



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

Registration Link: <https://us06web.zoom.us/j/88120811201>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. May 21st Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Lots 6-9 of Morrison Heights Subdivision
North Walton Boulevard (LS24-0011) | Lot Split |
| 2. Lots 24 & 25, Block 2 of TJ Holland's Subdivision
303 Southwest 4th Street (LS24-0013) | Property Line Adjustment |
| 3. Lot 15, Block 26 of Deming's Second Addition
703 Northwest A Street (LS24-0017) | Property Line Adjustment |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. Catalyst Church
3700 East Central Avenue (CU24-0009) | Conditional Use Permit* |
| 2. Janes
803 Northwest 10th Street (RZ24-0018)
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential | Rezoning* |
| 3. McMillon
900 & 904 Northeast J Street (RZ24-0019)
Future Land Use Map Amendment: Low Density Residential (LDR) to Mixed-use Commercial
Rezoning: R-1, Low-Density Single-Family Residential to C-3, Mixed-Use Commercial | Rezoning* |
| 4. ALWF Lands, LLC | Rezoning* |

1110 Northeast J Street ([RZ24-0020](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

5. **ALWF Lands, LLC** **Rezoning***

1102 Northeast J Street ([RZ24-0021](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

6. **ALWF Lands, LLC** **Rezoning***

1100 Northeast J Street ([RZ24-0022](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

7. **Walmart Campus PUD Revision 9** **Planned Unit Development Amendment***

Southeast 8th Street ([PUD20-0002](#))

V. Other New Business

1. **Legacy at Featherstone** **Waiver**

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

Waiver 1: Sec. 3.5 (bullet point #5) Minimum Drainage Easement Width shall be 20', of the Stormwater Management and Drainage Manual

2. **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.

VI. Old Business

VII. Other Business

1. **Plan Bentonville Schedule Update** **Informational**

VIII. Adjournment



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

Meeting Recording:

<https://us06web.zoom.us/j/84451234567>

Commissioners Present: Rod Sanders, Danny Bennett, Dana Davis (Chair), Joe Haynie, Eric Hipp

Commissioners Absent: Reginald Wright, Elaine Kerr

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Brittany Chue, Sophie, McAdara, Dan Weese, Bonnie Bridges, Jon Stanley via Zoom, Keegan Stanton via Zoom, Ellen Norvell via Zoom

I. Call to Order

- Commissioner Davis calls the meeting to order at 5:00 pm.
- Based upon discussion at Tech Review, Commissioner Sanders requests Items 2 and 3 under Consent Agenda be moved to Other New Business, Item 1 under Other New Business be tabled, and the following under Other New Business be moved to the Consent Agenda:
 - Item 2, Medlin Park Condominiums with the accompanying Waiver;
 - Item 3, Lanterns on 4th with the accompanying modified Waiver;
 - Item 4, Bentonville Street Department Addition Waivers.
- Hearing no objection, the agenda is modified as requested.

II. Approval of Minutes

1. May 7th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Sanders, second by Hipp.
- Minutes are approved 5-0.

III. Consent Agenda

1. Lots 35, 36, 37, & 38 of Limestone Ranch Subdivision

Lot Split

Southwest Ranch Road (LS24-0002)

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 where utility conflicts exist preventing planting.

4. **Bentonville Street Department Addition**

Waiver

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

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 5-0.

IV. New Business

Advertised Public Hearings

1. **Coffelt Townhomes Laydown Yard**

Conditional Use Permit*

501 Southeast C Street ([CU24-0008](#))

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- Andrew Gatschet, the applicant, is here for any questions.
- Commissioner Davis closes the public hearing.
- Discussion on C street closure and maintenance to keep debris and mud off streets.
- Commissioner Sanders adds in the following condition:
 - "After completion of the work, the applicant shall return the site to its original condition including topsoil and seeding."
- Conditional Use Permit is approved 5-0, with the added condition.

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

Planned Unit Development*

Southwest Regional Airport Boulevard & Southwest Prime Avenue ([PUD24-0001](#))

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis opens the public hearing.
- The applicant requests to omit both conditions on allowable uses and material warranty.
- Commissioner Davis closes the public hearing.
- Discussion on handling legal in large scale development and plat.
- PUD Amendment is approved 5-0, without conditions.

V. Other New Business

1. **Lots 31, 32, & 33 of Deming's Addition**

Lot Split

411 Northwest 5th Street ([LS24-0018](#))

2. **Lots 34, 35, & 36 of Deming's Addition**

Lot Split

409 Northwest 5th Street ([LS24-0019](#))

- Commissioner Davis proposes combining the discussion on Items 1 and 2 ~~at~~ together.
- Mr. Adler provides an overview of the staff report.
- Mark Haney, the applicant, requests unconditional approval of lot splits if they meet the Code and wants reduced development barriers, encouraging changes to the Code.

- Justin Reeves, the surveyor, is concerned about alley improvements imposing a large relocation cost on Mr. Haney because of a major gas line running through the alley.
- Commissioner Sanders and Davis want to protect neighborhoods through the preliminary plat process to prevent drainage.
- Commissioner Bennett also wants to protect neighborhoods, but if Mr. Haney's meeting the Code, how can they vote against it?
- Commissioners and Staff discuss drainage, alley improvements, the preliminary plat process, and how infill development is important for the community, but we need to figure out a way for it to work for everyone: neighbors, developers, and the City.
- Commissioner Davis asks if Staff can review the incidental subdivision Code. Mr. Adler and Ms. Bridges state they would work on a draft.
- Sanders makes a motion to approve LS24-0018 without conditions, second by Bennett.
- Lot split is approved 5-0, without conditions.
- Motion by Sanders to approve LS24-0019 without conditions, second by Bennett.
- Lot split is approved 5-0, without conditions.

VI. Old Business

VII. Other Business

VIII. Adjournment

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



Consent Agenda Item [LS24-0011](#)

For the Planning Commission meeting on June 4, 2024

Details

Lot Split: Lots 6-9 of Morrison Heights Subdivision, Lykins Leasing LLC, North Walton Boulevard, C-2, General Commercial, *LS24-0011*

A lot split of existing Lot 4 of Morrison Heights Subdivision, creating new Lots 6-9 of Morrison Heights Subdivision. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along North Walton Boulevard (U.S. Highway 71). The plat will dedicate a 50' cross access easement to serve Lots 6-9.



LOT SPLIT OF EXISTING LOT 4
CREATING NEW LOTS 6-9 OF MORRISON HEIGHTS SUBDIVISION
NORTH WALTON BOULEVARD, BENTONVILLE, ARKANSAS 72712
BENTON COUNTY
SEE SHEET 2 OF 2 FOR DRAWING

RECORD DESCRIPTION

LOT 4, MORRISON HEIGHTS TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 188.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION

LOT 6
A PART OF LOT 4, MORRISON HEIGHTS TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 188, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON PIN, MARKING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N75°28'01"W 456.90 FEET TO A FOUND 1/2" IRON PIN MARKING THE EAST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE N33°12'49"E 127.71 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE N 34°01'36"E 21.64 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE LEAVING SAID RIGHT-OF-WAY LINE S75°28'01"E 407.35 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S13°57'15"W 141.39 FEET TO THE POINT OF BEGINNING. CONTAINING 1.403 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 7
A PART OF LOT 4, MORRISON HEIGHTS TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 188, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIN, MARKING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N13°57'15"E 141.39 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; MARKING THE TRUE POINT OF BEGINNING; THENCE N75°28'01"W 407.35 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659" MARKING THE EAST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE N34°01'36"E 171.15 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE LEAVING SAID RIGHT-OF-WAY LINE S75°28'01"E 348.61 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S13°57'15"W 161.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1.400 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 8
A PART OF LOT 4, MORRISON HEIGHTS TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 188, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIN, MARKING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N13°57'15"E 302.74 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; MARKING THE TRUE POINT OF BEGINNING; THENCE N75°28'01"W 348.61 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808" MARKING THE EAST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE N34°01'36"E 206.58 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE LEAVING SAID RIGHT-OF-WAY LINE S75°28'01"E 277.70 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"; THENCE S13°57'15"W 194.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.400 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 9
A PART OF LOT 4, MORRISON HEIGHTS TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 2013 AT PAGE 188, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIN, MARKING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N13°57'15"E 497.49 FEET TO A SET 5/8" REBAR WITH CAP "AR 1659", MARKING THE TRUE POINT OF BEGINNING; THENCE N75°28'01"W 277.70 FEET TO A SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808" MARKING THE EAST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE N34°01'36"E 100.53 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE N33°02'53"E 167.51 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE N34°56'08"E 74.58 FEET TO A FOUND 1/2" IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE S34°49'49"E 159.33 FEET TO A FOUND 1/2" IRON PIN; THENCE N56°44'37"E 20.00 FEET TO A FOUND 1/2" IRON PIN; THENCE S16°59'38"E 54.93 FEET TO A FOUND 1/2" IRON PIN; THENCE S13°57'15"W 187.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.389 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
AUGUST 24, 2023.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILE NO. L202152035.
2. SURVEY PLAT FILED IN PLAT BOOK 2013 AT PAGE 188.

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

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

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

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

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

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

ALL BUILDINGS AND SHEDS LOCATED ON THE SUBJECT PROPERTY ARE TO BE REMOVED AT A LATER DATE.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

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

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

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

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

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

THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

DENVER WINCHESTER
REGISTERED LAND SURVEYOR
NO. AR 1808
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

LAND AREA

(PREVIOUS ACREAGE)
LOT 4, MORRISON HEIGHTS
243,576 ± SQUARE FEET
5.592 ± ACRES

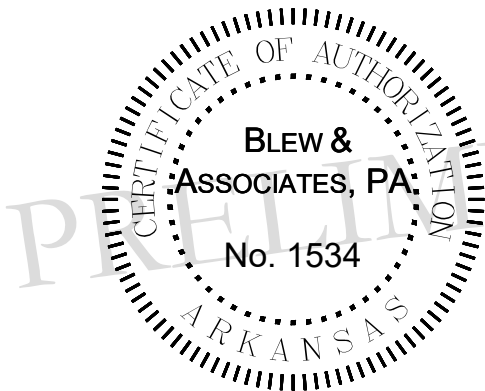
LOT 6
61,114 ± SQUARE FEET
1.403 ± ACRES

LOT 7
60,984 ± SQUARE FEET
1.400 ± ACRES

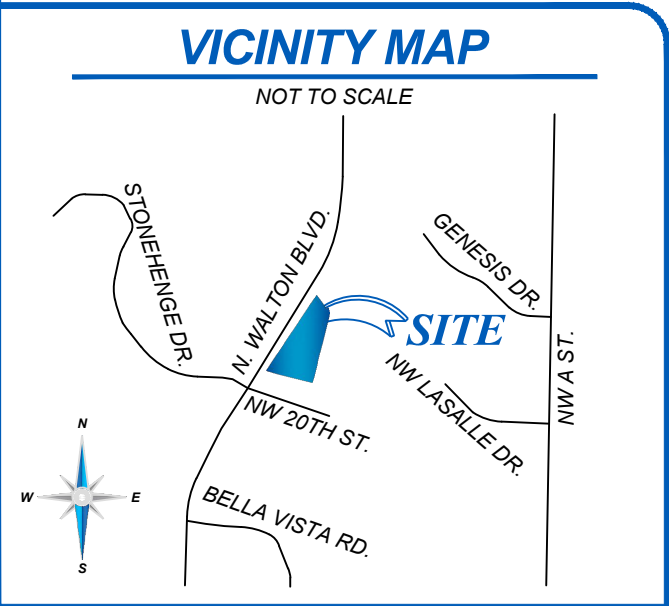
LOT 8
60,984 ± SQUARE FEET
1.400 ± ACRES

LOT 9
60,494 ± SQUARE FEET
1.389 ± ACRES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF APRIL, 2024.



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



FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

OWNER/DEVLOPER

JOHN LYKINS
144 HARRISON AVENUE
LOWELL, ARKANSAS 72745
479-366-4913
PARCEL #001-05221-000

SHEET 1 OF 2

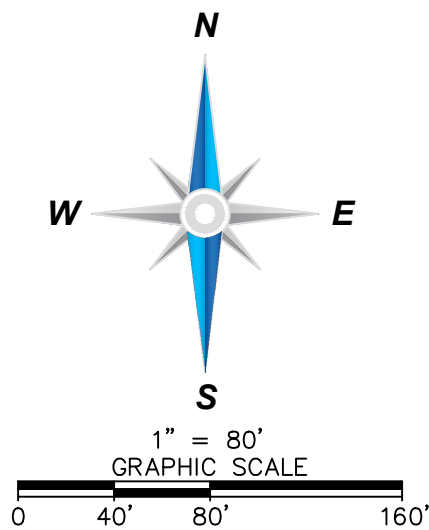
DATE	REVISION HISTORY	BY
04/08/2024	PLANNING COMMENTS	TPN

Blew & Associates, P.A.
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 - FAX: 479.582.1883
COM: WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER: 23-5634	SURVEY DRAWN BY: DLS - 09/06/2023
SURVEY REVIEWED BY: TPN & JV	SCALE: 1" = 80'
FOR THE USE AND BENEFIT OF: LYKINS LEASING LLC	CITY OF BENTONVILLE PROJECT NUMBER: LS24-0011

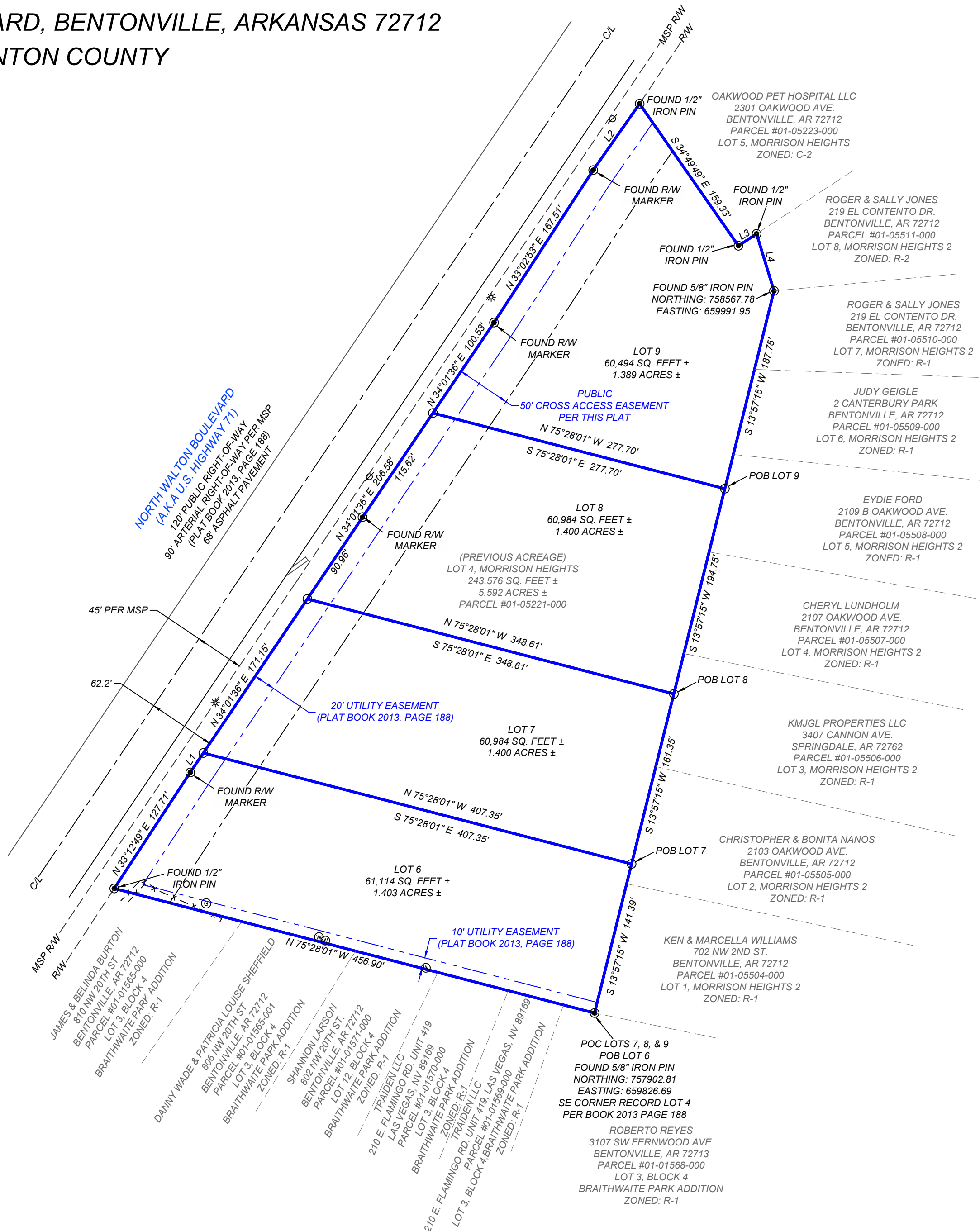
LOT SPLIT OF EXISTING LOT 4
CREATING NEW LOTS 6-9 OF MORRISON HEIGHTS SUBDIVISION
NORTH WALTON BOULEVARD, BENTONVILLE, ARKANSAS 72712
BENTON COUNTY



