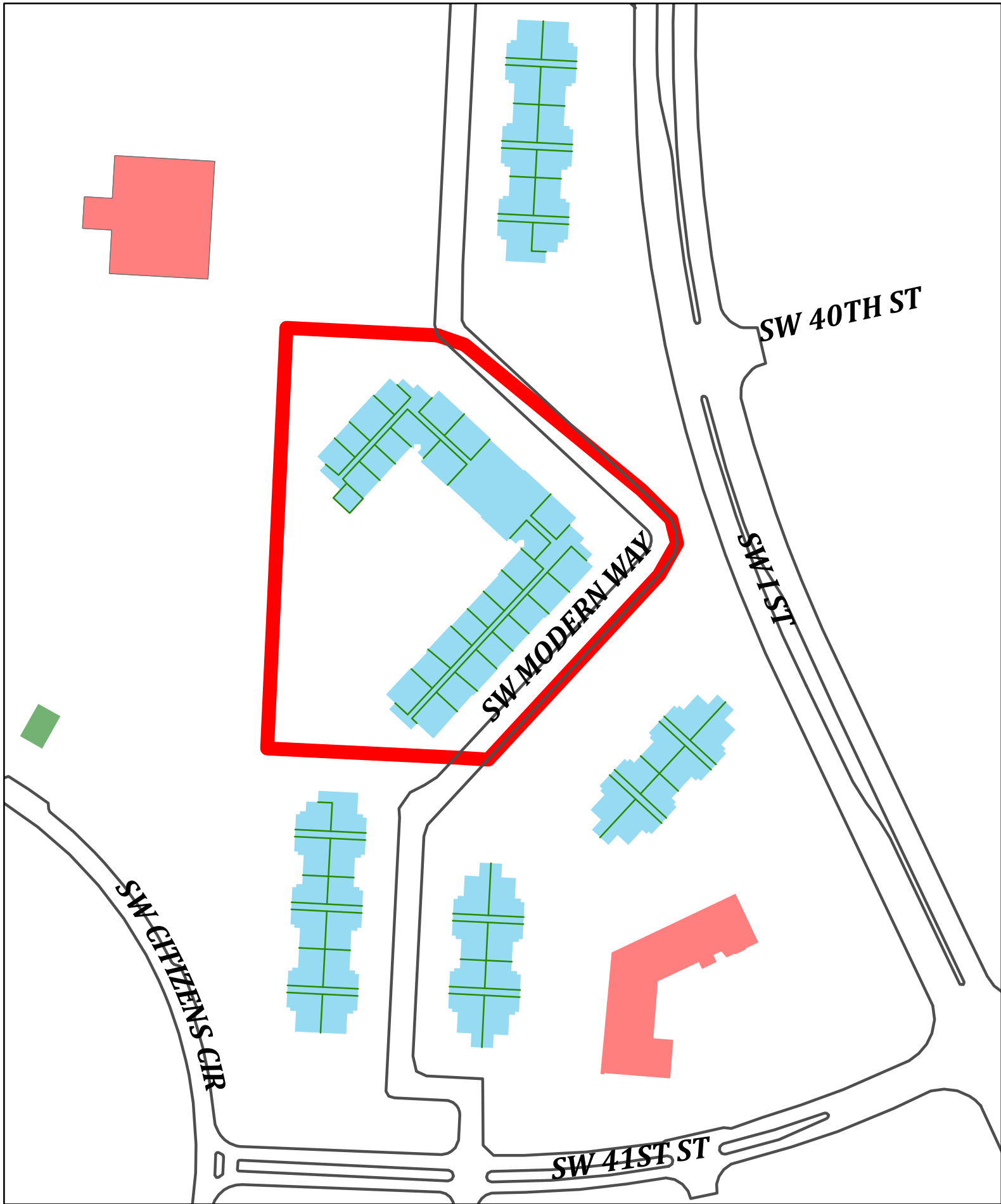
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

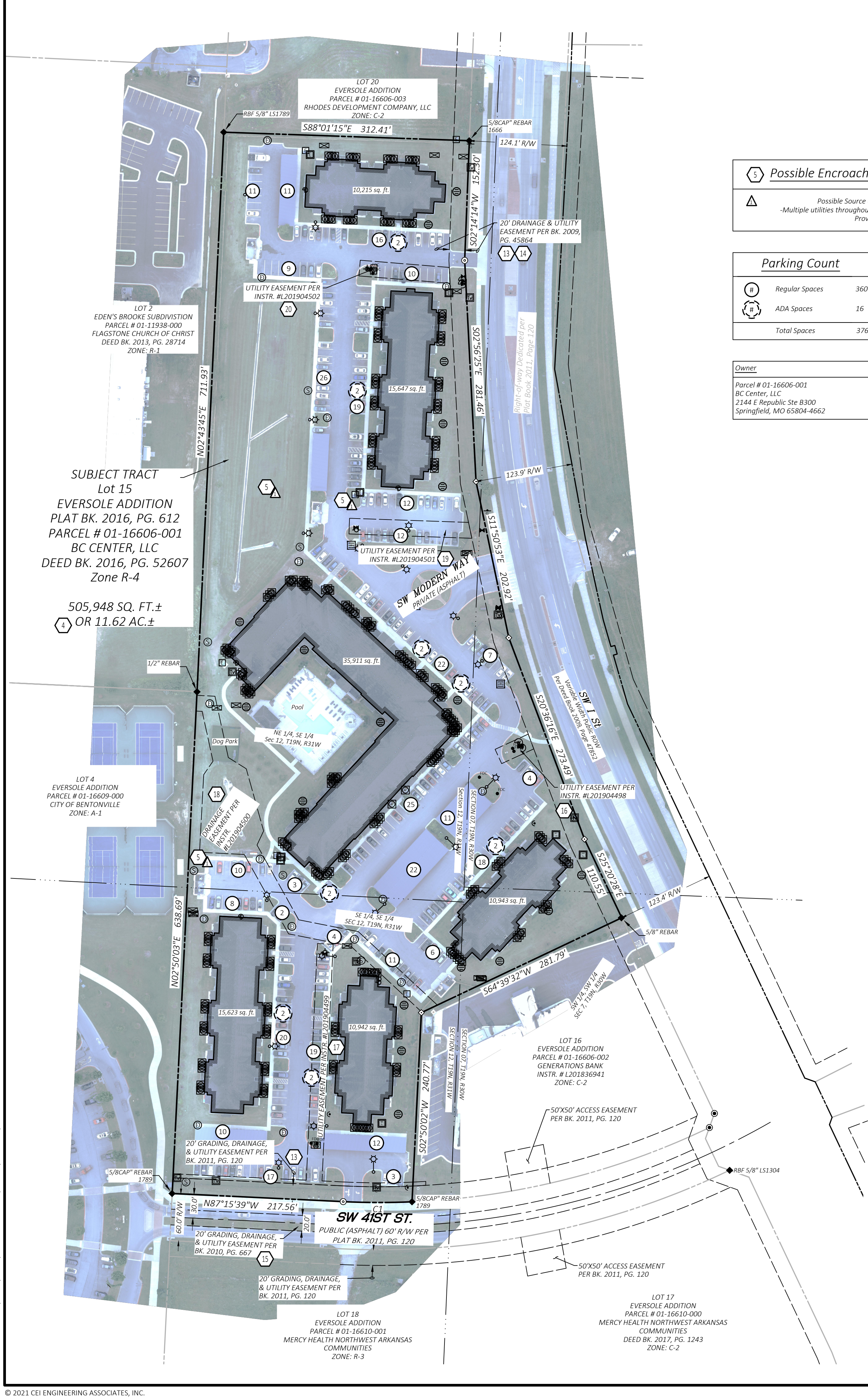


1 inch = 125 feet

VAR21-0020
4000 SW Modern Way
Fence Height and Setback



DRAWING LOCATION: S:\2020\032221\DRAWINGS\SURVEY\WORKING\32221\DATA.DWG - SAVED BY: KRAY



Convergence 1°17'35"
Combined Scale Factor: 0.9999631189
5/8" rebar, southeast property corner

Northing: 734874.26 Ft.
Easting: 657869.82 Ft.
Elevation = 1302.01'

0 80' 120' 160'
SCALE IN FEET

Possible Encroachment Chart
Possible Source of Encroachment -Multiple utilities throughout property with no Easement Provided-

Parking Count	
Regular Spaces	360
ADA Spaces	16
Total Spaces	376

Owner
Parcel # 01-16606-001 BC Center, LLC 2144 E Republic Ste B300 Springfield, MO 65804-4662

