

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
October 13, 2021**

Registration Link: https://us06web.zoom.us/webinar/register/WN_HrU4OqzLSQq5OjFcHqlrEA

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

- | | |
|--|------------------|
| 1. Skylight Homes
1801 SW Regional Airport Boulevard, Suite 5 (VAR21-0029) <ul style="list-style-type: none">• Wall Sign Variance | Variance* |
| 2. Walmart Campus Layout Center
01-02497-000 (SE 8 th Street) (VAR21-0030) <ul style="list-style-type: none">• Temp Sign Variance | Variance* |
| 3. L Street Development
01-00149-000 (VAR21-0032) <ul style="list-style-type: none">• Residential District Lot and Area Standards Variance | Variance* |

**Denotes public hearing*

Board of Adjustment
Minutes
September 22, 2021

Meeting called to order by Mrs. Holland.

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

Motion by Mr. Pearson, seconded by Mr. Haynie to approve the minutes of August 25, 2021 as written
Approved 5-0

New Business

Item #1

Iberia Bank Remodel, 706 S Walton Boulevard, VAR21-0027

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Brooke Pruett, representative, is available to speak on the item

There is discussion amongst Board members and staff.

Staff mentions requesting item to be tabled to give applicant more options.

Applicant requests to table item.

Motion by Mr. Pearson, seconded by Mr. Haynie to table the item.

Tabled 3-0

Item #2

Barnidge Residence, 608 NE 2nd Street, VAR21-0028

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

John Barnidge, applicant and Lucas Cooper, architect, is available in person to speak on the item

There is discussion amongst Board members and staff.

Approved 3-0

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



Skylight Homes

1801 SW Regional Airport Boulevard

BOA Date: 10/13/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	VAR21-0029
Applicant / Current Owner	Hillcrest Holdings, LLC
Site Area	+/- 3.04 acres
Current Zoning	R-O, Residential Office
Variance Request	Zoning Code Article 801.15(a)

Property Description

This property is located at 1801 SW Regional Airport Boulevard. It is currently zoned R-O, Residential Office.

Regulation

According to Zoning Code Article 801.15, Signs Allowed with a Sign Permit, wall signs in nonresidential districts are not allowed.

Variance Request

The applicant is requesting to place a wall sign, similar in size to other existing wall signs on the building at Brightwood Business Park. The proposed wall sign is 36 inches by 72 inches (18-square feet) and will be internally illuminated.

Background

According to the applicant's narrative, the applicant is requesting this variance to have the same advertising ability as other tenants within the building. This sign will not be visible to the surrounding residences.

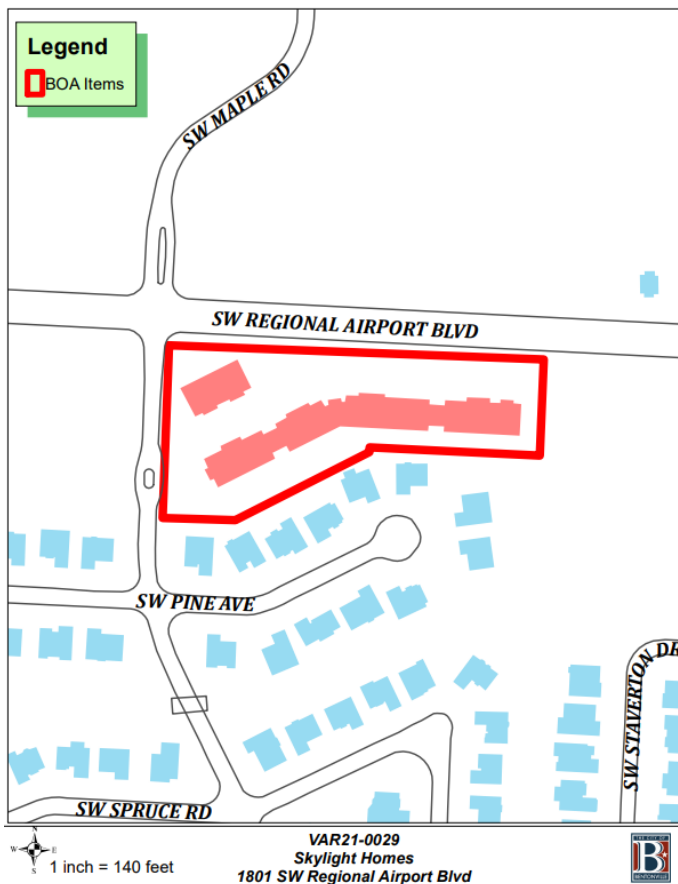
Public Comment

At the time of writing this staff report, staff has not received public comment on this item.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed sign size and location as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved sign 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.

Legend

 BOA Items

SW MAPLE RD

SW REGIONAL AIRPORT BLVD

SW PINE AVE

SW SPRUCE RD

SW STAVERTON DR



1 inch = 140 feet

VAR21-0029
Skylight Homes
1801 SW Regional Airport Blvd



Narrative

- Business is located in Brightwood Business Park. They are requesting a wall sign, similar in size to other wall signs that are located in the business park.
- Not visible to residential area surrounding the office complex.
-
- Illuminated 36" x 72" wall sign. Background to be blanked out so only letters illuminate at night. Will hookup to existing electrical.



Client
Skylight Homes

Job Name
LED Illuminated sign



PROOF DATE: 9/3/2021
DESIGNER: Brandon

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.
WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Type: Illuminated Sign Cabinet

Size: 72in x 36in

Material: aluminum, translucent lexan, vinyl

Color: blue and white

Sides: 1

Quantity: qty 1

Cave Springs : 479-250-4844 | Bentonville : 479-464-7446

Lowell : 479-770-6004 | www.yoursignstudio.com



APPROVED: _____

DATE: _____



CLIENT

Client: Skylight Homes

JOB NAME

Job: Illuminated Sign and



PROOF DATE: 08.27.21

DESIGNER: VINCE

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.
WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Type: Illuminated Sign Cabinet

Size: 72in x 36in

Material: aluminum, translucent lexan, vinyl

Color: blue and white

Sides: 1

Quantity: qty 1

479-250-4844 | www.yoursignstudio.com



18 sq ft



Only letters will light
background blacked out



APPROVED: _____

DATE: _____

BOARD OF ADJUSTMENT STAFF REPORT



Walmart Campus Layout Center

SE 8th Street

BOA Date: 10/13/2021

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR21-0030
Applicant / Current Owner	Wal-Mart Properties Inc
Site Area	+/- 0.14 acres
Current Zoning	C-2, General Commercial
Variance Request	Zoning Code Article 801.14(c)(d)

Property Description

This property is located along SE 8th Street. It is currently zoned C-2, General Commercial.

Regulation

According to Zoning Code Article 801.14, Signs Allowed with a Temporary Sign Permit, subsection c, Display period, and subsection d, Maximum number allowed per year, temporary signs shall not be displayed for more than 15 consecutive calendar days and not more than 4 times a year.