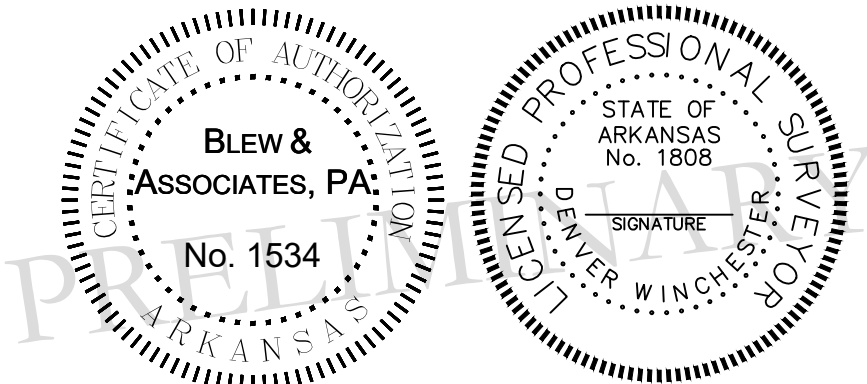
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°01'36" E	21.64'
L2	N 34°56'08" E	74.58'
L3	N 56°44'37" E	20.00'
L4	S 16°59'38" E	54.93'

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH CAP "WINCHESTER AR 1808"
- ⊗ POWER POLE
- ⊙ GAS METER
- * LIGHT POLE
- ⊙ WATER METER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- MSP MASTER STREET PLAN
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - FENCE LINE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 8TH DAY OF APRIL, 2024.



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

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 - FAX: 479.582.1883
COM: WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER: 23-5634	SURVEY DRAWN BY: DLS - 09/06/2023
SURVEY REVIEWED BY: TPN & JV	SCALE: 1" = 80'
FOR THE USE AND BENEFIT OF: LYKINS LEASING LLC	CITY OF BENTONVILLE PROJECT NUMBER: LS24-0011

SHEET 2 OF 2

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 4 OF MORRISON
HEIGHTS SUBDIVISION CREATING NEW LOTS 6-9 OF MORRISON
HEIGHTS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0011)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 4 OF MORRISON HEIGHTS SUBDIVISION creating new LOTS 6-9 OF MORRISON HEIGHTS SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 4, 2024;

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

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

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

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

Section 1: That the lot split of LOT 4 OF MORRISON HEIGHTS SUBDIVISION creating new LOTS 6-9 OF MORRISON HEIGHTS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____,
2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0013](#)

For the Planning Commission meeting on June 4, 2024

Details

Property Line Adjustment: A portion of Lots 1 & 2 in Block 2 of tj Hollands Subdivision, HKBGT LLC & AAIGT LLC, 303 Southwest 4th Street, D-E, Downtown Edge, *LS24-0013*

A property line adjustment of a portion of Lots 1 & 2 in Block 2 of 00419 tj hollands subdivision, creating new lots 24-25 of block 2 of tj hollands subdivision. per the requirements of the current master street plan, the existing right-of-way is adequate along southwest 4th street. the plat will dedicate the following easements: a utility easement to serve lots 24-25, a variable width permanent drainage easement to serve lot 24, a temporary construction easement to serve lot 24, and a public access easement to serve lots 24-25.



Pending PC Item

SW 4TH ST

***Creating
Lots 25, 26***

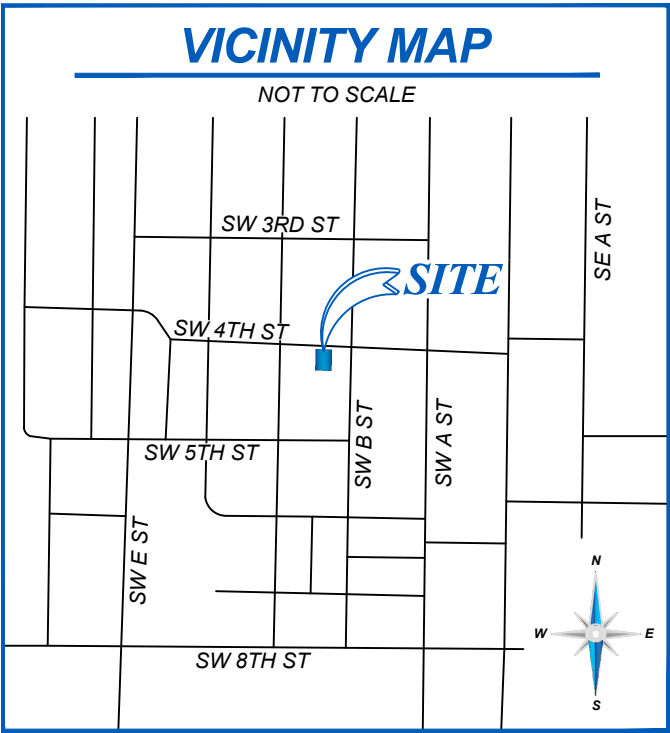
SW C ST

SW B ST



**LS24-0013
TJ Hollands Subdivision
Creating Lots 25,26**





PROPERTY LINE ADJUSTMENT

OF A PORTION OF LOTS 1 & 2 IN BLOCK 2, HOLLAND'S ADDITION
LOCATED IN: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST
303 SOUTHWEST 4TH STREET, BENTON COUNTY, BENTONVILLE, AR 72712

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-130-04-1826

COMPLETED FIELD WORK:
MARCH 05, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DOCUMENT NO. L202174625.
2. SURVEY PLAT FILED IN PLAT BOOK 2 AT PAGE 139.
3. PLAT OF HOLLAND'S ADDITION, TO THE CITY OF BENTONVILLE.

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

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

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

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

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO KNOWN WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF THE SURVEY.

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

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

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT TIME OF BUILDING PERMIT ISSUANCE. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

DATE OF EXECUTION

DENVER WINCHESTER
PROFESSIONAL SURVEYOR NO. 1808
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

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

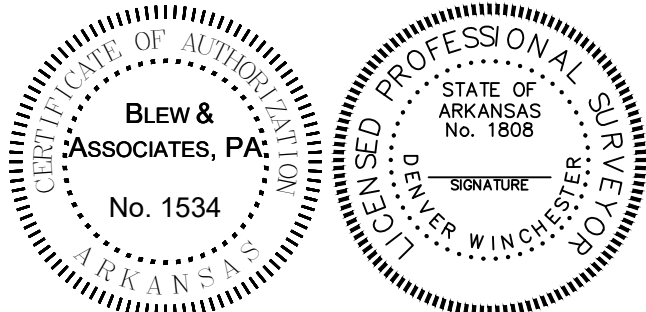
OWNER/DEVELOPER

HKBGT LLC & AAIGT LLC
303 SW 4TH ST.
BENTONVILLE, AR 72712
BENTON COUNTY
HUNTER BANWARTH
HBANWARTH@STOUTSTUFF.US

LAND AREA

7.345± SQUARE FEET
0.169± ACRES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 2023.



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

RECORD DESCRIPTION

75 FEET SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

SURVEY DESCRIPTION

LOT "24, BLOCK 2" DESCRIPTION
BEING A PORTION OF THE 75' SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND 1/2" REBAR SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 4TH STREET (A 60' PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S87°32'01"E A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE EASTERLY LINE OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE EASTERLY LINE THEREOF S01°47'16"W A DISTANCE OF 97.95';

THENCE N87°32'01"W A DISTANCE OF 7.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO A FOUND 1/2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2 SITUATED ON THE EASTERLY LINE OF A 12' PUBLIC PLATTED ALLEY;

THENCE ALONG THE EASTERLY LINE THEREOF N01°47'16"E A DISTANCE OF 97.95' TO THE POINT OF BEGINNING, CONTAINING 3,678 SQUARE FEET OR 0.084 ACRES, MORE OR LESS.

LOT "25, BLOCK 2" DESCRIPTION
BEING A PORTION OF THE 75' SQUARELY OFF THE WEST SIDE OF LOTS 1 AND 2 IN BLOCK 2, HOLLANDS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1/2" REBAR SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 4TH STREET (A 60' PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S87°32'01"E A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S87°32'01" E A DISTANCE OF 7.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659 AR 1826";

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S01°47'16"W A DISTANCE OF 97.95' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "AR 1659 AR 1826";

THENCE N87°32'01"W A DISTANCE OF 30.50' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINCHESTER AR 1808" AND CONTINUING FOR A TOTAL DISTANCE OF 37.50' TO THE WESTERLY LINE OF THE LOT HEREIN DESCRIBED;

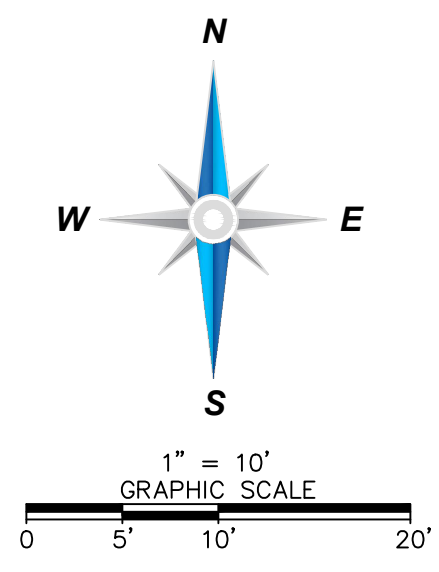
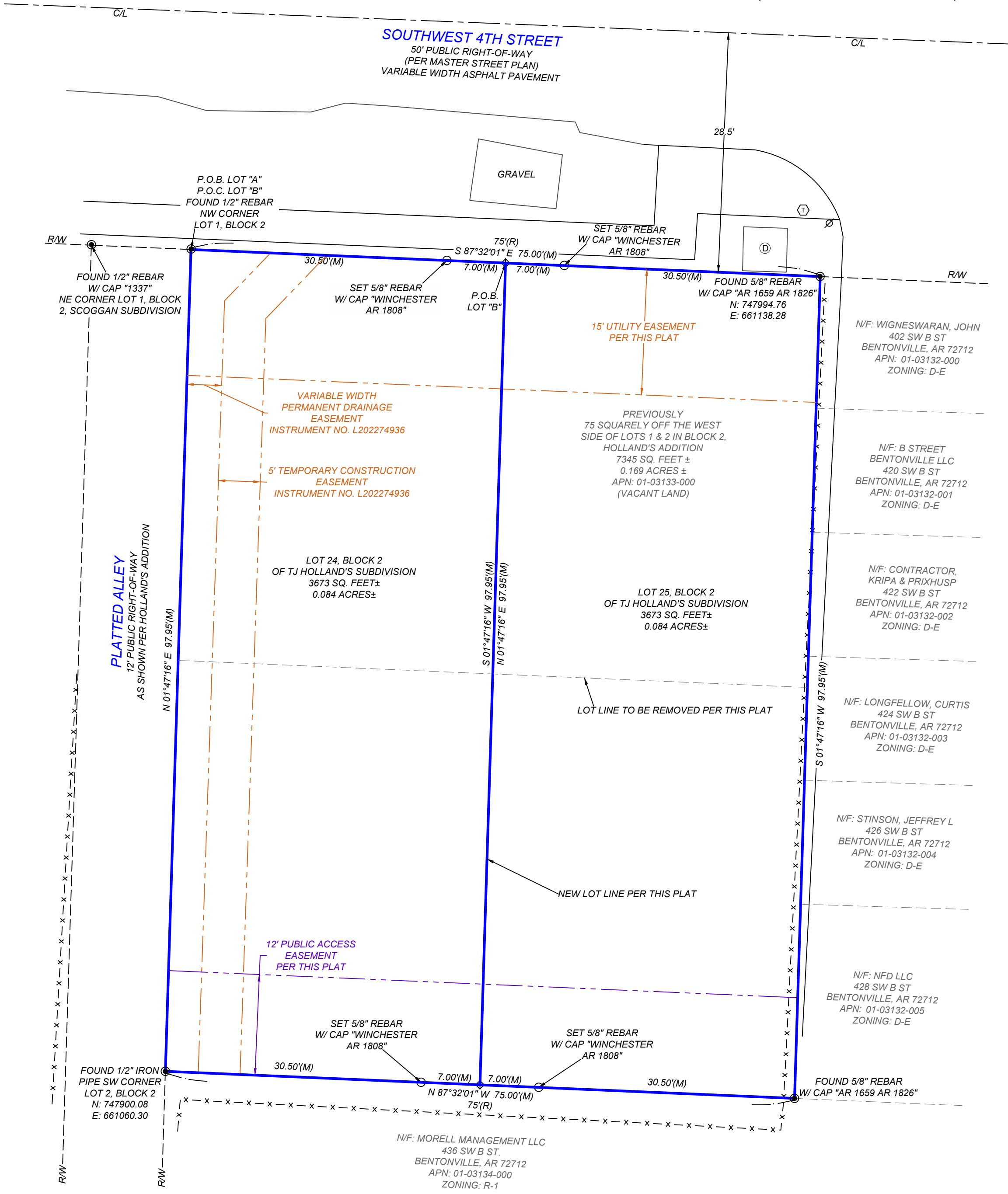
THENCE ALONG THE WESTERLY LINE THEREOF N01°47'16"E A DISTANCE OF 97.95' TO THE POINT OF BEGINNING, CONTAINING 3,678 SQUARE FEET OR 0.084 ACRES, MORE OR LESS.

UTILITY INFORMATION

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

PROPERTY LINE ADJUSTMENT

OF A PORTION OF LOTS 1 & 2 IN BLOCK 2, HOLLAND'S ADDITION
LOCATED IN: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST
303 SOUTHWEST 4TH STREET, BENTON COUNTY, BENTONVILLE, AR 72712



- LEGEND & SYMBOLS**
- FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (AS NOTED)
 - ⊕ COMPUTED POINT
 - ⊙ STORM MANHOLE
 - ⊗ POWER POLE
 - ⊕ TELEPHONE PEDESTAL
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE (R/W)
 - - - CENTERLINE (C/L)
 - x - x - x - FENCE LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 2023.