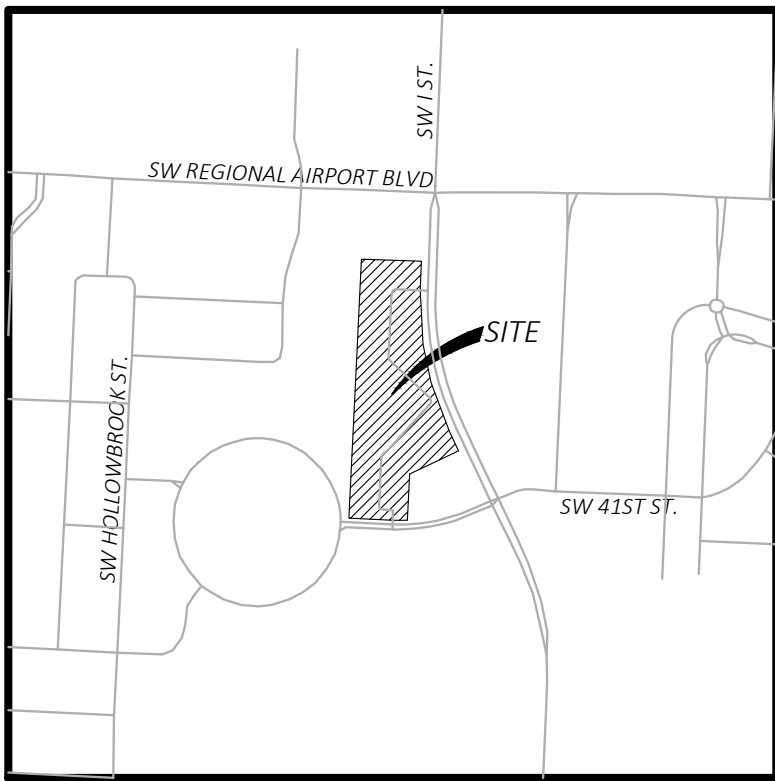
NOTES REGARDING TABLE "A" ITEMS:

- Item 2: An address of 4000 SW Modern Way was disclosed in documents, or observed while conducting the fieldwork.
- Item 3: By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255X
Map Revised: June 5, 2012
- Item 6: No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bentonville GIS map. This property is zoned R-4 (High Density Multifamily Residential). Building setbacks for zone R-4 are as follows:
- | | | | |
|---------|--|-------------------------------|---|
| Front : | 20 Feet | Garage, Street Facing: | 30 Feet from property line garage faces |
| Side : | 10 Feet (Interior) | Garage, Side or Rear loading: | 20 Feet from the front property line |
| Side : | 30 Feet (Interior adjacent to single-family) | Garage, Alley Facing: | 20 Feet from property line at alley |
| Side : | 20 Feet (Exterior) | | |
| Rear: | 25 Feet | | |
- Item 7: Buildings exist on the surveyed property.
- Item 9: Clearly identifiable striping, or constructed parking was observed.
- Item 16: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.
- Item 17: The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.

GENERAL NOTES:

- This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
- Every document of record reviewed and considered as a part of this survey is noted herein. Only the documents noted herein were supplied to the surveyor.
- This plat represents an ALTA/NSPS Land Title Survey of the parcel recorded in Deed Records, DEED BK. 2016, PG. 52607 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings and distances shown herein are grid based on Arkansas State Plane Coordinate System, MAD83, North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title commitment provided by Fidelity National Title Insurance Company, File Number 21-4492 countersigned by City Title & Closing, LLC, Effective Date: June 21, 2021.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- The locations of underground utilities as shown herein are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown herein. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

Title Commitment provided by: Fidelity National Title Insurance Company, File Number 21-4492, Countersigned by City Title & Closing, LLC Effective Date: June 21, 2021.		
Exceptions		Effect on Survey
1.	INTENTIONALLY DELETED.	
2.	Taxes for the year 2021 and subsequent years, a lien not yet due and payable. Taxes for the year 2019 and prior years are paid.	Not survey related
3.	Taxes for the year 2020, a lien due and payable, but unpaid.	Not survey related
4.	Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.	Acreage shown hereon
5.	Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an ALTA/NSPS Land Title Survey of the Land and that could be ascertained by an inspection of the Land. (TO BE DELETED WITH ALTA/NSPS SURVEY)	As shown hereon
6.	Rights of tenants in possession, as tenants only, under unrecorded residential leases. (TO BE NOTED AS A SUBORDINATE MATTER ON FINAL LOAN POLICY)	None presented to Surveyor
7.	Easements, or claims of easements, not shown by the public records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	None presented to Surveyor
8.	Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	Not survey related
9.	Taxes or special assessments, if any, which are not shown as existing liens by the Public Records. (TO BE DELETED WITH EXECUTED OWNER DISCLOSURE AND AGREEMENT)	Not survey related
10.	Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.	None presented to Surveyor
11.	INTENTIONALLY DELETED.	
12.	INTENTIONALLY DELETED.	
13.	Twenty (20) foot grading, drainage and utility easement as shown on Plat filed for record Plat Book 2016 atpages 611 and 612, of the Records of Benton County, Arkansas.	As shown hereon
14.	Grading, Drainage, Utility and Temporary Construction Easement Grant in favor of the City of Bentonville, Arkansas, a municipal corporation, dated September 8, 2009 and filed for record September 9, 2009, in Book 2009 at page 45864, of the Records of Benton County, Arkansas.	As shown hereon
15.	Grading, Drainage, Utility and Temporary Construction Easement Grant in favor of the City of Bentonville, Arkansas, a municipal corporation, dated February 4, 2010 and filed for record February 10, 2010, in Book 2010 at page 6677, of the Records of Benton County, Arkansas.	As shown hereon
16.	Utility Easement in favor of the City of Bentonville, Arkansas, dated January 29, 2019 and filed for record January 30, 2019, as instrument No. L201904498, of the Records of Benton County, Arkansas.	As shown hereon
17.	Utility Easement in favor of the City of Bentonville, Arkansas, dated January 29, 2019 and filed for record January 30, 2019, as instrument No. L201904499, of the Records of Benton County, Arkansas.	As shown hereon
18.	Drainage Easement in favor of the City of Bentonville, Arkansas, dated January 29, 2019 and filed for record January 30, 2019, as instrument No. L201904500, of the Records of Benton County, Arkansas.	As shown hereon
19.	Utility Easement in favor of the City of Bentonville, Arkansas, dated January 29, 2019 and filed for record January 30, 2019, as instrument No. L201904501, of the Records of Benton County, Arkansas.	As shown hereon
20.	Utility Easement in favor of the City of Bentonville, Arkansas, dated January 29, 2019 and filed for record January 30, 2019, as instrument No. L201904502, of the Records of Benton County, Arkansas.	As shown hereon
21.	Title to, and easements in, that portion of the Land within SW Modern Way running over and across the Land.	No Documents provided
The land referred to in this Commitment is described as follows:		
Lot 15, of the Lot Split of Lot 1, Eversole Addition, an Addition to the City of Bentonville, Arkansas, as shown in Plat Record 2016 at Pages 611 and 612, Records of Benton County, Arkansas.		

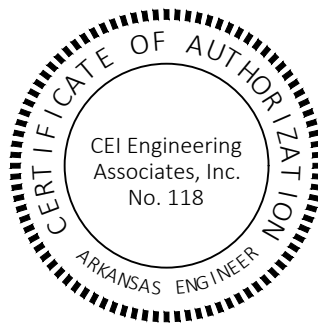


VICINITY MAP

NOT TO SCALE
Latitude: 36°19'50"N
Longitude: 94°13'24"W

Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Section Line
	Found Monument (As Noted)
	Set 5/8" Rebar "LS#1618"
	Found Nail (As Noted)
	Set Mag Nail w/Washer "LS#1618"
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Grate Inlet (Circular) (GIC)
	Fire Hydrant
	Sewer Manhole (SMH)
	Sewer Clean Out
	Water Valve
	Fire Department Connection
	Air Conditioner Unit
	Irrigation Control Box
	Electric Riser
	Cable TV Riser
	Water Riser
	Cable TV Vault
	Electric Vault
	Telephone Vault
	Light Pole Overhanging
	Light Pole (1 Lamp)
	Warning Cable TV Sign
	Warning Gas Line Sign
	Parking Count
	ADA Parking Count



SURVEYOR'S CERTIFICATION TO:

BC Center, LLC, an Arkansas limited liability company
Fannie Mae
City Title & Closing, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 13, 15, 16, and 18 of Table A thereof. The field work was completed on June 30, 2021.

