



**Planning Commission
Meeting Agenda
May 21, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/83483441571>

I. Call to Order

II. Approval of Minutes

- | | |
|-----------------------------------|------------------------------------|
| 1. May 7th Meeting Minutes | Approval of Meeting Minutes |
|-----------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|------------------|
| 1. Lots 35, 36, 37, & 38 of Limestone Ranch Subdivision | Lot Split |
| Southwest Ranch Road (LS24-0002) | |
| 2. Lots 31, 32, & 33 of Deming's Addition | Lot Split |
| 411 Northwest 5th Street (LS24-0018) | |
| 3. Lots 34, 35, & 36 of Deming's Addition | Lot Split |
| 409 Northwest 5th Street (LS24-0019) | |

IV. New Business

Advertised Public Hearings

- | | |
|--|----------------------------------|
| 1. Coffelt Townhomes Laydown Yard | Conditional Use Permit* |
| 501 Southeast C Street (CU24-0008) | |
| 2. Benco 12, LLC for Parc Flex, The
Parc at Bentonville (Amendment) | Planned Unit Development* |
| Southwest Regional Airport Boulevard & Southwest Prime Avenue (PUD24-0001) | |

V. Other New Business

- | | |
|---|--------------------------------|
| 1. Bentonville Adult Recreation Center | Large Scale Development |
| 215 Southwest A Street (LSD23-0049) | |
| Waiver 1: A waiver from Sec. 1400.06 of the Land Development Code to provide a green strip for tree plantings in lieu of tree grates. | |
| 2. Medlin Park Condominiums | Large Scale Development |
| 2303 Medlin Lane (LSD24-0008) | |
| Waiver 1: A waiver from Sec. 1100.01(f) Sight distances at driveways and intersections of the Land Development Code to provide on-street parking within the required sight triangle. | |

3. **Lanterns on 4th** **Large Scale Development**

Southeast 4th Street (LSD24-0013)

Waiver 1: A waiver from Sec. 1400.09 Landscape Screening Requirements of the Land Development Code to provide a fence only in lieu of a fence and plantings.

4. Bentonville Street Department Addition	Waiver
--	---------------

3200 Southwest Municipal Drive ([WAV24-0010](#))

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
May 7, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/G0Qu8ixAYeLnHEU5OqYRMLKIZlgYavP1Pw7QhNL_efBBMY4ivL4voUwRp-Px1jsp.s0EYt33HjxOhQ7Xo?startTime=1715115521000

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

Commissioners Absent: Eric Hipp

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Dan Weese, Jon Stanley via Zoom, Keegan Stanton via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:00 pm.
- Based upon discussion at Tech Review, Commissioner Sanders requests that Item 1 on the Consent Agenda be removed from consent and placed at the bottom of the agenda and that the following under Other New Business be moved to the Consent Agenda:
 - Item 2, Memorial Park Maintenance Building with accompanying Waivers 1 and 2;
 - Item 3, Legacy at Featherston Waiver
 - Item 4, BHS Sports Facility with the accompanying Waiver

II. Approval of Minutes

1. **April 16th, 2024, Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Wright, second by Bennett.
 - Minutes are approved 6-0.

III. Consent Agenda

1. **Lot 1 of Isom Addition** **Property Line Adjustment**
509 Northwest D Street (PLA24-0006)
2. **308 South Walton Boulevard** **Large Scale Development Extension**
308 South Walton Boulevard (LSD22-0043)
3. **Reid Subdivision** **Preliminary Plat Extension**
Southwest Rainbow Farm Road & South Morningstar Road (PP22-0006)

4. **Memorial Park Maintenance Building** **Large Scale Development**

2000 Northeast Memorial Park Square ([LSD24-0007](#))

Waiver 1: *A waiver from Sec.1100.21.e.3, Large-Scale Development Design Standards as it pertains to overhead doors.*

Waiver 2: *A waiver from Sec 1200.02.b, Determining Necessity for Off-Site Improvements, Direct Access to substandard streets.*

5. **Legacy at Featherston**

Waiver

Featherston Road & Been Road ([PP23-0001](#))

Waiver 1: *Sec. 3.4.5 of the Stormwater Management and Drainage Manual*

6. **BHS Sports Facility Addition**

Large Scale Development

2000 Northeast Memorial Park Square ([LSD24-0010](#))

Waiver 1: *A waiver from Sec 1100.16.b, Right-of-way dedication*

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 6-0.

IV. New Business

Advertised Public Hearings

1. **VanWell Investments LLC**

Rezoning*

1011 Southeast C Street ([RZ24-0015](#))

Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- The applicant requests changing the rezoning from High Density Residential to Medium Density Residential and Downtown Mixed-Use Residential to Downtown Medium Density Residential.
- Steve Walker of 205 SE 11th Street is concerned about the drainage ditch behind his house and has had flooding problems for 30 years.
- Mr. Weese states that the City has a project to address the drainage problems, but the project was delayed from issues with a sewer line.
- Leila Walker of 205 SE 11th Street is concerned about traffic on C Street and not having a sidewalk for children, joggers, and bicyclists to use.
- Michel Blair of 209 SE 11th Street asks about the rezoning letter she received.
- Mr. Overstreet clarifies the legal description in the rezoning letter.
- Commissioner Wright closes the public hearing.
- Discussion among commissioners on land use plan, flooding, and drainage issues.
- Future Land Use map amendment fails to pass 3-3, with Davis, Kerr, and Bennett voting against.
- Applicant requests to table the rezone.
- Motion to table the rezone by Sanders, second by Davis.
- Rezone is tabled 6-0.

2. **Haney Enterprises, LLC**

Rezoning*

841, 843, 855, & 857 Northwest 14th Street ([RZ24-0017](#))

Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: C-2, General Commercial to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Johnny Haney, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on land use and if rezone can change without land use amendment.
- Future Land Use map amendment is approved 6-0.
- Rezone is approved 6-0.

3. **Lanterns on 4th**

Waiver*

Southeast 4th Street ([PUD23-0001](#))

Waiver 1: *A waiver from Sec. 1400.09 Landscape Screening of the Land Development Code to provide less screening than required due to conflict with utilities.*

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Chris, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion amongst commissioners on surrounding property development.
- PUD amendments are approved 6-0 with the condition that the applicant shall work with staff on the requested waiver and bring the waiver back for consideration during the Large Scale Development process.

4. **Tree Protection and Preservation**

Ordinance*

Art. 1300 Tree Preservation and Protection Amendments

Ordinance*

Art. 1400 Landscaping, Screening, and Buffering amendments

Ordinance*

- Mr. Adler provides an overview of the staff reports.
- Commissioner Wright opens the public hearing.
- Commissioner Wright closes the public hearing.
- Discussion on previous modifications to ordinances.
- Tree Protection and Preservation Manual is approved 6-0.
- Article 1300 Tree Protection and Preservation Amendments are approved 6-0.
- Article 1400 Landscaping, Screening, and Buffering amendments are approved 6-0.

V. Other New Business

1. **The Haven**

Waiver

905 Southeast 4th Street ([LSD21-0061](#))

Waiver 1: *Sec 501.02 Parking Dimensions*

- Mr. Adler provides an overview of the staff report.
- Applicant is requesting a modification on the waiver request from 8' to 6.5' sidewalk while maintaining the full 9' width on parking.
- Motion to approve by Sanders, second by Bennett.
- Waiver for changing the sidewalk from 8' to 6.5' is approved 6-0.

VI. Old Business

VII. Other Business

1. Lots 26-31, Block 18 of Deming's 2nd Addition

Lot Split

Northwest C Street and Northwest 7th Street ([LS24-0014](#))

- Item 1 is moved to the end of agenda and is tabled.
- Vote to table Item 1 is approved 6-0.
- Commissioner Wright opens public comment.
- Cindy Walters of 402 NW C Street is concerned with old growth tree preservation.
- Burton Stacey of 412 NW 6th Street is concerned about splitting lots per code.
- Bob Stoker of NW H Street is concerned about rezoning for developer profit.
- Jan Holland, a previous BOA member, agrees with Mr. Stoker. Ms. Holland wants Commissioners to consider whether new developments fit in with the existing neighborhood, instead of looking at land use and GIS maps.
- Eve Rosin of 708 NW B Street is concerned about the new development increasing traffic without sidewalk infrastructure.
- Kevin Green of 419 NW 7th Street is concerned with maintenance of the alley after increased traffic.

2. <https://www.planbentonville.com>

Informational

VIII. Adjournment

- Motion to adjourn by Sanders, second by Kerr.
- Meeting is adjourned.



Consent Agenda Item [LS24-0002](#)

For the Planning Commission meeting on May 21, 2024

Details

Lot Split: Lot 32 of Limestone Ranch Subdivision, Heritage Heights Eat LLC, Southwest Ranch Road, PUD, Planned Unit Development, *LS24-0002*

A lot split of existing Lot 32 of Limestone Ranch Subdivision, creating new Lots 35-38 of Limestone Ranch Subdivision. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along both Southwest Ranch Road and Southwest 41st Street. The plat will dedicate a utility easement to serve Lot 35.

Staff recommends a condition of approval for this plat in that a blanket avigation easement be granted over the entire plat.



Legend

 Planning Commission Items

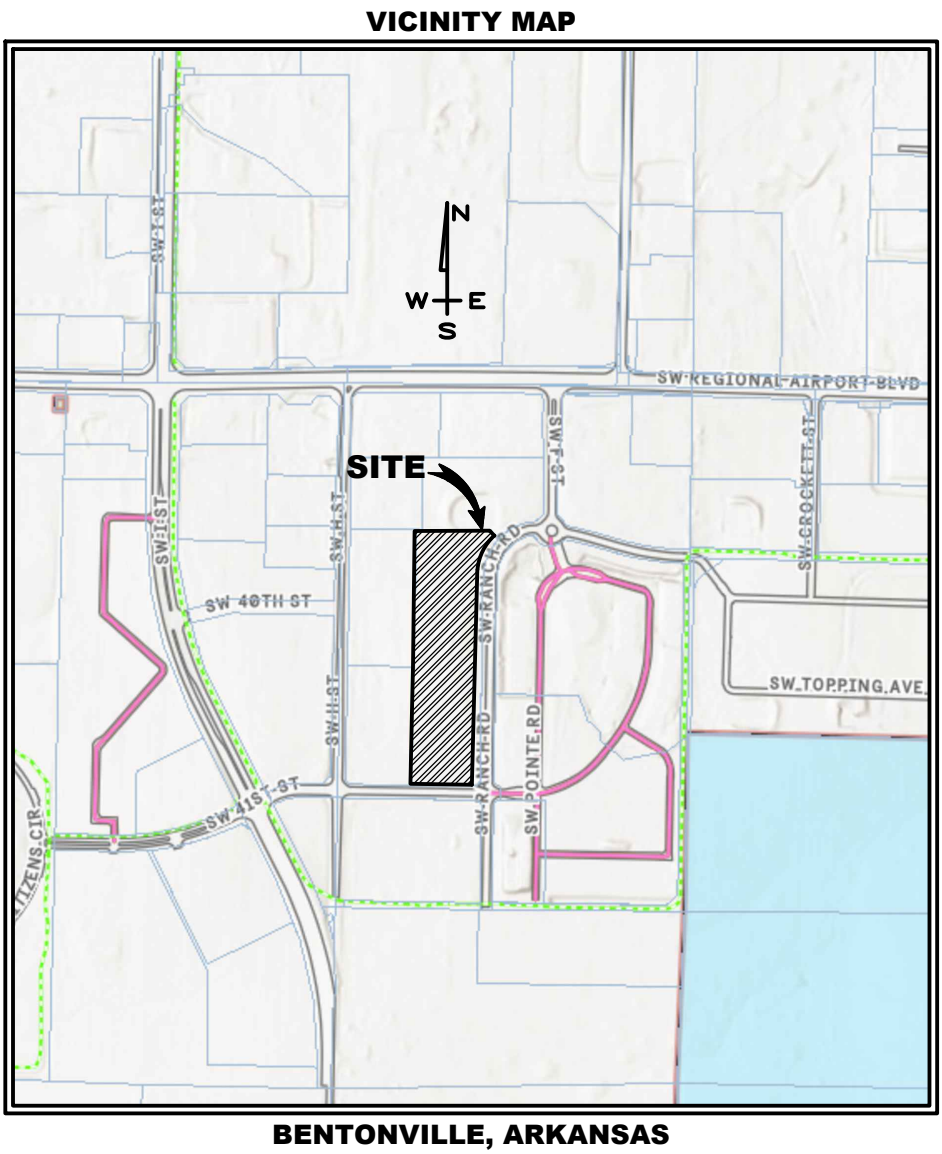
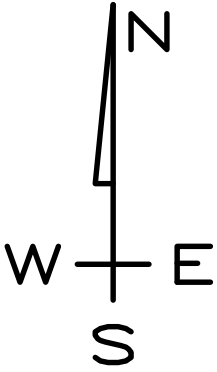
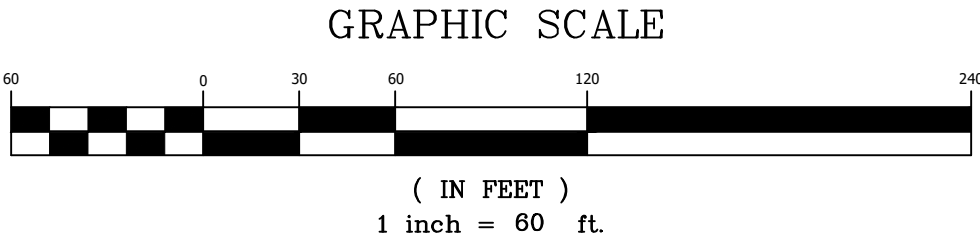
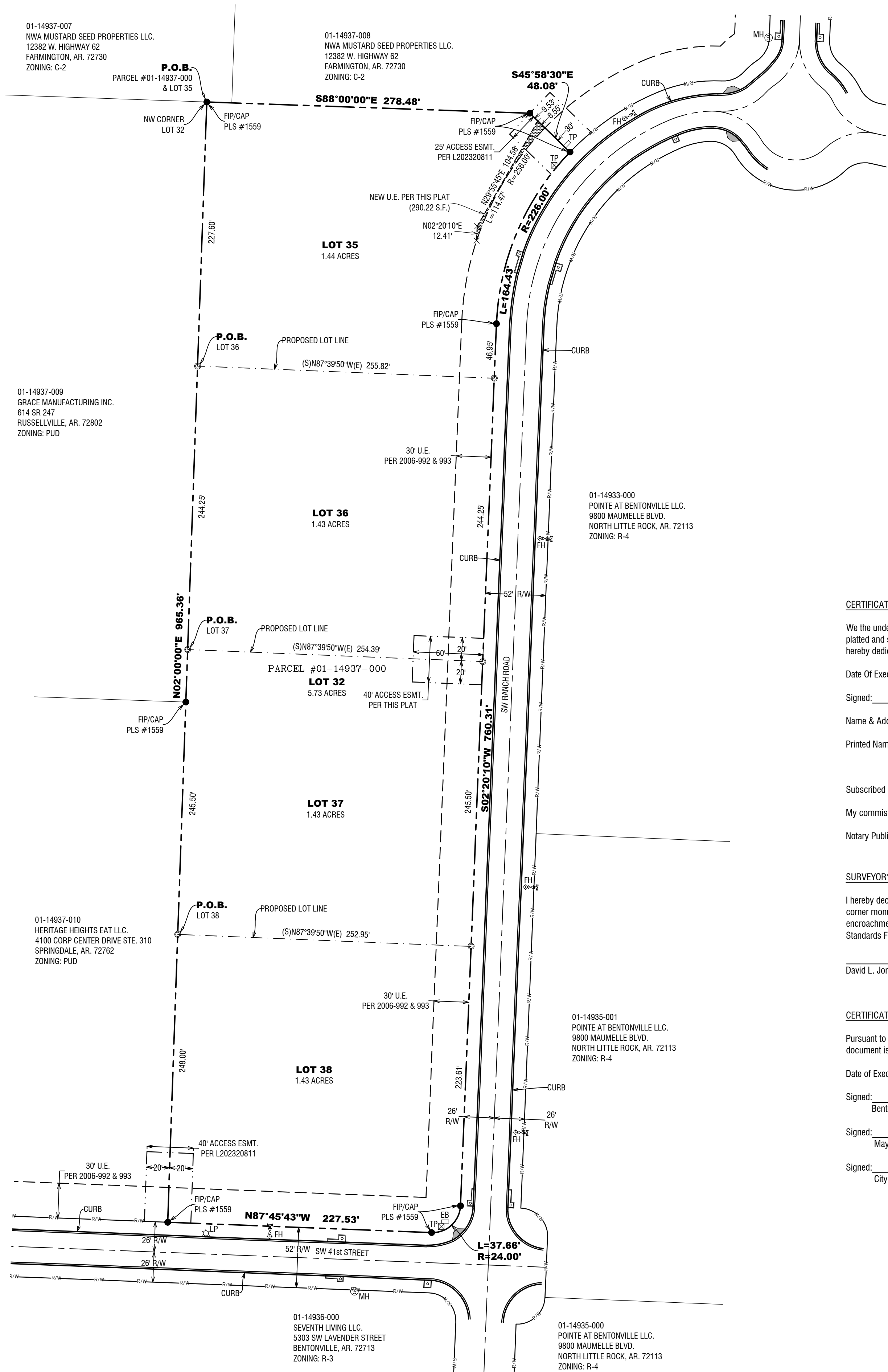
LS24-0002

Lot Split

Lot 32 Limestone Ranch Lot Split



LOT SPLIT OF LOT 32 OF LIMESTONE RANCH SUBDIVISION
CREATING LOTS 35, 36, 37 & 38



- NOTES:
- CURRENT ZONING: PUD.
 - PARCEL NUMBER: 01-14937-000.
 - OWNER: HERITAGE HEIGHTS EAT LLC. - 4100 CORP CENTER DRIVE STE. 310 - SPRINGDALE, AR. 72762
 - ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
 - BOUNDARY BASED ON SURVEY FILE #L202018589 & L202320811.
 - THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
 - BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
 - OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
 - SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
 - THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
 - SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @479-271-3122.
 - THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided and do hereby layoff, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public streets, alleys, drives, easements, etc. as shown on said plat.

Date Of Execution: _____
Signed: _____
Name & Address: _____
Printed Name: _____

Subscribed and sworn before me this _____, day of _____, 2023.

My commission expires: _____.

Notary Public: _____.

SURVEYOR'S DECLARATION:

I hereby declare that I have this day completed a survey of the above described property, the property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown on this plat. I further declare that this survey meets the current "Minimum Standards For Property Boundary Surveys" per the State of Arkansas.

David L. Jorgensen PLS #1118 _____ Date _____

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 in the authority of the said rules and regulations.

Date of Execution: _____.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

LEGAL DESCRIPTION: (PARENT LOT 32 PARCEL #01-14937-000)

A part of Lot 7 of Limestone Ranch Subdivision in Bentonville, Arkansas, as per plat record 2006 at pages 992 and 993. Also being Lot 32 as per Lot Split file #L202320811 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Beginning at the NW Corner of said Lot 32, said point being the POINT OF BEGINNING, thence S88°00'00"E 278.48 feet, thence S45°58'30"E 48.08 feet, thence along a non tangent curve to the left 164.43 feet, said curve having a radius of 226.00 feet and a chord bearing and distance of S23°10'47"W 160.83 feet, thence S02°20'10"W 760.31 feet, thence along a non tangent curve to the right 37.66 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S47°17'22"W 33.91 feet, thence N87°45'43"W 227.53 feet, thence N02°00'00"E 965.36 feet to the POINT OF BEGINNING: Containing 5.73 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 35)

A part of Lot 7 of Limestone Ranch Subdivision in Bentonville, Arkansas, as per plat record 2006 at pages 992 and 993. Also being a part of Lot 32 as per Lot Split file #L202320811 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Beginning at the NW Corner of said Lot 32, said point being the POINT OF BEGINNING, thence S88°00'00"E 278.48 feet, thence S45°58'30"E 48.08 feet, thence along a non tangent curve to the left 164.43 feet, said curve having a radius of 226.00 feet and a chord bearing and distance of S23°10'47"W 160.83 feet, thence S02°20'10"W 46.95 feet, thence N87°39'50"W 255.82 feet, thence N02°00'00"E 227.60 feet to the POINT OF BEGINNING: Containing 1.44 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 36)

A part of Lot 7 of Limestone Ranch Subdivision in Bentonville, Arkansas, as per plat record 2006 at pages 992 and 993. Also being a part of Lot 32 as per Lot Split file #L202320811 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said Lot 32, thence S02°00'00"W 227.60 feet to the POINT OF BEGINNING, thence S87°39'50"E 255.82 feet, thence S02°20'10"W 244.25 feet, thence N87°39'50"W 254.39 feet, thence N02°00'00"E 244.25 feet to the POINT OF BEGINNING: Containing 1.43 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 37)

A part of Lot 7 of Limestone Ranch Subdivision in Bentonville, Arkansas, as per plat record 2006 at pages 992 and 993. Also being a part of Lot 32 as per Lot Split file #L202320811 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said Lot 32, thence S02°00'00"W 227.60 feet to the POINT OF BEGINNING, thence S87°39'50"E 254.39 feet, thence S02°20'10"W 245.50 feet, thence N87°39'50"W 252.95 feet, thence N02°00'00"E 245.50 feet to the POINT OF BEGINNING: Containing 1.43 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (LOT 38)

A part of Lot 7 of Limestone Ranch Subdivision in Bentonville, Arkansas, as per plat record 2006 at pages 992 and 993. Also being a part of Lot 32 as per Lot Split file #L202320811 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said Lot 32, thence S02°00'00"W 717.36 feet to the POINT OF BEGINNING, thence S87°39'50"E 252.95 feet, thence S02°20'10"W 223.61 feet, thence along a non tangent curve to the right 37.66 feet, said curve having a radius of 24.00 feet and a chord bearing and distance of S47°17'22"W 33.91 feet, thence N87°45'43"W 227.53 feet, thence N02°00'00"E 248.00 feet to the POINT OF BEGINNING: Containing 1.43 acres more or less subject to easements and right of way of record.

RECORDING BLOCK

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying



LEGEND	
×	CALCULATED POINT
●	FOUND IRON PIN & CAP
○	SET IRON PIN & CAP
○	POWER POLE
○	FIRE HYDRANT
○	LIGHT POLE
○	EXISTING SEWER MANHOLE
○	TELEPHONE PEDESTAL
○	WATER VALVE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	CENTERLINE STREET
---	UTILITY EASEMENT
---	NEW UTILITY EASEMENT
---	ACCESS EASEMENT
---	STREET RIGHT OF WAY

PROJECT DETAILS	
PROJECT TITLE: LOT SPLIT FOR GARY STEARMAN	PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS	
DATE: 3-4-24	
DATE: 11-8-23 DRAWN BY: BJR PROJECT # 2023065 FILE PATH: Z:\LOTS\2023065\LOT 32 SPLIT SHEET SIZE: 22" x 34" SCALE: 1" = 60'	

SHEET TITLE	
LOT SPLIT	
SHEET NUMBER	
C1.01	



Consent Agenda Item [LS24-0018](#)

For the Planning Commission meeting on May 21, 2024

Details

Lot Split: Lot 5, Block 6 of Deming's Addition, Hamhane LLC, Northwest 5th Street and Northwest Bismark Alley, DN-3, Downtown High Density Residential, *LS24-0018*

A lot split of existing Lot 5, Block 6 of Deming's Addition, creating new Lots 31-33, Block 6 of Deming's Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Northwest 5th Street. The plat will dedicate utility easements and an additional 1.5' alley to serve the new lots.

Staff recommends approval with the following conditions:

- 1.) Any further subdivision of these lands be required to process a preliminary plat pursuant to section 400 of the development code.
- 2.) The developer be conditioned to construct all alleys adjacent to the subdivision.