BLEW & ASSOCIATES, P.A.
No. 1534

STATE OF ARKANSAS
No. 1808

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

**Surveying
Engineering
Mapping**

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

SURVEYOR JOB NUMBER: 24-1307	SURVEY DRAWN BY: CKLS - 03/14/2024
SURVEY REVIEWED BY: JDW	SCALE: 1" = 10'
FOR THE USE AND BENEFIT OF: BOWSER SHATTUCK GROUP LLC	CITY OF BENTONVILLE PROJECT NO.: LS24-0013

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF A PORTION
OF LOTS 1 AND 2, BLOCK 2 OF HOLLAND’S ADDITION CREATING NEW LOTS
24 AND 25, BLOCK 2 OF HOLLAND’S ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0013)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of A PORTION OF LOTS 1 AND 2, BLOCK 2 OF HOLLAND’S ADDITION creating new LOTS 24 AND 25, BLOCK 2 OF HOLLAND’S ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 4, 2024;

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

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

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

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

Section 1: That the property line adjustment of A PORTION OF LOTS 1 AND 2, BLOCK 2 OF HOLLAND’S ADDITION creating new LOTS 24 AND 25, BLOCK 2 OF HOLLAND’S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0017](#)

For the Planning Commission meeting on June 4, 2024

Details

Property Line Adjustment: Lot 15, Block 26 of Deming's Second Addition, Lane-Riggins Trust, 703 Northwest A Street, R-1, Low-Density Single-Family Residential, Downtown High Density Residential, *LS24-0017*

A property line adjustment of all of existing Lot 10 and part of Lot 11, Block 26 of Deming's Second Addition, creating new Lot 15, Block 26 of Deming's Second Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Northwest A Street. The plat will also dedicate a 10' wide utility easement to serve the new lot.



PENDING PC Items



LS24-0017
Demings 2nd Addition Lots 10 & 11
Lot Split



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 10 AND
A PORTION OF LOT 11, BLOCK 26 OF DEMING'S SECOND ADDITION
CREATING NEW LOT 15, BLOCK 26 OF DEMING'S SECOND ADDITION TO THE
CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0017)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 10 AND A PORTION OF LOT 11, BLOCK 26 OF DEMING'S SECOND ADDITION creating new LOT 15, BLOCK 26 OF DEMING'S SECOND ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 4, 2024;

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

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

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

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

Section 1: That the property line adjustment of LOT 10 AND A PORTION OF LOT 11, BLOCK 26 OF DEMING'S SECOND ADDITION creating new LOT 15, BLOCK 26 OF DEMING'S SECOND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Catalyst Church

3700 East Central Avenue

PC Date: 6/4/2024

Staff Report Details

Project Number	CU24-0009
Applicant / Current Owner	Dogwood Acres, LLC
Site Area	+/- 9.02 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Mixed-use Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Religious Facility
Related projects	N/A

Property Description

The subject property is located at 3700 East Central Avenue and is currently the location of an abandoned single family home. The property is zoned R-1, Low-Density Single-Family Residential with a Future Land Use Map designation of Mixed-use Commercial. The property does have direct access to East Central Boulevard and Northeast Kenwood Drive. Religious facilities are allowed by a conditional use permit in all zoning districts.

Project Details

Per the applicant's narrative, Catalyst Church is proposing a new facility at 3700 East Central Avenue. The church will have a 500 seat sanctuary and there will not be a school associated with the project. Access to the site will be from either East Central Avenue and/or Northeast Keenwood Drive. The property is zoned R-1, Low-Density Single-Family Residential. A church is not allowed by right and a conditional use permit is required. As part of our conditional use permit for 3700 E. Central, the church will not be using the property as a school. The church does have an online college mentoring program that will meet on campus as an extension of our religious training that we call Catalyst Academy. The students will be doing college course work online and not on campus. However, the campus will be used to mentor students in character development and biblical worldview as part of the church's discipleship program.

Relationship to the General Plan / Projected Traffic Impact

The proposed use as a religious facility does have the potential to impact traffic in the area and any future development of the site may require a traffic study be conducted and depending on the findings of said traffic study, improvements to the public road system may or may not be necessary.

Public Comment

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

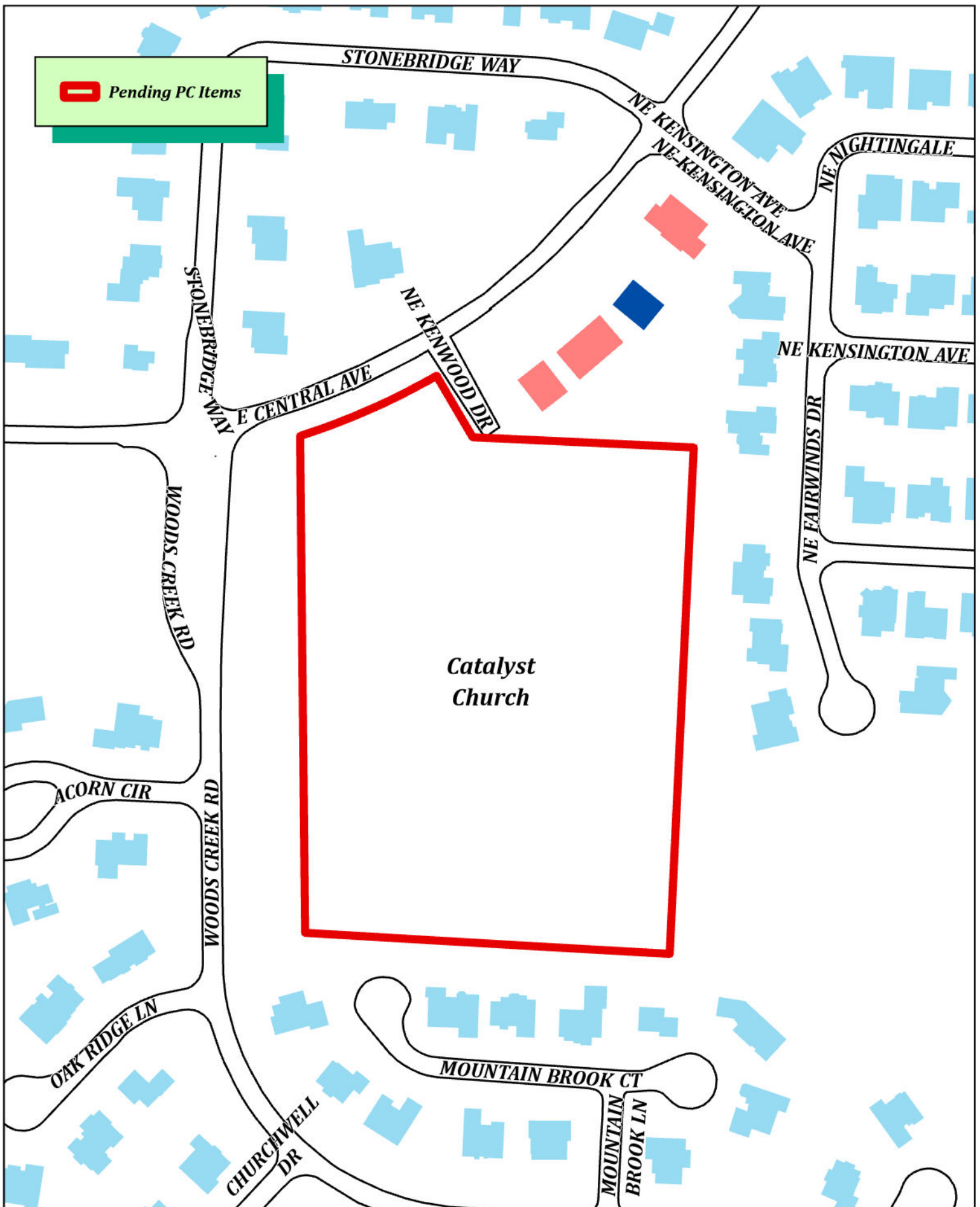
Analysis / Waivers

Conclusion

Proposed conditions of approval:

1. This Conditional Use Permit shall be valid in perpetuity.
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. A Large Scale Development will be required to be submitted, reviewed and ultimately approved by the Planning Commission in accordance with the City of Bentonville Zoning, Building and Land Development Codes.

Additional Details



 Pending PC Items

Catalyst Church

CU24-0009
Catalyst Church
3700 E. Central Ave





Expedient Civil Engineering, PLLC

P. O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

May 13, 2024

Keegan Stanton
Planner
Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

**RE: CATALYST CHURCH
CONDITIONAL USE PERMIT
3700 E CENTRAL AVENUE, BENTONVILLE, AR
ECE PROJECT NO. 24-1006**

Dear Mr. Stanton:

Catalyst Church is proposing a new church at 3700 East Central Avenue. The church will have a 500 seat sanctuary and there will not be a school associated with the project. Access to the site will be from the public street, Kenwood Drive. The property is zoned R-1. A church is not allowed by right and a conditional use permit is required. As part of our conditional use permit for 3700 E. Central, we will not be currently using the property as a school. We do have an online College mentoring program that will meet on campus as an extension of our religious training that we call Catalyst Academy. The students will be doing college course work online and not on campus. However, the campus will be used to mentor students in character development and biblical worldview as part of our church discipleship program. Therefore, the church is requesting a conditional use permit (CUP).

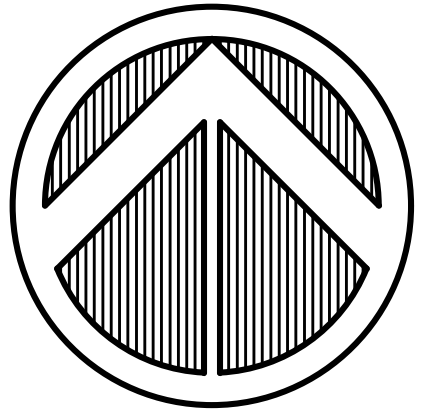
Thank you for your consideration of this CUP and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Catalyst Church

\\ECE\ECE-WorkGroup\ECE-Work\Projects\2024-Projects\24-1006 Catalyst Church\24-1006 Concept.dwg



NORTH

50' 0 50'

SCALE 1"=50'

LEGEND

PROPERTY LINE	---
EXISTING ASPHALT	=====
EXISTING CONCRETE	=====
EXISTING RIGHT OF WAY	-----
EXISTING CONTOUR	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

CATALYST CHURCH
2128 E CENTRAL
BENTONVILLE, AR 72713

ZONING:

R-1 LOW DENSITY SINGLE-FAMILY

USE:

CHURCH

SETBACK NOTE:

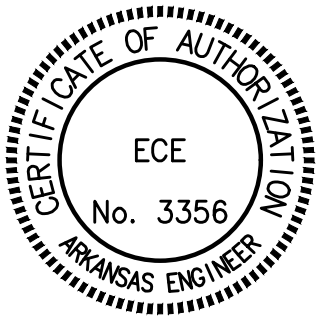
SETBACKS SHALL BE PER THE CURRENT
ZONING DISTRICT AS STATED IN THE MOST
RECENT CITY OF BENTONVILLE ZONING CODE.

LOT BUILDING COVERAGE:

40,200 SF	TOTAL
393,678 SF	BUILDING
AS A PERCENT:	10.2% COVERAGE

PARKING REQUIREMENTS:

1. SANCTUARY - 1 SPACE PER 4 SEATS -650 SEATS
2. NUMBER OF PARKING SPACES REQUIRED - 163 SPACES
3. NUMBER OF ACCESSIBLE SPACES PROVIDED - 12 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED - 231 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 243 SPACES



NOT FOR CONSTRUCTION



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	4/1/2024
JOB NUMBER	24-1006
SHEET NAME	CONCEPT PLAN

File No.	24-1006 Concept.dwg
	1 OF 1

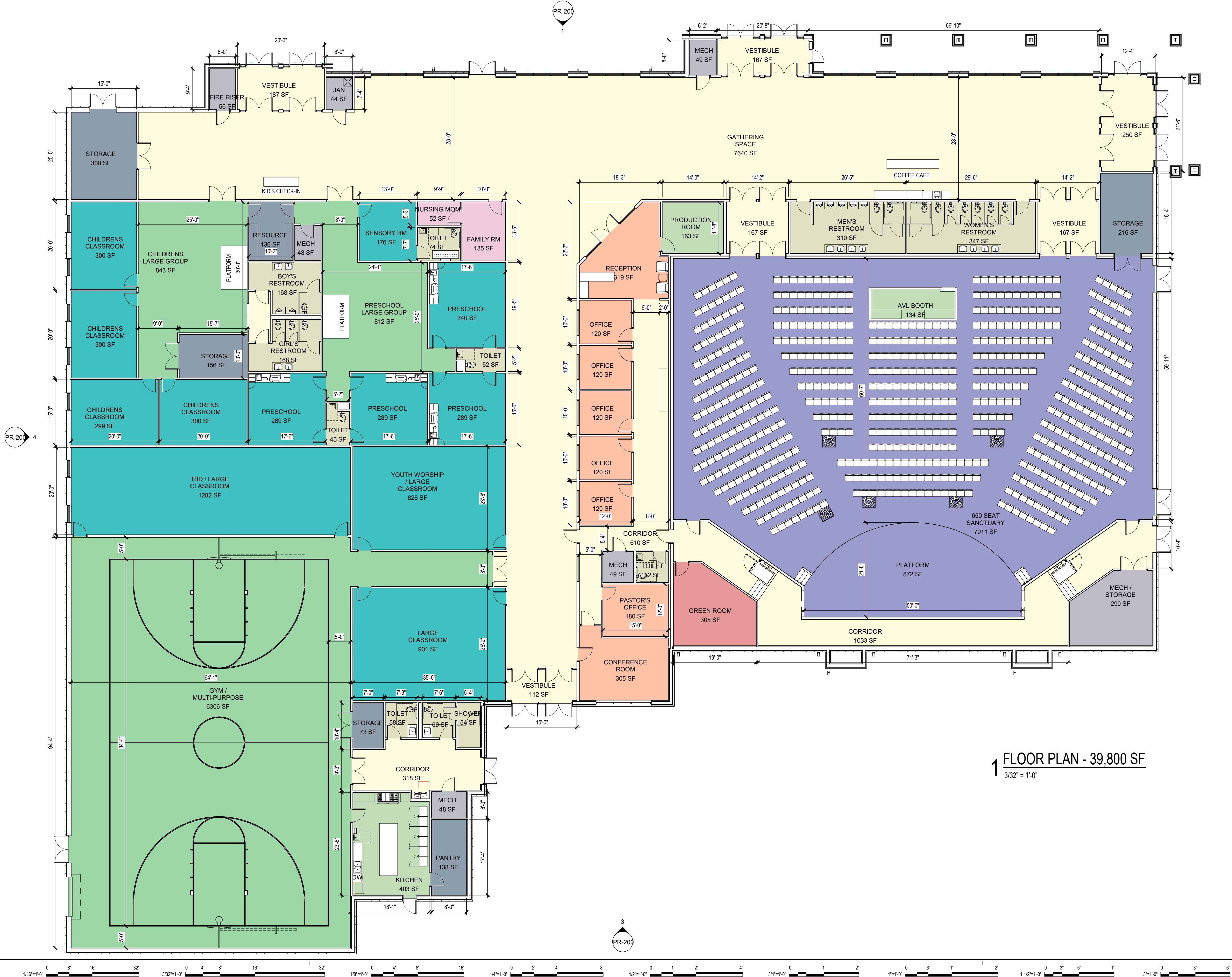


Date			
Comments			
Rev			

CATALYST CHURCH	BENTONVILLE, AR
HIGHWAY 72	
CATALYST CHURCH	BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (501) 755-5300
EMAIL: jason@ece-llc.com