Date of Plat or Map: **7.8.2021**

Dustin Riley, Arkansas PLS #1618

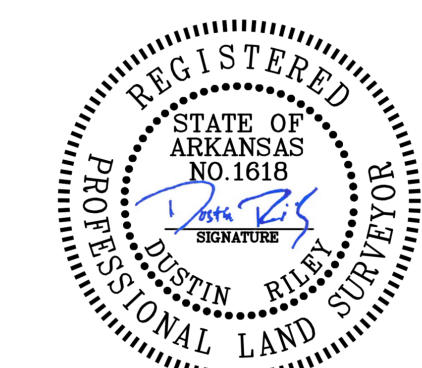
State Survey Code: 500-19N-30W-0-07-300-04-1618
State Survey Code: 500-19N-30W-0-12-200-04-1618



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

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

ALTA/NSPS Land Title Survey
BC Center, LLC
4000 SW Modern Way
Bentonville, Benton County, Arkansas



PROFESSIONAL OF RECORD DGR
DESIGNER JDC
FIELD WORK KTC
CEI PROJECT NUMBER 32221
DATE 7/8/2021
REVISION REV-0

ALTA/NSPS Land Title Survey

SHEET TITLE
SHEET NUMBER

1 OF 1

BOARD OF ADJUSTMENT STAFF REPORT



David Van Brink

704 SE 3rd Street

BOA Date: 8/11/2021

Reviewer: Baylea Birchfield, Planning Tech

Project Number	VAR21-0024
Applicant / Current Owner	David Van Brink
Site Area	+/- .26 acres
Current Zoning	R-3, Medium Density Residential
Variance Request	<i>Land Development Code, Article 1100, Design Standards, Section 1100.06, Fence design standards, Subsection h, Fence height</i>

Property Description

This property is located at 704 SE 3rd Street. It is currently zoned R-3, Medium-High Density Multifamily Residential.

Regulation

According to Land Development Code Article 1100, Section 1100.06, Fence design standards, section h, Fence height, the maximum fence height shall be six feet above grade.

Variance Request

The applicant is requesting a variance of two feet to accommodate their neighbor's two foot raised grade which would result in an eight foot tall fence along the eastern property line.

Background

According to the applicant's narrative, they wish to construct an eight foot tall privacy fence along the East side of their property to aid in privacy from the raised elevation of a new construction home next door. If they construct a six foot tall fence, their neighbor's walkway will overlook the applicant's bedroom, acting as a 4 foot "railing" for the neighbors.

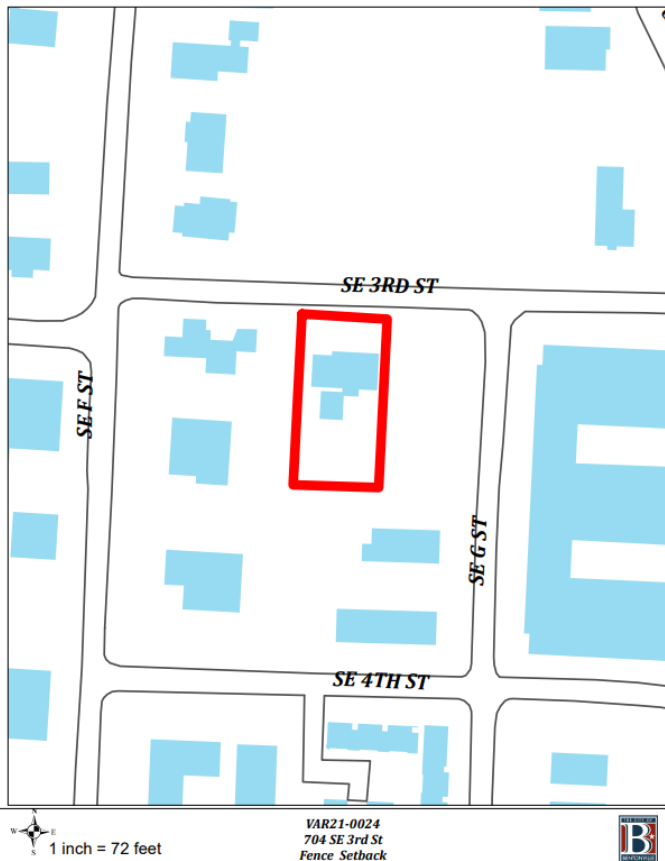
Public Comment

Staff has **NOT** received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, as provided by the Board of Adjustment and approved by the applicant.
2. The applicant shall be required to obtain an approved fence permit prior to construction.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

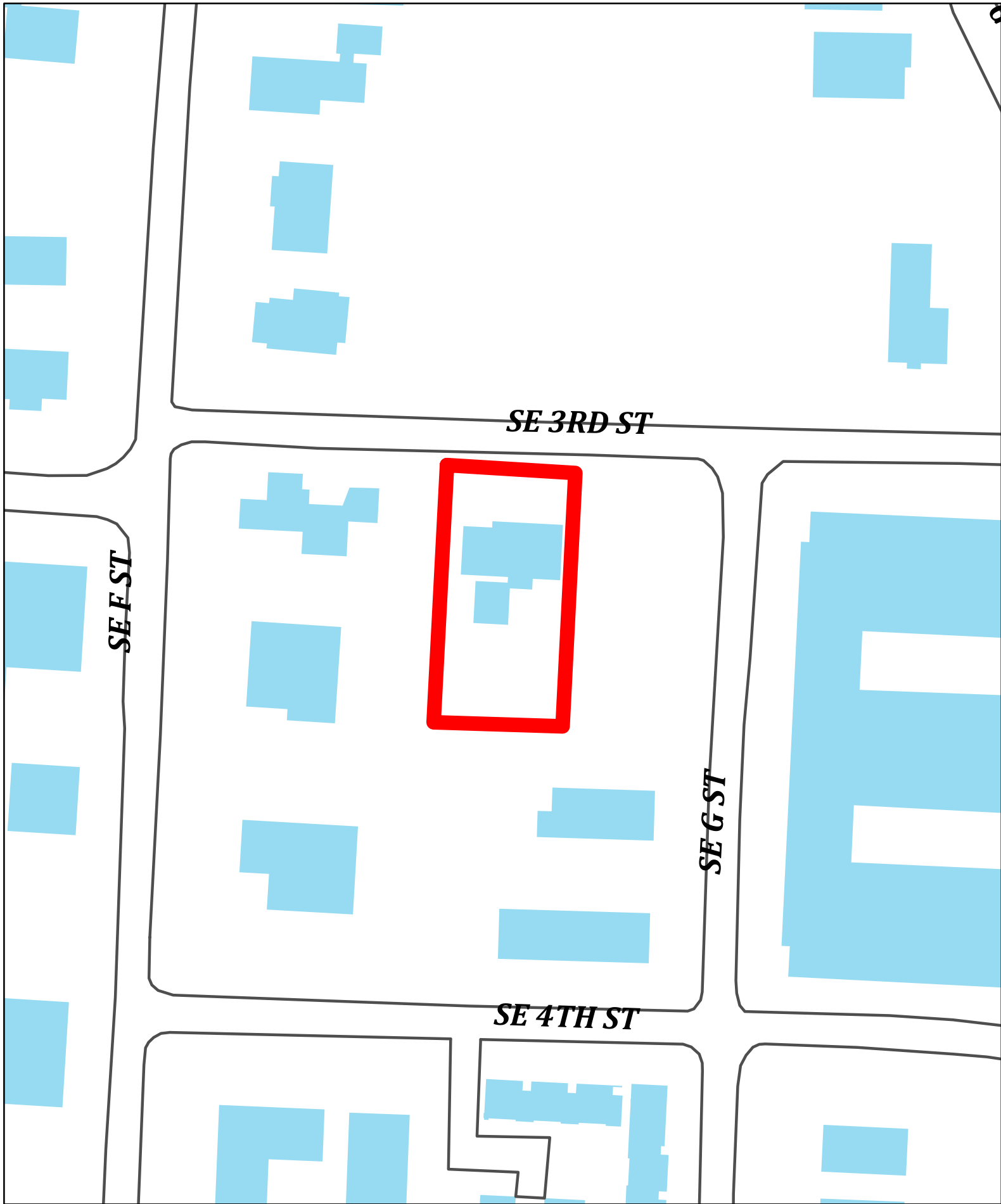
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



1 inch = 72 feet

VAR21-0024
704 SE 3rd St
Fence Setback



Application for Variance of fence height
to accomodate neighbor's two-foot raised grade

Summary — New construction next door has raised their elevation by two feet across the entire property.