Variance Request

The applicant is requesting an extension to their temporary sign permit duration, which would be placed on-site from October 14, 2021, until the 8th Street roadway construction begins at the end of May 2022. The proposed freestanding sign is 63 inches by 96 inches (42.4 -square feet).

Background

According to the applicant's narrative, the applicant is requesting this variance to place a sign near the South entrance of the parking lot for the Walmart Campus Layout Center, providing temporary wayfinding amidst ongoing roadway and utility construction nearby.

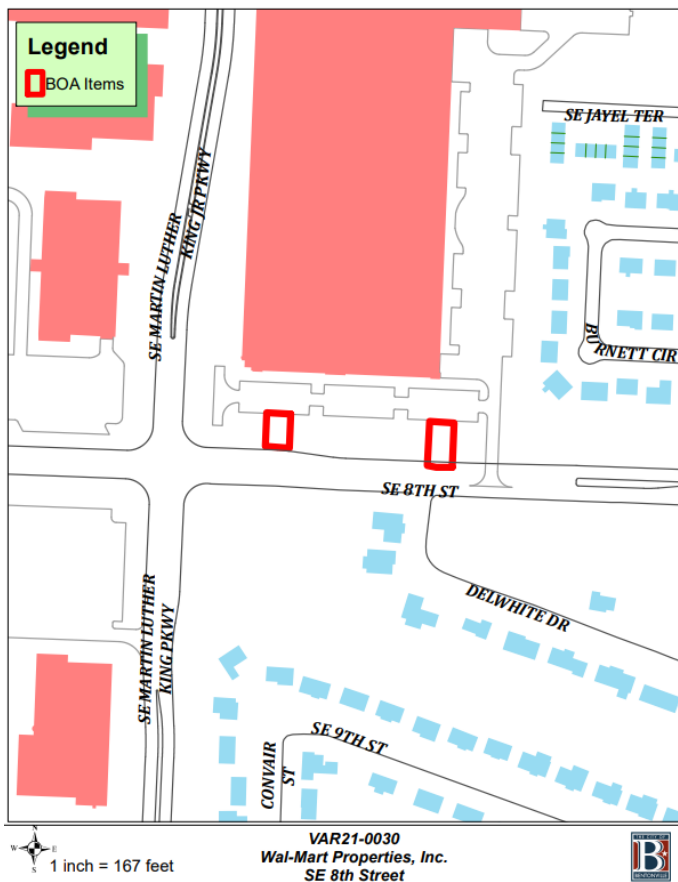
Public Comment

At the time of writing this staff report, staff has not received public comment on this item.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed sign size and location as provided by the applicant within the application.
2. The approved variance shall be valid through the end of May 2022. If an additional extension is needed the applicant must request another variance from the Board of Adjustment.
3. The applicant shall be required to obtain an approved temporary sign 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.

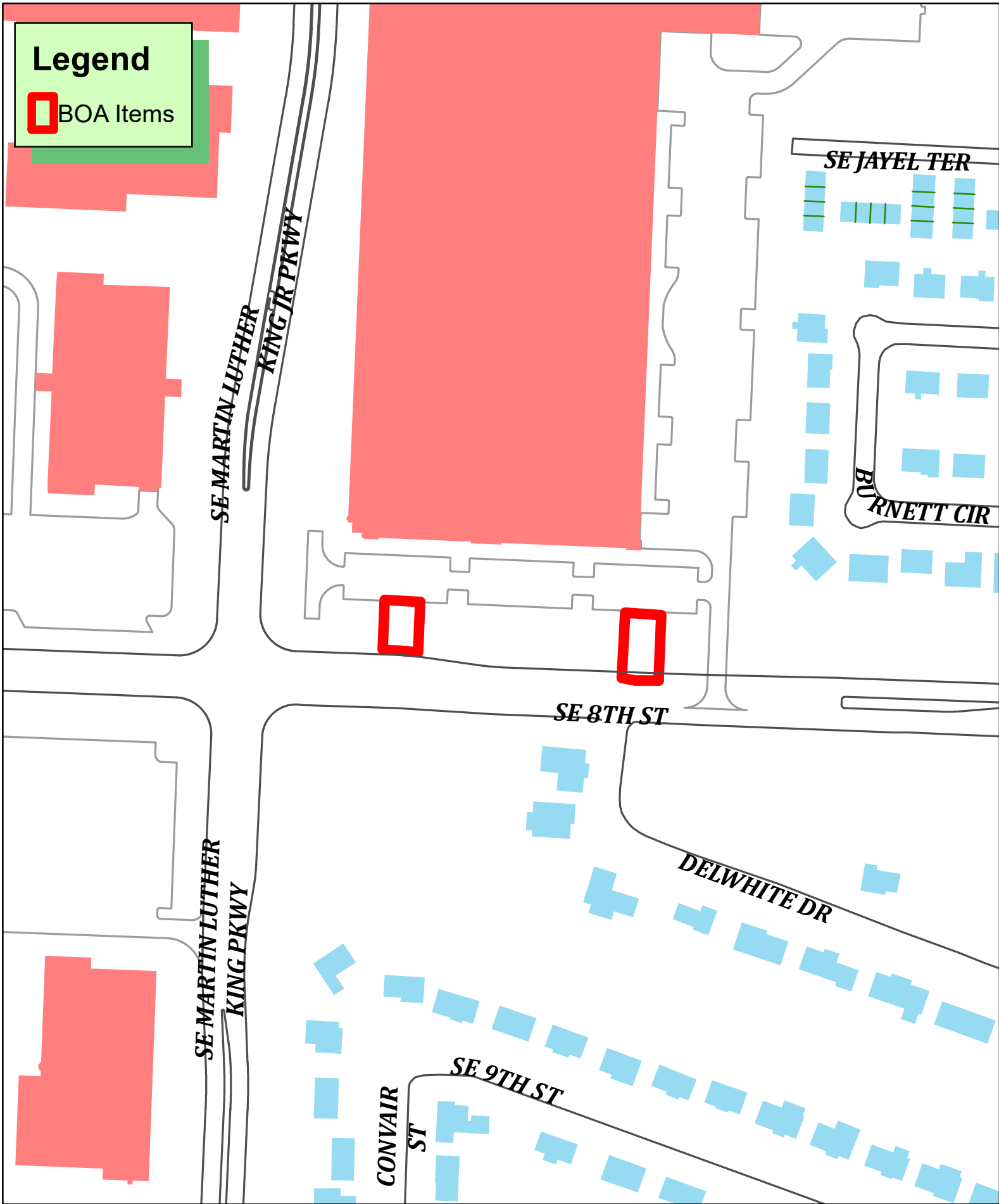
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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.