4/2/2024 11:14:11 AM



1 FLOOR PLAN - 39,800 SF
3/32" = 1'-0"



SCHEMATIC DESIGN
04/01/2024

CATALYST CHURCH

3700 E CENTRAL AVE
BENTONVILLE, AR 72712

REVISIONS

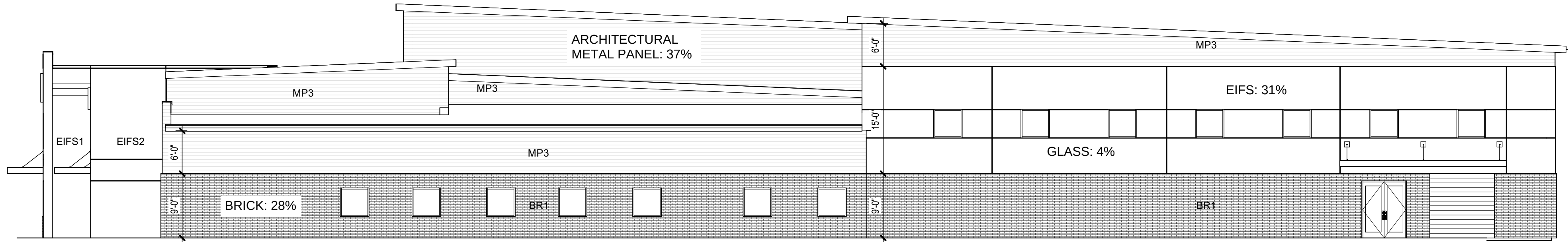
FLOOR PLAN

JOB 2024.02
ISSUE 04/01/2024
DRAWN BY: JTT
CHKD BY: JSH

PR-101

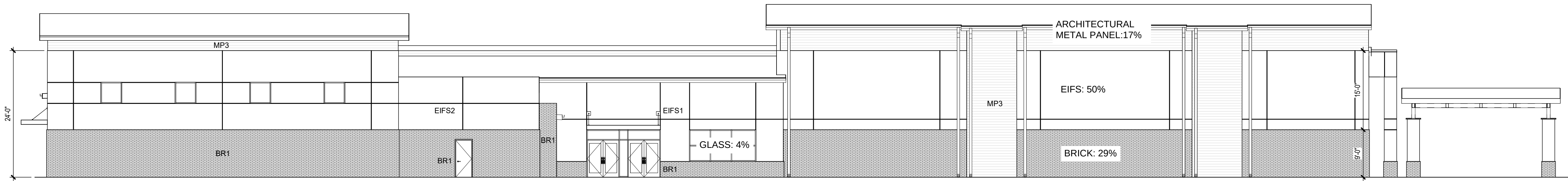
NOT FOR
CONSTRUCTION

SCALE 3/32" = 1'-0"



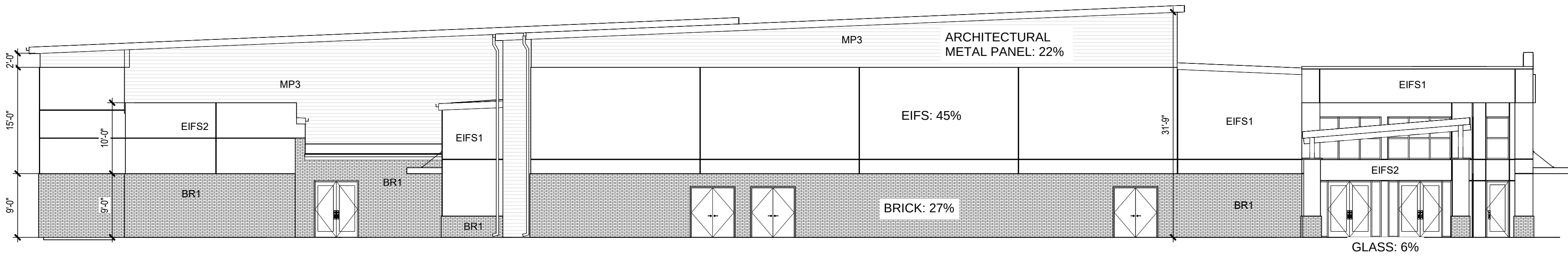
4 SOUTHWEST ELEVATION

3/32" = 1'-0"



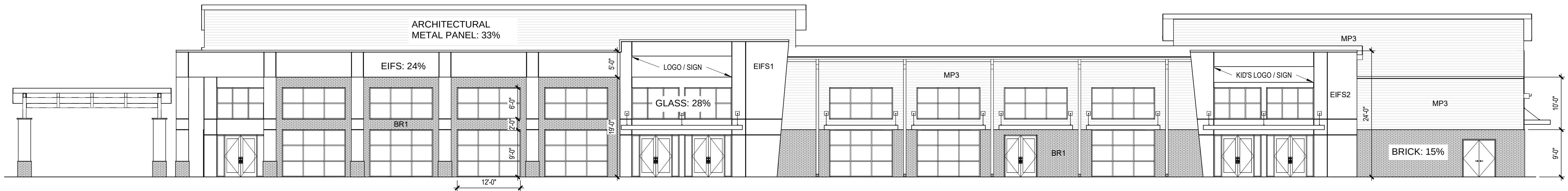
3 SOUTHEAST ELEVATION

3/32" = 1'-0"



2 NORTHEAST ELEVATION

3/32" = 1'-0"



1 STREET-FACING - NORTHWEST ELEVATION

3/32" = 1'-0"

SCHEMATIC DESIGN
04/01/2024

CATALYST CHURCH

3700 E CENTRAL AVE
BENTONVILLE, AR 72712

REVISIONS

ELEVATIONS

JOB 2024.02
ISSUE 04/01/2024
DRAWN BY: JTT
CHKD BY: JSH

PR-200

SCALE 3/32" = 1'-0"

NOT FOR
CONSTRUCTION









Janes

803 Northwest 10th Street

PC Date: 6/4/2024

Staff Report Details

Project Number	RZ24-0018
Applicant / Current Owner	CEI Engineering / Robert and Lori Janes
Site Area	+/- 0.34 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	

Property Description

The subject property is located at 803 Northwest 10th Street. The property is presently zoned R-1, Low-Density Single-Family Residential with a land use designation of Low Density Residential (LDR). The property has direct access to Northwest 10th Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential and DN-1, Downtown Low Density Residential directly adjacent to the property.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential. The applicant states in their narrative that they plan to build on the property as allowed by the DN-1 zoning district.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the

Relationship to the General Plan / Projected Traffic Impact

predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request is consistent with the Future Land Use Map, recommending Low Density Residential for land use and DN-1, Downtown Low Density Residential for zoning given it is within Priority Area 1 of the Community Plan, which highlights in urban neighborhoods in and around downtown Bentonville.

Public Comment

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

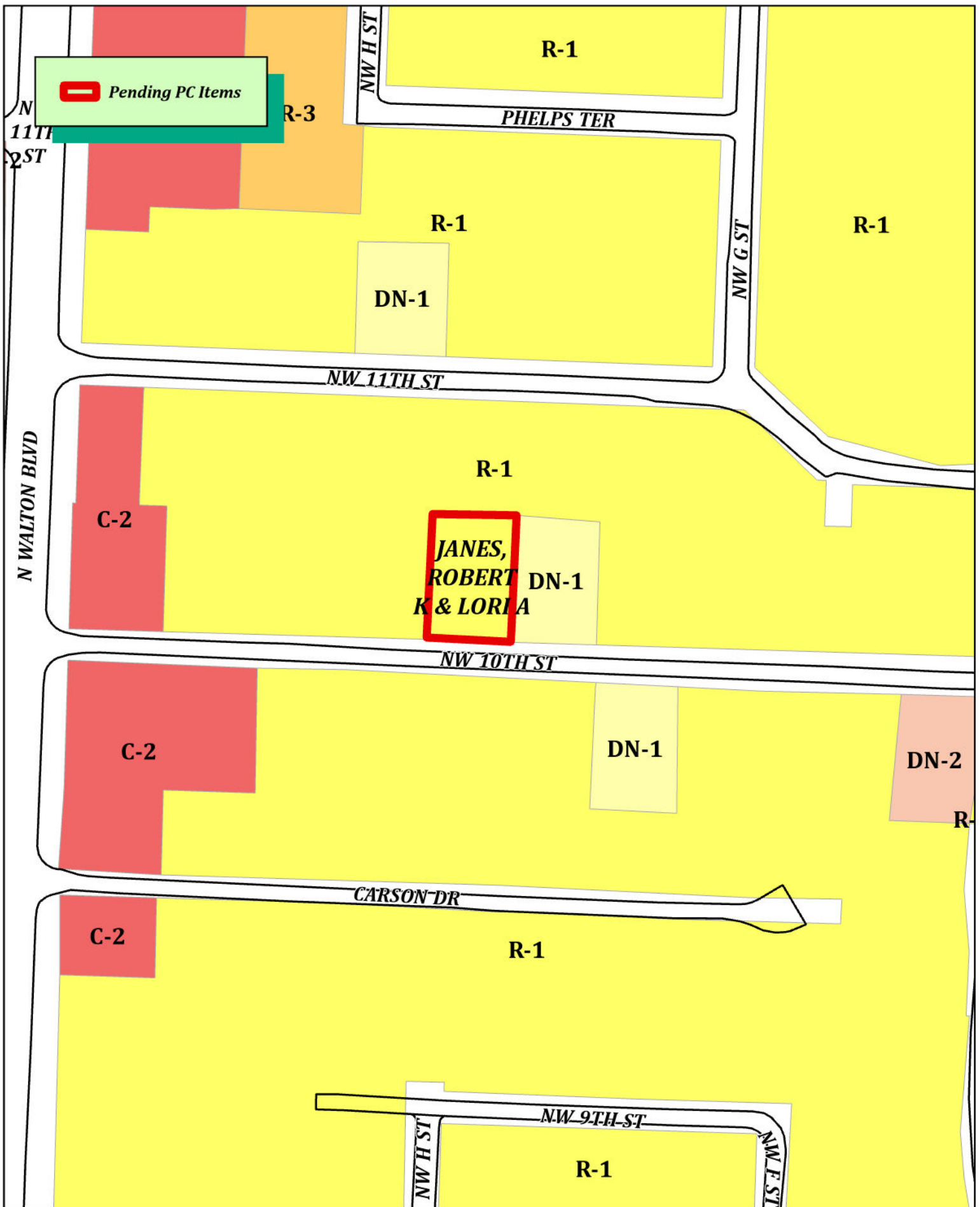
Analysis / Waivers

The subject property is located in an area of Low Density Residential (LDR) designations. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 1 Downtown Intensification in accommodating a growing population and increased demand for housing.

Conclusion

Given this property's location as well as the Community Plan's call for this area to support a growing population and increased housing demand, staff recommends approval of this request.

Additional Details



RZ24-0018
JANES, ROBERT K & LORI A
803 NW 10th St





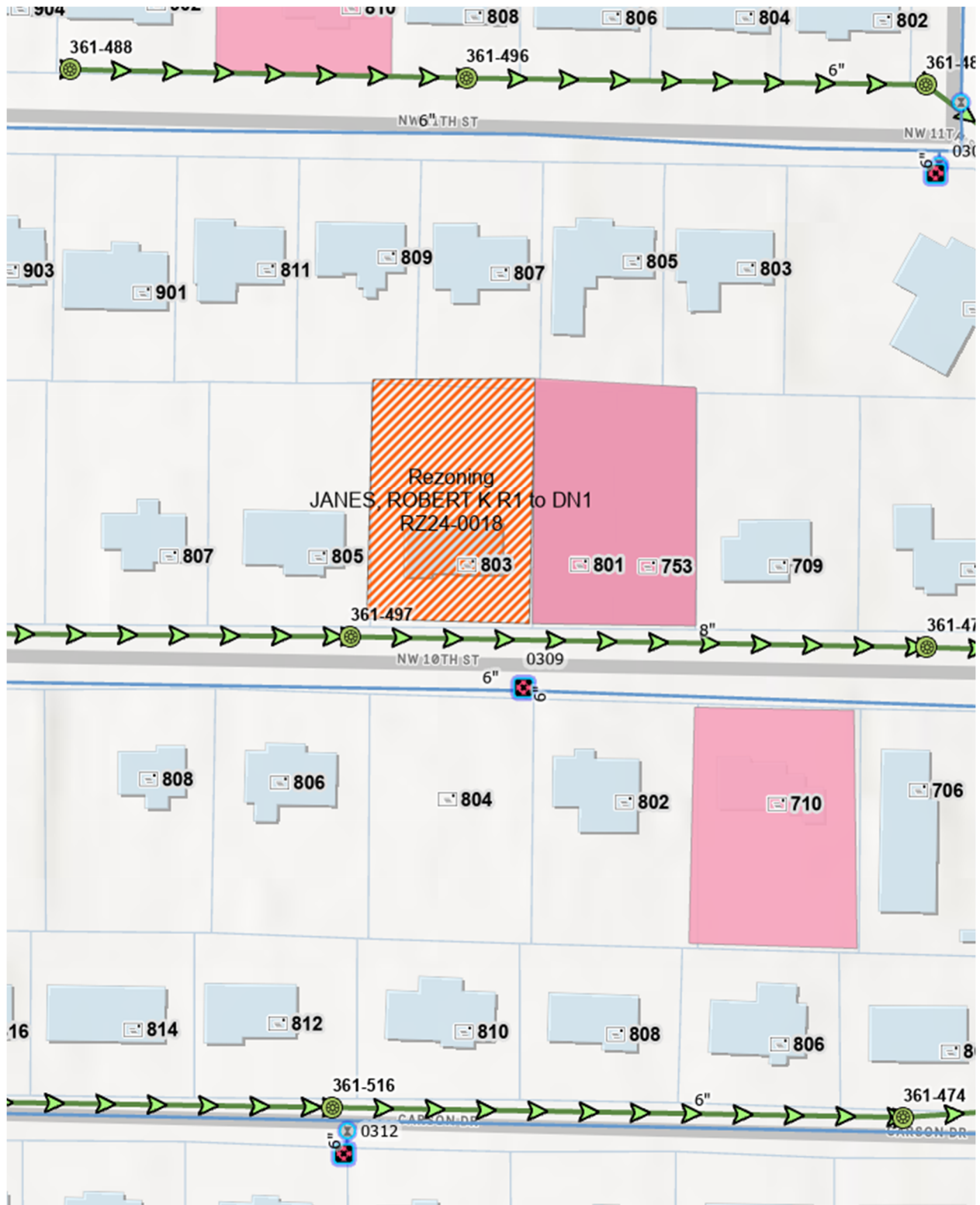
05-29-2024

City of Bentonville
Planning Dept.
305 SW A Street
Bentonville, AR 72712

RE: Bentonville Parcel 01-02773-000 Rezoning Application – Revised Narrative

A typed or written statement addressing each of the following:

- State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.
 - Current zoning is R-1, Single Family Residential
 - Rezone request is for DN-1, Downtown Low-density Residential
 - Current Owner is Janes Trust
- Reason (need) for requesting the zoning change.
 - To allow for Downtown Low-density Residential per client request
- Statement of how the property will relate to surrounding properties.
 - Property will be consistent with future development and allowable uses under the City of Bentonville zoning code for DN-1
- Use.
 - DN-1, Downtown Low-density Residential
- Traffic.
 - No changes
- Signage.
 - No changes
- Appearance.
 - No changes
- Availability of water and sewer (state size of lines). If direct water and / or sewer is not available, state how lines will be accessed and connected. This information is available from the Water Department at (479) 271-3141 or off of the City of Bentonville's G.I.S. site.
 - Please see next page



Respectfully submitted,
CEI Engineering Associates, Inc.
 Dustin Riley, PS

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0018)**

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

LOT 5, HAPPY HOMES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "B" AT PAGE 49 AND AMENDED IN PLAT RECORD "C" AT PAGE 59;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



McMillon

900 & 904 Northeast J Street

PC Date: 6/4/2024

Staff Report Details

Project Number	RZ24-0019
Applicant / Current Owner	RMP LLP/Morris & Laura McMillon
Site Area	+/- 1.39 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Mixed-use Commercial
Development Type / Use	
Related projects	

Property Description

The subject property is located at 904 Northeast J Street and is presently zoned R-1, Low-Density Single-Family Residential with a Future Land Use of Low Density Residential (LDR). Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the North and South, A-1, Agriculture to the West, and Planned Unit Development (PUD) to the East. Surrounding land use categories include Low Density Residential (LDR) to the North and South, Public/Semi-public to the West, and High Density Residential (HDR) to the East. The property has direct access to Northeast J Street and is presently a single-family home.