We wish to construct privacy fence along East side of our property to a height of six feet above neighbor's grade. If we construct six feet above our grade, the neighbor's walkway overlooks our bedroom with no privacy, it would just be a 4 foot "railing" to them.

704 SE 3rd St, Bentonville, AR 72712
David Van Brink
david.van.brink@gmail.com
831.332.6077

- * Property Owner's Consent Form
- * Warranty Deed
- * Narrative
- * Site Plan, Visualization, General Description from Contractor

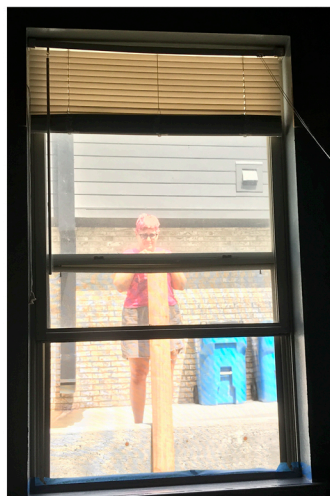
Narrative. We wish to provide ourselves with the degree of privacy normally afforded by a plain old six foot side fence, from the back of our property to the beginning of the front yard. The adjacent property has recently raised their grade by ~2 feet. The effective height we wish for our fence is therefore ~8 feet.

Respectfully -- David Van Brink / 704 SE 3rd / david.van.brink@gmail.com / 831.332.6077



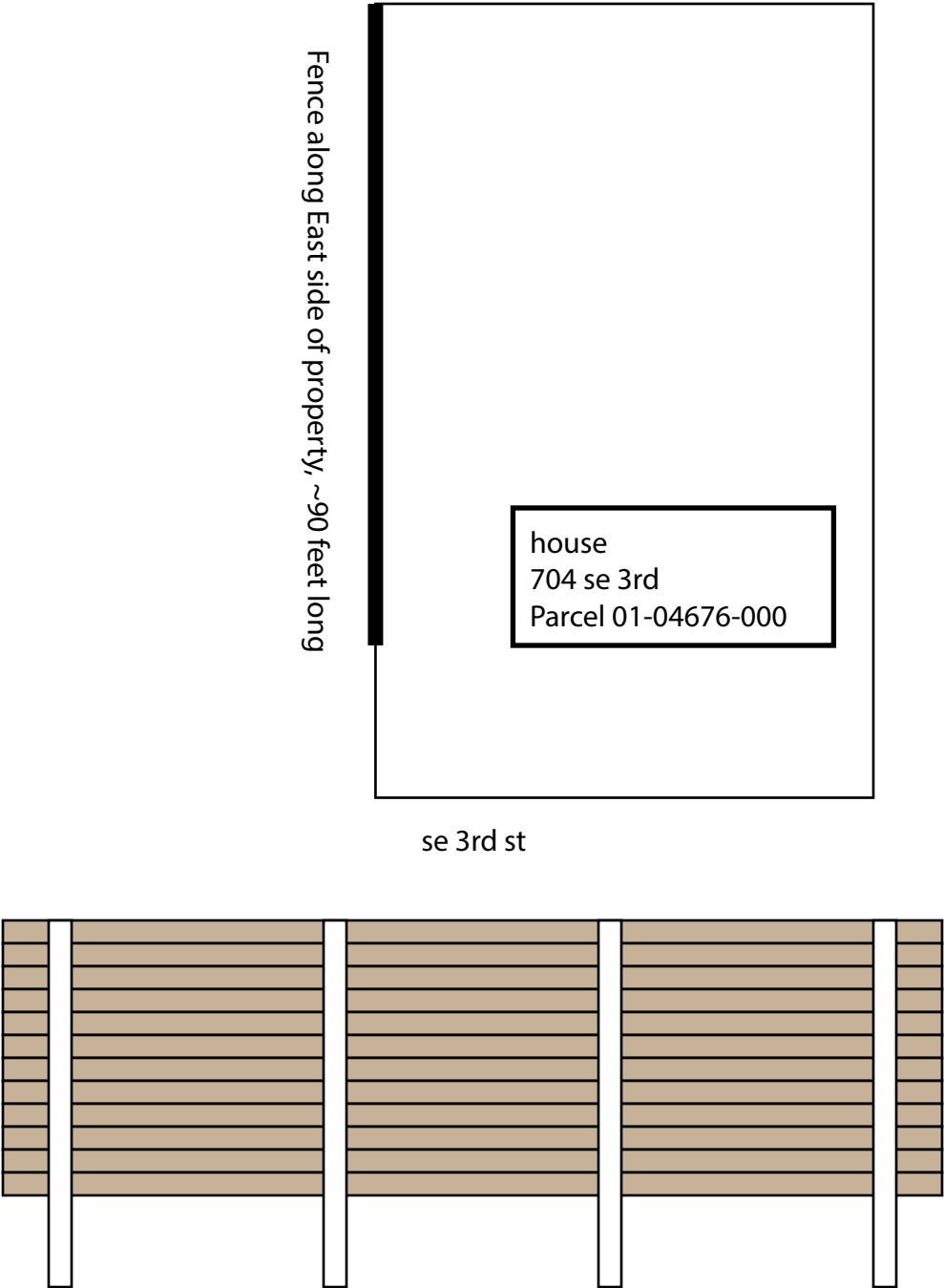
Left photograph shows my wife, a 5'5" woman, relative to a "six foot fence" constructed against grade on our side of property line. As you can see, it affords no privacy.

Right photograph shows proposed variance of fence to six feet relative to neighbor property, or approximately eight feet on our side.



Left photograph shows view from our bedroom window with six foot out side" privacy fence, versus six foot "their side" privacy fence.

General Site Plan for proposed Fence along East Side of 704 se 3rd.



General fence design -- above ground, 8' metal posts,
6' of cedar horizontal pickets



PRIVACY FENCE, INC

ESTIMATE: M T W T F S Date: <u>7</u> / <u>18</u> / 21 AM / PM APPROV DATE: ____ / ____ / 21 APPROX START: ____ / ____ / 21 ADVERTISING A LIST CBRN CONTR <u>GOOGLE</u> N&N ND PREV RED REF SIGN SOCIAL YB	PO Box 7582 Springdale, AR 72766 Office: 479-751-7894 https://www.PrivacyFenceNWA.com Proposal / Invoice	INV# 21- 0255 AR Contractor License # 0156100421 UTILITIES ATT AWG BHILLS CARROLL CITY-BVILLE COX C-TEL LC OZGO OZARK PGT SWEPCO WS REF #: _____ ARKUPS: ____ / ____ / ____ AM / PM
Client: <u>David Van Brink</u> Address: <u>704 SE 3rd Street Bentonville, AR</u>		Phone: <u>831 - 332 - 6077</u> Email: <u>david.van.brink@gmail.com</u>

☐ TREES/BRUSH ☐ HILLSIDE ☐ ROCKY ☐ WATER AVAILABLE ☐ 0"-2" OFF GROUND ☐ ELECTRICITY AVAILABLE ☐ FENCE OFF GROUND >2" ☐ FINISHED SIDE OUTSIDE ☐ FINISHED SIDE INSIDE ☐ DOGS	<u>100 ft straight line horizontal</u>  <u>100 ft</u> Build Specifications: - Use long post to have 6' tall fence @ top & approx. 2' open @ bottom to accomodate raised elevation of driveway - Metal post masters to be used (galvanized) - 1x6 x 6 cedar pickets horizontal - 2x4 cedar top cap - 1x4 upper & lower cedar trim - 1x4 trim to cover seams @ post - post to be set approx. 24" in ground minimum
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PRESSURE TREATED RAILS AND POSTS USED UNLESS CLIENT SPECIFIES OTHERWISE			
FENCE TYPE	PICKETS	HEIGHT	FOOTAGE
☐ BOARD TO BOARD	☐ PRESSURE-TREATED PINE	4FT / 5FT / 6FT	
☐ SHADOW BOX	☐ EASTERN CEDAR	4FT / 5FT / 6FT	
☐ BOARD ON BOARD	☒ WESTERN CEDAR	4FT / 5FT / 6FT	
☐ ORNAMENTAL IRON	☐ MAGESTIC (SMOOTH TOP)	4FT / 5FT / 6FT	
<u> </u> 2 RAIL	☐ CLASSIC (PINCHED PICKET)	4FT / 5FT / 6FT	
<u> </u> 3 RAIL	☐ GENESIS (EXTENDED PICKET)		
☐ CHAIN LINK <u> </u> GAUGE	TERM POSTS <u> </u>	4FT / 5FT / 6FT	
<u> </u> GALVANIZED	LINE POSTS <u> </u>		
<u> </u> VINYL COATED	TOP RAIL <u> </u>		
BLACK GREEN BROWN			
OTHER:			
SINGLE GATES: ☐ WOOD FRAME ☐ STEEL FRAME ☐ CHAIN LINK ☐ ORNMAMENTAL		DOUBLE GATES: ☐ WOOD FRAME ☐ STEEL FRAME ☐ CHAIN LINK ☐ ORNMAMENTAL	
☐ TEAR OUT	DECORATIVE POSTS	WOOD STARTERS	ORN ROUND STEEL POSTMASTERS
☐ HAUL OFF			