Legend

 BOA Items



1 inch = 167 feet

VAR21-0030
Wal-Mart Properties, Inc.
SE 8th Street





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

September 23, 2021

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

**RE: Walmart Campus Layout Center
Temporary Sign Request for Variance
SE 8th Street Bentonville, AR 72712**

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

This is a request for an extension to the temporary sign permit duration. The proposed location of the temporary Layout Center signage would be near the south entrance of the parking lot to the new Layout Center, near the intersection of SE 8th St. and Delwhite Dr (Parcel # 01-02497-000). The signage is anticipated to be placed onsite on October 14, 2021 and remain in place until the 8th St. roadway construction begins at the end of May '22.

The attached exhibit shows the proposed location of the wood frame sign, which is meant to act as wayfinding for the Layout Center. It is our understanding that this temporary sign will need to be permitted. Due to the proposed 8th St. roadway and utility work associated with campus, the owner is only looking to install a temporary sign at this time. A permanent sign will be placed later. We are submitting this application on 9/27/2021 for the 10/13/2021 Board of Adjustments meeting, according to the calendar.

We are requesting a variance of Sec 801.14 (c) and (d) which limits the display period of a temporary sign to 15 days per permit, maximum (4) permits allowed per year (60 day max duration).

The sign will be placed on Walmart-owned property and abide by the 5' property line setback requirement.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 321-0949 or email at cmuse@ceieng.com

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads 'Clinton Muse'.

Clinton Muse
Assistant Project Manager

LOCATION

Located in part of the West One-half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 33, Township 20 North, Range 30 West in Benton County, Arkansas.

DESCRIPTION

The Point of Beginning is located at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 30 West in Benton County, Arkansas, thence N. 00°22' E. 130.00 feet; thence N. 89°52' E. 519.90 feet; thence S. 00°22' E. 130.00 feet; thence S. 89°52' W. 519.90 feet to the Point of Beginning, containing 1.552 acres more or less.

OWNER'S CERTIFICATION AND DESIGNATION

We, the undersigned, do hereby certify that we are the sole owners of the herein Platted and described lands and do dedicate all Streets and Easements for the use of the general public and for installation of utilities.

James C. Ellis

ACKNOWLEDGMENT

State of Arkansas
County of Benton

Subscribed and sworn to before me, a Notary Public this 21st day of April, 1978
My commission expires November 11, 1980

Lora M. Bradford
Notary Public

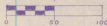
NOT A PART OF THIS ADDITION

FILED FOR RECORD

At 3:45 O'Clock P.M.

APR 21 1978

JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.



FINAL PLAT FOR
ELLIS ADDITION
TO THE
CITY OF BENTONVILLE, ARKANSAS
DEVELOPER
JAMES ELLIS

LEGEND

IP Existing
IP Set

DELWHITE

ADDITION

APPROVAL AND ACCEPTANCE

This Final Plat designated as ELLIS ADDITION is approved and accepted by the City of Bentonville Planning Board this 21 day of April, 1978.

Donny Johnson
Chairman

SURVEYOR'S CERTIFICATION

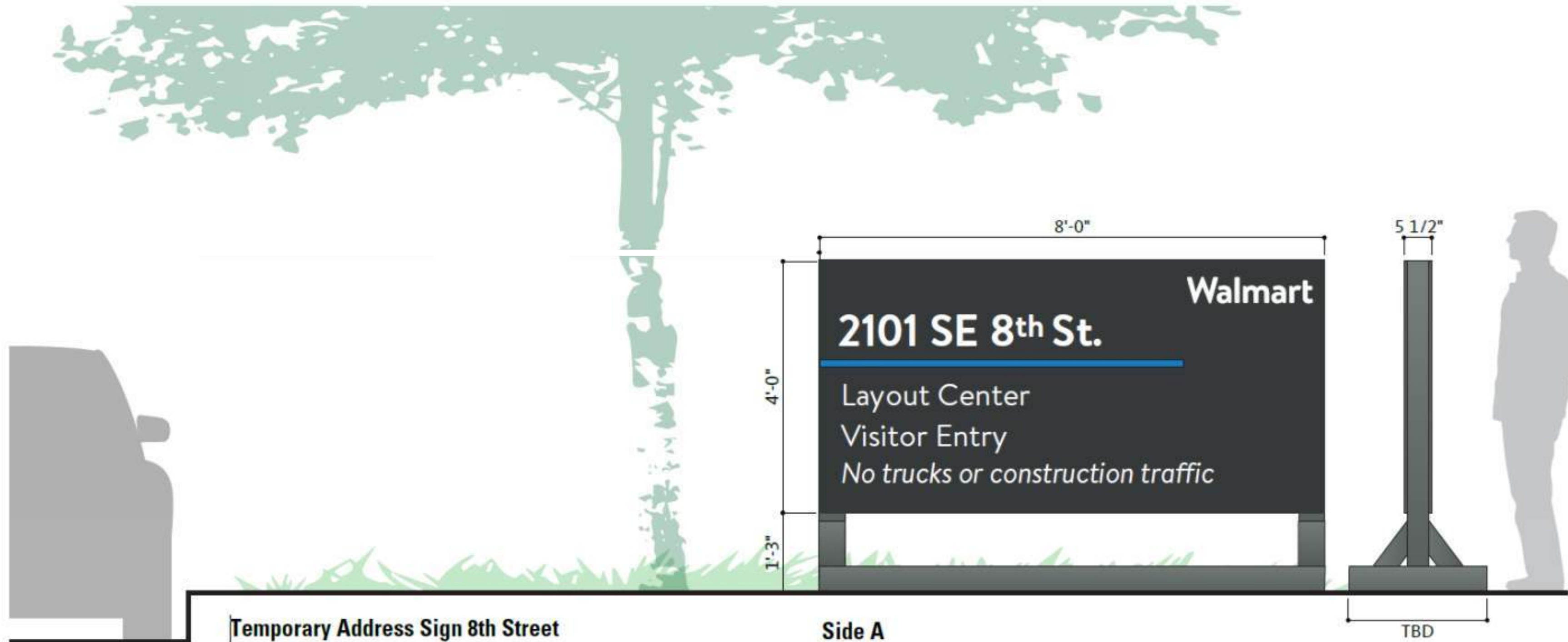
This is to certify that the herein described lands, designated as ELLIS ADDITION has been surveyed and that this Plat is the results of that survey.
Survey and Plat completed April 19, 1978.