Project Details

The applicant has proposed to rezone the subject property to C-3, Mixed-Use Commercial and amend the future land use map to Mixed-use Commercial. According to the narrative provided by the applicant they are seeking to rezone the property for potential mixed-use infill development. Please see the applicant's materials for additional information, commentary, and analysis.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The Planning Commission will first need to consider an amendment to the Future Land Use Map as the requested rezoning does not align with the current land use characterization.

The property is located within Priority Area 2, Infill identified in the Bentonville Community Plan which “represent[s] an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.” The subject property has direct access to Northeast J Street, the J Street trail, as well as electric, water, and sewer services from the city enabling new development to capitalize on infrastructure investments and maintenance already provided by the city. New development will be unlikely to need new utility or infrastructure extensions but may need to upgrade existing lines depending on the type of development. This will be further studied at the time of a development proposal.

Priority Area 2 in the Community Plan also encourages development that would align with existing uses and be compatible with the surrounding neighborhood. The subject property is located in a uniquely mixed neighborhood that includes single-family, religious, educational, multi-family, healthcare, and institutional uses. It is also situated along J Street, identified as an arterial street which is currently planned for a capital improvement north of Tiger to a new interchange at I-49. There currently exists a J Street trail along J Street adjacent to this property and a planned trail expansion to the north of Tiger. This location lends itself to being a transition of sorts between the more intense uses and high-capacity street abutting and nearby the property to some of the less intense uses within close proximity. The uses permitted within the C-3 district are suited to providing a compatibility transition from the more intense corridor of J Street to the lower-intensity uses of this neighborhood.

Public Comment

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

Analysis / Waivers

The proposed rezoning to C-3 would not be inappropriate in this context. Abutting properties represent a well-mixed neighborhood, but even looking further afield beyond just abutting properties, within this neighborhood and along the J Street corridor, C-3 zoning and uses contribute to the unique mixed neighborhood that has been fostered in this area. Properties zoned C-3 are within close proximity to the subject property including the medical school under construction, the Crystal Bridges parking garage and Convergence, and the street-facing side of Crystal Flats.

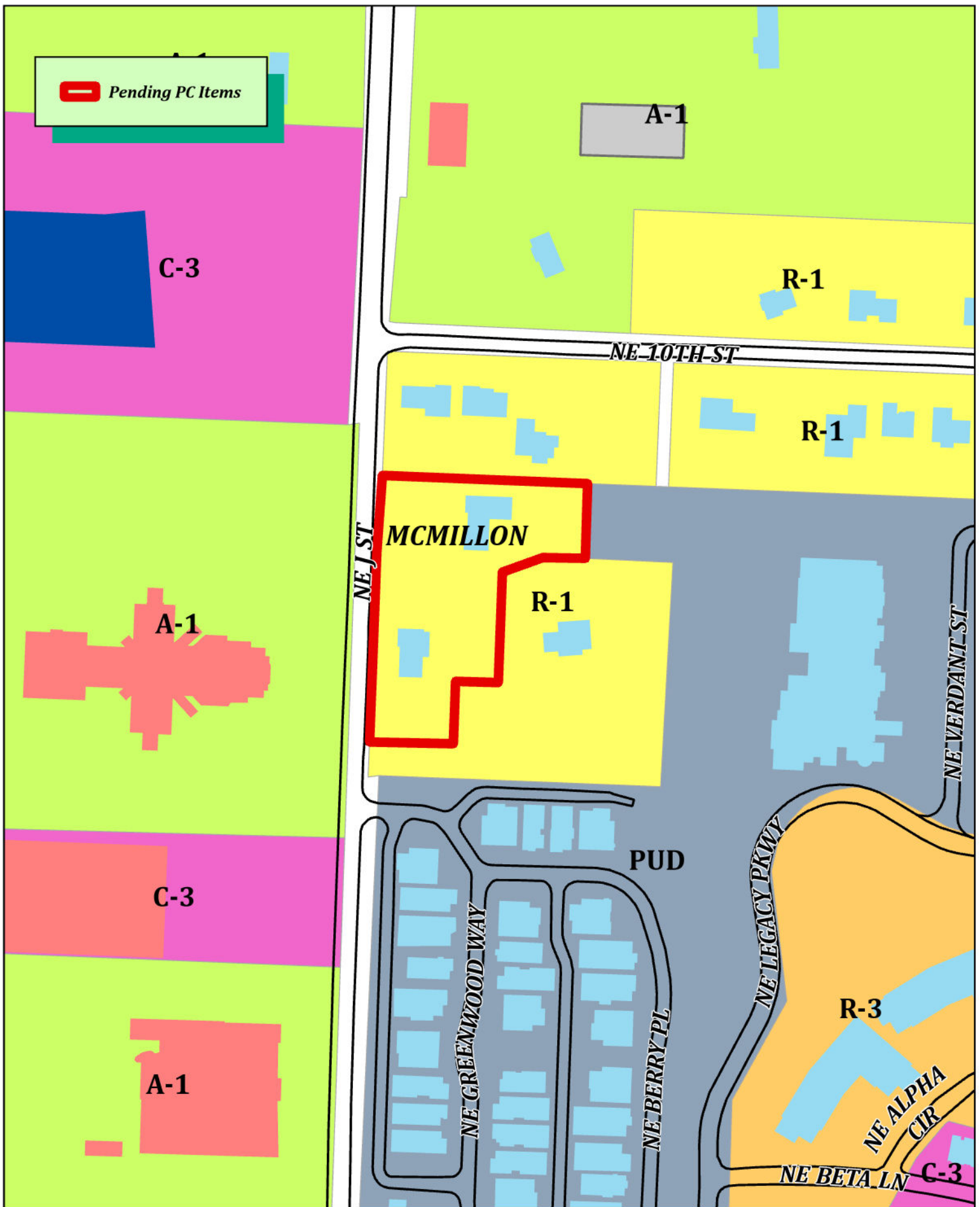
Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. A mix of uses at a site level and neighborhood level allow people choices on what transportation mode they choose, what type of housing is available, and what places they may visit nearby. Uses permitted in C-3 including mixed-uses are well-suited to act as a transition from the corridor of J Street into less intensely developed parts of this area. With the frontage along J Street and its accompanying trail, traffic to and from the site will be able to be dispersed between multiple transportation modes and on the existing city network of trails and streets.

Furthermore, this proposed location and type of infill is how the city can guide development to “fill in the gaps of the existing fabric [so] Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.”

Conclusion

The proposed rezoning appears to meet the intent of the Infill strategic growth zone, is appropriate along high-capacity transportation networks, appropriately transitions between high intensity land uses and less intense land uses and would be able to effectively capitalize on existing city investment in utilities and infrastructure through potential development. For these reasons, staff recommends approval of this rezoning request.

Additional Details



RZ24-0019

MCMILLON, MORRIS W & LAURA M TRUSTEES
900 & 904 NE J St.



REZONING APPLICATION

R-1 TO C-3

BENTON COUNTY PARCEL NOS.

01-00339-000, 01-00340-000, & 01-00341-000

Located at

904 NE J St., Bentonville, AR 72712

&

900 NE J St., Bentonville, AR 72712

Submitted by Hall Frost of RMP LLP.

NARRATIVE

Introduction

Laura McMillon (“**Ms. McMillon**”) and her trust, the Morris & Laura McMillon Revocable Trust (the “**Trust**”), own Benton County Parcel No.’s 01-00340-000 and 01-00339-000 which is commonly known as 904 NE J St. Bentonville, Arkansas.

Brenda S. Rateliff (“**Ms. Rateliff**”) and Donna L. Meyers (“**Ms. Meyers**”) currently own Benton County Parcel 01-00341-000 which is commonly known as 900 NE J St Bentonville, Arkansas.

Ms. Rateliff and Ms. Meyers recently contracted to sell their property to Positivo LLC. Ms. McMillon, the Trust, and Positivo LLC (together, the “**Parties**”) now file this rezoning application (the “**Application**”) for all three parcels (the “**Property**”). Each owner consented in writing to this Application.

Current and Proposed Rezoning: The Parties respectfully request the Property be rezoned from R-1 (Low Density Single Family Residential) to C-3 (Mixed-Use Commercial).

Rationale for Rezoning

In the Bentonville Community Plan (the “**Plan**”), the Bentonville City Council enumerated its Vision and Guiding Principles (the “**Principles**”).¹ In articulating the first Principle, entitled “Thoughtful Growth,” the Community Plan states as follows:

While it can be easier to prematurely develop land on the outskirts of town, a better approach is to *prioritize the development of vacant or underutilized properties within the already developed areas of the city*. These infill sites are served by existing infrastructure, provide *access to existing transportation systems*, support enhanced *walkability and mobility*, and provide *proximity to goods, services, and activities*. By filling in the gaps of the existing urban fabric, Bentonville can accommodate anticipated growth in a thoughtful, responsible and appropriate manner.

Community Plan, at p. 31 (emphasis added).

Here, a C-3 Property designation will honor and implement the Thoughtful Growth Principle. The Property will “provide access to existing transportation systems” and, in addition to J Street itself, trail access, which is immediately accessible from the Property. From there, Property residents can quickly access the Razorback Greenway Detour Trail along with many others. Memorial Park, Crystal Bridges, the Scott Family Amazeum, and the future Alice L. Walton School of Medicine are all within walking/biking distance of the Property as well. A mixed-use residential

¹ The Plan was adopted on October 23, 2018, as Resolution No. 10-23-18A.

development at the Property will responsibly steward existing properties already within the developed J Street corridor and vicinity.

Ultimately, the Parties desire the flexibility to develop a mixed-use community. The Property's accessibility combined with the Property's mixed-use configuration would further the City's goal of greater "proximity to goods, services, and activities."

Future Land Use Change

While the Future Land Use Plan lists the Property as Low Density Residential, the Property is in close proximity from a High Density zone. As such, the Parties' request a change from Low-Density Residential to Mixed-Use Commercial.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MIXED-
USE COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0019)**

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

PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 303.78 FEET SOUTH OF THE NORTHWEST COMER OF THE SAID SW1/4 OF NE1/4, THENCE NORTH 89°35' EAST 155 FEET; THENCE NORTH 50 FEET; THENCE NORTH 68°36' EAST 73.05 FEET; THENCE SOUTH 176.1 FEET; THENCE SOUTH 89°35' WEST 223 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 403.78 FEET SOUTH OF THE NW COMER OF THE SAID SW1/4 OF THE NE1/4; THENCE NORTH 89°35' EAST 155 FEET; THENCE SOUTH 100.25 FEET THENCE SOUTH 89°35' WEST 155 FEET; THENCE NORTH 100.25 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AN EASEMENT ALONG THE WESTERLY SIDE FOR ROADWAY PURPOSES. LESS AND EXCEPT: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29; THENCE SOUTH 02°26'38" WEST 309.46 FEET (SOUTH 303.78 FEET RECORD) ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED BOOK 563 AT PAGE 278; THENCE SOUTH 87°58'40" EAST (NORTH 89°35' EAST RECORD) 25.33 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 02°25'46" WEST 100.13 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE CONTINUING SOUTH 02°25'46" WEST 100.25 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED BOOK 577 AT PAGE 223; THENCE ALONG THE SOUTH LINE THEREOF NORTH 87°59'52" WEST (SOUTH 89°35' WEST RECORD) 25.38 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN WARRANTY DEED BOOK

577 AT PAGE 223; THENCE ALONG THE WEST LINE THEREOF NORTH 02°26'38" EAST (NORTH RECORD) 100.25 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING NORTH 02°26'38" EAST 100.13 FEET (NORTH 100 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 5,081 SQUARE FEET, MORE OR LESS. AND PART OF THE SW ¼ OF THE NE ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 83.78 FEET SOUTH OF THE NW CORNER OF THE SAID SW ¼ OF THE NE ¼; THENCE EAST 394 FEET; THENCE SOUTH 120 FEET; THENCE WEST 394 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING. ALSO PART OF THE SW ¼ OF THE NE ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 203.78 FEET SOUTH OF THE NW CORNER OF THE SAID SW ¼ OF THE NE ¼; THENCE NORTH 89°35' EAST 285.0 FEET; THENCE SOUTH 68°36' WEST 139.65 FEET; THENCE SOUTH 50 FEET; THENCE SOUTH 89°35' WEST 155 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 40 FOOT CITY STREET ACROSS THE WEST SIDE THEREOF. LESS AND EXCEPT: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 02°26'38" WEST 89.68 FEET (SOUTH 83.78 FEET RECORD) FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29 AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED DOCUMENT NO. 98-072083; THENCE SOUTH 87°59'52" EAST (EAST RECORD) 24.03 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 01°56'48" WEST 79.83 FEET; THENCE SOUTH 02°11'16" WEST 136.73 FEET; THENCE SOUTH 02°25'46" WEST 3.22 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE NORTH 87°58'40" WEST (SOUTH 89°35' WEST RECORD) 25.33 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 02°26'38" EAST 219.78 FEET (NORTH 220 FEET RECORD) ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 5,450 SQUARE FEET MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO C-3, MIXED-USE COMMERCIAL;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0019)**

WHEREAS, Morris and Laura McMillon duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 303.78 FEET SOUTH OF THE NORTHWEST COMER OF THE SAID SW1/4 OF NE1/4, THENCE NORTH 89°35' EAST 155 FEET; THENCE NORTH 50 FEET; THENCE NORTH 68°36' EAST 73.05 FEET; THENCE SOUTH 176.1 FEET; THENCE SOUTH 89°35' WEST 223 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 403.78 FEET SOUTH OF THE NW COMER OF THE SAID SW1/4 OF THE NE1/4; THENCE NORTH 89°35' EAST 155 FEET; THENCE SOUTH 100.25 FEET THENCE SOUTH 89°35' WEST 155 FEET; THENCE NORTH 100.25 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AN EASEMENT ALONG THE WESTERLY SIDE FOR ROADWAY PURPOSES.

LESS AND EXCEPT: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29; THENCE SOUTH 02°26'38" WEST 309.46 FEET (SOUTH 303.78 FEET RECORD) ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED BOOK 563 AT PAGE 278; THENCE SOUTH 87°58'40" EAST (NORTH 89°35' EAST RECORD) 25.33 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 02°25'46" WEST 100.13 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE CONTINUING SOUTH 02°25'46" WEST 100.25 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED BOOK 577 AT PAGE 223; THENCE ALONG THE SOUTH LINE THEREOF NORTH 87°59'52" WEST (SOUTH 89°35' WEST RECORD) 25.38 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN WARRANTY DEED BOOK 577 AT PAGE 223; THENCE ALONG THE WEST LINE THEREOF NORTH 02°26'38" EAST (NORTH RECORD) 100.25 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE

CONTINUING NORTH 02°26'38" EAST 100.13 FEET (NORTH 100 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 5,081 SQUARE FEET, MORE OR LESS.

AND

PART OF THE SW ¼ OF THE NE ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 83.78 FEET SOUTH OF THE NW CORNER OF THE SAID SW ¼ OF THE NE ¼; THENCE EAST 394 FEET; THENCE SOUTH 120 FEET; THENCE WEST 394 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING. ALSO PART OF THE SW ¼ OF THE NE ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 203.78 FEET SOUTH OF THE NW CORNER OF THE SAID SW¼ OF THE NE¼; THENCE NORTH 89°35' EAST 285.0 FEET; THENCE SOUTH 68°36' WEST 139.65 FEET; THENCE SOUTH 50 FEET; THENCE SOUTH 89°35' WEST 155 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 40 FOOT CITY STREET ACROSS THE WEST SIDE THEREOF.