We propose to furnish material and labor, with the included specifications for the sum of:

CHECK/CASH PRICE: \$ 6,700⁰⁰

CREDIT CARD PRICE: \$ 6,934⁰⁰

3.5% Fee

TAX: \$ notax

DEPOSIT: \$ 50% down

BALANCE DUE UPON COMPLETION

Acceptance of Proposal

Client Signature: _____

Date: ____ / ____ / 2021

PFI Signature:

Date: 7 / 18 / 2021

RESPONSIBILITY OF CLIENT AND PRIVACY FENCE, INC

Privacy Fence, Inc. agrees to guarantee the above fence to be free from defects in workmanship for one (1) year - (Not included are: alignment due to warping, splitting, twisting, shrinking, checking, or other changes in the shape of the wood). All other warranties come from manufacturer material used under this contract. It is recommended that sealer be applied to the wood in approximately 90 days to help lessen wood warping or checking.

Responsibility for complying with zone regulations and obtaining any required permits shall rest with the client. Under no circumstances does Privacy Fence, Inc. assume any responsibility concerning property lines. If property pins cannot be located, it is recommended that the client have the property surveyed. The client will defend Privacy Fence, Inc. in connection with any claims made by anyone about the location of the fence.

Privacy Fence, Inc. will assume the responsibility for having underground public utilities located and marked. However, Privacy Fence, Inc. assumes no responsibility for unmarked sprinkler lines or any other unmarked buried lines or objects. The client will assume all liability for damages caused by directing Privacy Fence, Inc. to dig in the immediate vicinity of known or unknown utilities.

Any additions or changes made by the client that requires extra labor and material will be added to the price established on this contract and will become due and payable to Privacy Fence, Inc. Right of access and removal is granted to Privacy Fence, Inc. in the event of non-payment under the terms of the contract. The client agrees to pay all interest and costs incurred in collecting this debt.

\$35.00 Returned Check Fee

BOARD OF ADJUSTMENT STAFF REPORT



Troy Campbell

548 SE C Street

BOA Date: 8/11/2021

Reviewer: Baylea Birchfield, Planning Tech

Project Number	VAR21-0025
Applicant / Current Owner	Ecological Design Group
Site Area	+/- .38 acres
Current Zoning	R-1, Single Family Residential
Variance Request	<i>Land Development Code, Article 1100, Design Standards, Section 1100.06, Fence design standards, Subsection g, Fence location and subsection h, fence design standards</i>

Property Description

This property is located at 548 SE C Street. It is currently zoned R-1, Low Density Single-Family Residential.

Regulation

According to Land Development Code Article 1100, Section 1100.06, Fence design standards, section g, Fence location, a fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan.

According to Section 1100.06, Fence design standards, section h, front yard, the maximum fence height for a fence or wall located in the front yard shall not exceed four (4) feet in height.

Variance Request

The applicant requests a variance to construct a new fence on the western and southern property lines. This is a variance of five feet from the five foot separation required by ordinance.

The fence will include a six foot wire mesh and wood post fence for training vegetation on the northern border of the property, and a 6 foot wooden slat fence with metal posts and a sliding pedestrian gate in the southwest corner. This is a variance of two feet from the four feet allowed by code.

Background

According to the applicant's narrative, constructing the fence at the five foot setback would endanger six mature trees along the fence line which could lead to root damage during the construction process.

The applicant also states that constructing the fence five feet from the property line would negatively affect the property and its historic neighborhood, including the non-profit organization, *The House of Songs*, which sits on the property.

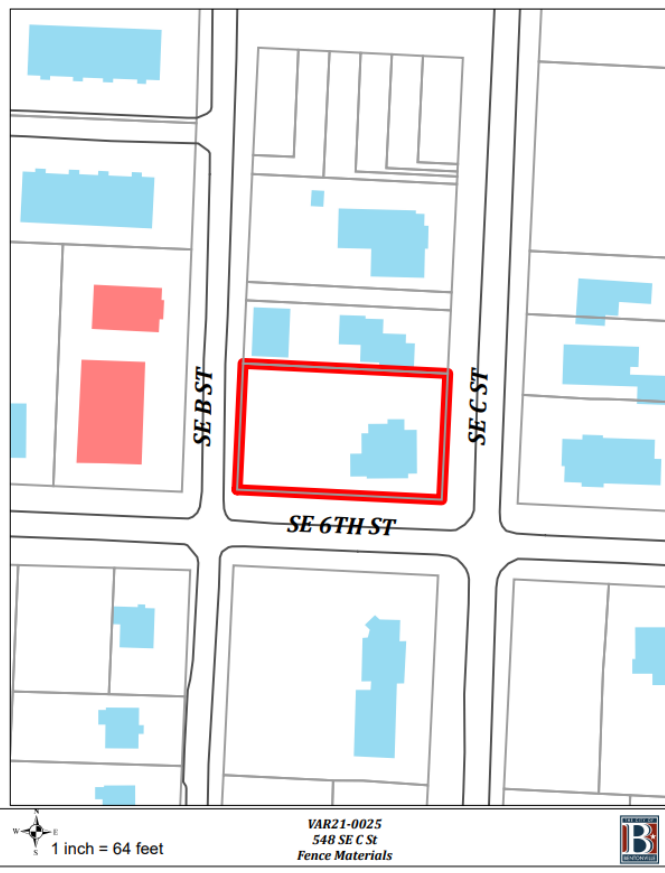
Public Comment

Staff has **NOT** received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, as provided by the Board of Adjustment and approved by the applicant.
2. The applicant shall be required to obtain an approved fence permit prior to construction.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

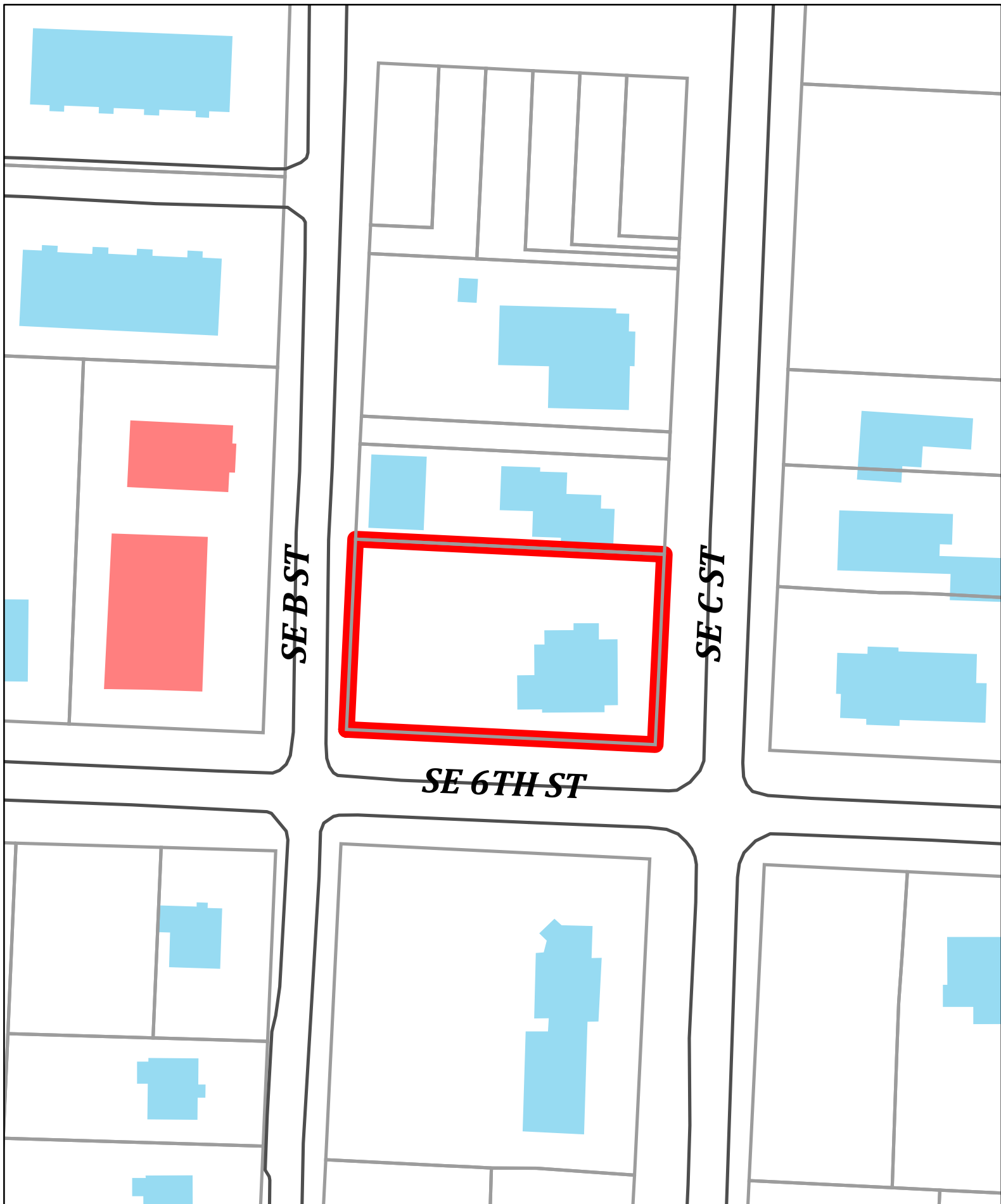
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.





Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Variance Request

To: City of Bentonville
From: Ecological Design Group, Inc – on behalf of Troy Campbell
Date: July 26, 2021
Re: Fence Upgrade @ 548 SE C St, Bentonville, AR 72712

On behalf of Troy Campbell and Michelle Harper, Ecological Design Group, Inc. (EDG) is submitting this Variance Request.

Project Description: Proposed fence upgrades include approximately 60 LF of a 6' wire mesh and wood post fence for training vegetation on the Northern border of the property (Fence type B in the Site Plan), and approximately 200 LF of a 6' wooden slat fence with metal posts (Fence type A in the Site Plan) with a 6' sliding pedestrian gate in the Southwest corner. A conceptual site plans is included with this variance for reference. The property is zoned R-1.

This Variance Request items are listed below:

- **The applicant requests that the new fence be built along the property line on the Western and Southern property boundaries.**

Charles A. Blanck, a renowned architect and builder, born in 1847, who immigrated from Germany, built his family's residence at 548 SE C St in 1893 in the historic area known as Campbell's Corner, which has been included in the Bentonville Historic Home Tour in the past with the Pearl Mansion Museum and Benton County National Bank. Mr. Blanck purchased a total of 40 acres on which the home is located in an attempt to create a community near the town's center. The yard that surrounds it is an integral element of this stately home's environment. The importance of green space to his vision was also illustrated by his planting of apple orchards near this area on the site that is now the Momentary.

The property is zoned R-1. The zoning code of the City of Bentonville, Arkansas, **section 1100.06 Fence and Wall Requirements**, hereinafter called "the code", states that "A fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan." The new fence will replace the old fence that enclosed the spacious back yard. The owners, Troy Campbell and Michelle Harper, petition the city to grant a variance from the code based on the special conditions of the property that present a unique hardship if the code were to be strictly enforced.

If the new fence were to be constructed at the 5' setback from the property line, six (6) trees within the property along the Western and Southern boundary would be located detrimentally close to the new fence. The 28" tree in the Northwest corner of the yard would be located in the path of the new fence. The three 8" magnolia trees would be located 5' away from the new fence, and the two mature trees along the southern boundary would be located 2.5' from the new fence. Allowing the fence to be built along, but not exceeding, the property line would give these mature trees the space they needed to prevent root damage due to soil compaction during the construction process, as well as keep the footings for the posts at a safe distance so as to avoid the potential of severing critical roots.

In addition to the risk of tree damage, if the new fence were to be constructed 5' from the property line, it would result in a substantial diminution and reduction, adversely affecting both the property and this historic neighborhood. It would hinder the good civic design and arrangement of the property and its use. The non-profit organization, The House of Songs, rents this historic home for its purposes of bringing together talented musical artists from around the world to foster new relationships and create collaborative works of art to share with the world. This non-profit interacts with other important local organizations, such as the Northwest Arkansas Council and the Walton Family Foundation. Both the home and the surrounding landscape provide a fertile and

much needed spacious area for artists to create, conceptualize, and share their ideas and their art. The outdoor space around the house is an integral piece and should not be diminished or reduced.

The sense of space around the home and of the community that Charles A. Blanck envisioned 128 years ago should be preserved and protected, as well as the health of the existing mature trees. Building the new fence along the property line would preserve the health of the mature trees, and allow the best use of this land by promoting good, civic design and circulation. In addition, the granting of this variance would not result in conditions that would be injurious to the neighborhood or otherwise detrimental to the public welfare.

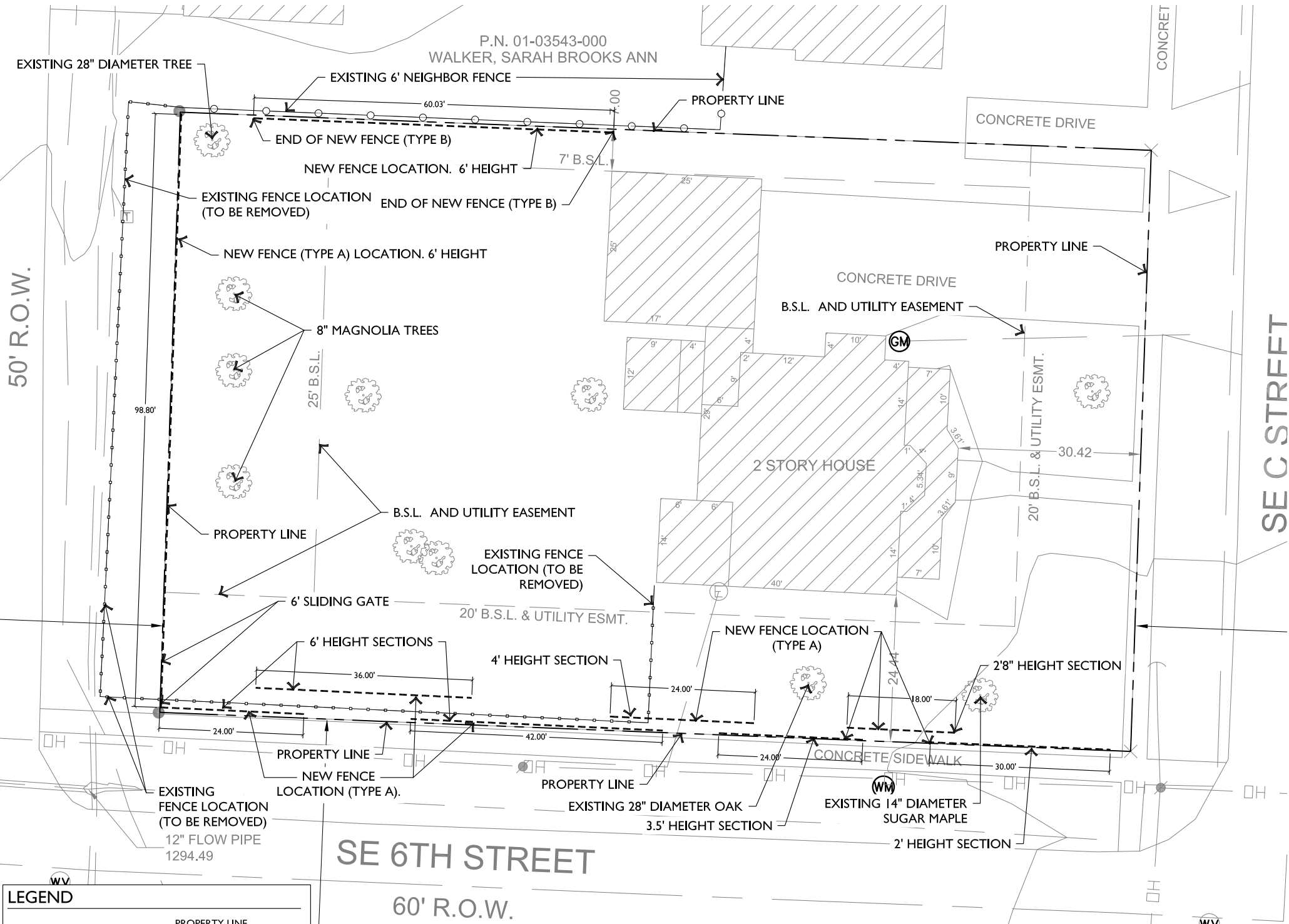
With the hardships listed above, the applicant is requesting a waiver to allow the new fence to be built along, but not exceeding, the property boundary along the Western and Southern sides.