Pending PC Items

NW 5TH ST

Demings Sub
Lot 5 Bk 6

NW D ST

DICKSON

NW 4TH ST

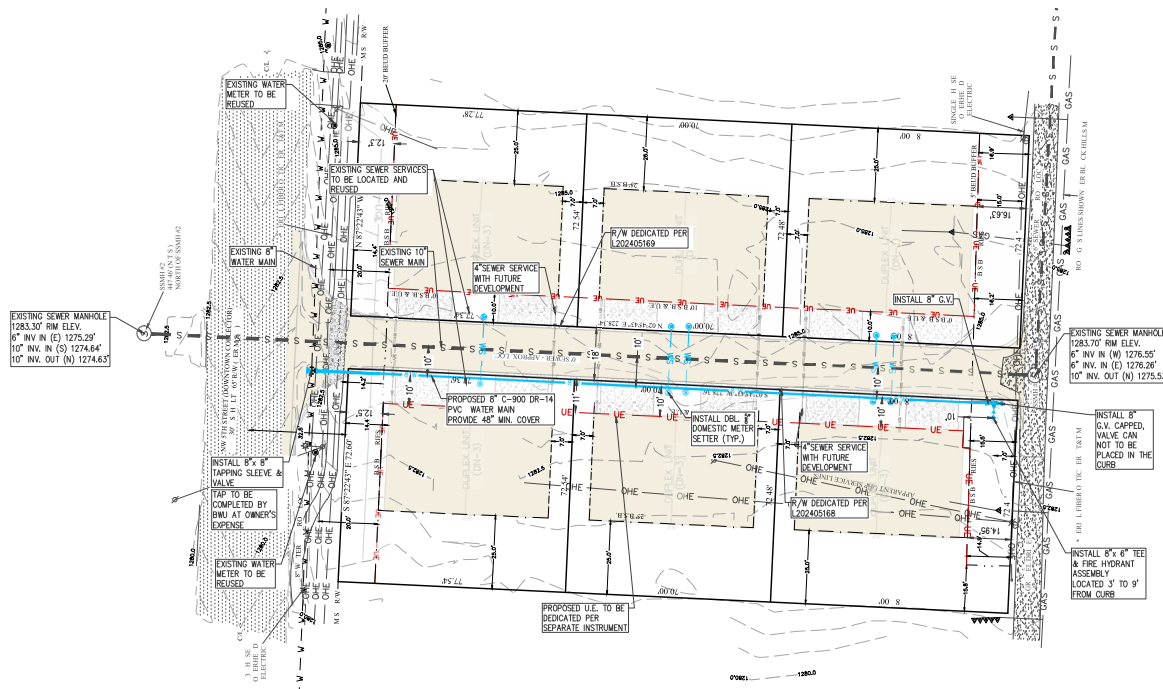
LS24-0018

Lot 5 Block 6 Deming's Subdivision
Creating Lots 31, 32, 33



CREATING NEW LOTS 31, 32 & 33

Page 12 of 110



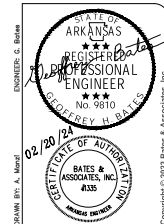
NOTE: THE BUILDINGS, DRIVEWAYS, SEWER SERVICE, ELECTRIC, AND ALLEY IMPROVEMENTS TO BE CONSTRUCTED WITH A DIFFERENT PROJECT (FUTURE). THE PURPOSE OF THE FUTURE LAYOUT IS INTENDED TO SERVE AS AN EXAMPLE OF WHAT WILL BE PLACED.

ESTIMATED SEWER FLOW:

6 DUPLEX BUILDINGS (12 UNITS)
12 x 300 GPD = 3,600 GPD
AVERAGE DAILY FLOW = 2.50 GPM
PEAK FLOW (4x) = 10.0 GPM

SITE AND UTILITY NOTES:

1. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
2. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS' EXPENSE.
3. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
4. ALL IRRIGATION METERS WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS.
5. ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE'S TYPICAL BEDDING DETAIL AND BACKFILL DETAIL, UNLESS OTHERWISE NOTED ON DRAWING.
6. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED 6-22-2021, APPROVED BY ARKANSAS DEPARTMENT OF HEALTH 4-1-2021, COUNCIL APPROVED 6-22-2021, ORDINANCE 2021-135.
8. BWU WILL ONLY BE COMPLETING THE TAP FOR THE WATER MAIN EXTENSION. CONTRACTOR TO PROVIDE AND INSTALL THE SADDLE.



DATE	REVISIONS
09/05/23	1ST SUBMITTAL
10/12/23	2ND SUBMITTAL
02/09/24	REVISION PER BWU
02/20/24	REVISION PER R/W REDACTION

411 NW 5th ST
WATER MAIN EXTENSION
PLAN WITH FUTURE DEVELOPMENT
BENTONVILLE, ARKANSAS



PROJECT NO. 23-061
DRAWING NO. 03



Consent Agenda Item [LS24-0019](#)

For the Planning Commission meeting on May 21, 2024

Details

Lot Split: Lot 4, Block 6 of Deming's Addition, Hamhane LLC, Northwest 5th Street, DN-3, Downtown High Density Residential, *LS24-0019*

A lot split of existing Lot 4, Block 6 of Deming's Addition, creating new Lots 34-36, Block 6 of Deming's Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along both Northwest 5th Street and Northwest Bismark Alley. The plat will dedicate utility easements and an additional 1.5' alley to serve the new lots.

Staff recommends approval with the following conditions:

- 1.) Any further subdivision of these lands be required to process a preliminary plat pursuant to section 400 of the development code.
- 2.) The developer be conditioned to construct all alleys adjacent to the subdivision.



Pending PC Items

NW 5TH ST

Lot 4 Block 6
Deming's Sub

NW D ST

NW C ST

DICKSON

NW 4TH ST

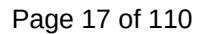
LS24-0019

Lot 4 Block 6 Deming's Subdivision
Creating Lots 34, 35, 36



CREATING NEW LOTS 34, 35 & 36

Page 16 of 110





Coffelt Townhomes Laydown Yard

501 Southeast C Street

PC Date: 5/21/2024

Staff Report Details

Project Number	CU24-0008
Applicant / Current Owner	Ross Construction Group/SOOS Enterprises LLC
Site Area	+/- 0.35 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Construction Laydown Yard/Construction Parking
Related projects	

Property Description

The subject property is located at 501 Southeast C Street. The current zoning is R-1, Low-Density Single-Family Residential with a future land use designation of Medium Density Residential (MDR). The property has direct access to Southeast C Street.

Project Details

The applicant is requesting a Conditional Use Permit for the Ross Construction Group to have a construction laydown yard and construction parking on the subject property. The applicant has stated the laydown yard will be used to store tools, materials, and equipment until they are ready to be used for construction.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Proposed conditions of approval:

1. This Conditional Use Permit shall be valid for one year unless revoked as given below.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. When C Street or the Downtown Trail are open to traffic, the applicant shall maintain both and keep both clear of debris, sediment, or any other construction-related debris.
5. The applicant shall maintain 10' clear separation from the face of electric poles and erect caution signage for overhead electric lines.
6. The applicant shall screen the perimeter of the active portion of the laydown area.

Conclusion

Additional Details



PENDING PC Items

SE C ST

**Coffelt
Townhomes -
Laydown Yard**

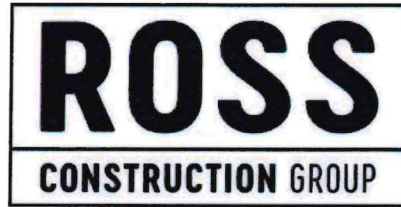
SE 6TH ST

SE D ST



CU24-0008
Coffelt Townhomes - Laydown Yard
Conditional Use





April 5, 2024

To whom it may concern,

Property located at 501 SE "C" St, Bentonville, AR. 72761 owned by Craig Soos will be used by Ross Construction Group for a construction laydown yard and construction parking. The laydown yard will store tools, materials, and equipment until they are ready to be used in construction.

Thank you,

A handwritten signature in blue ink, appearing to read "Andrew Gatschet". The signature is stylized with a long horizontal stroke at the end.

Andrew Gatschet
Project Manager
Ross Construction Group





Laydown Yard - WEST



Laydown Yard - EAST



Laydown Yard - NORTH



Laydown Yard - SOUTH
Page 24 of 110



Property Details



Building Details

Overall Attributes

Total Square Footage



1,135 sq. ft.

Number Of Stories



1

First Floor



1,135 sq. ft.

Interior Dimensions

Total Finished Areas



1,135 sq. ft.

Room Count

Bathrooms



1

Other Details

Exterior Wall Type



Wood

Heating



Wood Furnace

Fire Sprinklers



No

Porch Area



240 Sq. Ft.

Legal Description



2 G, ORCHARD ADD, 32 20 30



Lot Details

Land Use Code

401

County Land Use Code

05007

County

Benton

Lot Size

15,246 sq. ft.



Census Tract Details

Tract Name

Census Tract 205.04

GEOID

05007020504

Qualified GEOID

1400000US05007020504



Benco 12, LLC for Parc Flex, The Parc at Bentonville (Amendment)

Southwest Regional Airport Boulevard & Southwest Prime Avenue

PC Date: 5/21/2024

Staff Report Details

Project Number	PUD24-0001
Applicant / Current Owner	Phil Swope for Benco 12, LLC
Site Area	+/- 12.47 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Amendment to the original PUD
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Flex Space
Related projects	N/A

Property Description

The property is currently zoned Planned Unit Development (PUD) and is undeveloped.

Project Details

The applicant has proposed an amendment to The Parc at Bentonville Planned Unit Development that was originally approved by the Planning Commission on December 16, 2014. The original PUD consisted of 4 separate phases. Phase 1 consisted of 216 apartments in 9 buildings and has already been constructed. Phase 2 included the construction of the public street along the rear of the commercial/office lots and the installation of utilities to those lots which has also been completed. Phases 3 and 4 would consist of the development of the commercial and office out lots that front onto Southwest Regional Airport Boulevard.

The applicant has proposed to amend the phasing of the PUD by combining phase 3 and 4 into one phase (Phase 2) and developing the public street and utilities along with the development of two commercial buildings on the commercial/office out lots. The remainder of the commercial out lots fronting Southwest Regional Airport Boulevard will be developed in a later phase or phases.

The proposed out lot development is divided into two different use types. The interior or rear lots (lots 1-

Project Details

4) are planned to be flex-type building use. This could be a combination of equipment/vehicle and material storage, plus small offices. According to the applicant, the ideal tenant would have employees who park here, and work elsewhere (on their jobsite). Parking assumes a mix of warehouse and office occupancy. The out lots (lots 5-12) are planned to be a variety of uses: retail, office, medical or any other typical C-2 uses as listed in the City of Bentonville zoning code. Parking assumes General Business-type occupancy for lots 5-12. The subsequent LSD project will have two proposed phases: phase one is lot 1 (north-most flex building lot), and phase 2 would be all the remaining lots. Timing for phase 1 is immediate. Phase 2 timing is not yet known.

All other elements of the originally approved PUD (open space, materials, utilities, drainage, density and proposed uses and maintenance) will remain the same as they were originally approved.

The dedicated open space/common area of Lot 1 is +/-41.3 %. Furthermore, the total green space for Lots 1-12 would be +/-35.6 at complete build out, both of which exceed the PUD requirement. A more in depth analysis of the dedicated green space throughout the entire project can be found on the included site plan.

The approved building materials for the original approved PUD were brick, glass, 4-coat stucco, and architectural metal panels. The proposed amendment plans to adhere to these approved materials.

Relationship to the General Plan / Projected Traffic Impact

The site is located along an Arterial Street. As the land use develops from a presently vacant site to a mixed-use development, traffic will likely increase. However, due to the mix of uses proposed, trips per day should be reduced with the development of the commercial/office lots.

Public Comment

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

Analysis / Waivers

The proposed zoning promotes a mix of uses. Per the Bentonville Community Plan, the city should encourage a mix of uses that will help decrease traffic congestion by providing goods and services within the same development. Water and Sewer infrastructure is adequate for the proposed use, However some public utility infrastructure upgrades may be necessary.

Conclusion

Staff recommends approval of this PUD with the following conditions, as it follows the intent of the Bentonville Community Plan and aligns with the land use designation and proposed uses that were set fourth in the originally approved PUD.

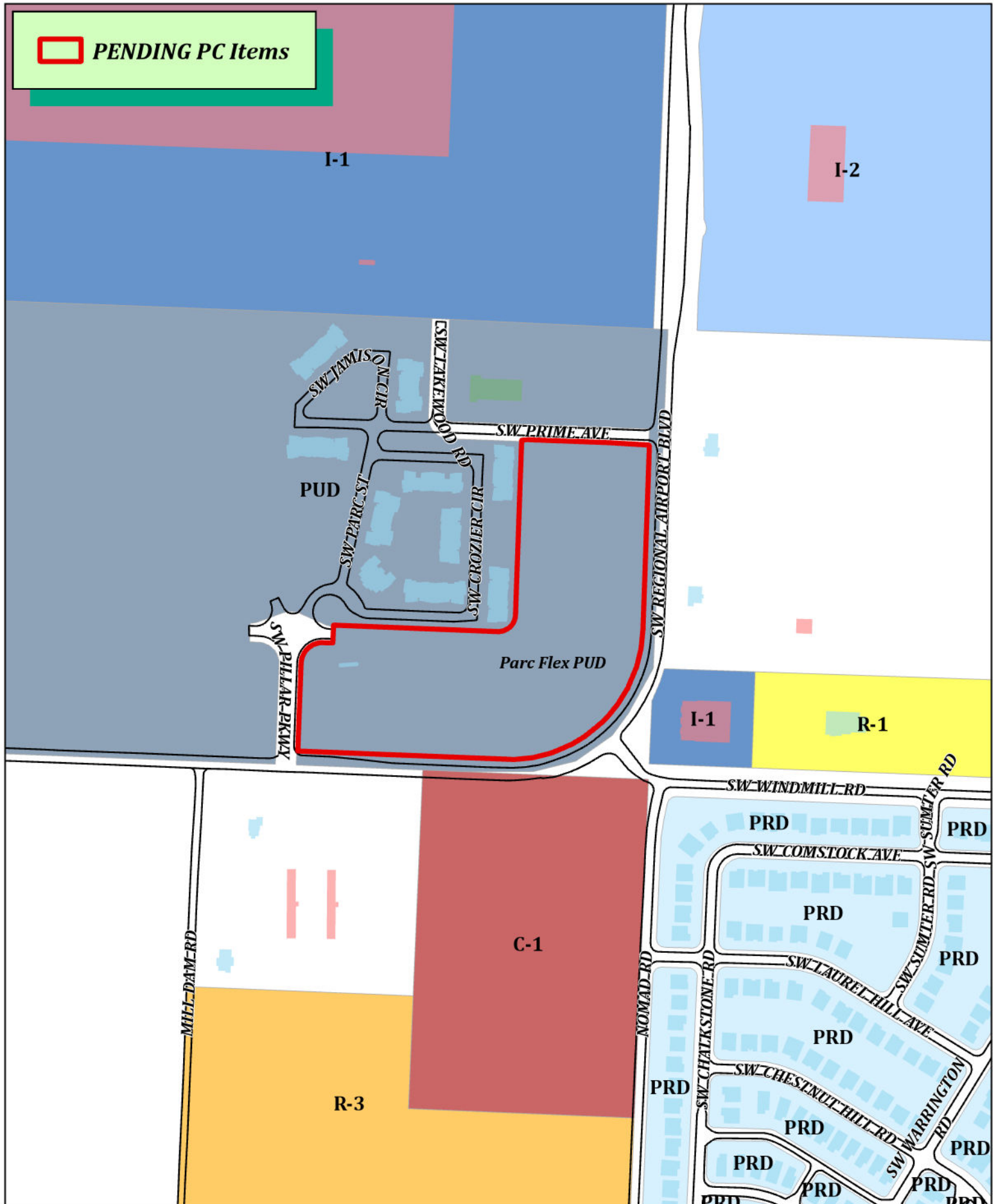
Conditions of approval:

1. Allowable uses for lots 1-4 be those uses permitted in the C-2 zoning district.
2. Wood and metal panel materials will have a minimum 30-year warranty.

Additional Details



PENDING PC Items



PUD24-0001
Parc Flex PUD
REZONE PUD to PUD





April 5th, 2024

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, Parc Flex PUD

Planning Department,

The future development of The Parc Lot 5 is divided into two different use types. The inner, new 4 lots (lots 1-4) are planned to be flex-type building use. This could be a combination of equipment/vehicle and material storage, plus small offices. The ideal tenant would have employees who park here, and work elsewhere (on their jobsite). Parking assumes a mix of warehouse and office occupancies. The outlots (lots 5-12) are planned to be a variety of uses: retail, office, medical or any other typical C-2 uses. Parking assumes General Business-type occupancy. The project has two proposed phases: phase one is lot 1 (north-most flex building lot), and phase 2 would be all the remaining lots. Timing for phase 1 is immediately. Phase 2 timing is not yet known- and will be economy-dependent.

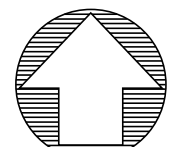
Sincerely,

Phil Swope, PE
Project Engineer

LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	OPEN SPACE
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
SET/FOUND REBAR	WATER METER	
SET/FOUND NAIL	POWER POLE	
FENCE CORNER POST	LIGHT	
FOUND STONE	ELECTRICAL BOX	
STATE MONUMENT	TELEPHONE PEDESTAL	
SET/FOUND ALUM. MONUMENT	GAS METER	
SET/FOUND COTTON SPINDLE		
SET / FOUND P/K NAIL		
RAILROAD SPIKE		
BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet

PUD NOTES

- Phase 1 consists of Lot 1, Phase 2 may be broken into various sub-phases.
- Timing of phase 1 is immediate. Timing of remaining phases unknown.
- ALL FUTURE PLATTING OF THE INDICATED LOTS SHALL INCLUDE A SHARED PARKING AGREEMENT BETWEEN LOTS.
- ALL BUILDING DESIGN REQUIREMENTS APPLY TO FUTURE LSD'S ON THIS LAND.
- ALL USES, LAYOUTS AND PARKING COUNTS ARE SUBJECT TO CHANGE, PROVIDED THEY MEET C-2 USES BY RIGHT, PUD REQUIREMENTS AND THAT THEY COMPLY WITH ALL CITY CODES.

BUILDING MATERIALS

Including but not limited too; Brick, Glass, Stucco, Architectural Metal Panels, Metal Accents.
ALL MATERIALS AS PERMITTED BY CITY REQUIRED BUILDING MATERIALS

BUILDING USE

All C-2 uses for all lots.

LOT INFORMATION									
LOT NUMBER	LOT SF	LOT AC	BLDG. SIZE	USE	PARKING REQUIREMENTS	REQD. PARKING	PROV. PARKING	20% REQD. GREEN SPACE	PROV. GREEN SPACE
1	73,876.8 SQ. FT.	1.69 AC	16,944 SQ. FT.	FLEX	BUSINESS-1200 WAREHOUSE: 5+12000	27	57	14,735.36 SQ. FT.	30,460.81 SQ. FT.
2	69,891.6 SQ. FT.	1.60 AC	16,944 SQ. FT.	FLEX	BUSINESS-1200 WAREHOUSE: 5+12000	27	56	13,918.32 SQ. FT.	24,413.36 SQ. FT.
3	79,900.0 SQ. FT.	1.83 AC	16,944 SQ. FT.	FLEX	BUSINESS-1200 WAREHOUSE: 5+12000	27	79	18,980.0 SQ. FT.	27,234.37 SQ. FT.
4	77,145.5 SQ. FT.	1.77 AC	16,944 SQ. FT.	FLEX	BUSINESS-1200 WAREHOUSE: 5+12000	27	43	15,429.1 SQ. FT.	33,979.36 SQ. FT.
5	32,053.3 SQ. FT.	0.74 AC	6,853 SQ. FT.	GBI/RS	parking counted at 1/250sf	27	17	6,410.66 SQ. FT.	12,318.25 SQ. FT.
6	17,299.8 SQ. FT.	0.40 AC	5,969.9 SQ. FT.	GBI/RS	parking counted at 1/250sf	24	13	3,489.88 SQ. FT.	4,662.02 SQ. FT.
7	27,517.8 SQ. FT.	0.63 AC	11,178 SQ. FT.	GBI/RS	parking counted at 1/250sf	45	18	5,503.57 SQ. FT.	5,256.84 SQ. FT.
8	49,554.6 SQ. FT.	1.14 AC	6,778 SQ. FT.	GBI/RS	parking counted at 1/250sf	28	34	8,910.92 SQ. FT.	22,045.67 SQ. FT.
9	42,773.5 SQ. FT.	0.98 AC	9,004 SQ. FT.	GBI/RS	parking counted at 1/250sf	37	29	8,554.70 SQ. FT.	16,467.86 SQ. FT.
10	27,237.3 SQ. FT.	0.63 AC	11,480 SQ. FT.	GBI/RS	parking counted at 1/250sf	46	17	5,447.47 SQ. FT.	5,112.78 SQ. FT.
11	21,221.5 SQ. FT.	0.49 AC	8,050 SQ. FT.	GBI/RS	parking counted at 1/250sf	33	14	4,244.3 SQ. FT.	4,075.61 SQ. FT.
12	20,332.8 SQ. FT.	0.46 AC	7,000 SQ. FT.	GBI/RS	parking counted at 1/250sf	28	9	4,946.57 SQ. FT.	5,545.97 SQ. FT.
TOTALS	538,204.8 SQ. FT.	12.36 AC	133,888.9 SQ. FT.			376	382	107,640.95 SQ. FT.	191,702.02 SQ. FT.

GBI/RS - General Business/Retail Services (parking counted at 1/250sf)

BIPO - Business/Professional Office (parking counted at 1/250sf)

FLEX - 25% counted as Office (1/250) and 75% counted as warehouse (5+12000sf)

LOTS 9, 10, 11 & 12 require adjacent excess parking from lots 1, 2 & 3.

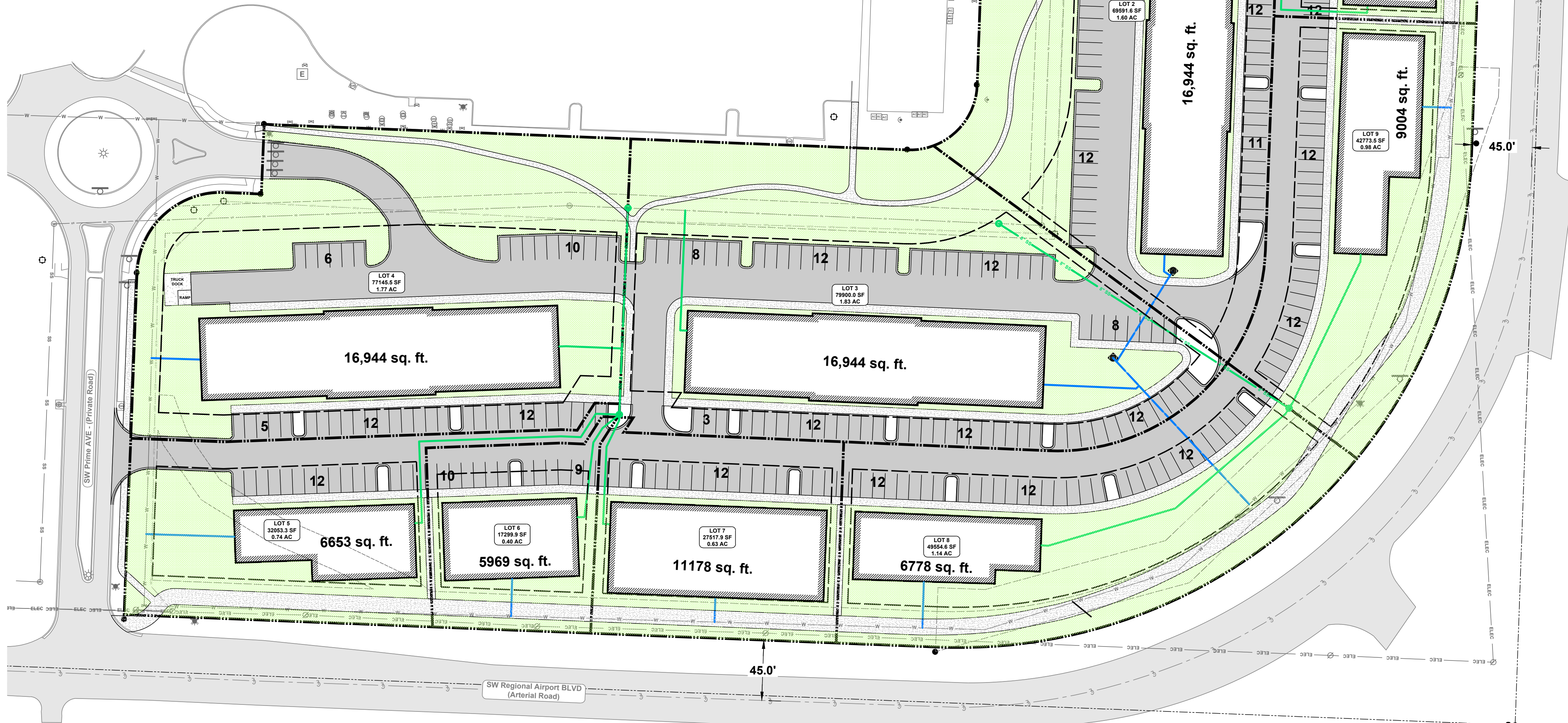
LOTS 5, 6 & 7 require adjacent excess parking from lots 3 & 4.

For FLEX BUILDINGS constructed first, front parking will exceed 40% until the frontage lots are developed. This places all parking in rear/sides of the development as ultimate buildings.