JOHN L. RAMSEY
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS

NO. 699

John L. Ramsey
Signature

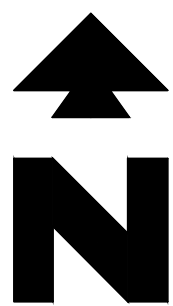
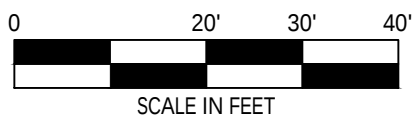
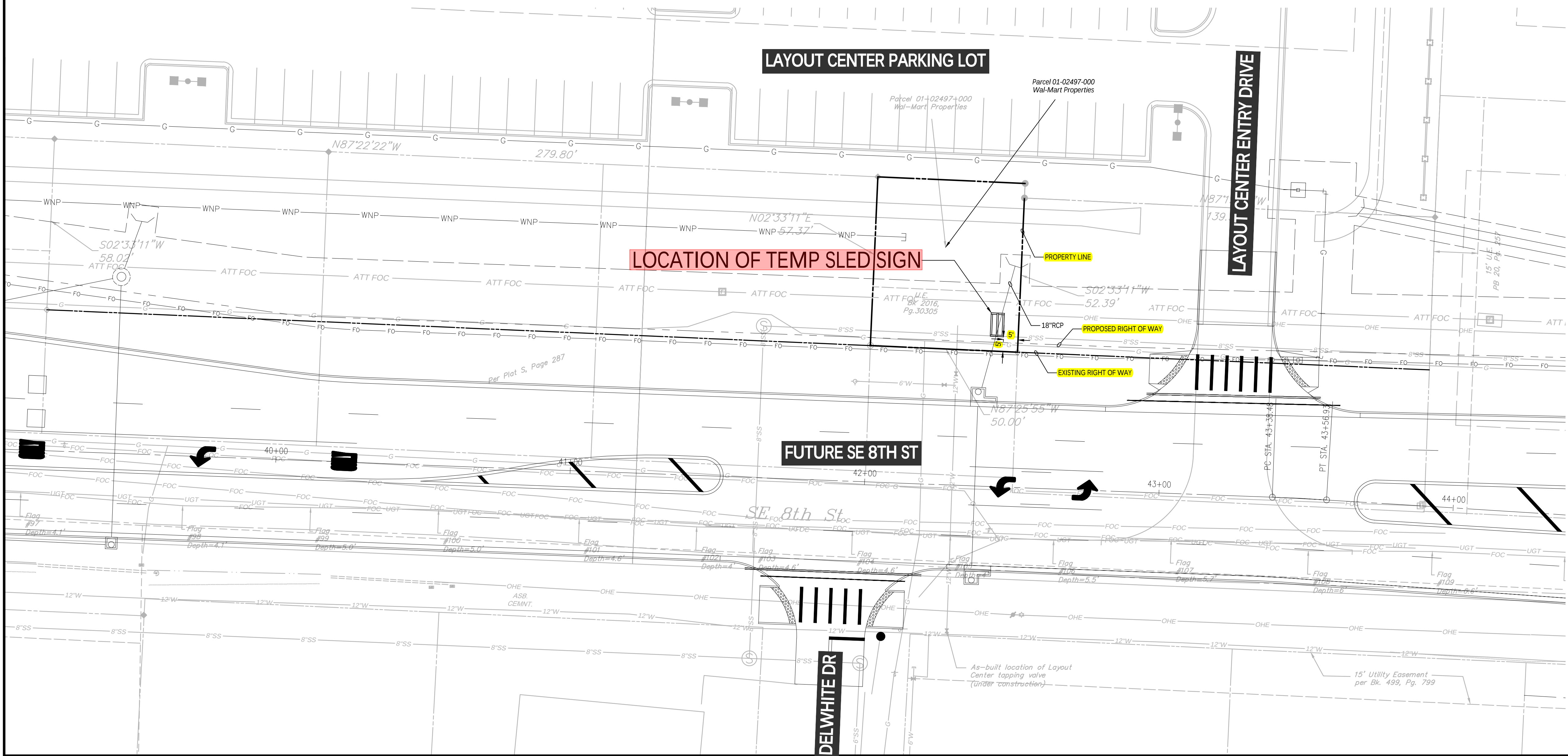
DELWHITE DRIVE



Temporary Address Sign 8th Street
Scale = 3/8" = 1'

Side A

TBD



WALMART CAMPUS NEO PROJECT

2101 SE 8th St
Bentonville, AR

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	CEI
PROJECT MANAGER	JT
DESIGNER	CM
CEI PROJECT NUMBER	31563
DATE	9/24/2021
REVISION	REV-0

TEMP LAYOUT CENTER SLED SIGN

SHEET TITLE
SHEET NUMBER

BOARD OF ADJUSTMENT STAFF REPORT



L Street Development

3302 SE L Street

BOA Date: 10/13/2021

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR21-0032
Applicant / Current Owner	L Street Partners, LLC
Site Area	+/- 1.24 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Variance Request	Zoning Code Article 401.07(b)(1)

Property Description

This property is located at 3302 SE L Street. It is currently zoned R-3, Medium-High Density Multifamily Residential. Adjacent zoning districts include R-O, Residential Office to the north, R-3, Medium-High Density Multifamily to the east, and A-1, Agricultural to the south and west.

Regulation

According to Zoning Code Article 401.07(b), Residential districts lot and area standards, Subsection 1, Standards, the minimum land area per dwelling unit for an R-3 multifamily development is 1,500-square feet.

Variance Request

The applicant is requesting an exemption from Minimum Land area/Dwelling Unit standards, to allow for 51 units/53,898 square feet, providing 1,057 (+/-) square feet of land area per unit in place of the current 1,500 square feet/unit requirements. Under the current R-3 requirements, only 36 units would be allowed.

This is a variance of 443 square feet of space per unit, which translates to approximately 15 residential units.

Background

According to the applicant's narrative, an unintentional hardship has been created as a result of the Minimum Land area/Dwelling Unit requirements being changed in a recently approved Zoning Amendment. The applicant states that redesigning the site and building at this point in the project would require significant cost to the property owner and cause delays that would also increase costs associated with this redevelopment.

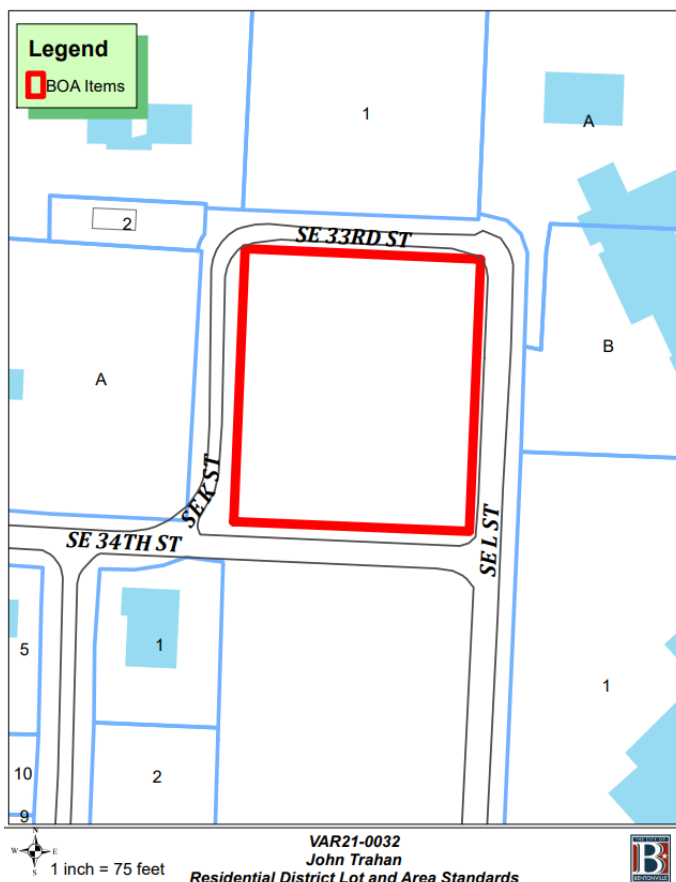
Public Comment

At the time of writing this staff report, staff has not received public comment on this item.