LESS AND EXCEPT: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 02°26'38" WEST 89.68 FEET (SOUTH 83.78 FEET RECORD) FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29 AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED DOCUMENT NO. 98-072083; THENCE SOUTH 87°59'52" EAST (EAST RECORD) 24.03 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE SOUTH 01°56'48" WEST 79.83 FEET; THENCE SOUTH 02°11'16" WEST 136.73 FEET; THENCE SOUTH 02°25'46" WEST 3.22 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE NORTH 87°58'40" WEST (SOUTH 89°35' WEST RECORD) 25.33 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 02°26'38" EAST 219.78 FEET (NORTH 220 FEET RECORD) ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 5,450 SQUARE FEET MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to C-3, MIXED-USE COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



ALWF Lands, LLC

1110 Northeast J Street

PC Date: 6/4/2024

Staff Report Details

Project Number	RZ24-0020
Applicant / Current Owner	Nate Bachelor/ALWF Lands, LLC
Site Area	+/- 1.43 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Mixed-use Commercial
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1110 Northeast J Street and is presently zoned A-1, Agriculture with a Future Land Use of R-E, Residential Estate. Surrounding zoning districts include R-E, Residential Estate to the North, South and East and, R-1, Low-Density Single-Family Residential to the West. Surrounding land use categories include R-E, Residential Estate to the North, South and East and Low Density Residential (LDR) to the West. The property has direct access to Northeast J Street and is presently a vacant.

Project Details

The applicant has proposed to rezone the subject property to C-3, Mixed-Use Commercial and amend the future land use map to Mixed-use Commercial. According to the narrative provided by the applicant they are seeking to rezone the property for future amenity development related to the Crystal Bridges campus that would be consistent with the allowable uses and regulations of the C-3 district. The applicant states that utilities are available.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The Planning Commission will first need to consider an amendment to the Future Land Use Map as the requested rezoning does not align with the current land use characterization.

The property is located within Priority Area 2, Infill identified in the Bentonville Community Plan which “represent[s] an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.” The subject property has direct access to Northeast J Street, the J Street trail, as well as electric, water, and sewer services from the city enabling new development to capitalize on infrastructure investments and maintenance already provided by the city. New development will be unlikely to need new utility or infrastructure extensions but may need to upgrade existing lines depending on the type of development. This will be further studied at the time of a development proposal.

Priority Area 2 in the Community Plan also encourages development that would align with existing uses and be compatible with the surrounding neighborhood. The subject property is located in a uniquely mixed neighborhood that includes single-family, religious, educational, multi-family, healthcare, and institutional uses. It is also situated along J Street, identified as an arterial street which is currently planned for a capital improvement north of Tiger to a new interchange at I-49. There currently exists a J Street trail along J Street adjacent to this property and a planned trail expansion to the north of Tiger. This location lends itself to being a transition of sorts between the more intense uses and high-capacity street abutting and nearby the property to some of the less intense uses within close proximity. The uses permitted within the C-3 district are suited to providing a compatibility transition from the more intense corridor of J Street to the lower-intensity uses of this neighborhood.

Public Comment

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

Analysis / Waivers

The proposed rezoning to C-3 would not be inappropriate in this context. Abutting properties represent a well-mixed neighborhood, but even looking further afield beyond just abutting properties, within this neighborhood and along the J Street corridor, C-3 zoning and uses contribute to the unique mixed neighborhood that has been fostered in this area. Properties zoned C-3 are within close proximity to the subject property including the medical school under construction, the Crystal Bridges parking garage and Convergence, and the street-facing side of Crystal Flats.

Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. A mix of uses at a site level and neighborhood level allow people choices on what transportation mode they choose, what type of housing is available, and what places they may visit nearby. Uses permitted in C-3 including mixed-uses are well-suited to act as a transition from the corridor of J Street into less intensely developed parts of this area. With the frontage along J Street and its accompanying trail, traffic to and from the site will be able to be dispersed between multiple transportation modes and on the existing city network of trails and streets.

Furthermore, this proposed location and type of infill is how the city can guide development to “fill in the gaps of the existing fabric [so] Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.”

Conclusion

The proposed rezoning appears to meet the intent of the Infill strategic growth zone, is appropriate along high-capacity transportation networks, appropriately transitions between high intensity land uses and less intense land uses and would be able to effectively capitalize on existing city investment in utilities and infrastructure through potential development. For these reasons, staff recommends approval of this rezoning request.

Additional Details



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

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

May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a rezoning request by ALWF Lands, LLC owner of real property located in the City of Bentonville at 1110 NE J Street, Benton County parcel 01-00331-000, containing approximately 1.43 acres.

Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

The property is proposed for development by the current owner as an amenity supporting the Crystal Bridges campus, consistent with the allowable uses and requirements of the C3 zoning district.

Pending approval of this rezoning request, a proposed development plan will be submitted addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as C-3, Commercial Mixed Use will be compatible with the anticipated residential land use and mix of uses along the J Street corridor.

Access to this development will be provided from the NE J Street arterial roadway. An increase of traffic can be expected from the development since the land is currently undeveloped. All necessary utilities for the proposed development are available along the property frontage or by adjacent easement to the subject tract. A 12" water main exists west of J Street and access to a 6" and 8" sewer is provided by an established easement to the east of the property.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager



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

2600 NE 11th St., Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when the request is inconsistent with the future land use plan map. On behalf of ALWF Lands, LLC, CEI has submitted a rezoning application for the 1.43 acre parcel 01-00331-000 located at 1110 NE J Street. The current and requested zoning and land uses are listed as follows:

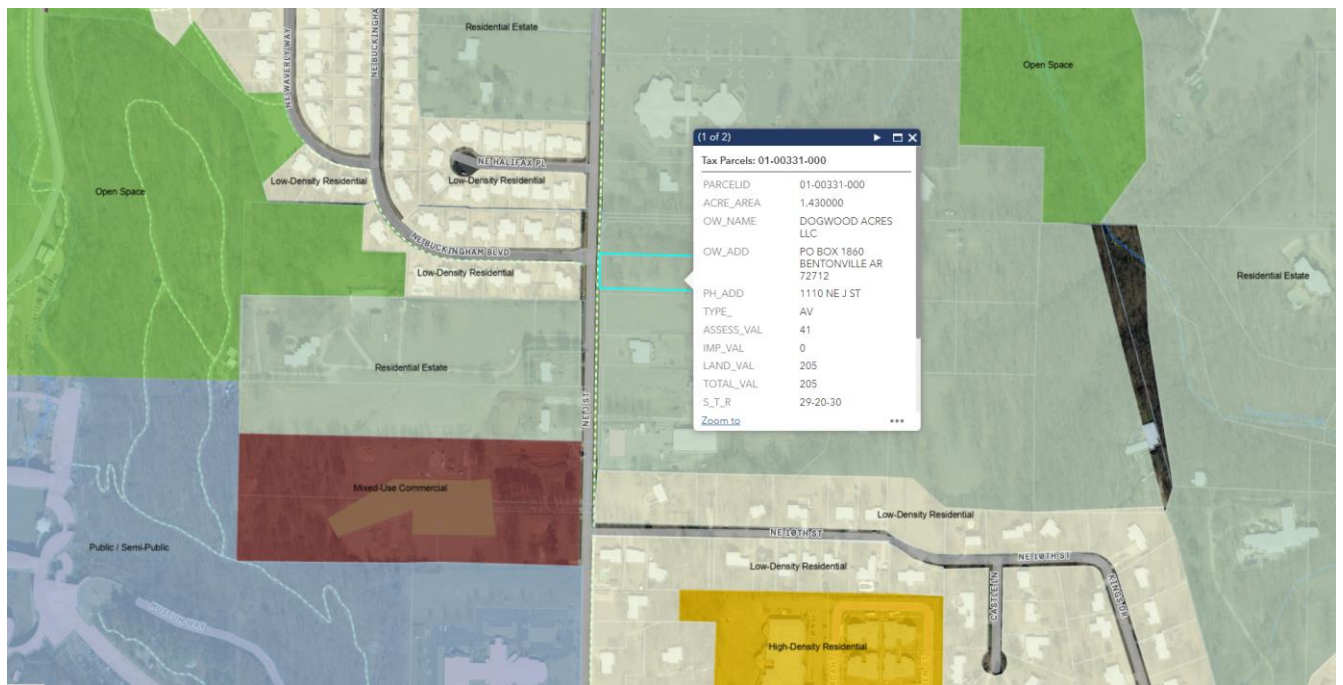
Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

Current Land Use	Requested Land Use
Residential Estate	Mixed-Use Commercial

An exhibit of the adjacent land use and nearby Mixed-Use Commercial is on the next page. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect Mixed-Use Commercial use for consistency with that zoning.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager



RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO MIXED-USE
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0020)**

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE and to MIXED-USE COMMERCIAL, which property is described as follows:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 153.7 FEET SOUTH OF THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE S 89°50' E 502.60 FEET; THENCE SOUTH 130.00 FEET; THENCE N 89°50' W 502.60 FEET; THENCE NORTH 130 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING S 02°26'38" W (SOUTH RECORD) 153.70 FEET FROM THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 29 AT THE NW CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED 555 AT PAGE 22; THENCE S 87°33'56" E (S 89°50' E RECORD) 22.42 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE, S 02°54'47" W 130.00 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE THEREOF, N 87°33'56" W (N 89°50' W RECORD) 21.35 FEET TO THE SW CORNER OF SAID PROPERTY; THENCE N 02°26'38" E (NORTH RECORD) 130.00 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 2,845 SQUARE FEET, MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO C-3, MIXED-USE COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ24-0020)

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 153.7 FEET SOUTH OF THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE S 89°50' E 502.60 FEET; THENCE SOUTH 130.00 FEET; THENCE N 89°50' W 502.60 FEET; THENCE NORTH 130 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING S 02°26'38" W (SOUTH RECORD) 153.70 FEET FROM THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 29 AT THE NW CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED 555 AT PAGE 22; THENCE S 87°33'56" E (S 89°50' E RECORD) 22.42 FEET ALONG THE NORTH LINE THEREOF TO A POINT; THENCE LEAVING SAID NORTH LINE, S 02°54'47" W 130.00 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE THEREOF, N 87°33'56" W (N 89°50' W RECORD) 21.35 FEET TO THE SW CORNER OF SAID PROPERTY; THENCE N 02°26'38" E (NORTH RECORD) 130.00 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 2,845 SQUARE FEET, MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



ALWF Lands, LLC

1102 Northeast J Street

PC Date: 6/4/2024

Staff Report Details

Project Number	RZ24-0021
Applicant / Current Owner	Nate Bachelor/ALWF Lands, LLC
Site Area	+/- 7.75 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Mixed-use Commercial
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1110 Northeast J Street and is presently zoned A-1, Agriculture with a Future Land Use of R-E, Residential Estate. Surrounding zoning districts include R-E, Residential Estate to the North, R-1, Low-Density Single-Family Residential to the West, and A-1, Agriculture to the West, East, and South. Surrounding land use categories include R-E, Residential Estate to the North, South, West and East and Low Density Residential (LDR) to the West. The property has direct access to Northeast J Street and is presently a single-family home.

Project Details

The applicant has proposed to rezone the subject property to C-3, Mixed-Use Commercial and amend the future land use map to Mixed-use Commercial. According to the narrative provided by the applicant they are seeking to rezone the property for future amenity development related to the Crystal Bridges campus that would be consistent with the allowable uses and regulations of the C-3 district. The applicant states that utilities are available.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The Planning Commission will first need to consider an amendment to the Future Land Use Map as the requested rezoning does not align with the current land use characterization.

The property is located within Priority Area 2, Infill identified in the Bentonville Community Plan which “represent[s] an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.” The subject property has direct access to Northeast J Street, the J Street trail, as well as electric, water, and sewer services from the city enabling new development to capitalize on infrastructure investments and maintenance already provided by the city. New development will be unlikely to need new utility or infrastructure extensions but may need to upgrade existing lines depending on the type of development. This will be further studied at the time of a development proposal.

Priority Area 2 in the Community Plan also encourages development that would align with existing uses and be compatible with the surrounding neighborhood. The subject property is located in a uniquely mixed neighborhood that includes single-family, religious, educational, multi-family, healthcare, and institutional uses. It is also situated along J Street, identified as an arterial street which is currently planned for a capital improvement north of Tiger to a new interchange at I-49. There currently exists a J Street trail along J Street adjacent to this property and a planned trail expansion to the north of Tiger. This location lends itself to being a transition of sorts between the more intense uses and high-capacity street abutting and nearby the property to some of the less intense uses within close proximity. The uses permitted within the C-3 district are suited to providing a compatibility transition from the more intense corridor of J Street to the lower-intensity uses of this neighborhood.

Public Comment

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

Analysis / Waivers

The proposed rezoning to C-3 would not be inappropriate in this context. Abutting properties represent a well-mixed neighborhood, but even looking further afield beyond just abutting properties, within this neighborhood and along the J Street corridor, C-3 zoning and uses contribute to the unique mixed neighborhood that has been fostered in this area. Properties zoned C-3 are within close proximity to the subject property including the medical school under construction, the Crystal Bridges parking garage and Convergence, and the street-facing side of Crystal Flats.

Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. A mix of uses at a site level and neighborhood level allow people choices on what transportation mode they choose, what type of housing is available, and what places they may visit nearby. Uses permitted in C-3 including mixed-uses are well-suited to act as a transition from the corridor of J Street into less intensely developed parts of this area. With the frontage along J Street and its accompanying trail, traffic to and from the site will be able to be dispersed between multiple transportation modes and on the existing city network of trails and streets.

Furthermore, this proposed location and type of infill is how the city can guide development to “fill in the gaps of the existing fabric [so] Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.”

Conclusion

The proposed rezoning appears to meet the intent of the Infill strategic growth zone, is appropriate along high-capacity transportation networks, appropriately transitions between high intensity land uses and less intense land uses and would be able to effectively capitalize on existing city investment in utilities and infrastructure through potential development. For these reasons, staff recommends approval of this rezoning request.

Additional Details



Pending PC Items

R-1

NE HALIFAX PL

R-1

R-1

NE BUCKINGHAM BLVD

R-1

A-1

R-1

NE J ST

A-1

R-E

A-1

ALWF Lands 2

A-1

C-3

R-1

NE 10TH ST

R-1

R-1

PUD

NE VERDANT ST

NE EDEN ST



RZ24-0021
ALWF Lands 2, LLC
1102 NE J ST





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

3108 SW Regency Parkway
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ceieng.com

May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a rezoning request by ALWF Lands, LLC owner of real property located in the City of Bentonville at 1102 NE J Street, Benton County parcel 01-09880-001, containing approximately 7.75 acres.

Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

The property is proposed for development by the current owner as an amenity supporting the Crystal Bridges campus, consistent with the allowable uses and requirements of the C3 zoning district.

Pending approval of this rezoning request, a proposed development plan will be submitted addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as C-3, Commercial Mixed Use will be compatible with the anticipated residential land use and mix of uses along the J Street corridor.