PUD Minimum Setback Requirements					
District	LOTS 1-4				
	Front	Side	Side	Rear	Adjacent to residential district
PUD	20'	No parking in front	Adjacent to non-residential district	7.5'	70'

PUD Minimum Setback Requirements					
District	LOTS 5-12				
	Front	Side	Side	Rear	Adjacent to residential district
PUD	20'	No parking in front	Adjacent to non-residential district	7.5'	30'

*Where setbacks meet easements, Easement lines become setbacks. (See Lot 4)



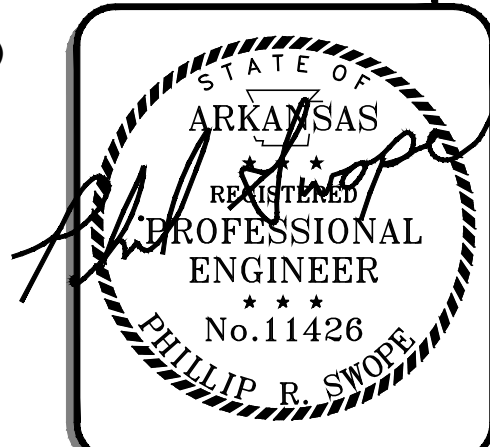
PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE CONSULTING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

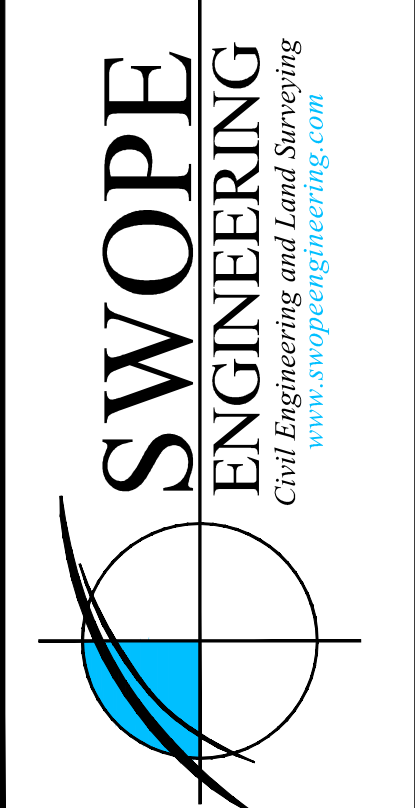
BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83)



PUD
PARC FLEX

BENCO 12 LLC
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	03/14/2024	FIRST SUBMITTAL
2	04/26/2024	SECOND SUBMITTAL

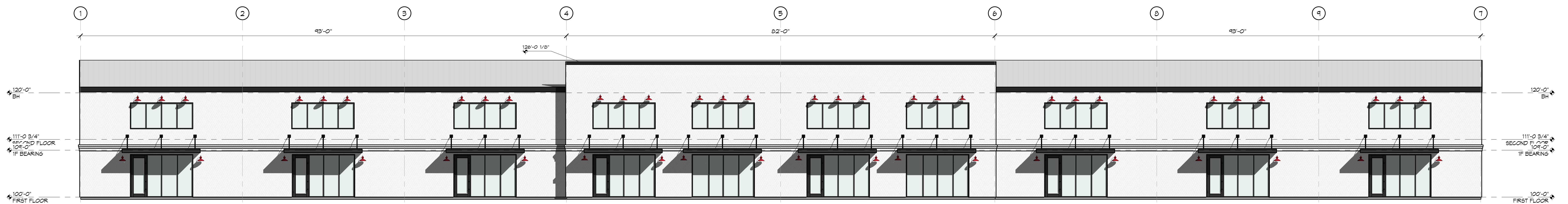


DRWN BY: PHIL	JOB NUMBER: 23-114
SUBMITTAL DATE: 05/20/2024	CITY NUMBER: ####
DRAWING NAME: 23-114PUD.DWG	
SHEET NUMBER: C2.0	

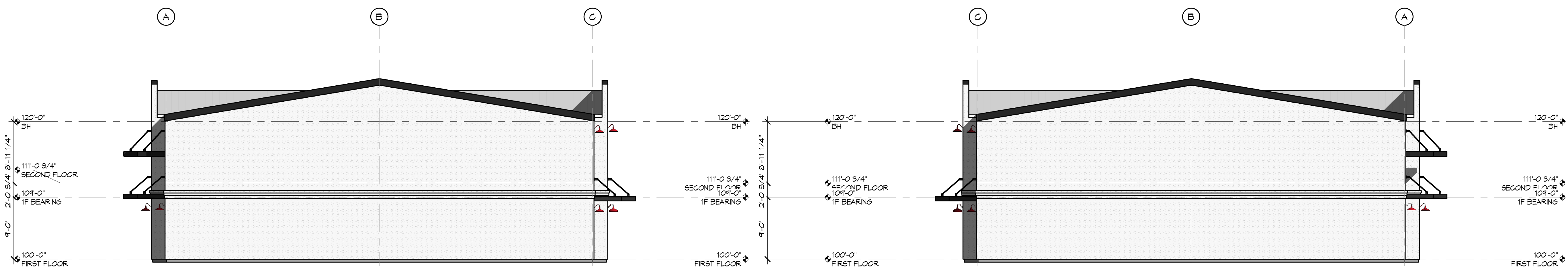




4 NORTH ELEVATION COLOR
1/8" = 1'-0"



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 WEST ELEVATION COLOR
1/8" = 1'-0"

1 EAST ELEVATION COLOR
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND			
	CONCRETE STUCCO - WHITE		METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - BLACK
	PREFINISHED METAL ROOF - ASH GRAY		DOUBLE PANE - LOW E - TINTED GLAZING

PRELIMINARY
NOT FOR CONSTRUCTION

PB-FLEX
ADDRESS
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd., Bentonville, Ar 72712
479-636-3531

DATE
3-28-24
JOB NO.
23062
REVISIONS

A7.0
COLOR ELEVATIONS



PC Meeting of: December 16, 2014

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

Planning Commission Staff Report

REZONING: The Parc at Bentonville, A-1, Agricultural to PUD, Planned Unit Development

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: December 16, 2014

GENERAL INFORMATION

H.T.E. Project Number: 14-13000001

Applicant/Current Owner: TCI Bentonville Inc.

Representative: Phil Swope (Swope Consulting)

Requested Action: Rezoning

Location: Southwest Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Proposed Zoning: PUD, Planned Unit Development

Future Land Use Map Designation: Industrial

BACKGROUND / HISTORY

The applicant has proposed a Planned Unit Development at this location to be known as The Parc at Bentonville. The PUD would cover 79.66 acres and would consist of commercial and multifamily residential developments. The applicant has proposed four phases to the project. Phase 1 would consist of 216 apartments in 9 buildings. Easement will be dedicated along the rear of the commercial property and utilities will be extended along said line to connect to the property to the north. Phase 2 includes the construction of the public street along the rear of the commercial lots and the installation of utilities to those lots. Phases 3 and 4 would consist of apartments and commercial with the final phase completed 5-7 years from the beginning of Phase 1.

The maximum multifamily residential density would be 20 units/acre. The applicant is also proposing a 4,900 square foot leasing center near the entrance to the project. Proposed project accessories include a trash compactor, four 6-car garages, a main structure near the entrance, and a total of 44 carports spread evenly throughout the site. The apartment building will consist of fiber cement siding with manufactured stone accents. The commercial uses are consistent with the uses allowed in the C-2, General Commercial zoning district at time of zoning.

A 5' side landscape buffer between commercial properties is proposed while a 20' landscape buffer will be installed along the rear property lines. The 20' buffer shall be common open property and will consist of a meandering trail with benches every 300'. All landscaping requirement shall meet the provision of section 1400 Landscaping.

Property Description/Site Inspection: A site inspection was completed; this property is currently vacant in a developing area.

Previous Rezoning Requests for this Property: There are no known rezonings for his property.

SURROUNDING LAND USES & ZONINGS:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Agriculture	A-1, Agricultural	Industrial
South	Benton County	N/A (Benton County)	Agriculture and Office
East	Benton County	N/A (Benton County)	Commercial
West	Benton County	N/A (Benton County)	Agriculture

SURROUNDING STREETS AND CLASSIFICATIONS:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South	Southwest Regional Airport Boulevard	Arterial	2 lane asphalt with shoulders
East	Southwest Regional Airport Boulevard	Arterial	2 lane asphalt with shoulders
West			

LEGAL NOTIFICATIONS

Public Notice: On **November 14, 2014**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **November 14, 2014**. In addition, staff posted a notice of public hearing sign on the property on **December 1, 2014**. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The proposed zoning promotes a mix of uses. Per the general plan the city should encourage mixed uses that will help decrease traffic congestion by providing goods and services within the same development.

2. A determination as to whether the proposed zoning would create or increase traffic danger and congestion.

Finding(s) of Staff: The proposed Southwest Regional Airport Boulevard improvements will help facilitate a decrease in traffic congestion in this area. Due to the mix of uses within the development trips per day should be reduced with the development of the commercial lots.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: Water and Sewer infrastructure is adequate for the proposed use. A sewer main will be upgraded to handle the additional demand.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of the rezoning from **A-1, Agricultural** to **PUD, Planned Unit Development** as submitted by the applicant.

THE PARC AT BENTONVILLE PLANNED UNIT DEVELOPMENT DEVELOPMENT STANDARDS

A. General Description

The proposed request would rezone approximately 74 acres from A-1 to PUD for a multi-purpose development of both commercial and multi-family residential zones.

Owner/Developer: TCI BENTONVILLE INC.
1603 LBJ Freeway, Suite 100
Dallas, TX 75201

B. District Purposes

1. Reason

The request changes is proposed to allow for construction of a 216-unit gated apartment community along with commercial lots that will be available for development in support of the new adjacent residents.

2. Intent

The buildings are designed in a very visually-appealing way. Their configuration on the site is clustered to allow for large open gathering areas.

3. Utilities

There is already water service to this site, and the main lines will be extended through each phase, as they develop.

Sewer will be also extended through the site, however, a few offsite extensions are first required.

The sewer line located south of the site's southwest corner is the best place to extend from. This will be the deepest location of sewer, which will allow for full gravity service to the whole site.

4. Drainage

All runoff of this site drains from east to west. For phase 1, a detention basin is proposed on the phase's west side, which will collect all runoff from the apartments and phase 1 commercial lots. Future phases will have to provide their own detention.

C. Bulk and Area Requirements

1. Density

The multi-family density is proposed to be 20 units per acre maximum. The commercial density

2. Lot and Area Requirements

Other than the restrictions listed below, all of the city requirements for buffers, setbacks and lot coverages shall apply.

C-2 max lot coverage: 65%
Perimeter buffer: 5 feet
Front setback: 20 feet
Side/rear setbacks: 10 feet

D. Development Criteria

1. Architectural Design Criteria

The Parc at Bentonville is designed in the Colonial Revival architectural style. This is reflected in the combination of gable and hip roofs, the use of dormers, open balconies with stand-alone columns, and arched openings at selected locations. This is a common architectural style, drawing upon elements from various colonial styles popular in the 17th-18th centuries. Horizontal siding is commonly used as the primary exterior material, often in combination with brick or stone masonry as an accent material. The mix of materials on the Parc at Bentonville is true to the style, using primarily horizontal fiber cement siding along with cultured stone accents near the base of the buildings. Because of the long term, widespread use of Colonial Revival architecture, we feel our project will fit in nicely with the architectural variety found in Bentonville.

The project consists of nine three story apartment buildings which contain a total of 216 one and two bedroom apartments with an average square footage of 939 square feet. A 4,900 square foot leasing center is also oriented at the entry to the project featuring the same architectural style as the apartment buildings. In accessory to the project the site contains a trash compactor which is enclosed in split face cmu, four 6-car garages, a mail structure near the site entry, and a total of 44 carports spread evenly throughout the site.

2. Commercial Open Area

To achieve the open area requirements, a band of 20% total lot area is designated in the back of all commercial lots.

This green "belt" is intended to be constructed with curvilinear sidewalk and one sitting bench every 300'. These will be built with the road during phase 2.

3. Maintenance of Private/Common Areas and Facilities

All streets, drives, storm drainage, detention facilities and green space that does not lie within a public right-of-way or easement will be privately maintained. That maintenance will be the responsibility of the apartments' management agency.





Bentonville Adult Recreation Center

215 Southwest A Street

PC Date: 5/21/2024

Staff Report Details

Project Number	LSD23-0049
Applicant / Current Owner	Ecological Design Group/City of Bentonville
Site Area	+/- 3.65 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	Public/Semi-public
Requested Future Land Use Map Designation	
Development Type / Use	Recreation, Indoor
Related projects	

Property Description

The subject property is located at 215 Southwest A Street. It is presently zoned DC, Downtown Core with a future land use designation of Public/Semi-public. The property has direct access to Southwest A Street and is currently the Downtown Activity Center.

Project Details

The proposed project is an addition to the Downtown Activity Center. The building footprint will extend south and east over the existing parking lot and the building height will be increased with a second story added. Parking is provided with an agreement with the Baptist church across the street with a mid-block crossing provided for access, as well as with the parking deck to the north that was built with the Ledger project.

Streetscaping and landscaping will be updated with this project. Street trees are proposed to be planted within a green space rather than grates as space allowed for the green space in addition to the wide sidewalk. The addition will be composed primarily of brick with some metal panel as well that will require Planning Commission approval as a special use primary material.

Relationship to the General Plan / Projected Traffic Impact

As the size of the space is increasing, traffic will likely increase as well. Given the location downtown, many trips will likely be on foot or by bike. Public parking facilities and the parking agreements in place with neighboring properties will service those arriving by vehicle.

Public Comment

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

Analysis / Waivers

One waiver is requested:

Waiver 1: A waiver from Sec. 1400.06 of the Land Development Code to provide a green strip for tree plantings in lieu of tree grates.

Staff supports this waiver as the space allows for the green space as well as the sidewalk as required per the Master Street Plan. The green space will ultimately provide a healthier environment for the trees to grow in.

Conclusion

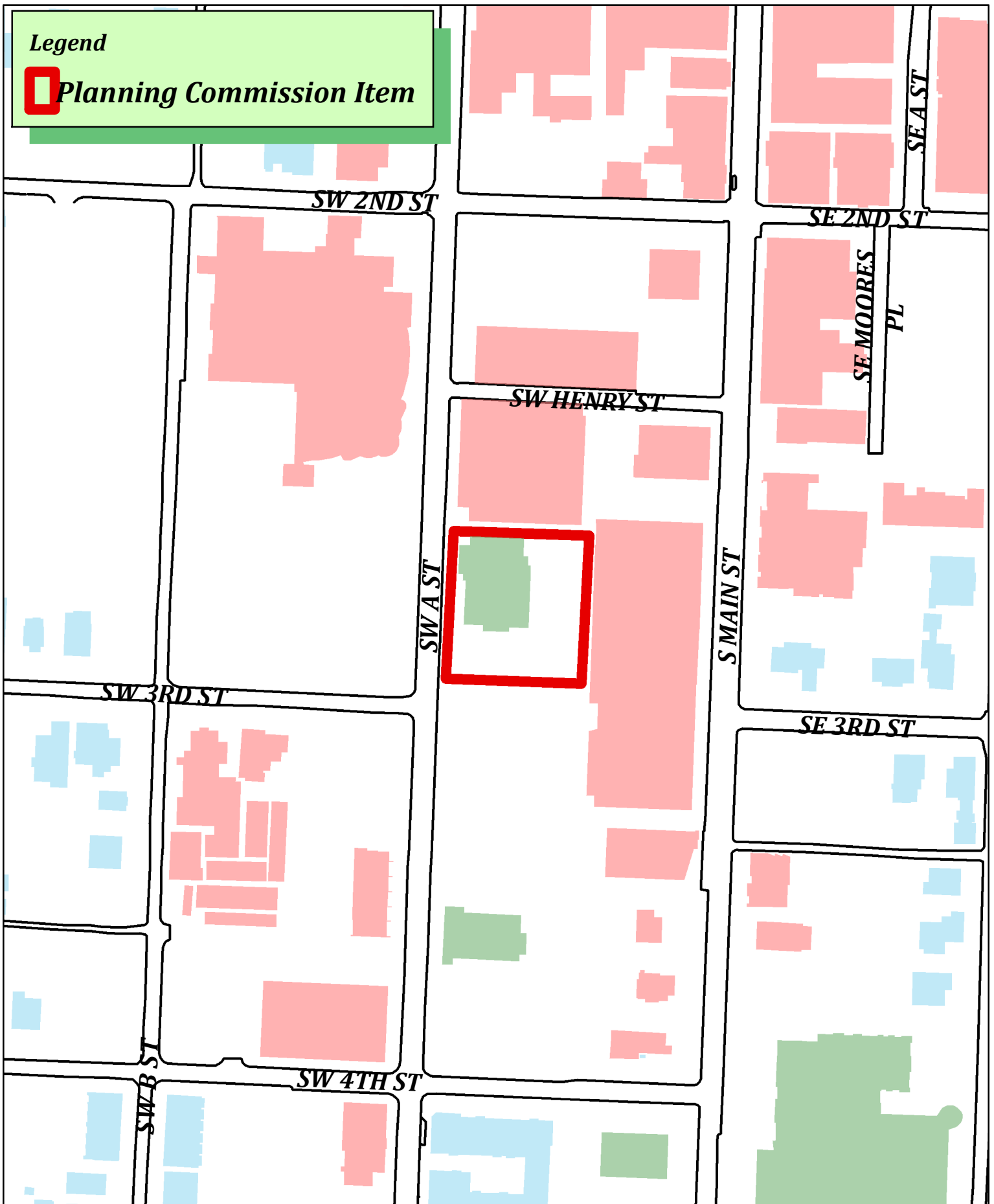
Staff recommends approval of this LSD proposal as it meets the requirements of the Land Development Code should Planning Commission find the metal panel acceptable.

Additional Details

Legend



Planning Commission Item



LSD23-0049

Bentonville Adult Rec Center

215 SW A St



Waiver Request

To: City of Bentonville
From: Ecological Design Group, Inc – on behalf of the City of Bentonville Parks Department
Date: March 20, 2024
Re: Recreation Facility 215 SW A St, Bentonville, AR

On behalf of The City of Bentonville Parks Department, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request in conjunction with the LSD Submittal.

Project Description: Proposed expansion of the existing Bentonville Parks and Recreation Activity Center. This development includes an additional 21,000 sq ft added to the existing building as wells as the reconstruction of the existing street scape and sidewalk, a drop off zone, a plaza area, and landscape improvements. The property is zoned DC (Downtown Core).

This Waiver Request items are listed below:

Tree Grate Waiver Request

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1400 Landscaping Screening and Buffering
 - Section 1400.16 Downtown Zoning Districts Landscaping
 - *(Downtown zoning street tree planting requirements.* The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the Downtown zoning districts. (5) Planting beds

DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS		
	Arterial or Collector street	Downtown Local street
(1) Requirement	1 tree per 30 linear feet	1 tree per 25 linear feet
(2) Spacing	30 feet maximum on center	25 feet maximum on center
(3) Shade	3-inch caliper	2.5-inch caliper
(4) Ornamental	2-inch caliper	1.5-inch caliper
(5) Planting beds	5 feet by 6 feet minimum	3 feet by 3 feet minimum
(6) Tree grates* 	5 feet by 6 feet minimum	3 feet by 3 feet minimum
*Made of cast iron and placed a minimum of twelve (12) feet from streetlights		

- Per Section 1400.16(B) table, the landscape requirements for downtown collector streets required that we use 5' x 6' minimum.
- This project is proposing the use of a ~6' planting strip with tree plantings running along the length of SW A St instead of tree grates per code. This would give the trees a higher chance of survival with additional room to

grow. This will also provide a buffer between pedestrians and vehicular traffic along the street edge, creating a more pleasant walking experience.

- The green strip will not decrease the required width of the sidewalk and will be 12' wide as required by the master street plan Downtown Collector section.

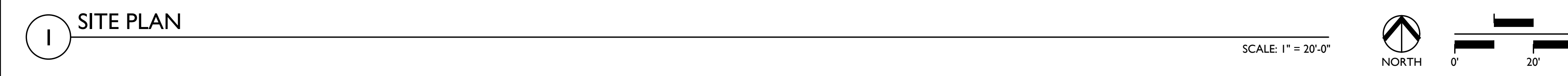
This request is made in good faith on behalf of ownership and design team. This request meets the intent of the code.

If you have any further questions or concerns, please contact me at jbirke@ecologicaldg.com or 479.799.7620.

Sincerely,

A handwritten signature in black ink, appearing to read 'JBW' or similar, with a stylized, cursive script.

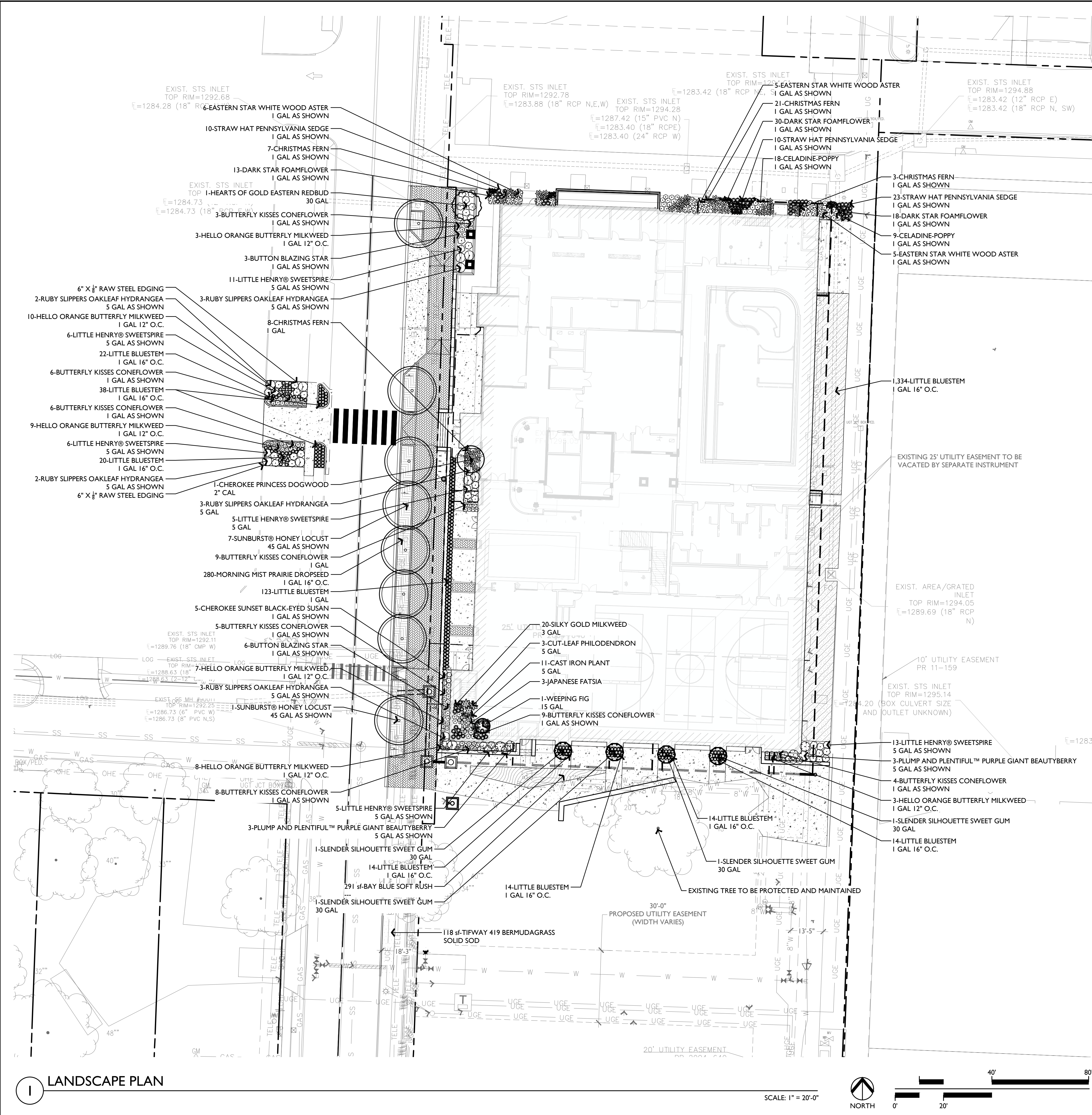
James Birke
Landscape Designer
Ecological Design Group, Inc.