If you have any further questions or concerns, please contact me at snorman@ecologicaldg.com or 501.282.2567.

Sincerely,

A handwritten signature in blue ink that reads "Shannon Norman". The signature is fluid and cursive, with the first name "Shannon" and last name "Norman" clearly distinguishable.

Shannon Norman
Project Manager
Ecological Design Group, Inc.

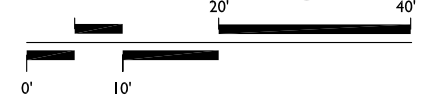


LEGEND	
	PROPERTY LINE
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING NEIGHBOR FENCE



CAMPBELL FENCE PLAN

SCALE: 1" = 20'-0"



BOARD OF ADJUSTMENT STAFF REPORT



Wal-Mart Stores, Inc.

1604 SE 5th Street

BOA Date: 8/11/2021

Reviewer: Baylea Birchfield, Planning Technician

Project Number	VAR21-0026
Applicant / Current Owner	Wal-Mart Stores, Inc.
Site Area	N/A
Current Zoning	PUD
Variance Request	Zoning Code Article 801.13, signs Allowed Without A Sign Permit, subsection b, additional signs

Property Description

This property is located at 1604 SE 5th Street. It is currently zoned PUD, Planned Unit Development.

Regulation

According to Zoning Code Article 801.13, signs Allowed Without A Sign Permit, subsection b, additional signs, a non-residential property under construction is permitted one sign per street frontage, with a maximum allowable area of 32 square feet.

Variance Request

The applicant is requests two temporary, 18x18 banners be allowed on a parking deck under construction at the intersection of SE P and SE 5th Streets. One banner will be visible from SE 8th Street, while the other will be visible from SE J Street.

Both signs are 324 square feet in size, a variance of 292 square feet from the 32 square feet allowed by ordinance.

Background

The signage is anticipated to be in place for 18 months from the date of install (September 2021). Park Deck #3 is at the intersection of SE 5th Street and SE P Street within the Walmart Campus. One banner would face SE J Street and a second banner would face towards 8th Street.

The distance from Parking Deck #3 to SE J Street is approximately 1,385 linear feet and SE 8th Street is approximately 890 linear feet. In order to be legible at such a distance, the banner signs are 324 square feet.

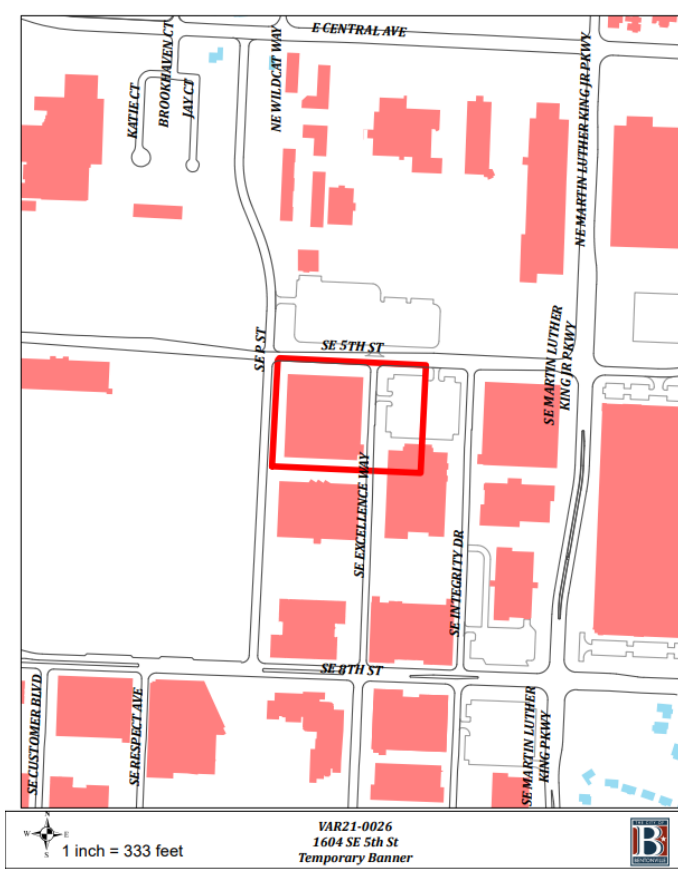
Public Comment

Staff has **NOT** received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed sign height, location, and materials as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved sign permit prior to construction.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



THE CITY OF
BENTONVILLE



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

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

July 26, 2021

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

**RE: Walmart Campus Parking Deck #3
Banner Sign Request for Variance
1604 SE 5th Street Bentonville, AR 72712**

To the City of Bentonville Planning Department and Board of Adjustments:

This is a request for a temporary sign permit for two 18'x18' banners signs to be placed on Parking Deck #3. The location of Parking Deck # 3 is at the intersection of SE 5th Street and SE P Street within the Walmart Campus. The signage is anticipated to be in place for 18 months from the date of install. The estimated date of the installation of the two signs is September 2021.

The graphic representation was provided by the client showing the two 18'x18' banner signs. It is our understanding that due to the size of the signs this will need to go to the Board of Adjustments for approval. We are submitting on 7/26/2021 for the 8/11/2021 Board of Adjustments meeting according to the calendar.

We are requesting a variance of Sec 801.13 (b) which limits the size of signs to a net area of 32 square feet and 1 sign per street frontage, for projects under construction. We are requesting one banner sign be placed on Parking Deck #3 that faces east towards SE P Street, so that is also visible from SE J Street. Also, we are requesting a banner sign be placed on Parking Deck #3 so that it is visible from 8th Street.

The distance from Parking Deck #3 to SE J Street is approximately 1385 linear feet and SE 8th Street is approximately 890 linear feet away from Parking Deck #3. The banner signs are 324 square feet each in order to be legible at such a distance. The scale of the banners, the parking deck, and the overall project are balanced and complimentary in design.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jeasterling@ceieng.com

Respectfully submitted,
CEI Engineering Associates, Inc.

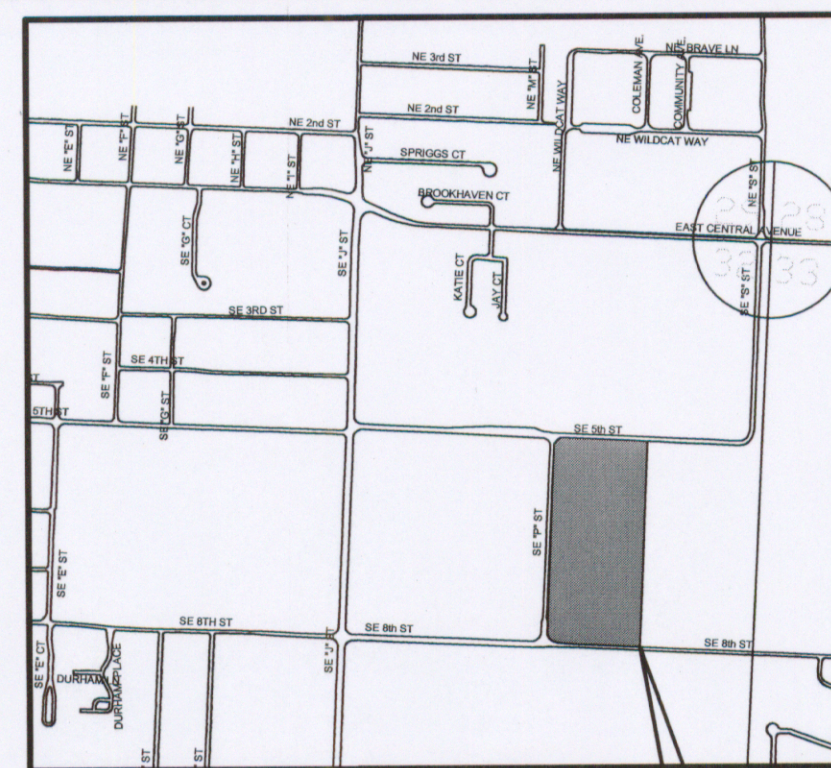
A handwritten signature in blue ink, appearing to read 'John Easterling'.