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, setbacks, and density, as provided by the applicant within this application.
2. The applicant shall be required to go through the Large-Scale Development process before construction.
3. The applicant shall be required to obtain an approved building 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:

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- 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.

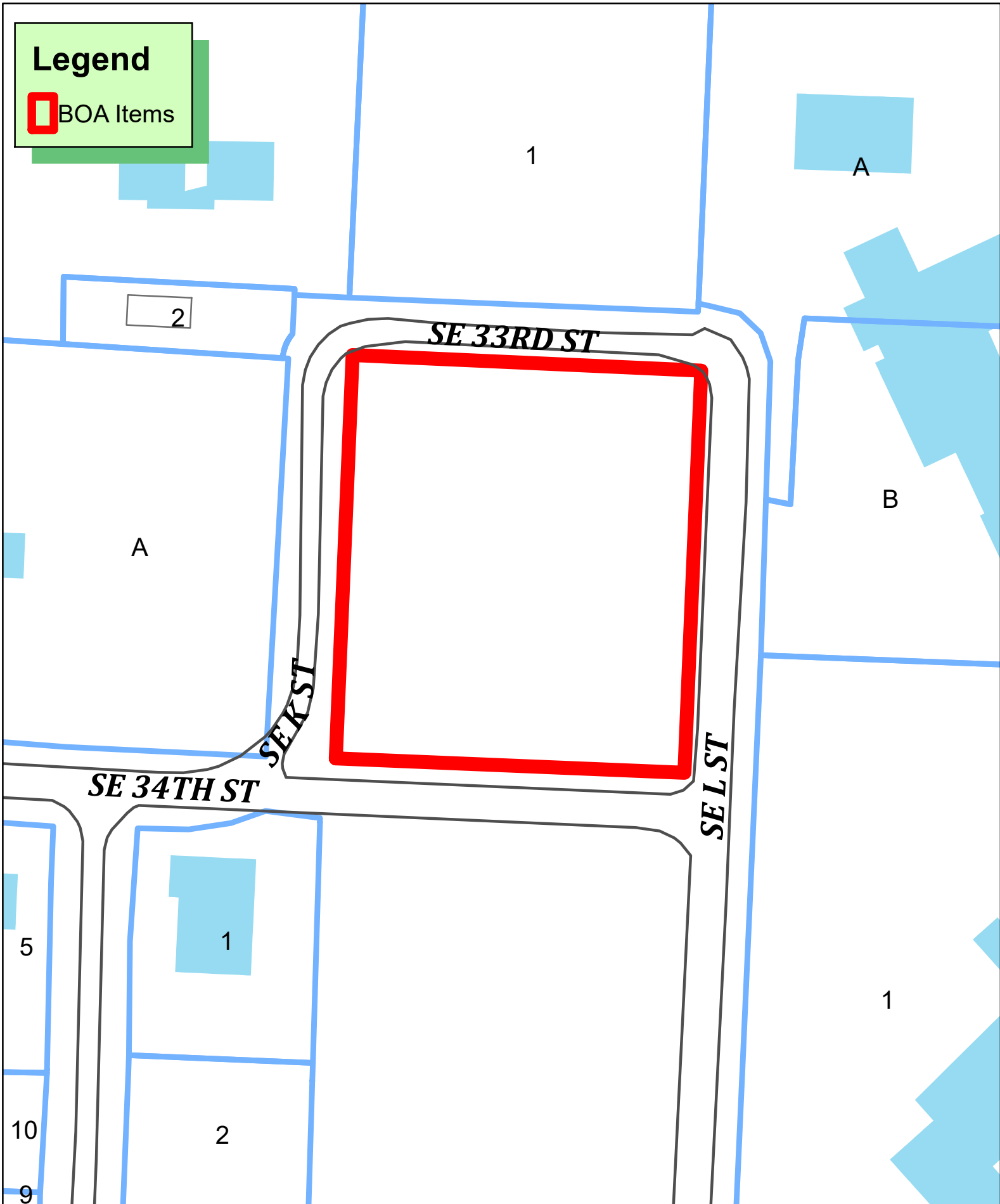
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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(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.

Legend

 BOA Items



1 inch = 75 feet

VAR21-0032

John Trahan

Residential District Lot and Area Standards





9/27/2021

Board of Adjustments Variance Request – Narrative Letter

Re: Project Name: 3302 SE L Street – Multi- Family
Parcel No: 01-00149-000
Address: 3302 SE L Street, Bentonville, AR 72712

Dear City of Bentonville, Board of Adjustments:

This letter is in regard to a proposed infill multi-family residential project located at 3302 SE L Street in Bentonville, Arkansas. The property is currently zoned R-3 (Medium Density Residential) and is located within Priority Area 2 of the *Bentonville Community Plan*, adopted by City Council. The redevelopment of this property will offer additional market rate housing options to accommodate Bentonville's current and anticipated population growth in the coming years.

Per the plan: "There are approximately 1,000 acres of vacant or agricultural land within Bentonville's already developed areas. These areas represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas. This clearly demonstrates most of the development needed to accommodate Bentonville's anticipated growth over the next 20 years can be accommodated with the urban infill opportunity sites that exist within the developed areas of the city". (Pg. 48, Bentonville Community Plan)

With the information outlined in the *Bentonville Community Plan* and *Future Land Use Map*, L Street Partners, LLC applied for and was granted a rezone request from A1 to R3 for 3302 SE L St in **January 2021**. Shortly after approval, architecture design and site planning began within the R3 zoning development parameters set forth in the Zoning Code. In **April 2021**, a conceptual meeting with the Planning Department, was held. The design team and ownership presented an initial site plan. After further plan/elevation development, another conceptual meeting with all departments was held in **June 2021**. From this meeting, it was recommended to request waivers before submitting for a full LSD approval. With this guidance, EDG and ownership submitted for a waiver on **July 7, 2021** and attended the following PC Meeting on **August 3, 2021**.

During a follow-up call after the PC Meeting on **August 4th, 2021**, EDG was notified that the proposed site plan did not meet the current open space/dwelling unit requirement by Planning Department staff. Per the conversation, in **May 2021** zoning code amendments to residential districts were approved and adopted to the City Zoning Code. These amendments included the change from 800 sf of open space per unit to 1500 sf of open space per unit for R-3 zoned properties.