<u>SITE SUMMARY</u>	
ZONING:	DOWNTOWN CORE (DC)
USE:	RECREATIONAL FACILITY - INDOORS
AREA:	3.65 AC TOTAL
<u>ZONING SUMMARY</u>	
<u>LOT AND AREA STANDARDS</u>	
LOT AREA:	PROVIDED
MIN LAND AREA / DWELLING UNIT	158,994 SF (3.65 AC)
MIN LOT DEPTH:	0 SF
MAX LOT DEPTH:	0'
MIN LOT WIDTH:	0'
MAX LOT WIDTH:	0'
MAX LOT COVERAGE :	0%
(MIXED USE, INTERIOR LOT)	
 <u>BUILDING SETBACK STANDARDS</u>	
MIN FRONT YARD:	PROVIDED
MAX FRONT YARD:	0'
MIN SIDE YARD:	0'
MAX SIDE YARD:	0'
MIN REAR YARD:	0'
MAX REAR YARD:	0'
 <u>OPEN SPACE</u>	
MIN OPEN SPACE	PROVIDED
	1.24 ACRES (34% OF SITE)

PARKING DATA	
PUBLIC PARKING (PARKING GARAGE)	62 SPACE REQUIRED
PLANNING NOTES: 1. NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT. 2. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING. 3. THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING. 4. THIS PROJECT IS LOCATED WITHIN ZONE C (3) OUTER SAFETY ZONE (0 SZ). 5. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT – OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.	
NOTES: 1. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS. 2. CONTACT BELD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES. 3. BELD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. 4. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.	





EXISTING LEGEND

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

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW A STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 30 LF. OF STREET FRONTAGE: 248 LF / 30 = 8.25 ~ 8 TREES REQUIRED	8 TREES	8 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 177 / 50 = 3.54 ~ 4 TREES REQUIRED	4 TREES	0 TREES* TREES HAVE ALREADY BEEN PLANTED FOR PREVIOUS PROJECT AND MEET REQUIREMENTS
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 177 / 50 = 3.54 ~ 4 TREES REQUIRED	4 TREES	0 TREES* SOUTH END WILL BE PARK - TBD
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
EASTERN LOT LINE	PUBLIC FACILITY / COMMERCIAL- TYPE D SCREEN REQUIRED NO DEFINED SCREEN	N/A	N/A
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

E | D | G

Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

811

Know what's below.
Call before you dig.

Bentonville Adult
Recreation Center
Bentonville, Arkansas

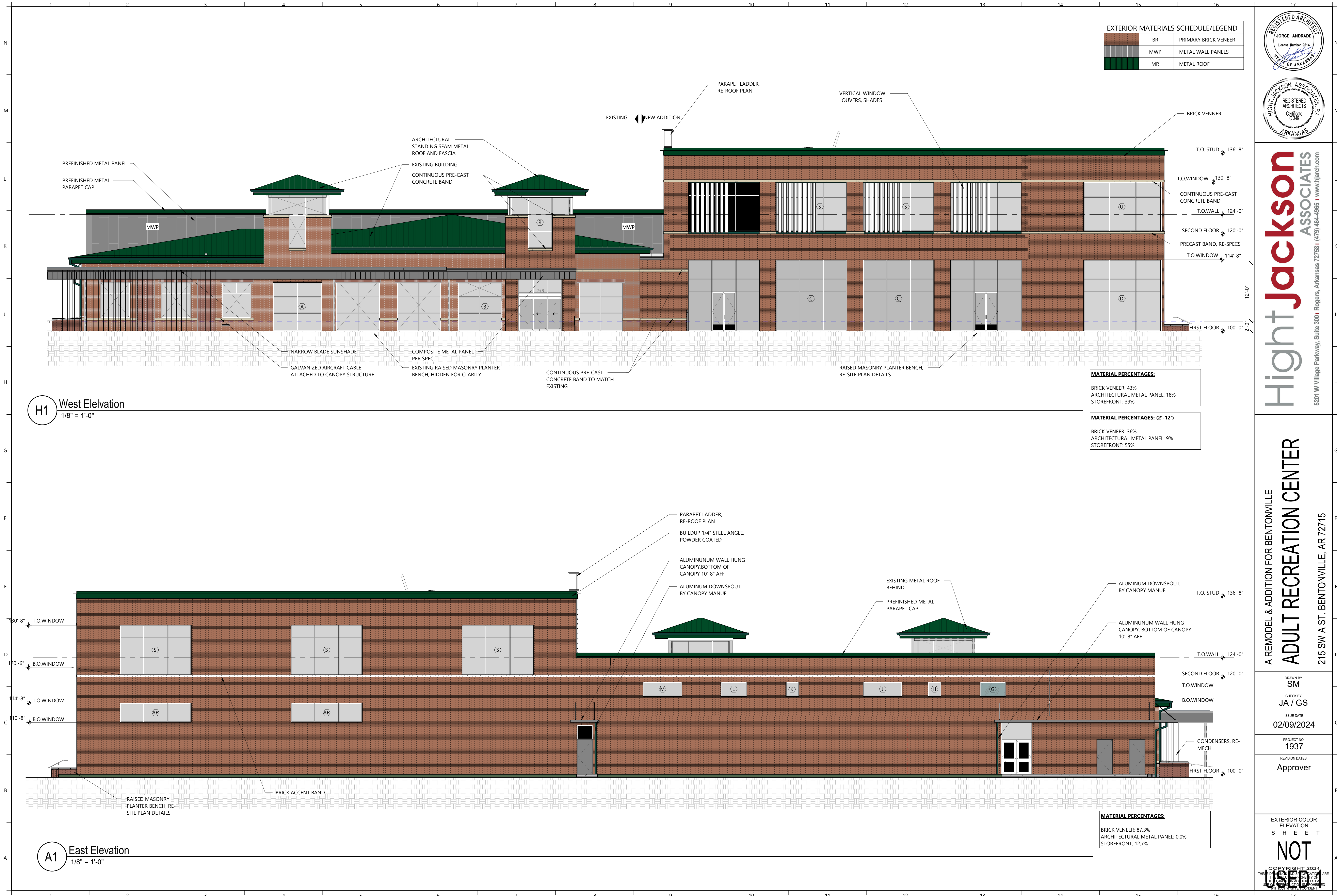
EDG PROJECT NO. 23-025
DATE 2024.04.22

REVISIONS		
Mark	Date	Description
2	2024.03.22	Addendum 2

PHASE 100% Construction Documents

TITLE Landscape Plan

SHEET NO. L1.00
LSD23-0049



REGISTERED ARCHITECT
JORGE ANDRADE
License Number 9614
STATE OF ARKANSAS

REGISTERED ARCHITECTS
HIGHT JACKSON ASSOCIATES P.A.
Certificate C-348
ARKANSAS

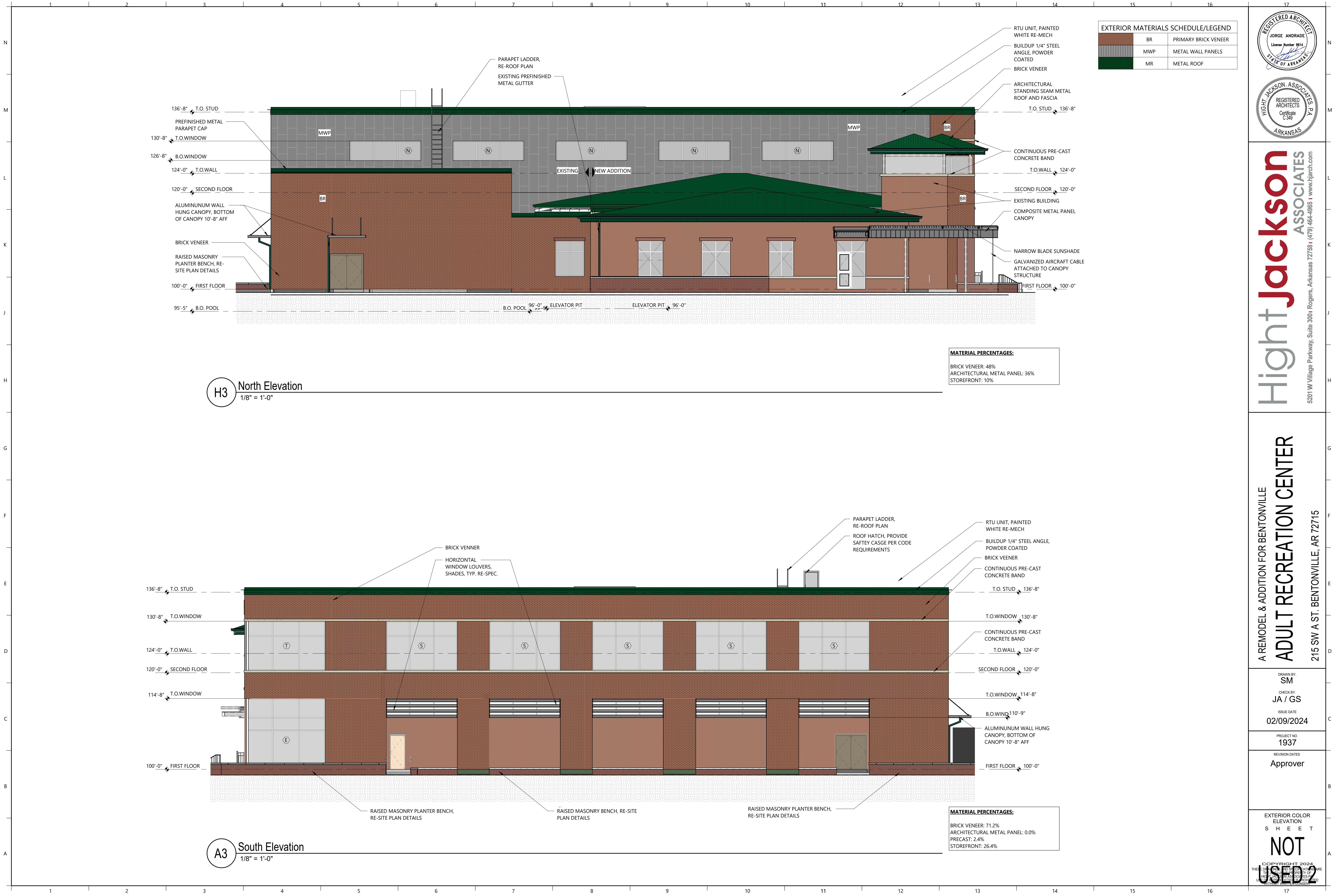
Hight Jackson ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A REMODEL & ADDITION FOR BENTONVILLE
ADULT RECREATION CENTER
215 SW A ST. BENTONVILLE, AR 72715

DRAWN BY:
SM
CHECK BY:
JA / GS
ISSUE DATE:
02/09/2024
PROJECT NO:
1937
REVISION DATES:
Approver

EXTERIOR COLOR
ELEVATION
SHEET
NOT
USED
COPYRIGHT 2024
THESE PLANS AND SPECIFICATIONS ARE
THE PROPERTY OF HIGHT JACKSON ASSOCIATES
P.A. AND ARE NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT WRITTEN CONSENT



EXTERIOR MATERIALS SCHEDULE/LEGEND		
BR	PRIMARY BRICK VENEER	
MWP	METAL WALL PANELS	
MR	METAL ROOF	

MATERIAL PERCENTAGES:
BRICK VENEER: 48%
ARCHITECTURAL METAL PANEL: 36%
STOREFRONT: 10%

MATERIAL PERCENTAGES:
BRICK VENEER: 71.2%
ARCHITECTURAL METAL PANEL: 0.0%
PRECAST: 2.4%
STOREFRONT: 26.4%



Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A REMODEL & ADDITION FOR BENTONVILLE
ADULT RECREATION CENTER
215 SW A ST. BENTONVILLE, AR 72715

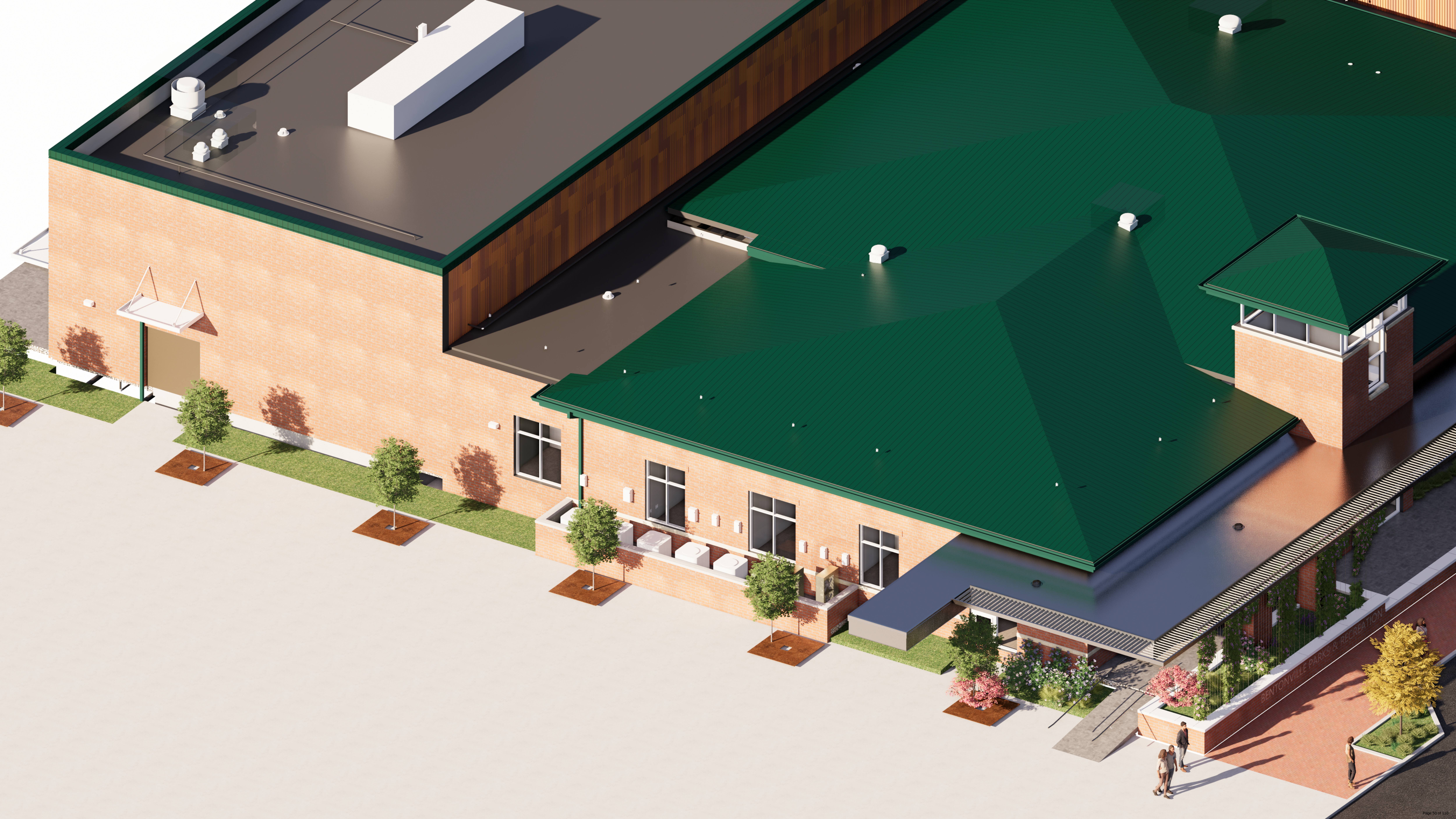
DRAWN BY:
SM
CHECK BY:
JA / GS
ISSUE DATE:
02/09/2024

PROJECT NO:
1937
REVISION DATES:
Approver

EXTERIOR COLOR
ELEVATION
S H E E T
NOT
USED
COPYRIGHT 2024
THESE PLANS AND SPECIFICATIONS ARE
THE PROPERTY OF HIGHT JACKSON ASSOCIATES
PA AND ARE NOT TO BE REPRODUCED
WITHOUT WRITTEN CONSENT







	Medlin Park Condominiums
	2303 Medlin Lane
	PC Date: 5/21/2024

Staff Report Details	
Project Number	LSD24-0008
Applicant / Current Owner	Burckart Construction, Inc. - Bill Burckart
Site Area	+/- 6.43 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi-Family/Condo
Related projects	N/A

Property Description
The subject property is located at 2303 Medlin Lane. It is presently zoned C-2, General Commercial with a future land use designation of General Commercial. The property has direct access to Medlin Lane and is currently vacant.

Project Details
The proposed project is a multi-family condominium development. The project consists of 120 total units, being a mix of one bedroom, two bedroom and three bedroom units within two phases. The site has shared access with the property to the south as well as another point of access near the center of the project on Medlin Lane. Parking is provided in accordance with the requirements of the ordinance. Additional on-street parking is being proposed and there is a wavier request for the location of the on-street parking within the required site-triangle. The condominium buildings are each 3 stories tall, and is composed primarily of brick, Hardie Panel and glass. Landscaping is provided per the Land Development Code. Additionally, the project consists of a +/-1800 sq. ft. clubhouse and swimming pool and on-site private

Project Details

self-storage buildings that are only available to the condominium owners. Both are composed primarily of brick, Hardie Panel.

Relationship to the General Plan / Projected Traffic Impact

The site is located at the end of a dead end street, that is unlikely to extend and is not shown on the Master Street Plan. As the land use develops from a presently vacant site to a mixed-use development, traffic will likely increase.

Public Comment

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

Analysis / Waivers

One waiver is requested:

Waiver 1: A waiver from Sec. 1100.01(f) Sight distances at driveways and intersections of the Land Development Code to provide on-street parking within the required sight triangle.

Conclusion

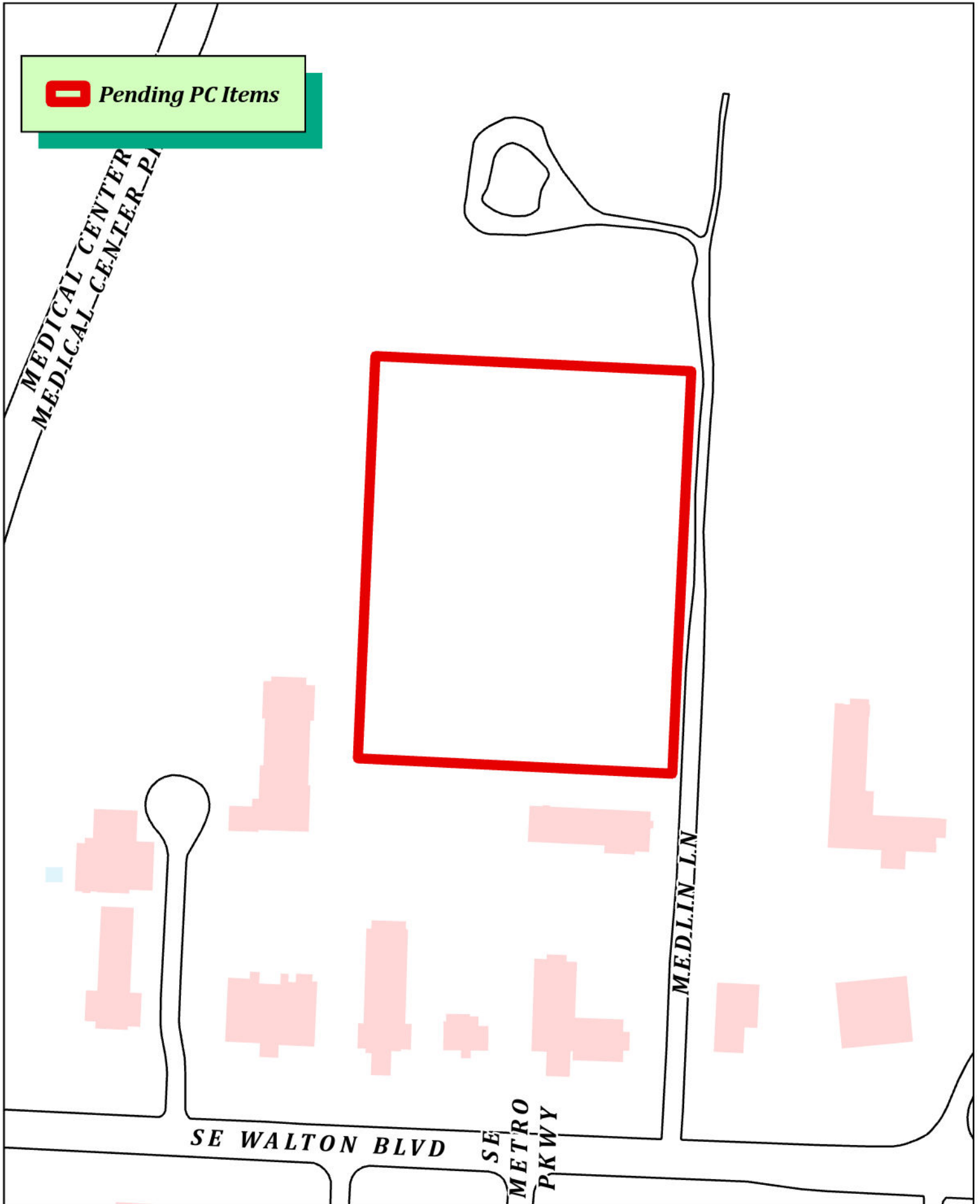
The proposed LSD meets the requirements of the Land Development Code and Zoning Code except for the waiver request.

Should Planning Commission approve the waiver, staff recommends the item be approved. If Planning Commission does not approve the waiver, staff recommends the item be tabled to allow the applicant time to revise their request and/or plans.

Additional Details



Pending PC Items

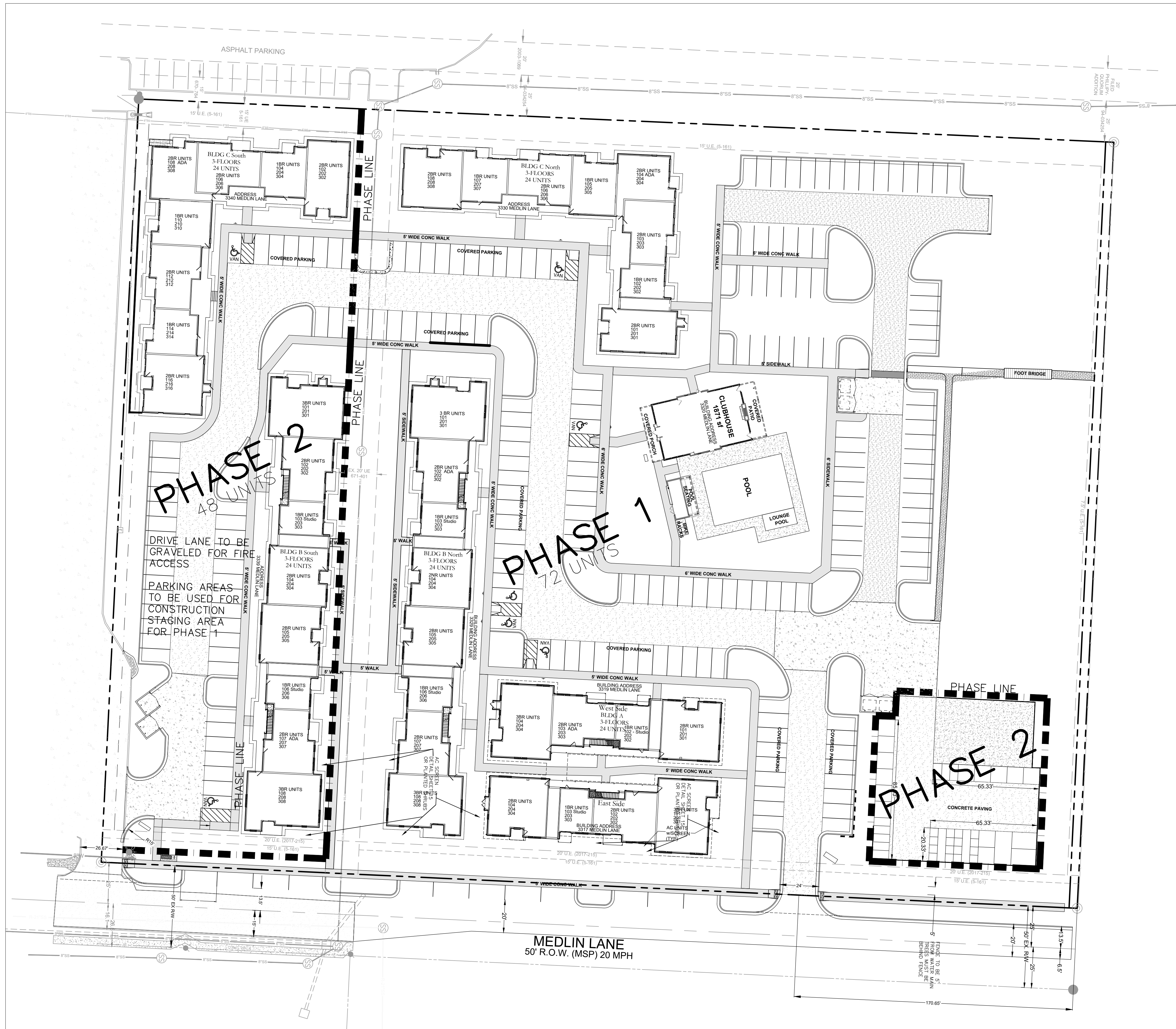


LSD24-0008

**Medlin Park Apartments
Large Scale Development**



X:\23 Proj\23013\Drawings\Project\23013_MASTER-LSD.dwg - Plotted on 4/26/2024 5:27 AM @ a scale of 1:1 to DWG TO PDF PC3 by KB00TH



SCALE: 1" = 30'

ALL PROPOSED PUBLIC INFRASTRUCTURE SHALL BE INSTALLED DURING PHASE 1
PROPOSED MEDLIN STREET IMPROVEMENTS TO BE COMPLETED WITH PHASE 1
ALL GRADING AND BUILDING PADS TO BE CONSTRUCTED WITH PHASE 1
PHASE 2 AREA TO BE USED AS CONSTRUCTION AREA DURING PHASE 1 BUILDING ACTIVITY AND KEPT OPEN AND ACCESSIBLE FOR FIRE ACCESS
ALL CURBS, PAVING, SIDEWALKS, AND BUILDINGS SHOWN IN PHASE 2 WILL BE CONSTRUCTED WITH PHASE 2, INCLUDING FIRE LANE MARKING, PARKING CANOPY'S, LANDSCAPE INSTALLATION, SOD, TREES, ETC.