John Easterling
Project Manager

LOT 2
Part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 20 North, Range 30 West of the Fifth Principal Meridian in Benton County, Arkansas and being more particularly described as follows:
COMMENCING at a Found Rail Road Spike for the Southwest Corner of said Southeast Quarter of the Northeast Quarter; thence North 01°58'23" East a distance of 76.82 feet; thence South 87°03'32" East a distance of 39.91 feet to a Found Iron Pin; thence North 27°57'57" West a distance of 9.81 feet to a Set 1/2" Rebar Pin; thence North 01°58'24" East a distance of 784.56 feet to a Set 1/2" Rebar Pin on the East Right-of-Way of SE "P" Street for the POINT OF BEGINNING;
thence continuing along said East Right-of-Way as follows:
North 01°58'24" East a distance of 420.50 feet to a Set 1/2" Rebar Pin; thence North 41°46'41" East a distance of 32.88 feet to a Set 1/2" Rebar Pin on the South Right-of-Way of SE 5th Street; thence leaving the Right-of-Way of SE "P" Street and along the South Right-of-Way of SE 5th Street South 87°16'23" East a distance of 608.85 feet to a Found Iron Pin; thence leaving said Right-of-Way South 02°35'14" West a distance of 444.47 feet to a Set 1/2" Rebar Pin; thence North 87°24'46" West a distance of 625.12 feet to the POINT OF BEGINNING. Containing 6.41 ACRES more or less.

LOT 3
Part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 20 North, Range 30 West of the Fifth Principal Meridian in Benton County, Arkansas and being more particularly described as follows:

COMMENCING at a Found Rail Road Spike for the Southwest Corner of said Southeast Quarter of the Northeast Quarter; thence North 01°58'23" East a distance of 76.82 feet; thence South 87°03'32" East a distance of 39.91 feet to a Found Iron Pin on the North Right-of-Way of SE 8th Street for the POINT OF BEGINNING; thence North 27°57'57" West a distance of 9.81 feet to a Set 1/2" Rebar Pin on East Right-of-Way of SE "P" Street; thence along said Right-of-Way North 01°58'24" East a distance of 784.56 feet to a Set 1/2" Rebar Pin; thence leaving said East Right-of-Way South 87°24'46" East a distance of 625.12 feet to a Set 1/2" Rebar Pin: thence South 02°35'14" West a distance of 209.01 feet to a Found Iron Pin; thence North 87°20'21" West a distance of 165.04 feet to a Found Iron Pin; thence South 02°09'16" West a distance of 586.15 feet to a Found Iron Pin on the North Right-of-Way of SE 8th Street; thence North 87°09'19" West a distance of 451.10 feet to the POINT OF BEGINNING. Containing 9.13 ACRES more or less.



VICINITY MAP
Not to Scale

GENERAL NOTES:

1. Basis of Bearing: Grid North, Arkansas State Plane, North Zone, NAD83, Based on GPS Observations and City of Bentonville GPS Monument #7, having the published values of Latitude: 36°21'50.50635" N and Longitude: 94°11'47.59782" W.
2. Last date of survey: Dec 23, 2008.
3. Zoning of Subject Property, I-2.
4. Utility Easements as shown on Survey Plat 2005-419
5. Lot 3 easement to an Existing 60' Easement to Arkansas-Missouri Railroad as shown on Survey plat 2005-419.
6. Reference Documents:
 - a. Warranty Deed filed, Document # 92 77017, of the Records of the Benton County Circuit Clerk's Office.
 - b. Warranty Deed filed, Bk. 549 Pg. 42, of the Records of the Benton County Circuit Clerk's Office.
 - c. Record Survey, Plat Bk. 2005, Pg. 419, of the Records of the Benton County Circuit Clerk's Office.
5. Existing Utilities, Both Surface And Sub-surface Shown Hereon Are From Reasonable Visual Observations. The Locations Of Those Shown Hereon, Or The Presence Of Additional Sub-surface Utilities Not Being Shown, Should Be Verified Prior To Any Excavations. The Location and/or Presence Of Sub-surface Utilities Or Structures May Differ From The Locations Being Shown Hereon. Excavations To Verify Sub-surface Utility Locations Or Sub-surface Structures Were Not Made As A Process Of This Survey. Information Regarding Surface And Sub-surface Utilities Or Facilities Should Be Acquired And Confirmed From The Appropriate Agencies, Surveys, Or By Contacting Arkansas One-Call.
6. The professional surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
7. City of Bentonville Atlas Page 404
8. There is no cross parking or cross access on Lots 2 & 3

FLOOD INFORMATION:

Based upon review of FEMA Firm; City of Bentonville, Arkansas, Benton County, Panel 255 of 560, Community-Panel Number 05007C0255j, and by graphic plotting only, this property is not located within any presently established 100 year flood plain. Revised Sept 28, 2007

CERTIFICATION:

CERTIFICATION:
The subject plat and survey upon which it is based was performed upon the ground by me or under my supervision, and was Executed in accordance with the current minimum standards as set forth for Property Boundary Surveys and Plats as published by the Arkansas Geological Commission, Land Survey Division, Standards of Practice No. 1, Revised March 14, 1996.

CERTIFICATE OF APPROVAL

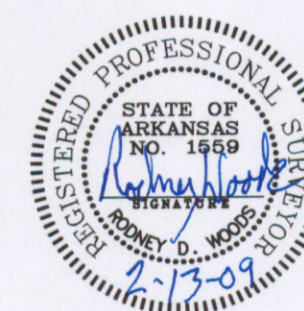
PURSUANT TO THE BENTONVILLE SUBDIVISION
REGULATIONS AND ALL OTHER CONDITIONS AND
APPROVAL HAVING BEEN COMPLETED, THIS
DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE
IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE
SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 2 Mar 89

SIGNED [Signature]
COMMUNITY DEVELOPMENT
DIRECTOR

BUILDING SETBACKS ZONE I-2	
<i>Front (With Parking In Front)</i>	75'
<i>Front (Without Parking In Front)</i>	50'
<i>Side (Adjacent to R/W)</i>	50'
<i>Side (Adjacent to Non-Residential)</i>	50'
<i>Side (Adjacent to Residential)</i>	75'
<i>Rear (Adjacent to R/W)</i>	50'
<i>Rear (Adjacent to Non-Residential)</i>	50'
<i>Rear (Adjacent to Residential)</i>	75'

CITY ATLAS PG. #404



Prepared for:
MID CONTINENT CONCRETE INC.
1402 SE 5th ST.
Bentonville, Arkansas 72712

LOT SPLIT
MID-CONTINENT ADDITION LOTS 2 / 3
Part of the SE 1/4 of the NE 1/4,
Section 32, Township 20 North, Range 30 West
Bentonville, Benton County, Arkansas

Sheet No.

1

[illegible]

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS
5704 Euler Lane, Suite 200 • Fort Smith, AR 72903 • 479.452.1933 • morrisonshipley.com

Drawn By:	Vertical Scale:
RDW	—
Approved By:	Horizontal Scale:
	1"=100'
Date:	Plotting Scale:
07.08.08	1
Project No:	Drawing Name:
KIIT-02	KIIT-02

Vertical Scale:	—
Horizontal Scale:	1"=100'
Plotting Scale:	1
Drawing Name:	KUIT-02

DRAWING LOCATION: -P:\31000\31470\DRAWINGS\EXHIBITS\2021-07-26 PD03 SIGN EXHIBIT\PD03 SIGN EXHIBIT.DWG - SAVED BY: -AWOODY



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-8472
FAX: (479) 273-0844

WALMART CAMPUS PARKING DECK #3
BANNER SIGN REQUEST
SE 5TH AND SE P STREET
BENTONVILLE, ARKANSAS

PROFESSIONAL OF RECORD	CEI
PROJECT MANAGER	CEI
DESIGNER	CEI
CEI PROJECT NUMBER	####
DATE	7/26/2021
REVISION	REV-0

EXHIBIT
SHEET TITLE
SHEET NUMBER

1



(2) 18' x 18' SIGNS

Walmart
Parking
is on
the way

SE P STREET

NORTH