Given that zoning requirements were checked in the initial planning phase, included on all site plans submitted and reviewed with planning from the first conceptual meeting to the PC Meeting in August, this came as quite a surprise.

The property is 1.24 acres. Under the previous requirements, **67 units were allowed on site** (53,898 sf / 800sf = 67); under the amended zoning requirement, **36 units are allowed** (53,898 sf / 1,500 sf = 36). The current site plan proposes **51 units**, providing 1,057 sf/unit.

To this date, the owners and development group have invested in professional survey, architectural, civil engineering, traffic engineering, geotechnical engineering services. Ownership has followed the Development process as proposed by the City of Bentonville, and met with staff at typical milestones during the design process. The project has gone through the waiver process and a Planning Commission Meeting.

With the above history and circumstances, an unintentional hardship has been created for this project. The request to redesign the site and building at this point in the project would require a significant cost to the owner, along with the time associated with redesign. Any delays also result in hard costs associated with the redevelopment of this property.

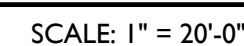
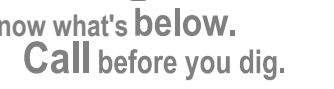
L Street Partners, LLC is formally requesting a Variance from the Bentonville Zoning Code Article 401, Section 401.01(b)(1) : Residential (R) Districts Lot and Area Standards : Minimum Land area/Dwelling Unit (sq ft). This request is to allow for 51 units/53,898 sf, providing 1,057 (+/-) sf of open space per unit in lieu of the 1,500 sf/unit requirements per the Zoning Amendment approved in May 2021.

We thank you in advance for your consideration of this variance request.

Sincerely,

Jake Newell and John Baxter
L Street Partners, LLC

NOT FOR
INSTRUCTION



<u>ZONING SUMMARY</u>		
<u>LOT AND AREA STANDARDS</u>		
MIN. LAND AREA/ UNIT	<u>REQUIRED</u>	<u>PROVIDED</u>
	1500 SF	1,077 SF
	1500'50"=75,000 SF	53,898 SF
MIN. LOT AREA:	10,000 SF/23 AC	53,898 SF
MIN. LOT WIDTH:	100'	215'
MAX LOT COVERAGE MAX (MULTIFAMILY, CORNER LOT):	55%	21%
<u>SETBACK STANDARDS</u>		
	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD MIN (SE 34TH ST);	20'	20'
SIDE YARD (EXTERIOR) MIN (SE L ST);	20'	20'
SIDE YARD (INTERIOR) MIN (SE K ST);	10'	10'
REAR YARD MIN (SE 33RD ST);	25'	25'

9/27/2021 9:10:47 AM

F

D

C

B

A

C:\Users\brewerK\Documents\21038_L_Street Multi Family_Bentonville_AR_R20.rvt_CURRENT_detached.rvt FIXED_brewerK3GDD7.rvt

6

5

4

3

2

1

MASONRY (PRIMARY MATERIAL):

BRICK



CONCRETE BLOCK



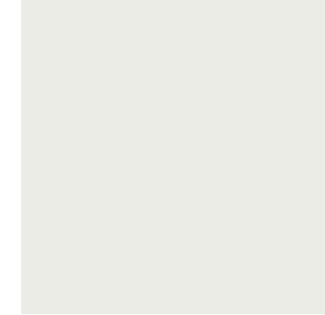
FIBER CEMENT:

PANEL:



CAVIAR SW 6990

SIDING:



PURE WHITE SW 7005

SIDING:



DOVE TAIL SW 7019

TOTAL AREA: 3307 sf
WINDOWS: 820 sf
ADJ. TOTAL: 2487 sf
BRICK: 990 sf (40%)
CMU: 908 sf (36%)
FIBER CEMENT: 589 sf (24%)

4
SD0.00

EAST ELEVATION - FACING L ST
3/32" = 1'-0"



T.O. H. PARAPET
140'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

GROUND FLOOR
100'-0"

TOTAL AREA: 5534 sf
WINDOWS: 918 sf
ADJ. TOTAL: 4616 sf
BRICK: 1747 sf (39%)
CMU: 1727 sf (37%)
FIBER CEMENT: 1115 sf (24%)

8
SD0.00

WEST ELEVATION - THROUGH BREEZEWAY
3/32" = 1'-0"



T.O. H. PARAPET
140'-0"

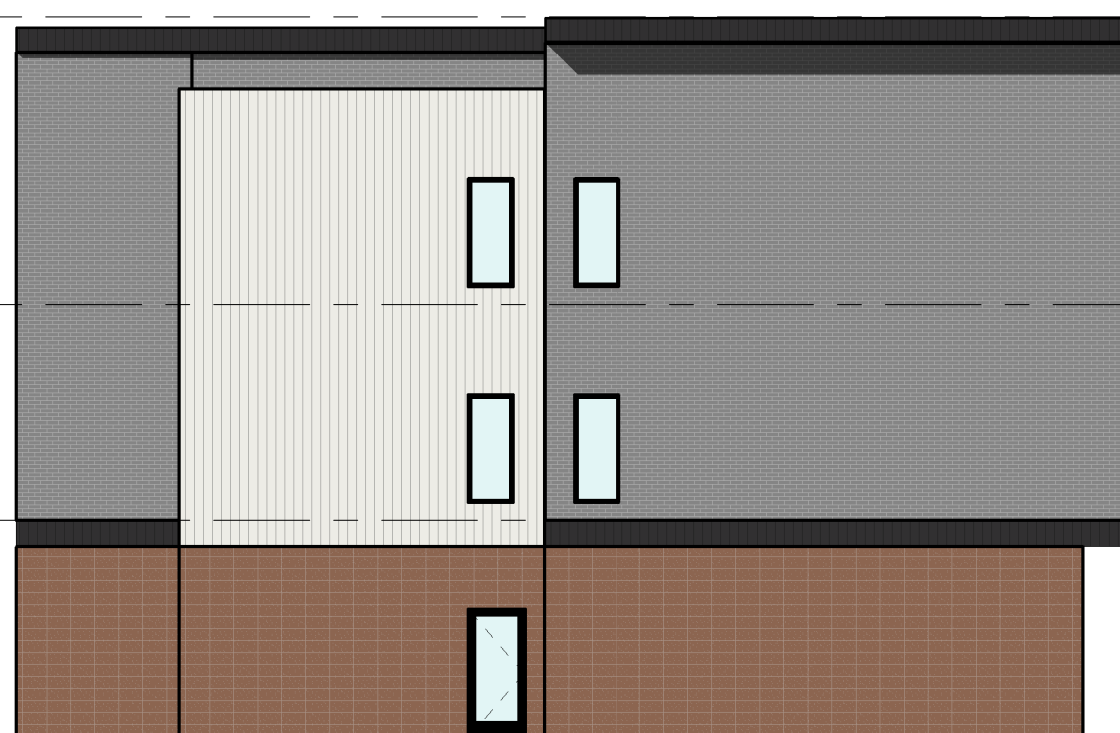
THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