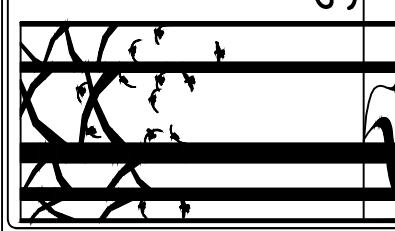
DEVELOPER/ OWNER:
Burckart Construction Inc.
2302 SW I Street Unit 6
Bentonville, Arkansas 72712
479-633-4010
billburckart@gmail.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

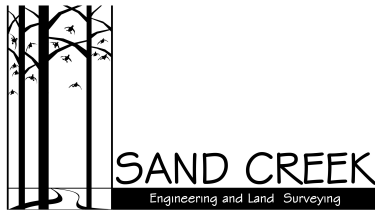
PHASE AND ADDRESS PLAN
MEDLIN PARK CONDOMINIUMS
2303 MEDLIN LANE
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 72712-2522



MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TRS
SCE PROJECT #: 23013
CURRENT REVISION: 4th Submittal
DATE: 4/26/2024
SHEET: 3 of 25



April 26, 2024

City of Bentonville
Planning Commission

Re: Waiver Request for “Sec 1100.01 General Provisions” Amended by Ord. 2020-149 on 08/26/20, Section 1001.01(f) “Sight distances at driveways and intersections”
2303 Medlin Lane, Bentonville, AR
Sand Creek Project # 23013

To whom it may concern:

Sand Creek Engineering and Burckart Construction respectfully request a Waiver of the Site distance requirement for the two access drives onto Medlin Lane to allow for on-street parking to help accommodate visitor parking needs to the Medlin Development. Medlin Park Condominiums is a gated community with a private street looping through the site and connecting to a common drive at the northeast corner of the Avid Hotel. Medlin Lane dead ends just north of the common drive and is proposed to extend north to the northeast corner of the proposed development. Please consider the following information....

- Medlin Lane is currently access to the Avid and the Element Hotels with traffic from these businesses exiting south to Walton Blvd and will not impact this extension.
- Sand Creek Engineering is proposing a 20-mph speed limit.
- Parking along the street is intended for visitors as parking on site is adequate for the development, therefore the on-street parking should not be used on an everyday basis. The site is proposed to be fenced and gated with codes required to enter.
- The Bentonville Master Street Plan shows no proposed extension of Medlin Lane.
- The actions of the applicant have not created special conditions or circumstances which are not enjoyed by other properties.

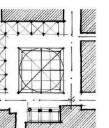
Respectfully submitted,

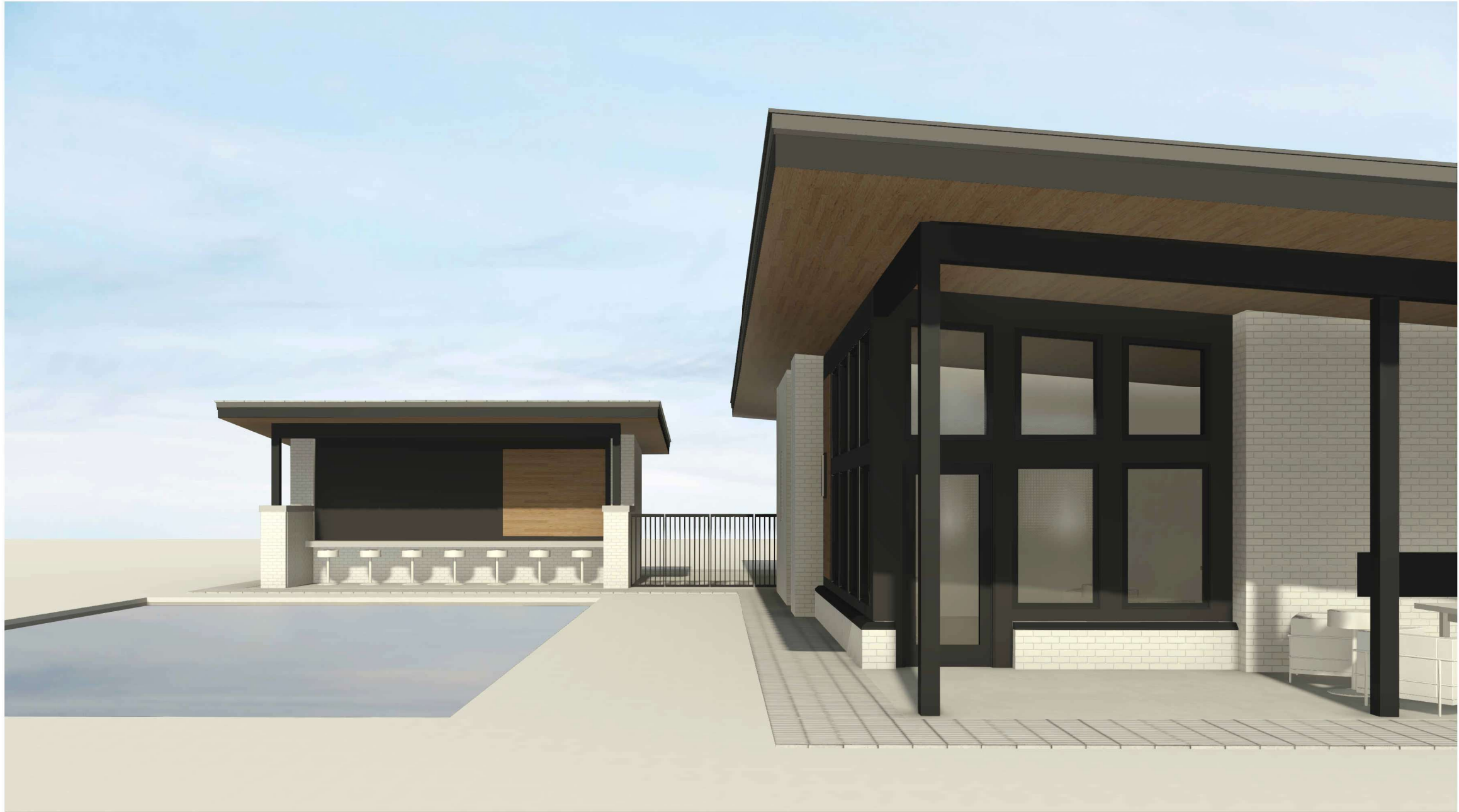
A handwritten signature in blue ink that reads "Ken Booth".

Ken Booth
Project Manager

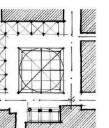


1 COURTYARD PERSPECTIVE A



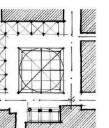


1 COURTYARD PERSPECTIVE B



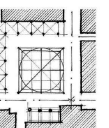


1 COURTYARD PERSPEPCTIVE C



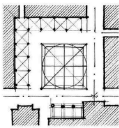


1 PERSPECTIVE C



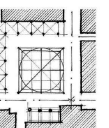


1 PERSPECTIVE A





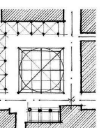
1 PERSPECTIVE B





1 BUILDING ELEVATION B

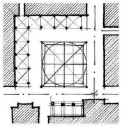
1/8" = 1'-0"





1 BUILDING ELEVATION - A

1/8" = 1'-0"

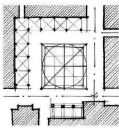




1

BUILDING ELEVATION - D

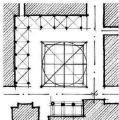
1/8" = 1'-0"





1 BUILDING ELEVATION C

1/8" = 1'-0"





COURTYARD BUILDING & BLOCK LLC			
100 W. CENTER ST	AR	5B 300	
PAYETTEVILLE	AR	72701	
PHONE: 409.648.0200 EMAIL: CDB@CDB-PA.COM			

THIS DOCUMENT IS THE PROPERTY OF MEDLIN PARK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM MEDLIN PARK. PROJECT WITHOUT WRITTEN AUTHORIZATION.

MEDLIN PARK	

16 JAN 24
BUILDING C PERSPECTIVES
A1.430

50% CONSTRUCTION
DOCUMENTS



50% CONSTRUCTION
DOCUMENTS

18 JAN 24
BUILDING A PERSPECTIVES
A1.410

MEDLIN PARK

THIS DOCUMENT IS THE PROPERTY OF COURTNEY AND BLOOM, INCORPORATED. IT IS TO BE USED ONLY FOR THE PROJECT IDENTIFIED HEREIN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM COURTNEY AND BLOOM, INCORPORATED.

COURTNEY AND BLOOM, INCORPORATED			
100 W. CENTER ST.	AR	58300	
DAYTON, OH 45424			
PHONE: 937.462.0200			

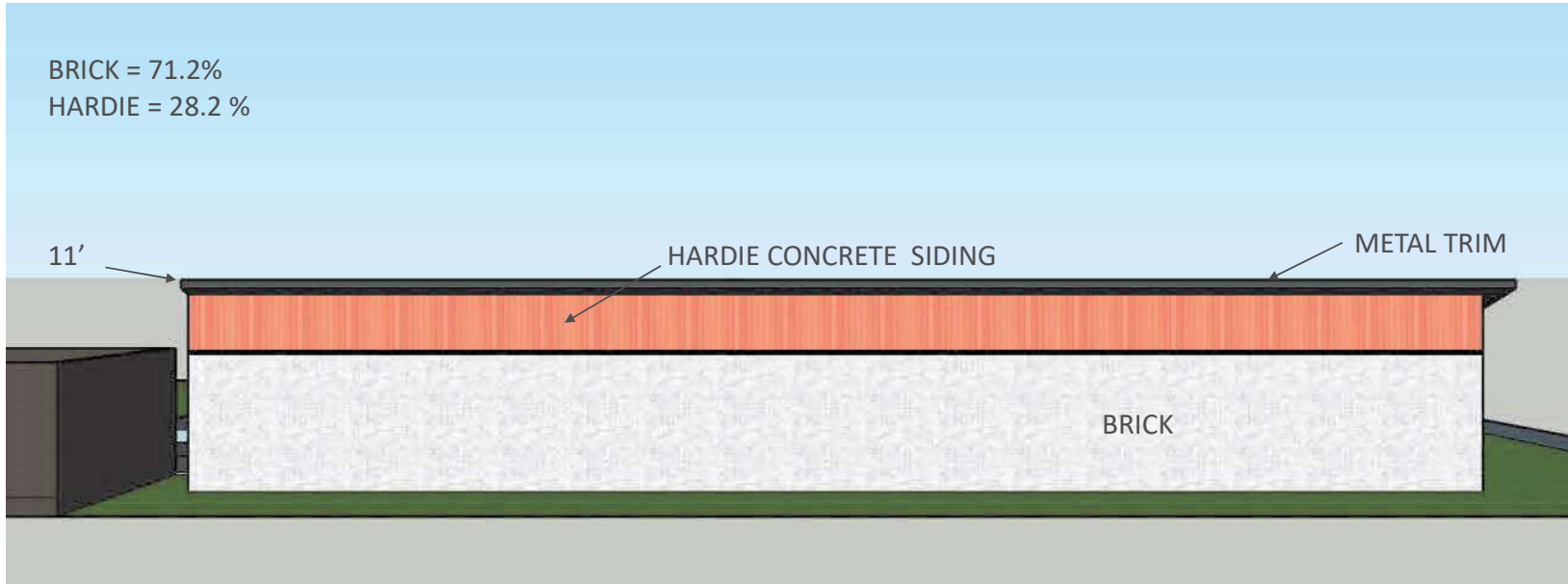


COURTYARD BUILDING & BLOCK LLC			
100 W. CENTER ST	SR 300		
PAYETTEVILLE	AR	72701	
PHONE: (479) 448-0200		EMAIL: INFO@COURTYARDBUILDING.COM	

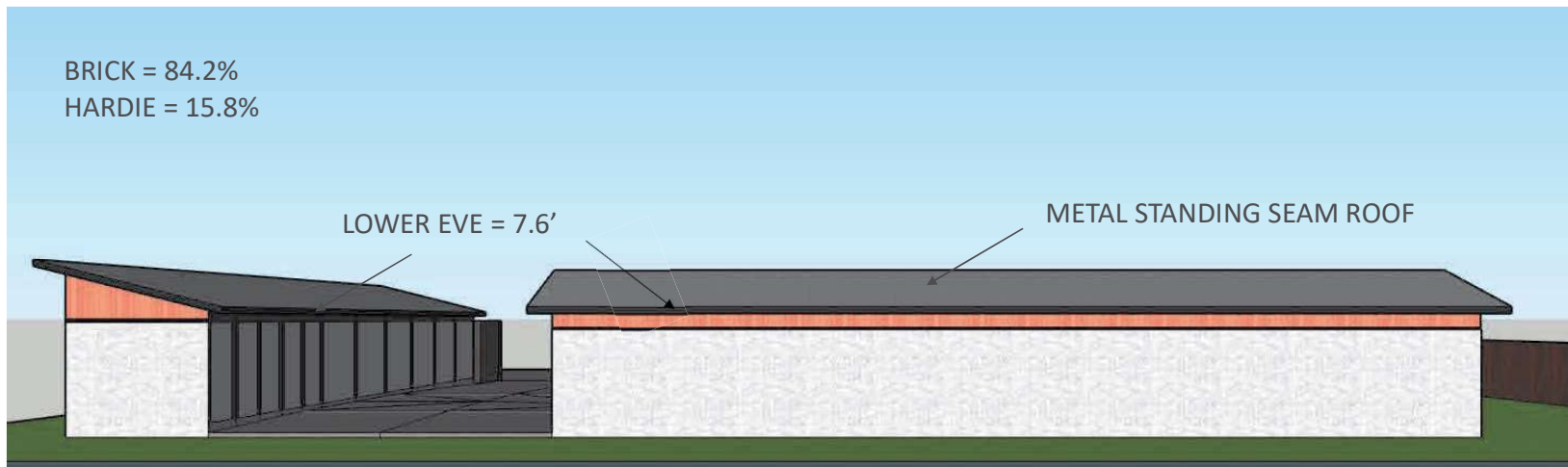
MEDLIN PARK	
THIS DOCUMENT IS THE PROPERTY OF MEDLIN PARK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MEDLIN PARK.	

16 JAN 24
BUILDING B PERSPECTIVES
A1.420

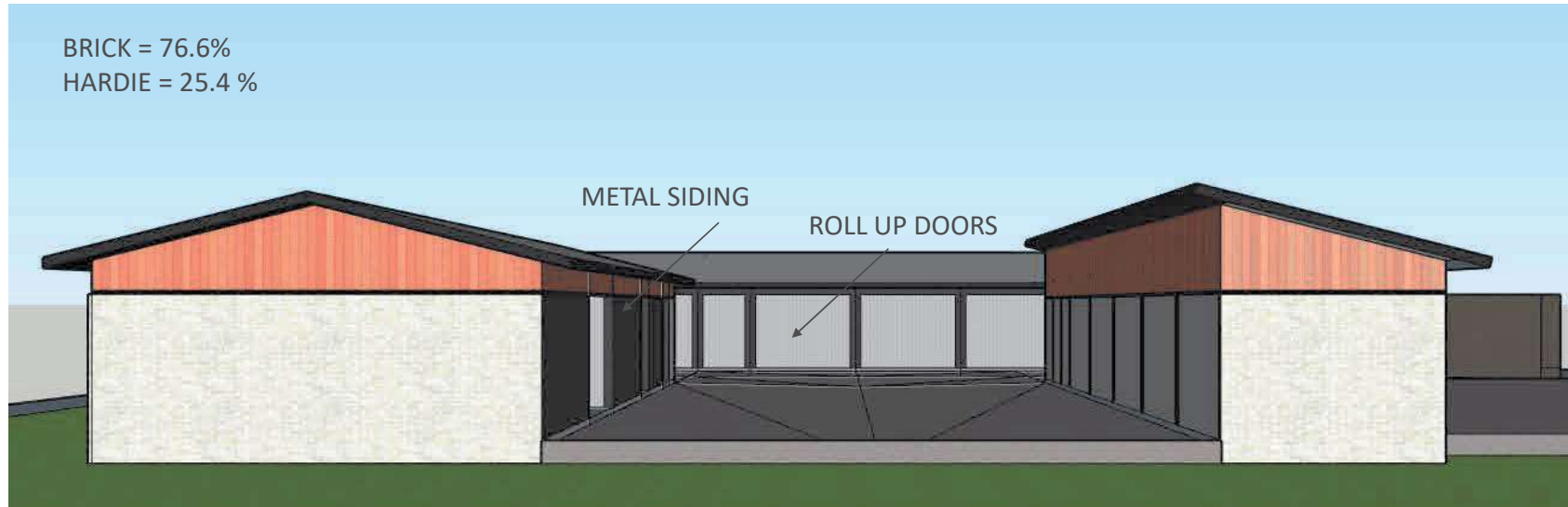
50% CONSTRUCTION
DOCUMENTS



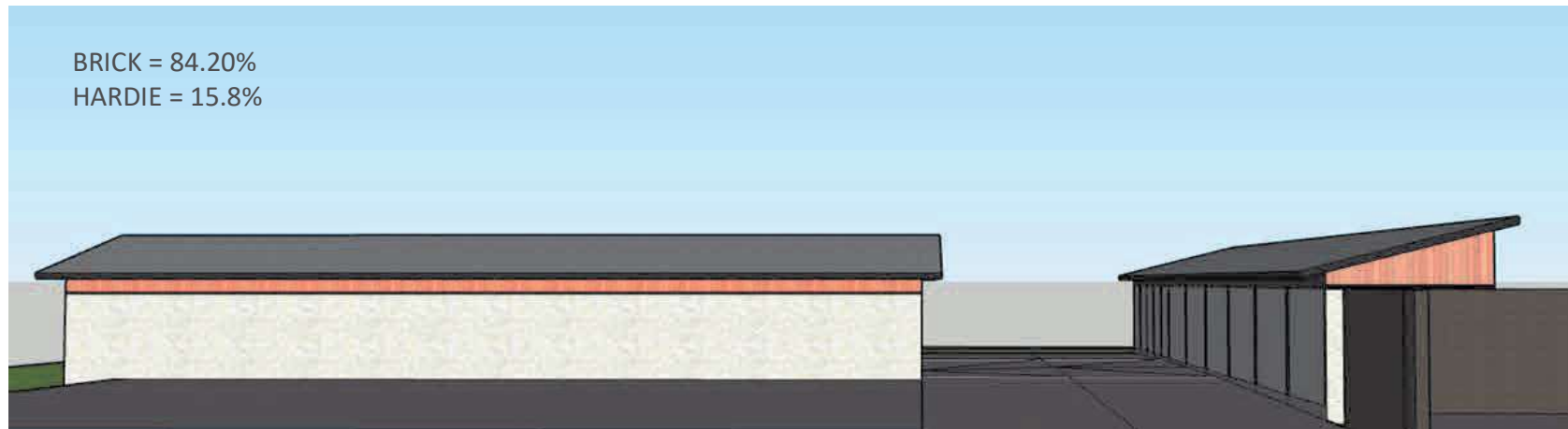
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



8.1 MATERIAL ELEVATIONS - SIDE ELEVATION A
1/8" = 1'-0"



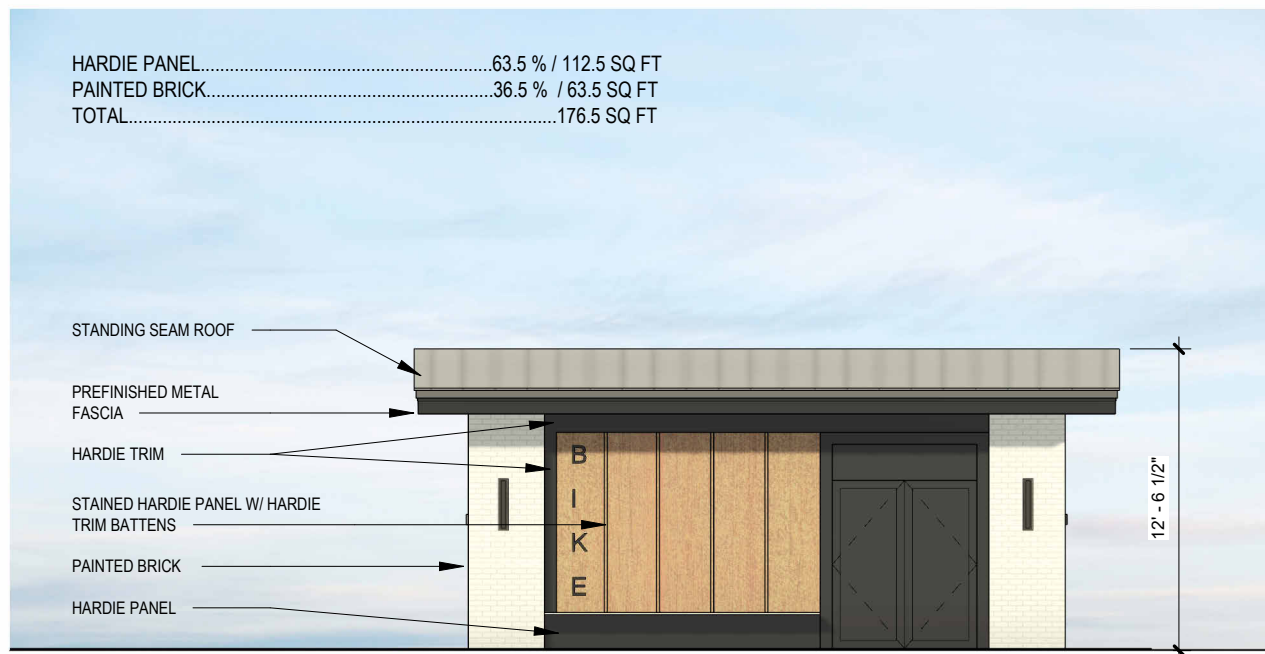
7.1 MATERIAL ELEVATIONS - FRONT ELEVATION
1/8" = 1'-0"



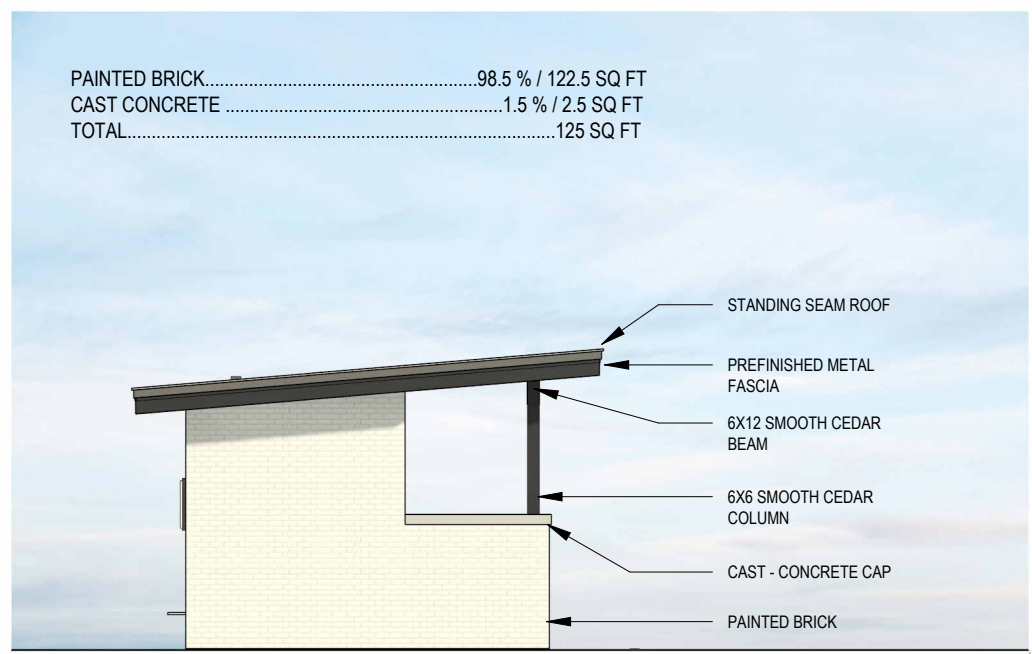
6.1 MATERIAL ELEVATIONS - SIDE ELEVATION B
1/8" = 1'-0"