Access to this development will be provided from the NE J Street arterial roadway. An increase of traffic can be expected from the development since the land is currently undeveloped. All necessary utilities for the proposed development are available along the property frontage or by adjacent easement to the subject tract. A 12" water main exists west of J Street and access to a 6" and 8" sewer is provided by an established easement to the east of the property.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager



Civil Engineering, Landscape Architecture,
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May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when the request is inconsistent with the future land use plan map. On behalf of ALWF Lands, LLC, CEI has submitted a rezoning application for the 7.75 acre parcel 01-09880-001 located at 1102 NE J Street. The current and requested zoning and land uses are listed as follows:

Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

Current Land Use	Requested Land Use
Residential Estate	Mixed-Use Commercial

An exhibit of the adjacent land use and nearby Mixed-Use Commercial is on the next page. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect Mixed-Use Commercial use for consistency with that zoning.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO MIXED-USE
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0021)**

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE and to MIXED-USE COMMERCIAL, which property is described as follows:

A PART OF TRACT NUMBERED ONE (1), EVANS ADDITION, AND A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGES 46 AND 47 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 300.00 FEET; THENCE N89°16'05"E 39.93 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°16'05"E 828.47 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF TRACT ONE (1) OF SAID EVANS ADDITION; THENCE S17°59'50"E 280.18 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID TRACT ONE (1); THENCE S84°52'43"W 71.63 FEET TO AN EXISTING FENCE CORNER POST; THENCE S07°41'09"W 196.04 FEET TO A SET 1/2" IRON REBAR; THENCE S89°06'58"W 812.82 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 201.81 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 463.25 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 91-33821 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N00°44'15"W 130.00 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT FILED AS LAND DOCUMENT 91-33821; THENCE S89°17'12"W 462.97 FEET ALONG THE NORTH LINE OF SAID TRACT FILED AS LAND DOCUMENT 91-33821 TO A POINT ON

THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W
137.31 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO C-3, MIXED-USE COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ24-0021)

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF TRACT NUMBERED ONE (1), EVANS ADDITION, AND A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGES 46 AND 47 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 300.00 FEET; THENCE N89°16'05"E 39.93 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°16'05"E 828.47 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF TRACT ONE (1) OF SAID EVANS ADDITION; THENCE S17°59'50"E 280.18 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHEAST CORNER OF SAID TRACT ONE (1); THENCE S84°52'43"W 71.63 FEET TO AN EXISTING FENCE CORNER POST; THENCE S07°41'09"W 196.04 FEET TO A SET 1/2" IRON REBAR; THENCE S89°06'58"W 812.82 FEET TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 201.81 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 463.25 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 91-33821 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N00°44'15"W 130.00 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT FILED AS LAND DOCUMENT 91-33821; THENCE S89°17'12"W 462.97 FEET ALONG THE NORTH LINE OF SAID TRACT FILED AS LAND DOCUMENT 91-33821 TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF NE "J" STREET; THENCE N00°36'40"W 137.31 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**ALWF Lands, LLC**

1100 Northeast J Street

PC Date: 6/4/2024**Staff Report Details**

Project Number	RZ24-0022
Applicant / Current Owner	Nate Bachelor/ALWF Lands, LLC
Site Area	+/- 4.00 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-3, Mixed-Use Commercial
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Mixed-use Commercial
Development Type / Use	
Related projects	

Property Description

The subject property is located at 1110 Northeast J Street and is presently zoned A-1, Agriculture with a Future Land Use of R-E, Residential Estate. Surrounding zoning districts include A-1, Agriculture to the North, South, East, and West, R-1, Low-Density Single-Family Residential to the South, and C-3, Mixed-Use Commercial to the West. Surrounding land use categories include R-E, Residential Estate to the North, West, and East, Low Density Residential (LDR) to the South, and Mixed-use Commercial to the West. The property has direct access to Northeast J Street and is presently a laydown yard.

Project Details

The applicant has proposed to rezone the subject property to C-3, Mixed-Use Commercial and amend the future land use map to Mixed-use Commercial. According to the narrative provided by the applicant they are seeking to rezone the property for future amenity development related to the Crystal Bridges campus that would be consistent with the allowable uses and regulations of the C-3 district. The applicant states that utilities are available.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The Planning Commission will first need to consider an amendment to the Future Land Use Map as the requested rezoning does not align with the current land use characterization.

The property is located within Priority Area 2, Infill identified in the Bentonville Community Plan which “represent[s] an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.” The subject property has direct access to Northeast J Street, the J Street trail, as well as electric, water, and sewer services from the city enabling new development to capitalize on infrastructure investments and maintenance already provided by the city. New development will be unlikely to need new utility or infrastructure extensions but may need to upgrade existing lines depending on the type of development. This will be further studied at the time of a development proposal.

Priority Area 2 in the Community Plan also encourages development that would align with existing uses and be compatible with the surrounding neighborhood. The subject property is located in a uniquely mixed neighborhood that includes single-family, religious, educational, multi-family, healthcare, and institutional uses. It is also situated along J Street, identified as an arterial street which is currently planned for a capital improvement north of Tiger to a new interchange at I-49. There currently exists a J Street trail along J Street adjacent to this property and a planned trail expansion to the north of Tiger. This location lends itself to being a transition of sorts between the more intense uses and high-capacity street abutting and nearby the property to some of the less intense uses within close proximity. The uses permitted within the C-3 district are suited to providing a compatibility transition from the more intense corridor of J Street to the lower-intensity uses of this neighborhood.

Public Comment

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

Analysis / Waivers

The proposed rezoning to C-3 would not be inappropriate in this context. Abutting properties represent a well-mixed neighborhood, but even looking further afield beyond just abutting properties, within this neighborhood and along the J Street corridor, C-3 zoning and uses contribute to the unique mixed neighborhood that has been fostered in this area. Properties zoned C-3 are within close proximity to the subject property including the medical school under construction, the Crystal Bridges parking garage and Convergence, and the street-facing side of Crystal Flats.

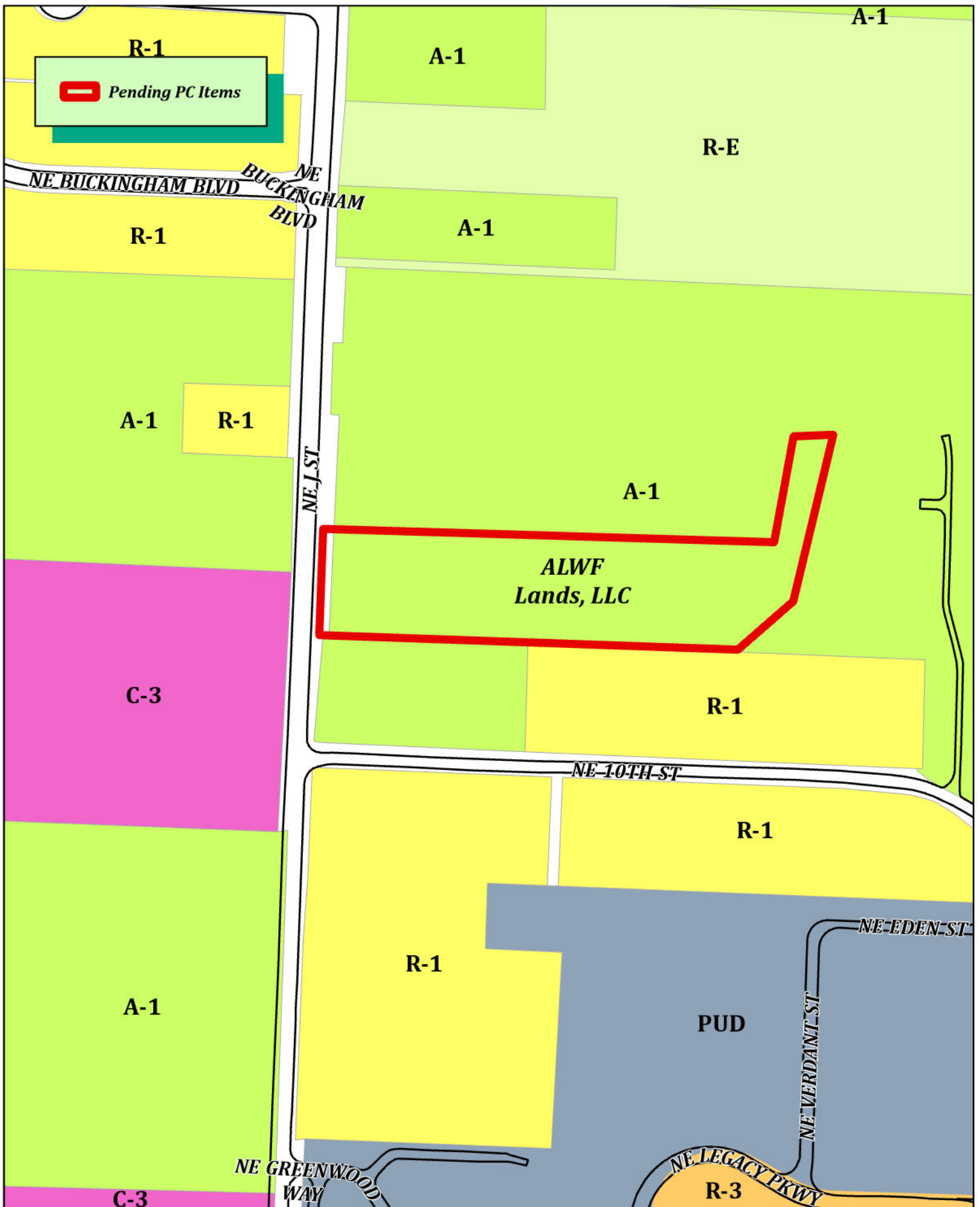
Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. A mix of uses at a site level and neighborhood level allow people choices on what transportation mode they choose, what type of housing is available, and what places they may visit nearby. Uses permitted in C-3 including mixed-uses are well-suited to act as a transition from the corridor of J Street into less intensely developed parts of this area. With the frontage along J Street and its accompanying trail, traffic to and from the site will be able to be dispersed between multiple transportation modes and on the existing city network of trails and streets.

Furthermore, this proposed location and type of infill is how the city can guide development to “fill in the gaps of the existing fabric [so] Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.”

Conclusion

The proposed rezoning appears to meet the intent of the Infill strategic growth zone, is appropriate along high-capacity transportation networks, appropriately transitions between high intensity land uses and less intense land uses and would be able to effectively capitalize on existing city investment in utilities and infrastructure through potential development. For these reasons, staff recommends approval of this rezoning request.

Additional Details



RZ24-0022
ALWF Lands 3, LLC
1100 NE J ST





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

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

May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a rezoning request by ALWF Lands, LLC owner of real property located in the City of Bentonville at 1100 NE J Street, Benton County parcel 01-09879-000, containing approximately 4.0 acres.

Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

The property is proposed for development by the current owner as an amenity supporting the Crystal Bridges campus, consistent with the allowable uses and requirements of the C3 zoning district.

Pending approval of this rezoning request, a proposed development plan will be submitted addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as C-3, Commercial Mixed Use will be compatible with the anticipated residential land use and mix of uses along the J Street corridor.

Access to this development will be provided from the NE J Street arterial roadway. An increase of traffic can be expected from the development since the land is currently undeveloped. All necessary utilities for the proposed development are available along the property frontage or by adjacent easement to the subject tract. A 12" water main exists west of J Street and access to a 6" and 8" sewer is provided by an established easement to the east of the property.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager



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

2600 NE 11th St., Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

May 10, 2024

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: ALWF Lands, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when the request is inconsistent with the future land use plan map. On behalf of ALWF Lands, LLC, CEI has submitted a rezoning application for the 4.0 acre parcel 01-09879-000 located at 1100 NE J Street. The current and requested zoning and land uses are listed as follows:

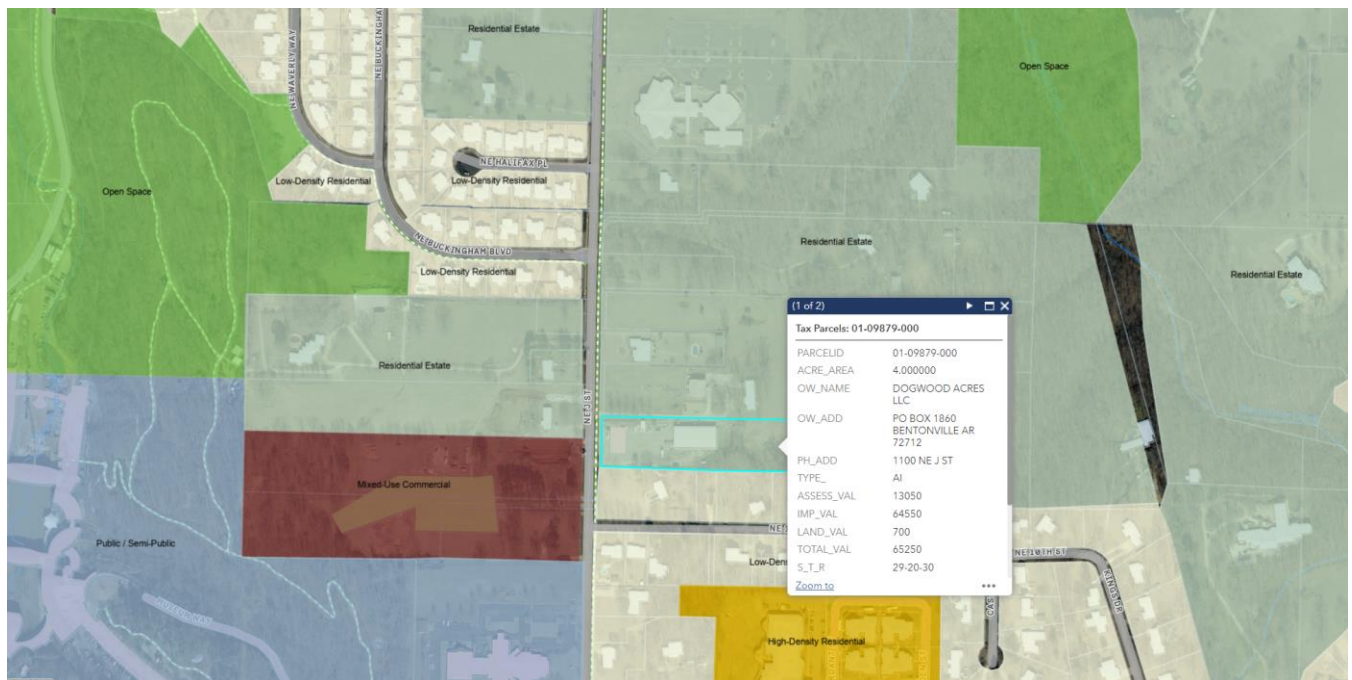
Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

Current Land Use	Requested Land Use
Residential Estate	Mixed-Use Commercial

An exhibit of the adjacent land use and nearby Mixed-Use Commercial is on the next page. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect Mixed-Use Commercial use for consistency with that zoning.

Thank you for your consideration in this request.

CEI Engineering Associates, Inc.
Nate Bachelor
Department Manager



RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO MIXED-USE
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0022)**

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE and to MIXED-USE COMMERCIAL, which property is described as follows:

A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGE 47, OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 567.30 FEET; THENCE N89°17'00"E 28.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE "J" STREET AS DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 2004-23483; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 922.90 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT ONE (1) FOR THE TRUE POINT OF BEGINNING; THENCE S10°46'43"W 308.67 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR; THENCE S46°11'35"W 132.52 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID TRACT ONE (1); THENCE S89°16'00"W 754.63 FEET ALONG THE SOUTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID NE "J" STREET; THENCE ALONG SAID RIGHT-OF-WAY N00°36'40"W 191.42 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°57'57"E 812.82 FEET TO A SET 1/2" IRON REBAR; THENCE N07°41'09"E 193.88 FEET TO AN EXISTING FENCE CORNER POST; THENCE N84°52'43"E 71.63 FEET TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO C-3, MIXED-USE COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ24-0022)

WHEREAS, ALWF Lands, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF TRACT NUMBERED ONE (1), DIMMIT ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "W" AT PAGE 47, OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS; THENCE S00°44'15"E 567.30 FEET; THENCE N89°17'00"E 28.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE "J" STREET AS DESCRIBED IN A WARRANTY DEED FILED AS LAND DOCUMENT 2004-23483; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N89°17'00"E 922.90 FEET ALONG THE NORTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID TRACT ONE (1) FOR THE TRUE POINT OF BEGINNING; THENCE S10°46'43"W 308.67 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR; THENCE S46°11'35"W 132.52 FEET ALONG THE EAST LINE OF SAID TRACT ONE (1) TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID TRACT ONE (1); THENCE S89°16'00"W 754.63 FEET ALONG THE SOUTH LINE OF SAID TRACT ONE (1) TO A SET 1/2" IRON REBAR ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID NE "J" STREET; THENCE ALONG SAID RIGHT-OF-WAY N00°36'40"W 191.42 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°57'57"E 812.82 FEET TO A SET 1/2" IRON REBAR; THENCE N07°41'09"E 193.88 FEET TO AN EXISTING FENCE CORNER POST; THENCE N84°52'43"E 71.63 FEET TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Walmart Campus PUD Revision 9

Southeast 8th Street

PC Date: 6/4/2024

Staff Report Details

Project Number	PUD20-0002
Applicant / Current Owner	Wal-Mart Stores, Inc.
Site Area	+/- 231 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	Planned Unit Development (PUD)
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Walmart Campus
Related projects	

Property Description

The subject property is the new Walmart Campus, generally bounded by East Central Avenue to the north, Southeast 14th Street to the south, Southeast Moberly Avenue to the East, and Southeast J Street to the West. Public streets Southeast 5th Street, Southeast 8th Street, and Southeast Martin Luther King Jr. Parkway run through the campus.