GROUND FLOOR
100'-0"

3
SD0.00

WEST ELEVATION - FACING K ST
3/32" = 1'-0"



T.O. H. PARAPET
140'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

GROUND FLOOR
100'-0"

2
SD0.00

NORTH ELEVATION - FACING 33RD ST
3/32" = 1'-0"



T.O. H. PARAPET
140'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

GROUND FLOOR
100'-0"

1
SD0.00

SOUTH ELEVATION - FACING 34TH ST
3/32" = 1'-0"



5
SD0.00

3D View 4

TOTAL AREA: 6644 sf
WINDOWS: 1612 sf
ADJ. TOTAL: 5032 sf
BRICK: 2021 sf (40%)
CMU: 1081 sf (21%)
FIBER CEMENT: 1930 sf (38%)



6
SD0.00

3D View 7

TOTAL AREA: 6628 sf
WINDOWS: 1612 sf
ADJ. TOTAL: 5016 sf
BRICK: 1956 sf (39%)
CMU: 1008 sf (20%)
BLACK PANEL: 1457 sf (29%)
FIBER CEMENT: 634 sf (12%)



7
SD0.00

3D View 8

b.u.f
STUDIO

702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications as instruments of service are & 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 & 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.

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CLIENT NAME

NEWELL DEVELOPMENT

L STREET MULTI-FAMILY

BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

09/27/2021

Architect Name - RYAN FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & 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.

REVISIONS

NO. DATE DESCRIPTION

Drawing Size: 24 x 36 Project #: 21038

Drawn By: KB Checked By: RMF

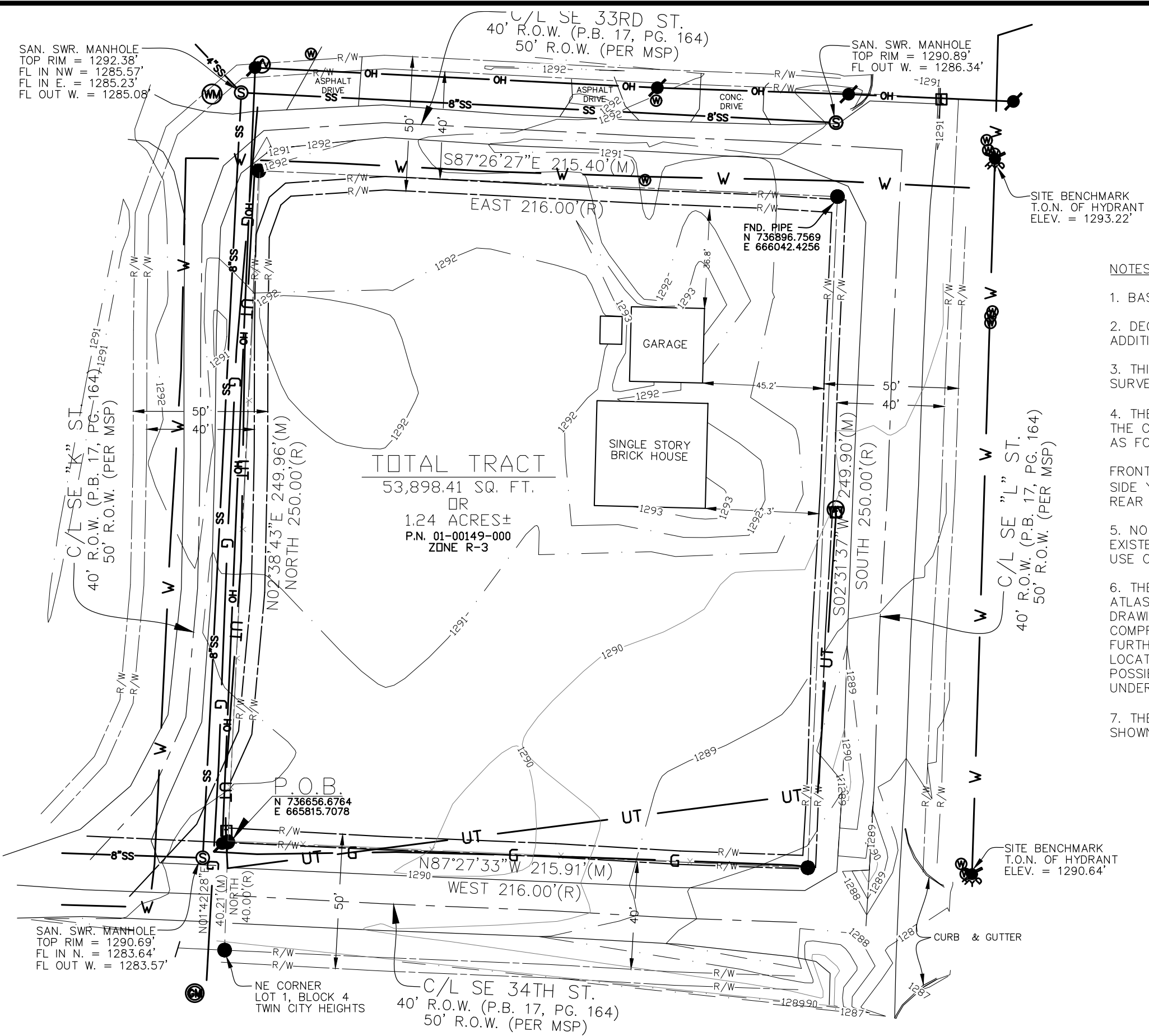
Title:

SCHEMATIC
ELEVATIONS &
RENDERINGS

Sheet Number:

SD0.00

Date: 09/27/2021



NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THE PROPERTY SHOWN HEREON IS ZONED R-3 (MEDIUM DENSITY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: 10 FEET (INTERIOR); 20 FEET (EXTERIOR)
REAR YARD: 25 FEET
5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.