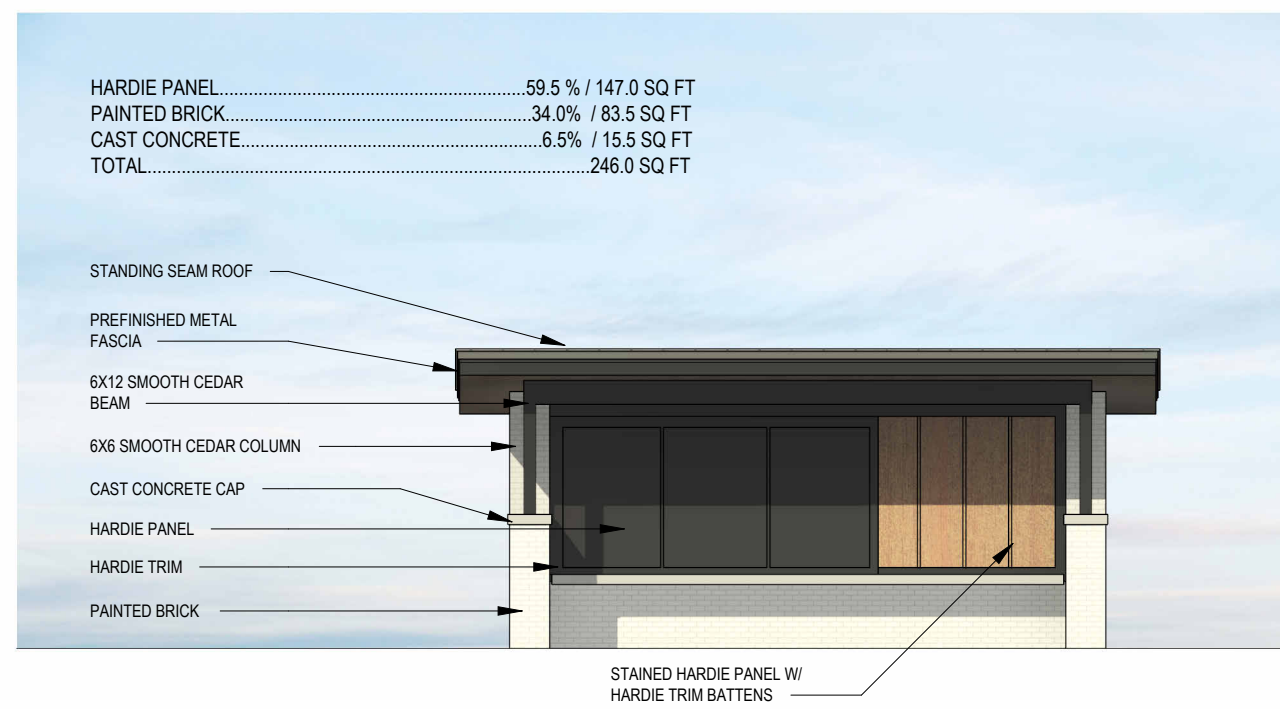
5.1 MATERIAL ELEVATIONS - REAR ELEVATION
1/8" = 1'-0"



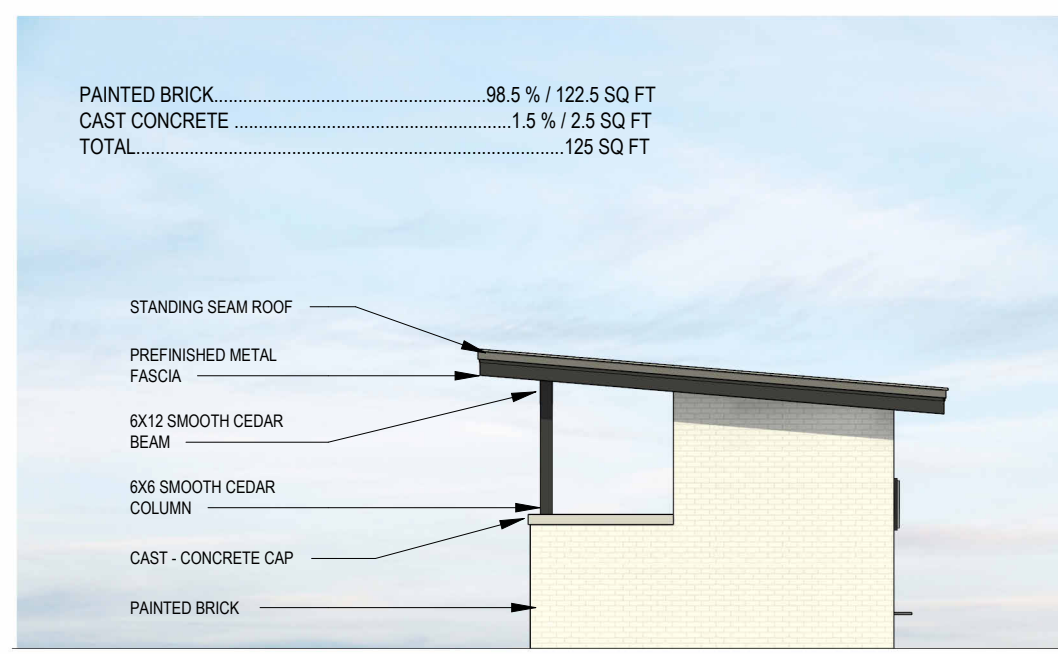
4.1 MATERIAL ELEVATIONS - BIKE BAR - FRONT ELEVATION
1/8" = 1'-0"



3.1 MATERIAL ELEVATIONS - BIKE BAR - SIDE ELEVATION A
1/8" = 1'-0"



2.1 MATERIAL ELEVATIONS - REAR ELEVATION - BIKE BAR
1/8" = 1'-0"



1.1 MATERIAL ELEVATIONS - BIKE BAR - SIDE ELEVATION B
1/8" = 1'-0"

COURTYARD BUILDING & BLOCK LLC.
100 W. CENTER ST STE 300
FAYETTEVILLE AR 72701
PHONE: 479-442-0229
E-MAIL: ROB@COURTYARD.BUILDING

MEDLIN PARK - CLUBHOUSE
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

26 APR 2024
MATERIAL ELEVATIONS

A2.3



COURTYARD BUILDING & BLOCK LLC.

COURT YARD BUILDING & BLOCK LLC.	
100 W. CENTER ST	STE 300

COURT YARD BUILDING & BLOCK LLC.	
100 W. CENTER ST	STE 300

100 W. CENTER ST	AR	72701
FAYETTEVILLE	AR	72701

PHONE : 479.442.0229	E-MAIL : rob@sharparch.net
----------------------	----------------------------

E-MAIL: rob@sharparch.net

MEDLIN PARK - CLUBHOUSE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

26 APR 2024

PERSPECTIVES

A6.1



1 WEST ELEVATION - MATERIALS
1/8" = 1'-0"



2 SOUTH ELEVATION - MATERIALS
1/8" = 1'-0"

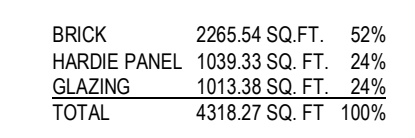
COURTYARD BUILDING & BLOCK LLC.
100 W. CENTER ST STE 300
FAYETTEVILLE AR 72701
PHONE 479.442.0239 EMAIL: rcb@sharparch.net

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

MEDLIN PARK

75% CONSTRUCTION DOCUMENTS

01 APR 2024
BUILDING A EXTERIOR MATERIALS RATIOS
A1.213



1 NORTH ELEVATION - MATERIALS 1/8" = 1'-0"

01 APR 2024
BUILDING A EXTERIOR MATERIALS RATIOS
A1.214



BRICK	4787.34 SQ. FT.	58%
HARDIE PANEL	3062.07 SQ. FT.	37%
GLAZINGS	416.25 SQ. FT.	5%
TOTAL	8265.66 SQ. FT.	100%

1 FRONT ELEVATION - MATERIALS
1/8" = 1'-0"



BRICK	706.21 SQ. FT.	49%
HARDIE PANEL	504.17 SQ. FT.	35%
GLAZINGS	226.80 SQ. FT.	16%
TOTAL	1437.18 SQ. FT.	100%

4 RIGHT SIDE ELEVATION - MATERIALS
1/8" = 1'-0"

COURTYARD BUILDING & BLOCK LLC.			
100 W. CENTER ST.		STE 300	
FAYETTEVILLE		AR	72701
PHONE: 478.442.0229		EMAIL: rcb@sharparch.net	

MEDLIN PARK	
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.	

75% CONSTRUCTION DOCUMENTS	01 APR 24
	BUILDING TYPE B EXTERIOR MATERIALS RATIOS
	A1.223



BRICK 4514.57 SQ. FT. 52%
HARDIE PANEL 2065.93 SQ. FT. 24%
GLAZING 2028.54 SQ. FT. 24%
TOTAL 8609.05 SQ. FT. 100%

- SHEET METAL PARAPET CAP
- BRICK "B" VENEER
- ASPHALT SHINGLES
- PREFINISHED METAL GUTTER AND DOWNSPOUT
- PREFINISHED METAL FASCIA
- HARDIE PANEL SIDING WITH HARDIE BOARD BATTENS
- VINYL WINDOW
- STEEL RAILING
- 4" CONCRETE SLAB
- 4" SQUARE STEEL COLUMN
- BRICK "A" VENEER
- 4" CONCRETE SLAB
- HARDIE BOARD TRIM
- BRICK SILL

29' - 11"
GRADE TO EDGE OF ROOF
36" - 3"

1 BACK ELEVATION - MATERIALS

1/8" = 1'-0"

- SHEET METAL PARAPET CAP
- BRICK "B" VENEER
- ASPHALT SHINGLES
- PREFINISHED METAL GUTTER AND DOWNSPOUT
- PREFINISHED METAL FASCIA
- HARDIE PANEL SIDING WITH HARDIE BOARD BATTENS
- VINYL WINDOW
- STEEL RAILING
- 4" CONCRETE SLAB
- 4" SQUARE STEEL COLUMN
- BRICK "A" VENEER
- 4" CONCRETE SLAB
- HARDIE BOARD TRIM
- BRICK SILL

BRICK 700.85 SQ. FT. 49%
HARDIE PANEL 504.17 SQ. FT. 35%
GLAZING 230.28 SQ. FT. 16%
TOTAL 1434.46 SQ. FT. 100%

29' - 11"
RIDGE TO EDGE OF ROOF
36" - 2 1/2"
GRADE TO RIDGE OF ROOF

2 LEFT SIDE ELEVATION - MATERIALS

1/8" = 1'-0"

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

MEDLIN PARK

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

75% CONSTRUCTION DOCUMENTS

01 APR 24
BUILDING TYPE B EXTERIOR MATERIALS RATIOS
A1.224



1 FRONT ELEVATION - MATERIALS
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION - MATERIALS
1/8" = 1'-0"

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

MEDLIN PARK	
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.	

8 FEB 24
BUILDING TYPE C EXTERIOR MATERIALS RATIOS
A1.232

- SHEET METAL PARAPET CAP
- BRICK "B" VENEER
- ASPHALT SHINGLES
- SHEET METAL PARAPET CAP
- PREFINISHED METAL GUTTER AND DOWNSPOUT
- PREFINISHED METAL FASCIA
- HARDIE PANEL SIDING WITH HARDIE BOARD BATTENS
- VINYL WINDOW
- STEEL RAILING
- 4" CONCRETE SLAB
- 4" SQUARE STEEL COLUMN
- BRICK "A" VENEER
- HARDIE BOARD TRIM
- BRICK SILL



BRICK	2760.11 SQ. FT.	52%
HARDIE PANEL	1463.56 SQ. FT.	28%
GLAZING	1095.63 SQ. FT.	20%
TOTAL	5553.74 SQ. FT.	100%

1 BACK ELEVATION - MATERIALS
1/8" = 1'-0"

36'-3"
GRADE TO RIDGE OF ROOF
29'-11"
GRADE TO EDGE OF ROOF



BRICK	1859.44 SQ. FT.	52%
HARDIE PANEL	1460.15 SQ. FT.	42%
GLAZING	230.06 SQ. FT.	6%
TOTAL	3549.65 SQ. FT.	100%

- ASPHALT SHINGLES
- PREFINISHED METAL GUTTER AND DOWNSPOUT
- PREFINISHED METAL FASCIA
- HARDIE PANEL SIDING WITH HARDIE BOARD BATTENS
- VINYL WINDOW
- 4" CONCRETE SLAB
- STEEL RAILING
- 4" SQUARE STEEL COLUMN
- BRICK "A" VENEER
- HARDIE BOARD TRIM
- BRICK SILL

2 LEFT SIDE ELEVATION - MATERIALS
1/8" = 1'-0"

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

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF COURTYARD BUILDING & BLOCK LLC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION.

MEDLIN PARK

8 FEB 24

BUILDING TYPE C
EXTERIOR
MATERIALS
RATIOS

A1.233

75% CONSTRUCTION
DOCUMENTS

Hardie® Architectural Panels

Submittal Form

08

Submitted to:

Project Name:

Submitted by:

Date:

Product: ☐ Fine Sand ☐ Mounded Sand ☐ Fine Sand Multi-Groove
☐ Sea Grass ☐ Sculpted Clay
Product Zone: ☐ HZ5® ☐ HZ10®
Product Width: ☐ 4ftx8ft ☐ 4ftx10ft ☐ 4ftx12ft
Product Finish: ☐ Primed ☐ ColorPlus® Technology (Limited Availability)

Hardie® Architectural Panels

Specification Sheet

08

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® ARCHITECTURAL PANELS

Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by Intertek:

- Reno, Nevada

Compliance with the following codes

- 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code (IRC)
- 2020 Florida Building Code (FBC)

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Machined face grooves*
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable
- Machined shiplap edges

*Multi-Groove Panels only

Use

James Hardie fiber-cement panels are used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III, IV and V construction.

Description

Hardie® Architectural Panels are single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie Textured Panels comply with ASTM C1186, as Grade II, Type A; have a flame spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and are classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (inches)	Length (feet)	Thickness (inches)
Hardie® Architectural Panels	48	8, 10, 12	5/16

* Product not available in ColorPlus® Technology, primed only.

Texture & Finish

Hardie Architectural Panels comes in distinct textures and a variety of finishes. The product is available in Fine Sand, Mounded Sand, Sea Grass, & Sculpted Clay textures, where the Multi-Groove Panel is available only in Fine Sand texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie Architectural Panels are engineered for performance in specific weather conditions by climate zones as identified by the following map.



Performance Properties

General Property		Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft ² ·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
FIRE CHARACTERISTICS	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: See Intertek Listing for rated assemblies

Installation

Install Hardie Architectural Panels in accordance with:

- Hardie Architectural Panels installation instructions
- ICC-ES ESR-1844
- Intertek Listed
- Requirements of authorities having jurisdiction

Warranty

Hardie Architectural Panels: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- vary by project location
- LEED Avoidance of certain chemicals or LBC Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

P2



Product warranties, safety information and additional installation information are available at jameshardiepros.com

1 866 442 7343 | www.jameshardie.com

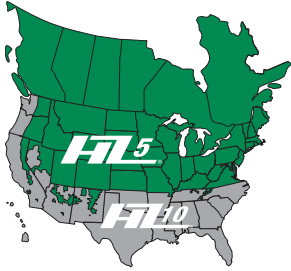
IMPORTANT: The guidance and instructions provided in this technical brief are valid for and applicable to James Hardie® products only. James Hardie Building Products Inc. makes no warranty or representation with respect to use of the information contained herein for any use other than with James Hardie® products. All national, state, and local building code requirements must be followed, and where they are more stringent than the James Hardie product installation requirements, state and local requirements will take precedence. This document is not intended and should not be used as a building code reference. Consult your local building code official for accurate interpretation of local building code.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

© 2021 James Hardie Building Products Inc. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The International Building Code and International Residential Code trademarks are registered trademarks of International Code Council, Inc.



Express Limited Product Warranty



Hardie® **HL5** Siding and Trim Products

Includes Hardie® Plank HZ5® Lap Siding, Hardie® Trim HZ5® Boards, Hardie® Panel HZ5® Vertical Siding, Hardie® Shingle HZ5® Siding, Hardie® Soffit HZ5® Panels, Hardie® Artisan Siding & Hardie® Architectural Panels

Effective February 2024

1. LIMITED WARRANTY: James Hardie Building Products Inc. ("Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of James Hardie Fiber-Cement **HARDIE® PLANK HZ5® LAP SIDING, HARDIE® PANEL HZ5® VERTICAL SIDING, HARDIE® SHINGLE HZ5® SIDING, HARDIE® TRIM HZ5® BOARDS, HARDIE® SOFFIT HZ5® PANELS, HARDIE® ARTISAN HZ5® SIDING AND HARDIE® HZ5® ARCHITECTURAL PANELS** (each, the "Product") for installation within the United States (except Alaska), Puerto Rico and Canada (except Yukon, Northwest Territories, and Nunavut) that such purchased Product, when manufactured, complies with ASTM C1186, is free from manufacturing defects in material and workmanship and:

FIRE:

- Does not contribute to the spread of fire (Flame Spread Index of zero when tested per ASTM E 84).

WEATHER:

- Does not crack, split, edge check, or warp as a result of damage from water, heat and freezing temperatures when tested in accordance with ASTM C1185.
- Resists damage from hail.

PESTS:

- Will not be damaged by termites or other wood-boring insects.
- Resists damage caused by woodpeckers.

This Limited Warranty extends only to

(i) the first retail purchaser of the Product; (ii) the first owner of the structure to which the Product is applied and (iii) the first transferee (each a "Covered Person").

2. WHAT WE WILL DO: If, during the Limited Warranty Period, the Product is (i) damaged by hail, woodpeckers, termites or other wood-boring insects, or (ii) defective in material or workmanship, James Hardie will, in its sole discretion, either issue a refund for or replace the defective portion of the Product, or, during the first (1st) through the thirtieth (30th) year, reimburse the Covered Person for up to twice the original retail cost of the defective portion of the Product. After the 30th year, this Limited Warranty will expire and shall no longer be

applicable. If the original retail cost cannot be established by the Covered Person to James Hardie's reasonable satisfaction, the cost shall be determined by James Hardie in its sole and reasonable discretion. James Hardie's refund, replacement of the defective portion of the Product or reimbursement pursuant to Section 2 of this Limited Warranty is the exclusive remedy for the Covered Person for any defect in material or workmanship. **JAMES HARDIE WILL NOT REFUND OR PAY ANY COSTS IN CONNECTION WITH LABOR OR ACCESSORY MATERIALS.**

3. WHAT YOU MUST DO: Warranty coverage under this Limited Warranty shall be subject to the following terms and conditions:

- (A) A Covered Person must provide written notice to James Hardie within ninety (90) days after discovery of any claimed defect covered by this Limited Warranty and before beginning any permanent repair. The notice must describe the location and details of the claimed defect and any additional information necessary for James Hardie to investigate the claim. Photos of the Product, showing the claimed defect must accompany the notice. A claimant under this Limited Warranty must provide proof to James Hardie that such claimant is a Covered Person as defined in Section 1 above.
- (B) Upon discovery of a claimed defect, a Covered Person must immediately, and at a Covered Person's own expense, provide for protection of all property that could be affected until the claimed defect is remedied if applicable. Before any permanent repair to the Product, a Covered Person must allow James Hardie or Hardie's authorized agent to enter the property and structure where the Product is installed, if applicable, and examine, photograph and take samples of the Product. Any repairs initiated by or on behalf of a Covered person without prior authorization from James Hardie may void the warranty.

4. WHAT IS NOT COVERED: This Limited Warranty does not cover damage or defects resulting from or in any way attributable to: (a) The improper storage, shipping, handling or installation of the Product, including, without

Homeowner Care and Maintenance Tips

PRODUCT REPLACEMENT

Replace siding and trim products in accordance with James Hardie's written installation instructions.

CAULK REPLACEMENT

When caulk is in need of replacing, carefully remove existing caulk and replace with a high quality, paintable latex caulk. For best results, use a latex caulk that complies with ASTM C834 or better. Caulk should be applied in accordance with the manufacturer's written application instructions.

PAINT MAINTENANCE

Remove any damaged, chipped or cracked paint. Prior to repainting, make sure that the surface area is properly cleaned. Repaint immediately using a good quality 100% acrylic paint. For best results, please refer to your paint manufacturer's written specifications for application rates and required topcoats.

CLEANING

Wash down the exterior surfaces every 6 to 12 months with a garden hose to remove dirt and debris, gently cleaning your siding with a soft brush or wet soft cloth.

NOTE: Acid and high pressure washing can damage the fiber cement surface and are not recommended. For more information, download *Technical Bulletin #20, Cleaning Hardie® Primed and ColorPlus® Technology Siding* from JamesHardie.com

Call 1-800-9-HARDIE or visit www.JamesHardiePros.com to obtain written installation requirements or for more detailed technical information.

limitation, failure to install the Product in compliance with applicable, published James Hardie installation instructions and applicable building codes. (b) Further processing, modification or alteration of the Product after shipping from James Hardie; (c) Neglect, abuse, or misuse; (d) Repair or alteration; (e) Settlement or structural movement and/or movement of materials to which the Product is attached; (f) Damage from improper design and/or construction of the underlying wall assembly; (g) Damage resulting from water infiltration; (h) Exceeding the maximum designed wind loads for the Product as installed; (i) Acts of God including, but not limited to, tornados, hurricanes, floods, earthquakes, severe weather or other natural phenomena (including, but not limited to, unusual climate conditions); (j) Efflorescence, peeling or performance of any third party paints, stains and/or coatings; (k) Growth of mold, mildew, fungi, bacteria, or any organism on any surface of the Product (whether on the exposed or non-exposed surfaces); (l) Lack of proper maintenance; and/or (m) Any cause other than material or manufacturing defects attributable to James Hardie.

5. NO WAIVER: James Hardie may, in its sole discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and shall not constitute a waiver of James Hardie's right to strictly enforce the exclusions, disclaimers, and limitations set forth herein for any or all other circumstances.

6. LIMITATION OF LIABILITY: IN NO EVENT SHALL JAMES HARDIE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, ANY CLAIMS OF PROPERTY DAMAGE, BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT, OR ANY OTHER LEGAL THEORY. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

7. LIMITATION OF WARRANTY: THE ABOVE LIMITED WARRANTY IS THE EXCLUSIVE WARRANTY FOR THE PRODUCT. JAMES HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR OTHERWISE. In the event that applicable consumer law prohibits the disclaimer of an implied warranty, the above Limited Warranty shall not extend the period of any such implied warranty. Some states do not allow limitations for consumers on how long an implied warranty lasts, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights, and you may have additional rights, which vary from state to state.

8. ENTIRE AGREEMENT: This Limited Warranty contains and represents the only warranty extended by James Hardie for the Product. No employee or agent of James Hardie or any other party is authorized to make any other warranty in addition to those made in this Limited Warranty.

9. MODIFICATION OR DISCONTINUATION OF PRODUCTS: James Hardie reserves the right to discontinue or modify any Product at any time without notice. In the event that replacement of the Product pursuant to this Limited Warranty is not possible, James Hardie will fulfill any refund or replacement obligation under this Limited Warranty with a Hardie® Product of equal or greater value.

10. HOW TO OBTAIN WARRANTY SERVICE:
(a) Call 866-375-8603; or
(b) Write Warranty Department,
James Hardie Building Products, Inc.,
10901 Elm Avenue, Fontana, California
92337; or
(c) Visit: <http://claims.jameshardie.com>

COMPLETE AND SAVE FOR YOUR OWN RECORDS

Name of Owner _____

Installation Address _____

Name of Installing Contractor _____

Date Installed _____ Contractor Phone Number _____



Lanterns on 4th

Southeast 4th Street

PC Date: 5/21/2024

Staff Report Details

Project Number	LSD24-0013
Applicant / Current Owner	Ecological Design Group/Market District II LLC
Site Area	+/- 1.38 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	
Development Type / Use	Mixed-use
Related projects	PLA23-0023, PUD23-0001

Property Description

The subject property is located along Southeast 4th Street. It is presently zoned Planned Unit Development (PUD) (PUD23-0001) with a future land use designation of High Density Residential (HDR). The property has direct access to Southeast 4th Street and is presently vacant.