LEGAL DESCRIPTION:

PART OF THE SW¼ OF THE NE¼ OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 40' NORTH OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN TWIN CITY HEIGHTS (REVISED) AS SHOWN IN PLAT RECORD "E" AT PAGE 32 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND RUN NORTH 250 FEET; THENCE EAST 216 FEET; THENCE SOUTH 250; THENCE WEST 216 FEET TO THE POINT OF BEGINNING.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: 20-7264
COMMITMENT DATE: OCTOBER 26, 2020
SCHEDULE B - SECTION 2 EXCEPTIONS:

ITEM NO.	DESCRIPTION	EFFECT ON PROPERTY HEREON
1-10	GENERAL EXCEPTIONS	AFFECTS PROPERTY, UNABLE TO PLOT
11	MATTERS SET FORTH ON PLATS FILED FOR RECORD IN PLAT BOOK E AT PAGE 32, PLAT BOOK H AT PAGE 134, AND PLAT BOOK 17 AT PAGE 164, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY AND SETBACK LINES.	AFFECTS PROPERTY, UNABLE TO PLOT
12	RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED OCTOBER 7, 1947 AND FILED FOR RECORD JANUARY 3, 1948, IN BOOK 270 AT PAGE 470, OF RECORDS OF BENTON COUNTY, ARKANSAS.	AFFECTS PROPERTY, BLANKET EASEMENT.
13	RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED JANUARY 10, 1950 AND FILED FOR RECORD JANUARY 27, 1950, IN BOOK 279 AT PAGE 354, OF RECORDS OF BENTON COUNTY, ARKANSAS.	AFFECTS PROPERTY, BLANKET EASEMENT.
14	EASEMENT, DEDICATION AND CONVEYANCE IN FAVOR OF THE TWIN CITY HEIGHTS MUTUAL WATER ASSOCIATION, DATED JUNE 21, 1963 AND FILED FOR RECORD JULY 10, 1963, IN BOOK 359 AT PAGE 299, OF THE RECORDS OF BENTON COUNTY, ARKANSAS.	DOES NOT AFFECT PROPERTY

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF LOT 1, BLOCK 4 OF TWIN CITY HEIGHTS (REVISED) AS SHOWN IN PLAT RECORD "E" AT PAGE 32 OF THE RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N01°42'28"E 40.21 FEET TO THE POINT OF BEGINNING; THENCE N02°38'43"E 249.96 FEET; THENCE S87°26'27"E 215.40 FEET; THENCE S02°31'37"W 249.90 FEET; THENCE N87°27'33"W 215.91 FEET TO THE POINT OF BEGINNING, CONTAINING 53,898.41 SQUARE FEET OR 1.24 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

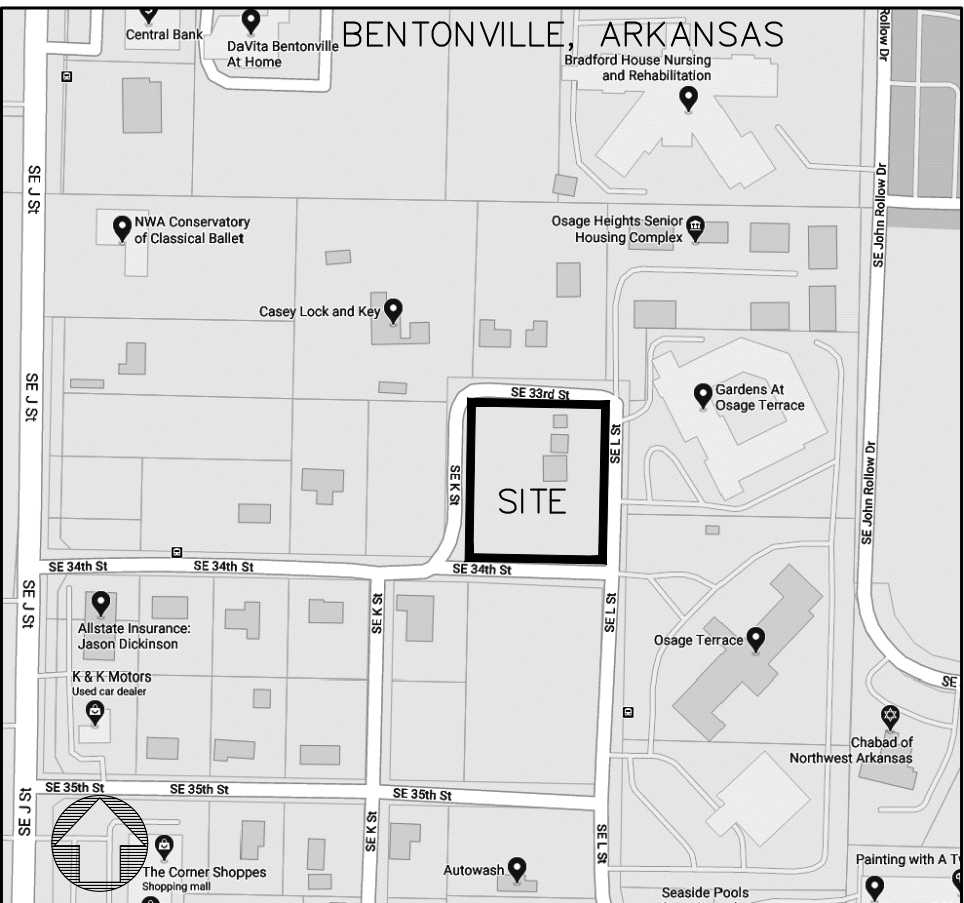
I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE, JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

TO BAXTER PROPERTIES, INC., AN ARKANSAS CORPORATION, SEVEN HB REAL ESTATE, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CITY TITLE & CLOSING, LLC, AMERICAN LAND TITLE ASSOCIATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 5, 7A, 7B1, 8, 11, 13, 16, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE ON JANUARY 22, 2021.

ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS DATE

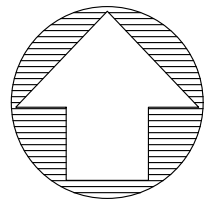
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- UTILITY POLE
- SS — SS — SANITARY SEWER LINE
- OH — OH — OVERHEAD LINE
- W — W — WATER LINE
- G — G — GAS LINE
- UT — UT — UNDGR TELEPHONE LINE
- x — x — WIRE FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTER LINE
- — — — — EASEMENT LINE
- x1250.00 --- CONTOUR LINE
- SPOT ELEVATION

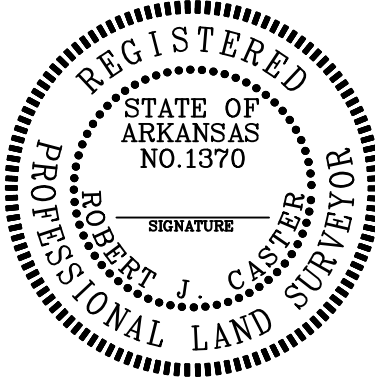
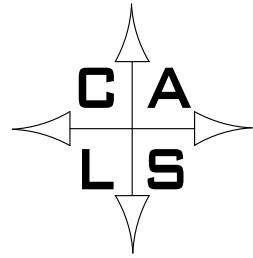


0 40 80
SCALE 1" = 40 FEET

STATE SURVEY CODE: 500-19N-30W-0-08-130-04-1370

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 40'
DATE: 9-8-21
ALTA/NSPS LAND TITLE SURVEY
PART SW1/4 OF NE1/4
SECTION 8, T-19-N, R-30-W

3302 SE L STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 21-018
DRAWN BY: ASD
CHK'D BY: RJC
PAGE 1 OF 1