Project Details

The proposed project is a mixed-use development, primarily multi-family, but with a small commercial space on the ground floor. The multi-family portion consists of 156 total units, being a mix of studio, one bedroom, and two bedroom units. The site has shared access with the property to the west, the Haven project, and provides on street parking and streetscape requirements per the Master Street Plan.

Parking is provided in accordance with the approved PUD, is located on the ground level, and is a mix of compact and standard sized stalls. The building is 5 stories tall, and is composed primarily of brick with glass, metal panel, wood screen, concrete, and steel listed as additional materials. The building design and open space are provided in accordance with the approved PUD. Landscaping is provided per the Land Development Code but for the screening in the rear which is subject to the waiver request on this project.

Relationship to the General Plan / Projected Traffic Impact

As the land use develops from a presently vacant site to a mixed-use development, traffic will likely increase. Many trips will likely be by foot or by bike as the location is very near to downtown destinations as well as the Walmart campus which is to be completed in the next couple of years. Vehicle traffic will increase as well, using Southeast 4th Street to access the site.

Public Comment

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

Analysis / Waivers

One waiver is requested:

Waiver 1: A waiver from Sec. 1400.09 Landscape Screening Requirements of the Land Development Code to provide a fence only in lieu of a fence and plantings.

At the direction of Planning Commission, the applicant has worked with staff to propose the following solution: the applicant shall provide screening that meets the intent of the ordinance in a way without permanent footings or foundations. Some examples include a hedgerow, trellis with vinery, or other planted landscaping that can provide opaque screening.

Conclusion

The proposed LSD meets the requirements of the approved PUD, Land Development Code, and Zoning Code but for the waiver request.

Should Planning Commission approve the waiver, staff recommends the item be approved. If Planning Commission does not approve the waiver, staff recommends the item be tabled to allow the applicant time to revise their request.

Additional Details



PENDING PC Items

SE H ST

SE I ST

SE 3RD ST

*Lanterns
on 4th*

SE 4TH ST



LSD24-0013
Lanterns on 4th
Large Scale Development





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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Market District II, LLC

Date: March 29, 2024

Re: Multifamily Development @ SE 4th St. Bentonville Ar. Parcel 01-02481-000, 01-02480-000, 01-02479-000, 01-02478-000, 01-02477-000

On behalf of Market District II LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request in addition to the LSD Submittal.

Project Description: Proposed multifamily development includes approximately 156 residential units with 0.25 acres of open space, utility connections, and associated landscape improvements. A conceptual site plans is included with this waiver for reference. The property is zoned as a Planned Unit Development.

This Waiver Request item is listed below:

Waiver Request A:

City of Bentonville Municipal Code: Appendix B – Land Development Code – Sec 1400.09 Landscape Screening Requirement.

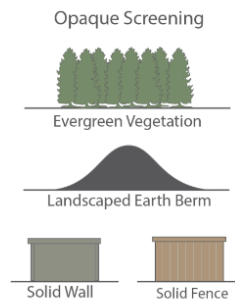
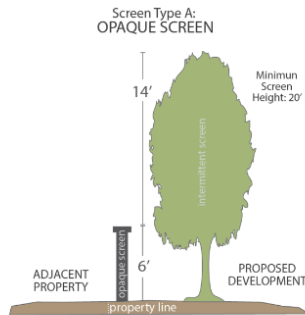
- *Purpose.* Screening requirements are established to mitigate potential nuisances by visually separating incompatible land uses, shielding adjacent properties from any adverse external effects of the development, and shielding the development from the negative impacts of existing adjacent uses, such as major streets or railroads.
- *Screening requirement determination.* The table of screening requirements below establishes the instances in which screening shall be provided in the landscape strip and the screening type to be used. Where the row and column intersect, the letter shown indicates the screening type to be provided. Screen types A, B, C and D are described below. When fences are used to meet these requirements, the fence regulations in Article 1100, Design Standards shall apply.

SCREENING REQUIREMENTS					
	Single-family	Duplex/townhouse	Multi-family	Commercial	Industrial
Single-family	N/A	B	A	A	A
Duplex/townhouse	B	D	C	A	A
Multi-family	A	C	D	B	A
Commercial	A	A	B	D	C
Industrial	A	A	A	B	D

(c) *Screen type A: Opaque screen.* Intended to exclude all visual contact between uses and to create a strong impression of spatial separation.

(1) *Minimum height.* Minimum height of twenty (20) feet. Opaque from the ground to a height of six (6) feet, intermittent visual obstruction permitted from above the opaque portion.

(2) *Materials.* May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.



Hardship

- There is currently only one existing house to the north of the property. It's location along the western half of the landscape strip would require a type A screen. However, there is a sewer line running through the western half of the landscape strip along the north side of the property, leaving no room for the required trees.

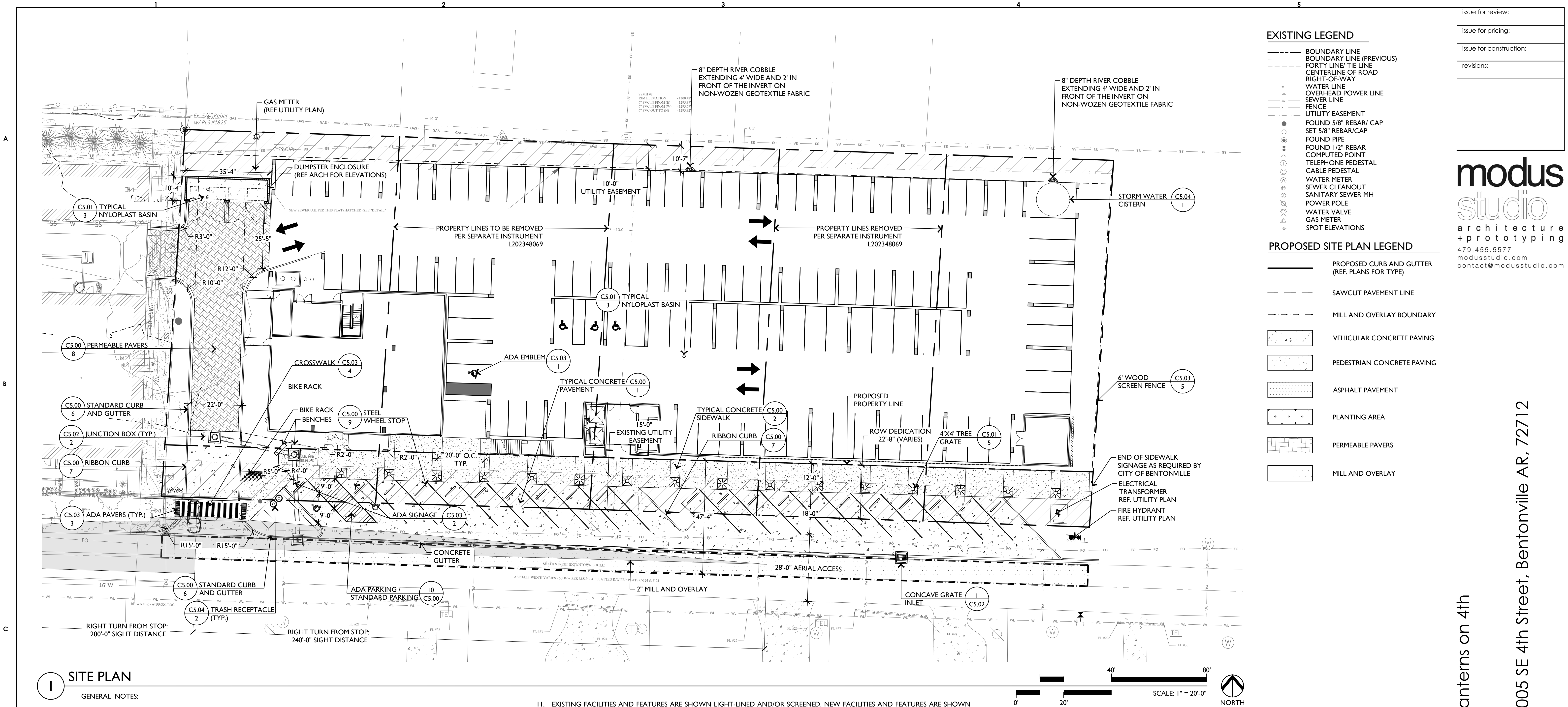
Proposed Solutions

- The applicant intends to fulfill the requirement for a 6' opaque fence. Because of the easement for the aforementioned sewer line, the portion of the proposed building adjacent to the neighbor in question has been pulled further back from the property line so that the face of building sits 18' from the property line. While still not allowing for screen trees to be planted, this increased setback allows for 2.5 times the standard required setback.

If you have any further questions or concerns, please contact me at abrown@ecologicaldg.com or 254.495.6045.

Sincerely,

Alex Brown, ASLA
Ecological Design Group, Inc.



SITE PLAN

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED 08/08/2023.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.

- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ANYTHING BETWEEN 3' AND 8' IS PROHIBITED WITHIN SHADED AREA OF SIGHT TRIANGLES, AS SHOWN ON PLANS.
- THIS PROJECT IS LOCATED WITHIN ZONE 3/C OF THE BENTONVILLE MUNICIPAL AIRPORT OVERLAY DISTRICT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

SITE SUMMARY

ZONING	P.U.D.
SITE AREA (EXCLUDING DEDICATED R.O.W)	1.18 AC
DWELLING UNITS PER ACRE	132.2
LOT WIDTH	389'
LOT COVERAGE MAX CORNER	0.93 AC (79%)
SETBACKS	
FRONT YARD	0'
WEST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 38'
EAST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 9.5'
REAR YARD (SINGLE FAMILY RESIDENTIAL)	MIN. 9.5'
OPEN SPACE	
GROUND FLOOR DOG PARK + LEVEL 01 AMENITY	.23 ACRES (24.7% OF SITE)
UNIT COUNTS	
1 BEDROOM/STUDIO	132
2 BEDROOM	24

issue for review:

issue for pricing:

issue for construction:

revisions:

modus
studio
architecture
+ prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

Lanterns on 4th
1005 SE 4th Street, Bentonville AR, 72712

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents:

SITE PLAN

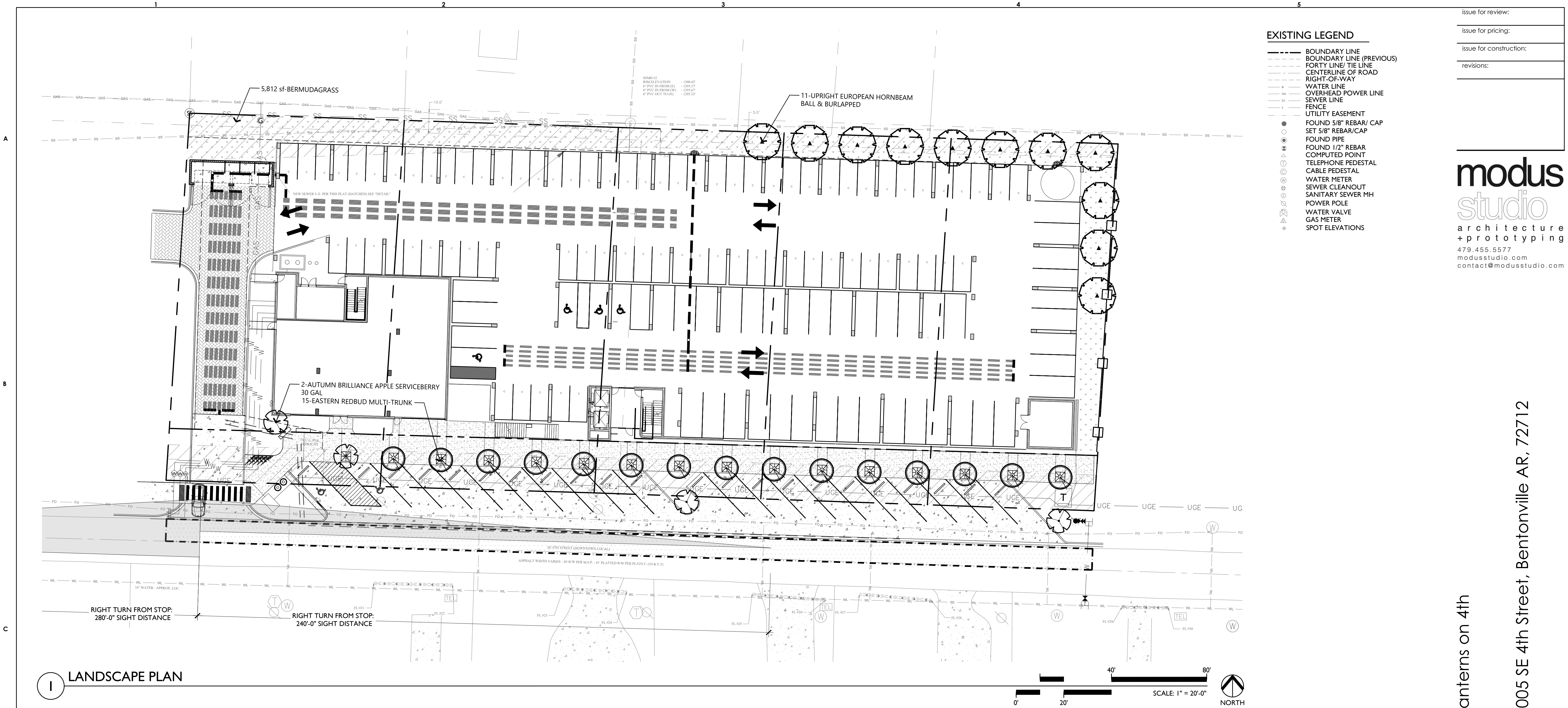
design: 90% CD

date: 2024.04.26

project: 23.15

C1.00

LSD24-0013



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 4TH STREET			
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 390 LF / 20 = 19.5 ~ 19 TREES REQUIRED	19 TREES	19 TREES
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	COMMERCIAL / RESIDENTIAL USES: TYPE A SCREEN REQUIRED	YES	NO - WAIVER REQUESTED
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED IN AERIAL ACCESS ZONE SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

EXISTING LEGEND

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

issue for review:

issue for pricing:

issue for construction:

revisions:

modus

studio

architecture

+prototyping

479.455.5577

modusstudio.com

contact@modusstudio.com

Lanterns on 4th

1005 SE 4th Street, Bentonville AR, 72712

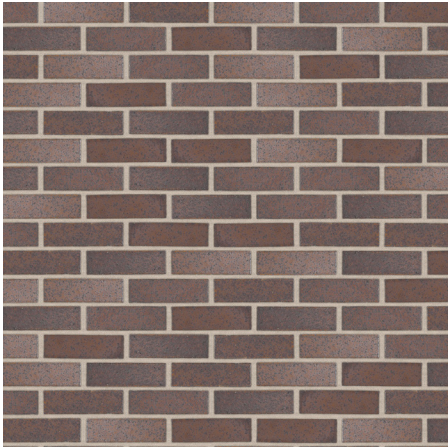
REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.	
ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.	
contents:	LANDSCAPE PLAN
design:	90% CD
date:	2024.04.26
project:	23.15

L1.00

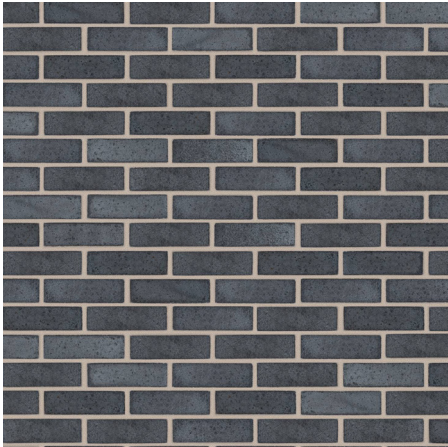
PLAN SET

exterior materials

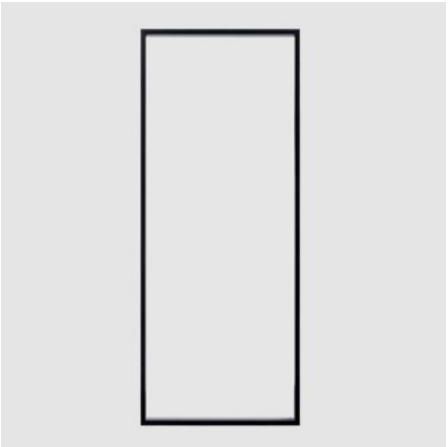
primary materials



B-01
red brick

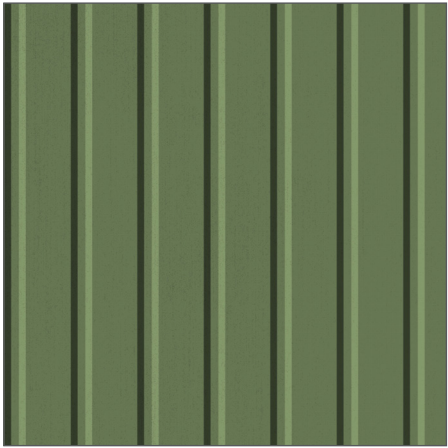


B-02
gray brick



GL-01
glazing

special use materials



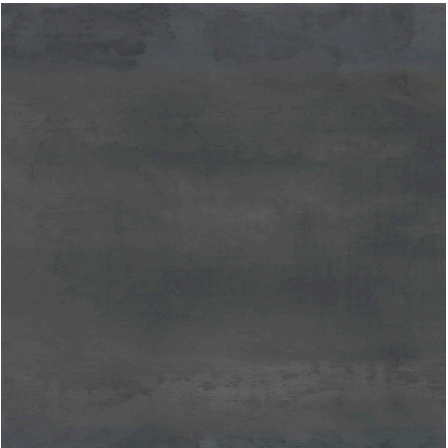
MP-01
architectural metal panel
or fiber cement siding



WS-01
wood screen



C-01
architectural concrete



SP-01
mild steel plate

PLAN SET

street elevations



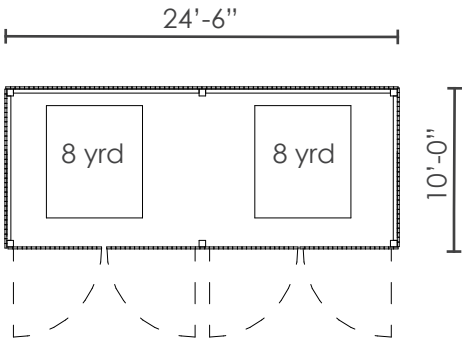
east elevation

east elevation total:	8,832 sf
primary materials:	6,582 sf (75%)
B-01:	2,234 sf
B-02:	2,866 sf
GL-01:	1,482 sf
special use materials:	2,250 sf (25%)
MP-01:	519 sf
WS-01:	734 sf
C-01:	107 sf
SP-01:	890 sf

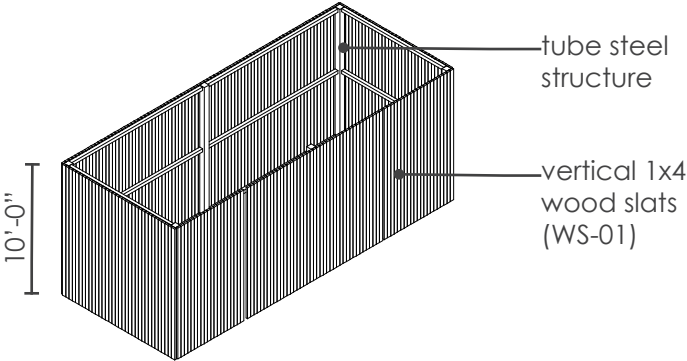


south elevation

south elevation total:	18,285 sf
primary materials:	14,748 sf (81%)
B-01:	5,049 sf
B-02:	4,939 sf
GL-01:	4,760 sf
special use materials:	3,537 sf (19%)
WS-01:	2,071 sf
C-01:	54 sf
SP-01:	1,412 sf



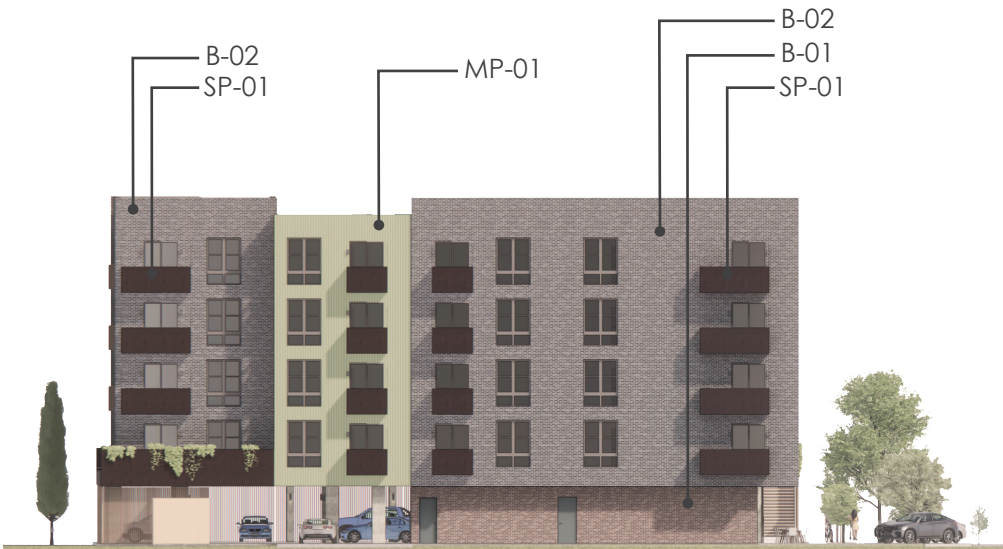
trash enclosure - plan



trash enclosure - 3D view

PLAN SET

street elevations



west elevation

west elevation total:	7,179 sf
primary materials:	5,350 sf (75%)
B-01:	674 sf
B-02:	3,586 sf
GL-01:	1,090 sf
special use materials:	1,829 sf (25%)
MP-01:	1,246 sf
WS-01:	12 sf
C-01:	107 sf
SP-01:	464 sf



north elevation

north elevation total:	18,639 sf
primary materials:	8,978 sf (48%)
B-01:	1,349 sf
B-02:	3,715 sf
GL-01:	3,914 sf
special use materials:	9,661 sf (52%)
MP-01:	5,931 sf
WS-01:	2,674 sf
C-01:	0 sf
SP-01:	1,056 sf

PLAN SET

exterior vignette - view from south



PLAN SET

exterior vignette - view from SE corner



PLAN SET

exterior vignette - view from SW corner



PLAN SET

exterior vignette - view from NW corner



PLAN SET

exterior vignette - view from NE corner



	Bentonville Street Department Addition
	3200 Southwest Municipal Drive
	PC Date: 5/21/2024

Staff Report Details	
Project Number	WAV24-0010
Applicant / Current Owner	Hight-Jackson Associates
Site Area	+/- 31.48 Acres
Current Zoning	I-1, Light Industrial
Requested Zoning	
Current Future Land Use Map Designation	Light Industrial
Requested Future Land Use Map Designation	
Development Type / Use	Municipal Complex
Related projects	

Property Description
The subject property is located at 3200 Southwest Municipal Drive. The current zoning is I-1, Light Industrial, with a future land use designation of Light Industrial. The property has direct access to Southwest Municipal Drive and Southwest 28th Street.

Project Details
The waiver request is from Sec. 1100.21(e) of the Land Development Code to allow for overhead doors to be located on the primary street facing facade and for approval of metal panel as a primary material. The project constitutes an addition to the existing City of Bentonville Municipal Complex to add additional bays and space for the Street Department. The proposed addition will match the existing materials, including the overhead doors, that currently exists on the building. Please see the applicant's materials for more info and drawings.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

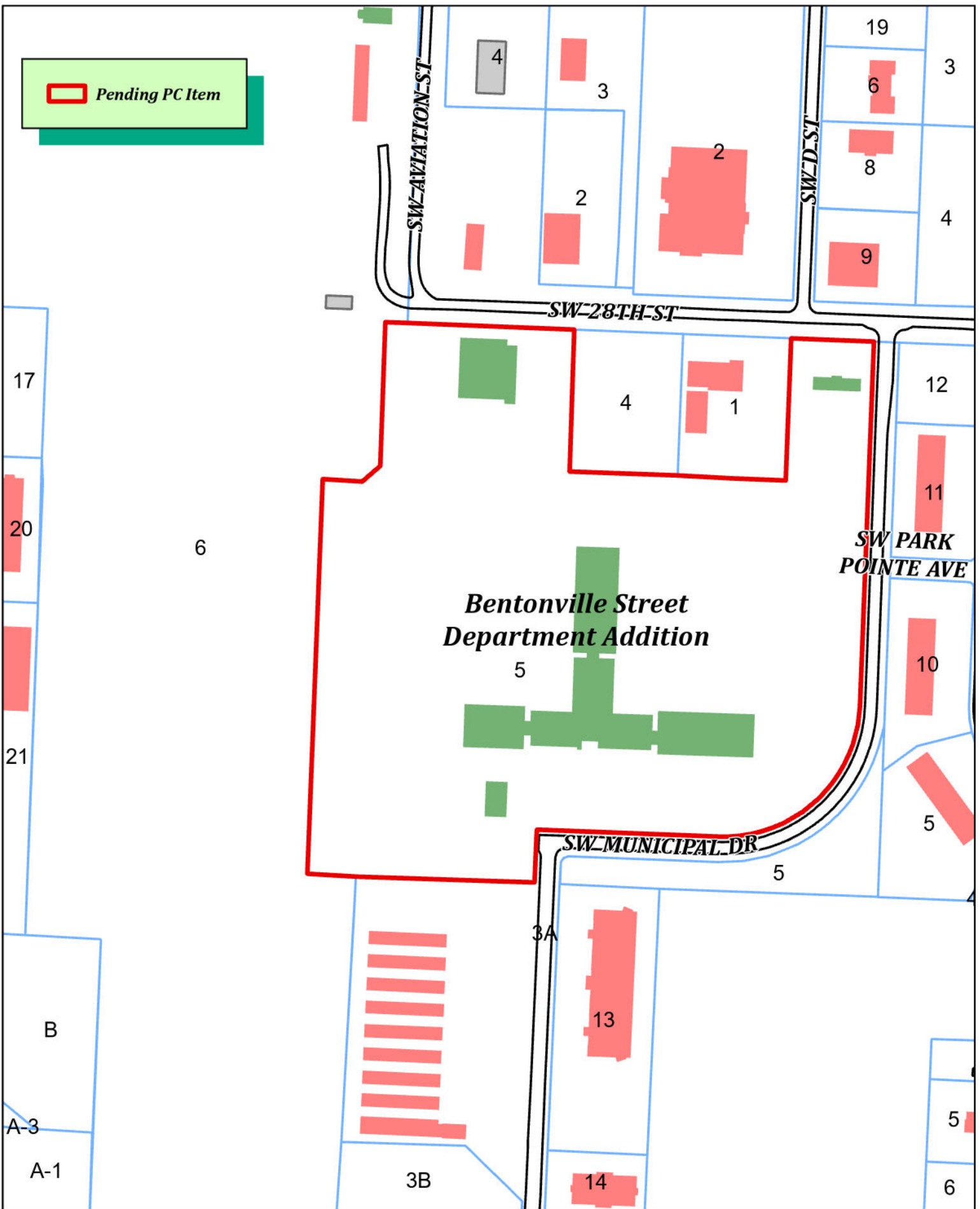
Analysis / Waivers

The proposed addition to the building will match the existing elevation for the Municipal Complex. Additionally, a berm landscaped with trees is already existing along the frontage of Municipal Drive which will provide screening of the new addition. For these reasons, staff recommends approval of this waiver.

Conclusion

Additional Details

 Pending PC Item



WAV24-0010

Bentonville Street Department Addition
3200 SW Municipal Dr



April 01, 2024

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

RE: Waiver Request for Commercial Design Standards
Maintenance Bays Building
Bentonville Maintenance Facility Annex

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Commercial Zoned properties. The property for this project is located on 3200 SW Municipal Drive. This waiver is in regard to the garage door placement on the front façade and the material composition for the south, east, and north facades of the building. Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry, ACM panels, and fiber cement siding) for the new facades of the building is not practical for this building type. We are only extending the material composition of the original building on these façades as well as the garage door pattern for proper use of the new addition. The elevations currently show a 4'-8" high brick wainscot with architectural prefinished metal panels above along with coiling overhead doors and man doors. The building provides maintenance for vehicles and equipment along with storage, restroom, and locker room.

I would like to request a waiver to provide architectural prefinished metal panel system on the south, east and north sides of the building above the 4'-8" high brick wainscot as shown on the accompanying rendered elevations. There will also be architectural prefinished metal panels from floor to eave on the north side with no wainscot which is not visible from the street. This architectural prefinished metal panel system was used on the existing building.

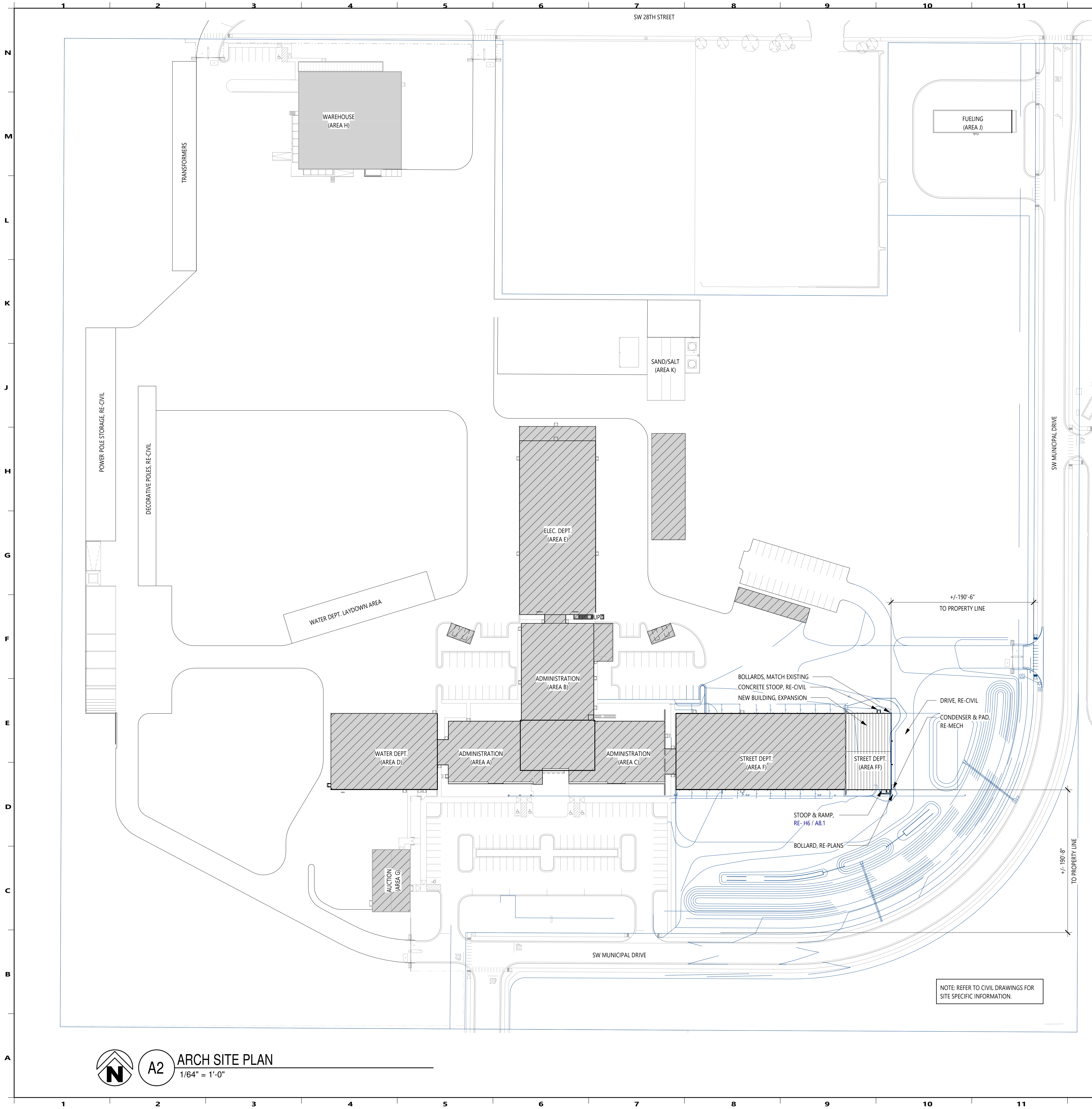
We provide the following conditions to support this waiver request:

- The south, east, north facing facades consist of only (2) primary materials (brick wainscot and a prefinished architectural metal panel 22 GA.), but we are just matching the existing materials for the building to blend in and to look seamless.
- We are adding (2) vehicle bays which require overhead doors on the south and north facades (2 doors on each side). We are matching the doors and rhythm of the existing building, and these doors are crucial for the proper use of the vehicle bays.

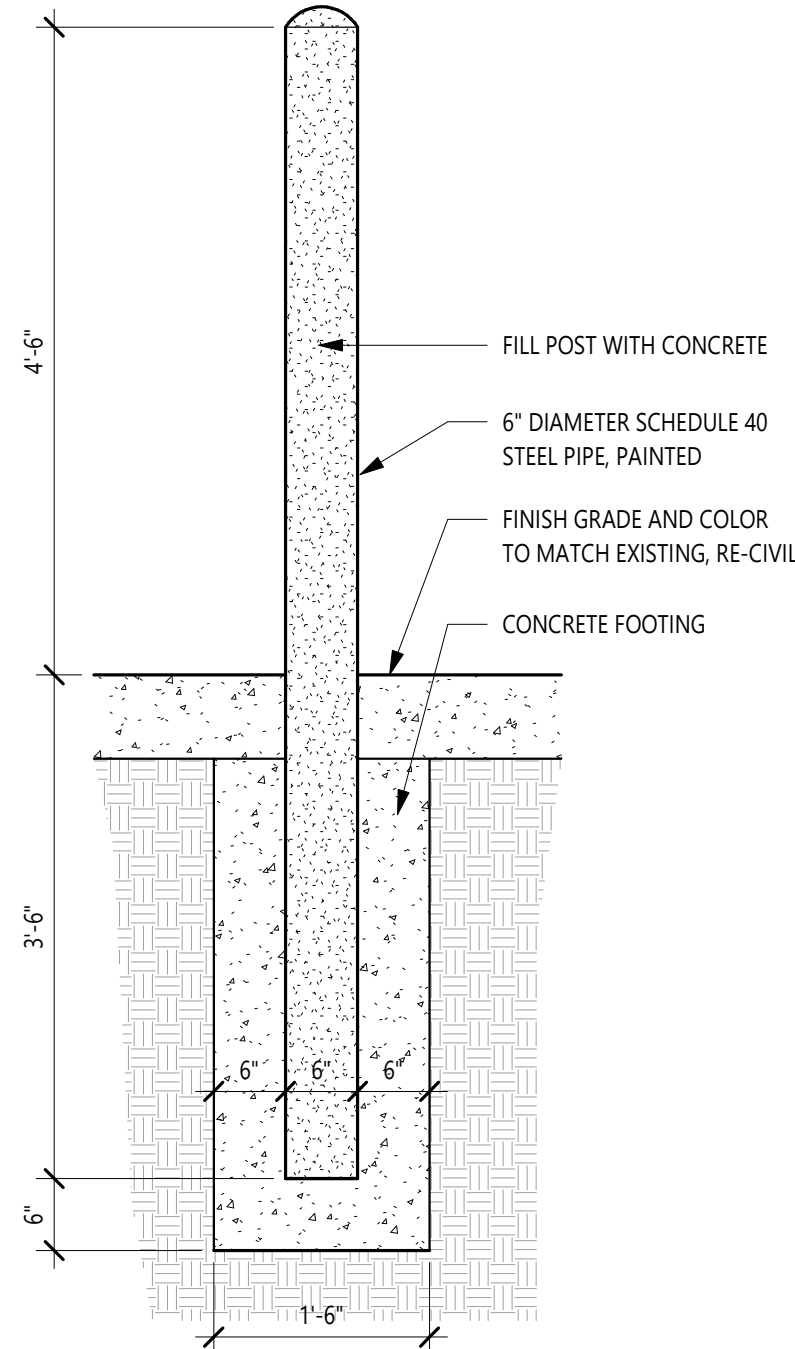
I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Mark Haguewood
Hight Jackson Associates



J14 Typical Pipe Bollard Detail (6")
3/4" = 1'-0"



REGISTERED ARCHITECT
J. MARK HIGHT
License Number 2303
02/22/2024
HIGHT JACKSON ASSOCIATES, P.A.
REGISTERED ARCHITECTS
Certificate
C-348
ARKANSAS

Hight Jackson ASSOCIATES

5201 Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 484-4965 | www.hjarch.com

CITY OF BENTONVILLE

Street Department Addition

3200 SW Municipal Drive, Bentonville, AR 72712

DRAWN BY:
TH

CHECK BY:
MH/JA

ISSUE DATE
10/28/2022

RE-ISSUE DATE
02/22/2024

PROJECT NO.
2150

REVISION DATES
DATE DESCRIPTION

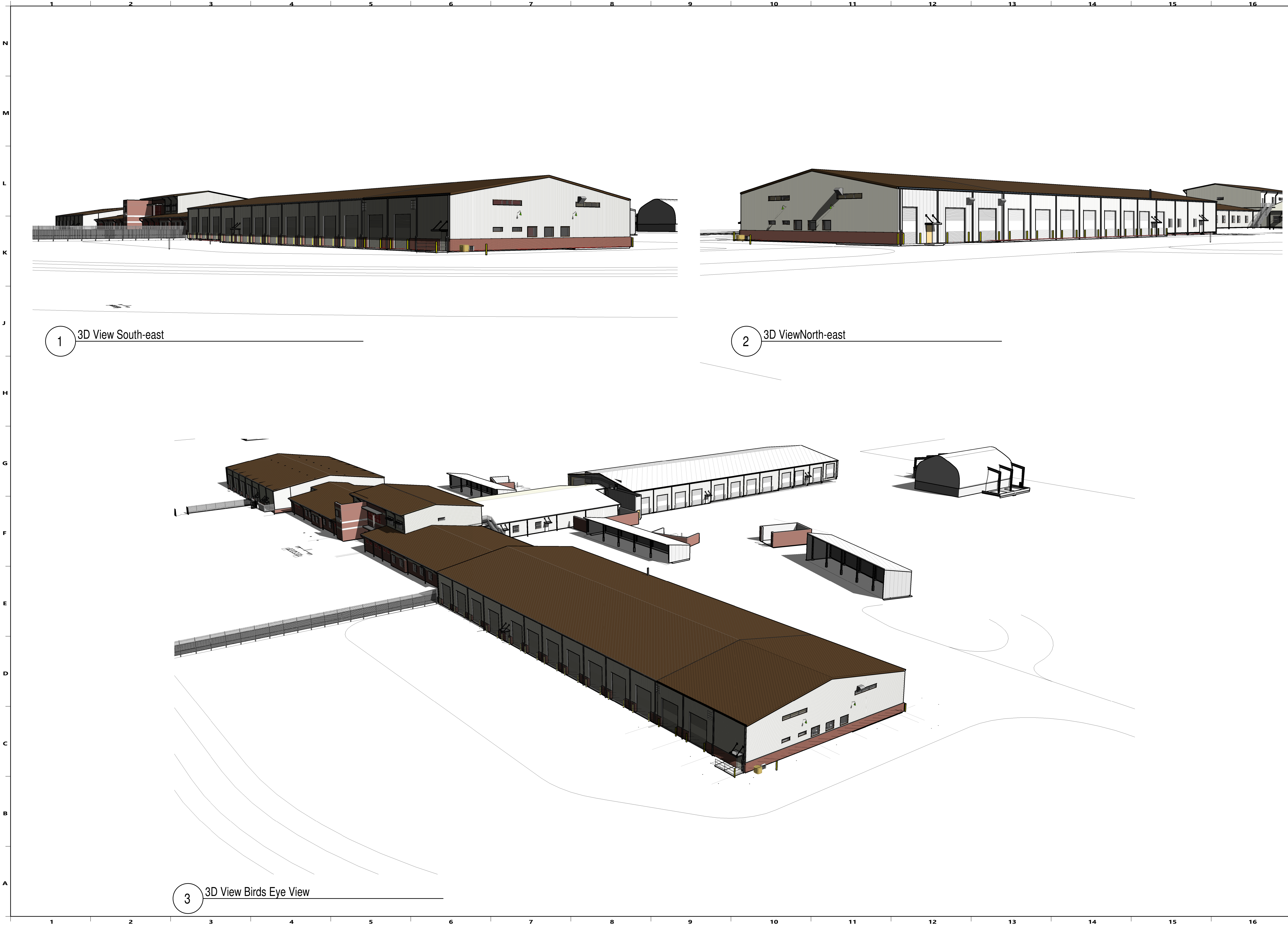
SHEET

A1.3

COPYRIGHT 2024
THESE DRAWINGS AND SPECIFICATIONS ARE
THE EXCLUSIVE PROPERTY OF
HIGHT JACKSON ASSOCIATES, P.A.
USE OR REPRODUCTION IS PROHIBITED
WITHOUT WRITTEN CONSENT

ARCH SITE PLAN
1/64" = 1'-0"

Page 103 of 110



1 3D View South-east

2 3D View North-east



3 3D View Birds Eye View

Hight Jackson
ASSOCIATES
5201 Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 484-4965 | www.hjarch.com

CITY OF BENTONVILLE
Street Department Addition
3200 SW Municipal Drive, Bentonville, AR 72712

DRAWN BY: ja	CHECK BY: ja
ISSUE DATE 10/28/2022	RE-ISSUE DATE 02/22/2024
PROJECT NO. 2150	
REVISION DATES # DATE DESCRIPTION	
S H E E T A4.2	
COPYRIGHT 2024 THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES, P.A. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT	

SECTION 07 42 14

FACTORY FABRICATED ARCHITECTURAL METAL WALL PANELS

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division I Specifications, apply to this Section.

1.2 SUMMARY

- A. This section includes the following:
 - 1. Fabricated factory formed and field assembled wall panels and accessories.
- B. Related Sections include the following:
 - 1. Division 7 Section "Sheet Metal Flashings and Trims" for copings, flashings and other sheet metal work not part of the metal wall panel assemblies.
 - 2. Division 7 Section "Joint Sealants" for field-applied sealants not otherwise specified in this Section.

1.3 DEFINITIONS

- A. Factory Fabricated Metal Wall Panel Assembly: fabricated wall panels, attachment system components, miscellaneous metal framing, and accessories necessary for a complete weather tight system.

1.4 PERFORMANCE REQUIREMENTS

- A. General: Provide fabricated metal wall panel assemblies that comply with performance requirements specified as determined by testing manufacturers' standard assemblies similar to those indicated for this project, by a qualified testing and inspecting agency.
- B. Air Infiltration: Air leakage through assembly of not more than .003.cfm/sq. ft. at a static pressure Differential of 20 psf when tested according to ASTM E-283-04.
- C. Water Penetration: No water penetration when tested at 5gal/hr/sf at a static pressure of 20psf for 15 minutes when tested according to ASTM E-331-0

1.5 SUBMITTALS

- A. Product Data: Include construction details, material descriptions, dimensions of Individual components and profile, and finishes for each type of factory fabricated metal wall panels and accessories.

07 42 14-1

- B. Shop Drawings: Show fabrication and installation layouts of wall panels; details of edge conditions, joints panel profiles, corners, anchorages, trim, flashings, closures, and accessories and special details.
- C. Samples for Initial Selection: For each type of metal wall panel indicated with factory applied color finishes.
 - 1. Include similar samples of trim and accessories involving color selection.
- D. Samples for Verification: For each type of exposed finish required, prepare on samples of size as indicated below.
 - 1. Metal Wall Panel: 12 inches long by actual panel width. Include fasteners, battens, closures, and any other accessories.
 - 2. Trim and Closures: 12 inches long. Include fasteners and other exposed accessories.
 - 3. Accessories: 12 inch long samples of each type of accessory.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by the manufacturer.
- B. Source Limitations: Obtain each type of Metal wall panels through one source from a single manufacturer.

1.7 WARRANTY

- A. Galvalume Substrate Warranty: MORIN panel and accessories sold to the contractor by MORIN shall be free from defects in material for a period of TWO (2) years from the date of substantial completion.
 - 1. MORIN Corporation Galvalume / Zinalume panel material will not rupture, perforate or structurally fail for a period of TWO (2) years from date of substantial completion.
 - 2. Finish: Panel finish and protective top coating to be warrantied for a period of 20 years from date of substantial completion.
 - 3. Exposed Panel Finish: Deterioration includes the following:
 - a. Color fading more than 5 numerical units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, blisters, chipping, cracks, flaking or peeling within 20 years from date of substantial completion when tested according to ASTM D 3359 or ASTM D-2798.

07 42 14-2

- B. Contractor to provide full Manufacturer's material and finish warranty to owner at project completion.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, sheets, metal wall panels, and other manufactured items so as not to be damaged or deformed. Package metal wall panels for protection during transportation and handling.

1.9 PROJECT CONDITIONS

- A. Field Measurements: Verify locations of wall framing and opening dimensions by field measurements before metal wall panel fabrication and indicate measurements on Shop Drawings.
 - 1. Established Dimensions: Where field measurements cannot be made without delaying the work, either establish framing and opening dimensions and proceed with fabricating metal wall panels without field measurements, or allow for field-trimming of panels. Coordinate wall construction to ensure that actual building dimensions, locations of structural members, and openings correspond to established dimensions.

PART 2 PRODUCTS

2.1 PREFINISHED METAL WALL PANELS

- A. Manufacturer: Subject to compliance with requirements. Provide Custom Fabricated Wall panel products by the following or approved by architect 10 days prior to bid date.
 - 1. Morin MX 1.0, 22 GA. concealed fastener with factory caulked side joint panel. Nominal coverage 12". Panels to be run horizontally. Smooth surface texture.
 - 2. No substitutions allowed.
- B. Materials: Wall panels shall be fabricated from Galvalume 40 ksi pre-finished steel per ASTM A792.
- C. Trim and flashing shall be fabricated from the same material type and finish as the wall panels.
- D. Fluorocarbon Coating/Finish:
 - 1. Prepare Galvalume steel coil in accordance with manufacturer's recommendations to properly bond factory applied and baked on coating systems.
 - 2. Apply manufacturer's roll-coated chemically resistant primer to the exposed side of the Galvalume steel and dry to a minimum of 0.20 to 0.25 mil.
 - 3. Apply manufacturer's roll-coated fluorocarbon finish top coat organically pigmented with a minimum 70% Kynar 500 resins to primer at a dry film thickness of a minimum of 0.70 to 0.90 mil to the exposed side of the galvalume steel sheet.
 - 4. Apply manufacturer's roll-coated polyester off-white primer to dry thickness to a minimum of 0.45 mil to the backside of the Galvalume steel sheet.
 - 5. Exterior color is to be **"Sand Stone"**

07 42 14-3

- E. Accessories: Provide manufacturer's standard accessories of the following type designed and manufactured and finished to match wall panels.
 - 1. Fabricated corner flashings for outside and inside corners.
 - 2. Wall cap of profile and size indicated.
 - 3. Fabricated base flashing.
 - 4. Fabricated window flashing.

2.2 MISCELLANEOUS MATERIALS

- A. Fasteners: Concealed fasteners shall be carbon steel with 100NR Dyna-Coat coating.
- B. Accessories: Except as indicated as work of another specification section, provide components required for a complete metal wall panel system, including trim, and copings. Match materials/finishes of preformed panels.

2.2 PANEL FABRICATION: PERFORMANCES

- A. General: Fabricate and finish panels and accessories at the factory to the greatest extent possible, by manufacturer's standard procedures and processed, and as required to fulfill indicated performance requirements which have been demonstrated by factory testing. Comply with indicated profile and dimensional requirements.
- B. Metal Gauges: Thickness required for structural performances, but not less than manufacturer's recommended minimum for profiles and applications indicated, and not less than 22 Gauge, for exterior panels.
- C. Apply bituminous coating or other permanent separation materials on concealed panel surfaces where panels would otherwise be in direct contact with substrate materials which are non-compatible or could result in corrosion or deterioration of either material or finishes.
- D. Condensation: Fabricate panels for control of condensation, including vapor inclusion of seals and provisions for breathing, venting, weeping and draining.

PART 3 EXECUTIONS

3.1 INSTALLATION

- A. General: Comply with panel fabricator's and material manufacture's instructions and recommendations for installation, as applicable to project conditions and supporting substrates. Anchor panels and other components of the work securely in place, with provisions for thermal/structural movement.

07 42 14-4

- B. Install panels with concealed fasteners per manufacturer's recommendations.
- C. Installation Tolerances: Shim and align panel units within installed tolerances of 1/4" in 20'-0" on level/plumb/slope and location/line as indicated, and within 1/8" of adjoining faces and of alignment of matching profiles.

3.2 CLEANING AND PROTECTION

- A. Damaged Units: Replace panels and other components of the work which have been damaged or have deteriorated beyond successful repair by means of finish touch-up or similar minor repair procedures.
- B. Cleaning: Remove temporary protective coverings and strippable films (if any) as each panel is installed. Upon completion of panel installation, clean finished surfaces as recommended by panel manufacturer, and maintain in clean condition during construction.

END OF SECTION

07 42 14-5