Project Details

The proposed PUD revision updates and adds new information and elements to the plan. Some original zone boundaries and the phases within the zones are being adjusted as parts of the project come online and construction continues. A new Zone 6 is created for the small panhandle piece just off the southeast corner of 8th Street and MLK. This zone creates a trailhead. Several water features are added within the campus, as well as a new building, a coffee shop located in the open space at the southwest corner of the site. Two parking decks (PD-01 and PD-03) along 5th Street will have updated elevations with this revision as well.

Please see the applicants materials for updated drawings, elevations, and renderings.

Relationship to the General Plan / Projected Traffic Impact

While the addition of the coffee shop constitutes a new structure, vehicle traffic will likely not be impacted as the location is internal to the green space and no parking or vehicle access is provided to the building. Walking and bicycling traffic may increase in this portion of the campus but adequate grade-separated trails and sidewalks will be able to sufficiently handle this increase.

Public Comment

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

Analysis / Waivers

No waivers are requested with this revision. The proposed revision constitutes some minor changes to zones and phasing and updates to parking deck elevations that should enhance the interaction with the public domain.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



CONTACTS

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kip.smith@cox.com

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City of Bentonville
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Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT

City of Bentonville
Tony Davis
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Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT

City of Bentonville
Preston Newbill
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Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT

City of Bentonville
Charlie Barnes
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Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT

City of Bentonville
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1901 N.E. "A" Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT

City of Bentonville
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Bentonville, AR
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CITY ENGINEER

City of Bentonville
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STORMWATER

City of Bentonville
Janet Paith
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Bentonville, AR
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jpaith@bentonvillear.com

WALMART CAMPUS

PUD SUBMISSION - 9TH REVISED SUBMISSION; 2ND SUBMITTAL
MAY 17, 2024



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- P58 Parking Garage | PD09

ZONE 05 - ELEVATIONS & MATERIALS

P59 Building M-05 | Coffee Shop

PROJECT DIRECTORY

P02



OWNER

Walmart
Bentonville, AR



PARKING AND ADVISORY

Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169



ARCHITECT

Gensler
5005 Greenville Avenue
Dallas, TX 75206



CIVIL ENGINEER

CEI
3108 SW Regency Parkway
Bentoville, AR 72712



ARCHITECT

Duda | Paine Architects
333 Liggett Street
Durham, NC 27701



CIVIL ENGINEER

Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010



ARCHITECT

Miller Boskus Lack
224 SE 2nd Street
Suite 200
Bentonville, AR 72712



LANDSCAPE ARCHITECT

SWA
811 W. 7th Street
8th Floor
Los Angeles, CA 90017



ARCHITECT

Page Southerland Page, Inc.
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Suite One
Houston, TX 77002



ARCHITECT

5G Studio Collaborative
1217 Main St
Suite 500
Dallas, Texas 75202



ARCHITECT

Marlon Blackwell Architects
42 East Center St
Fayetteville, Arkansas 72701



Walmart Home Office Campus

PUD Submission - Revision 9
May 17, 2024

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart’s leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company’s commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 252.38 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P19.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P20, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P21-P27 Street Sections. Minimum Tree Size at Time of Planting: As required for similar developments, except minimum size requirements for shrubs, flowering perennials, and other ground cover shall not apply.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P21-P27 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(f)(3) Encroachment standards.

The table below establishes the standards for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most potion of the encroachment. The setback is measured from back of curb or, if no curb is present, from the edge of street pavement.

Minimum height clearance	Minimum setback adjacent to a public street	Minimum setback adjacent to a private street
8’	2’	2’

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P29, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P19, Phasing Plan, for additional details.

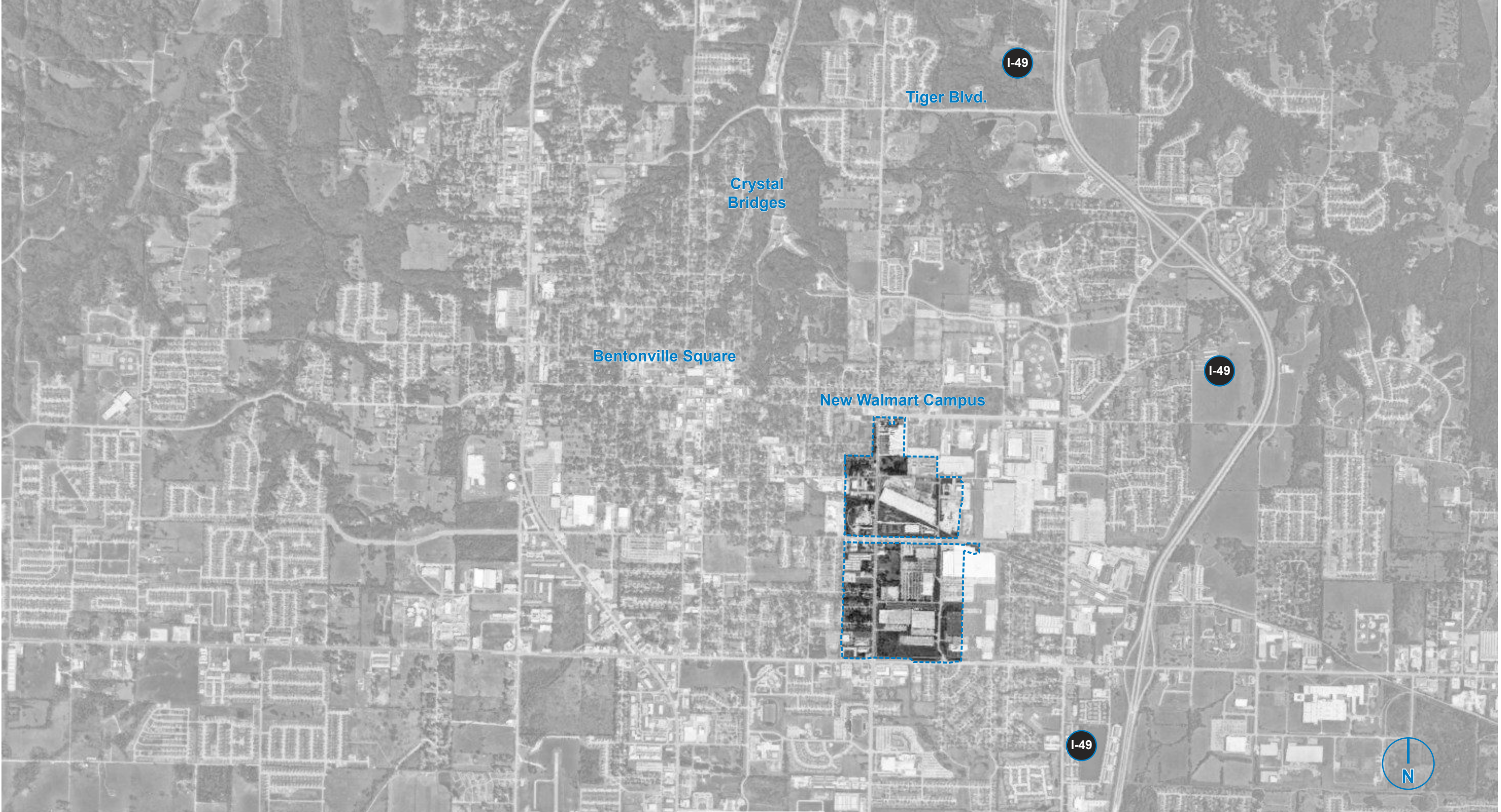
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

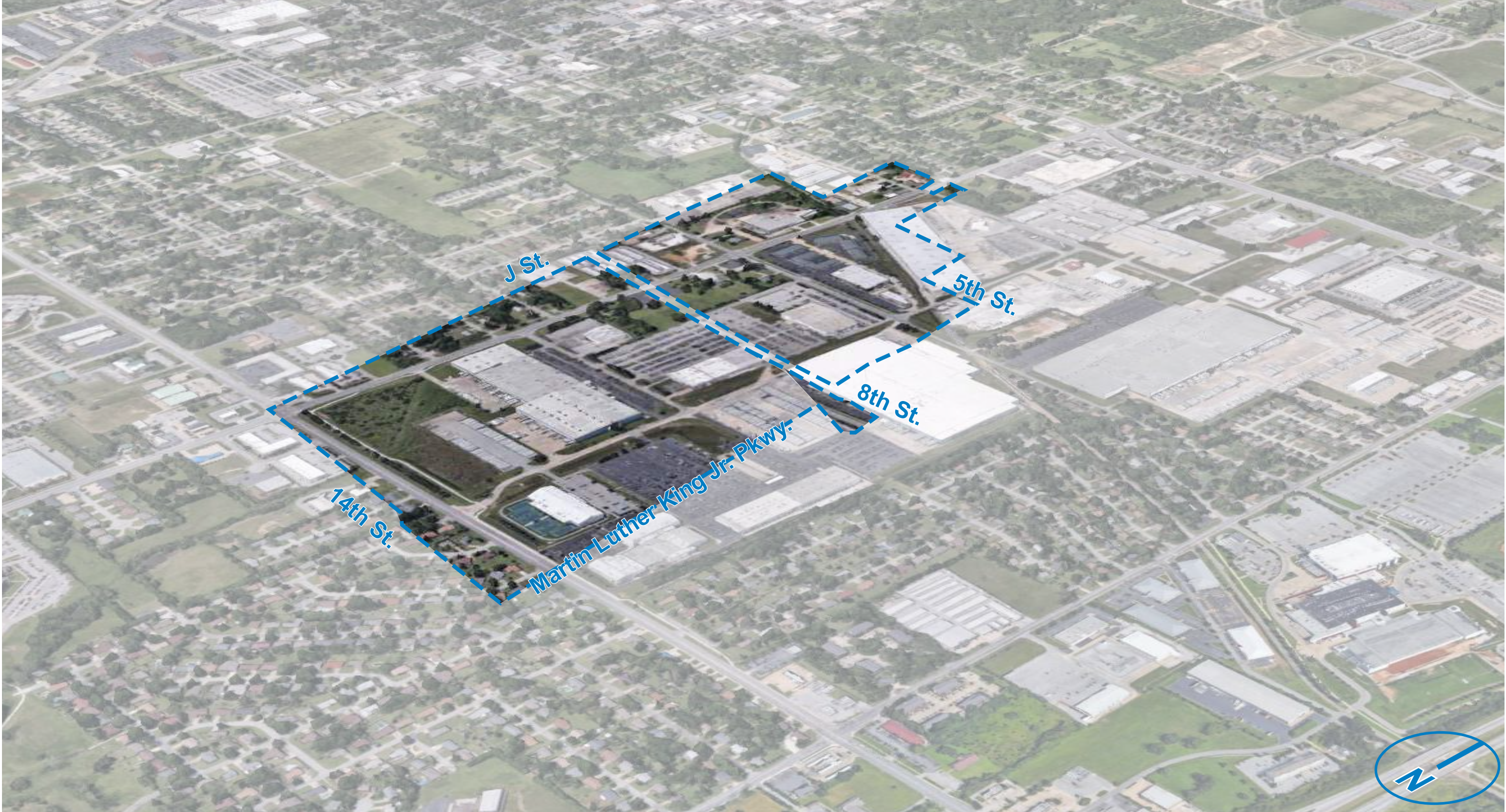
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

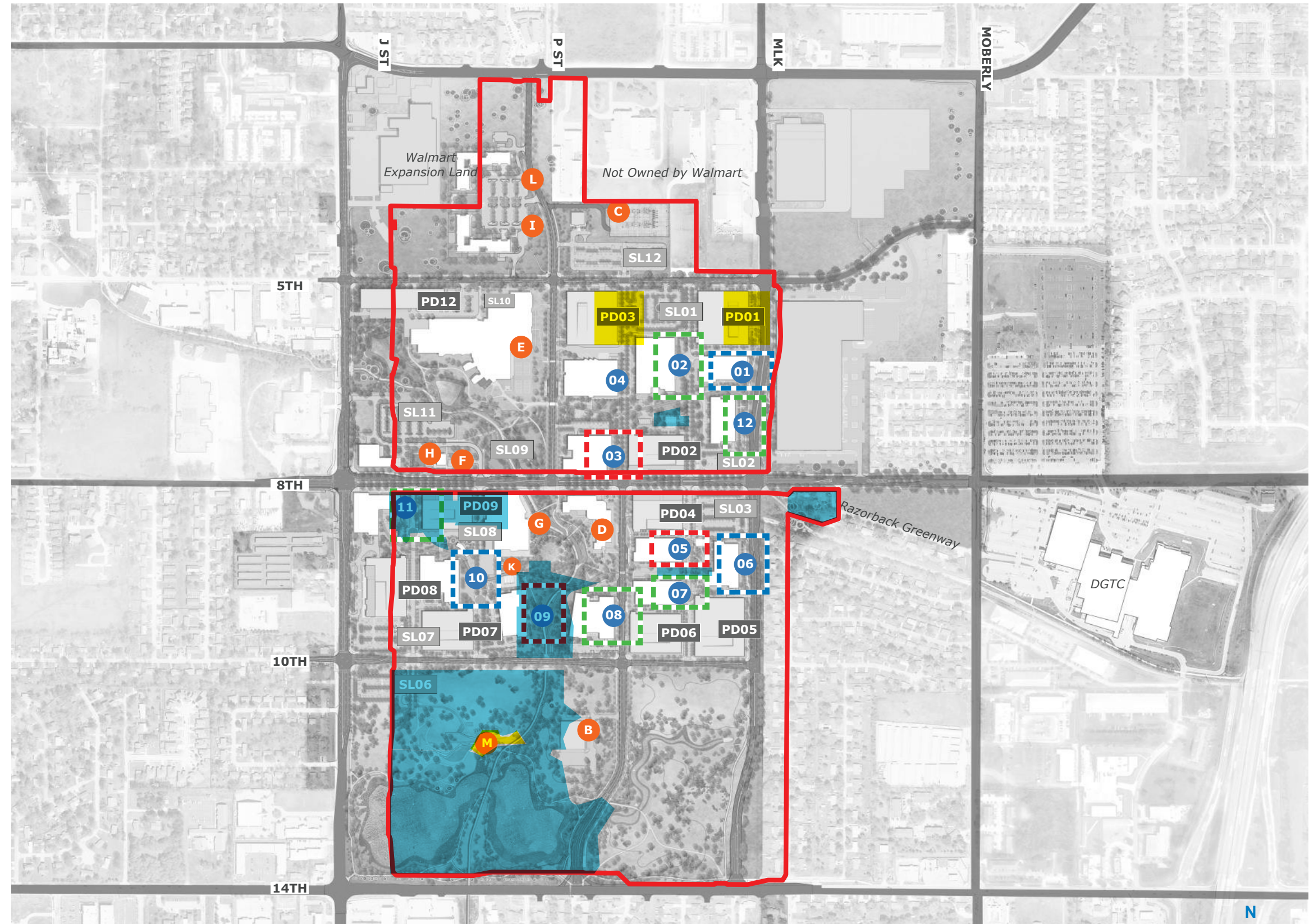
Refer to P30 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

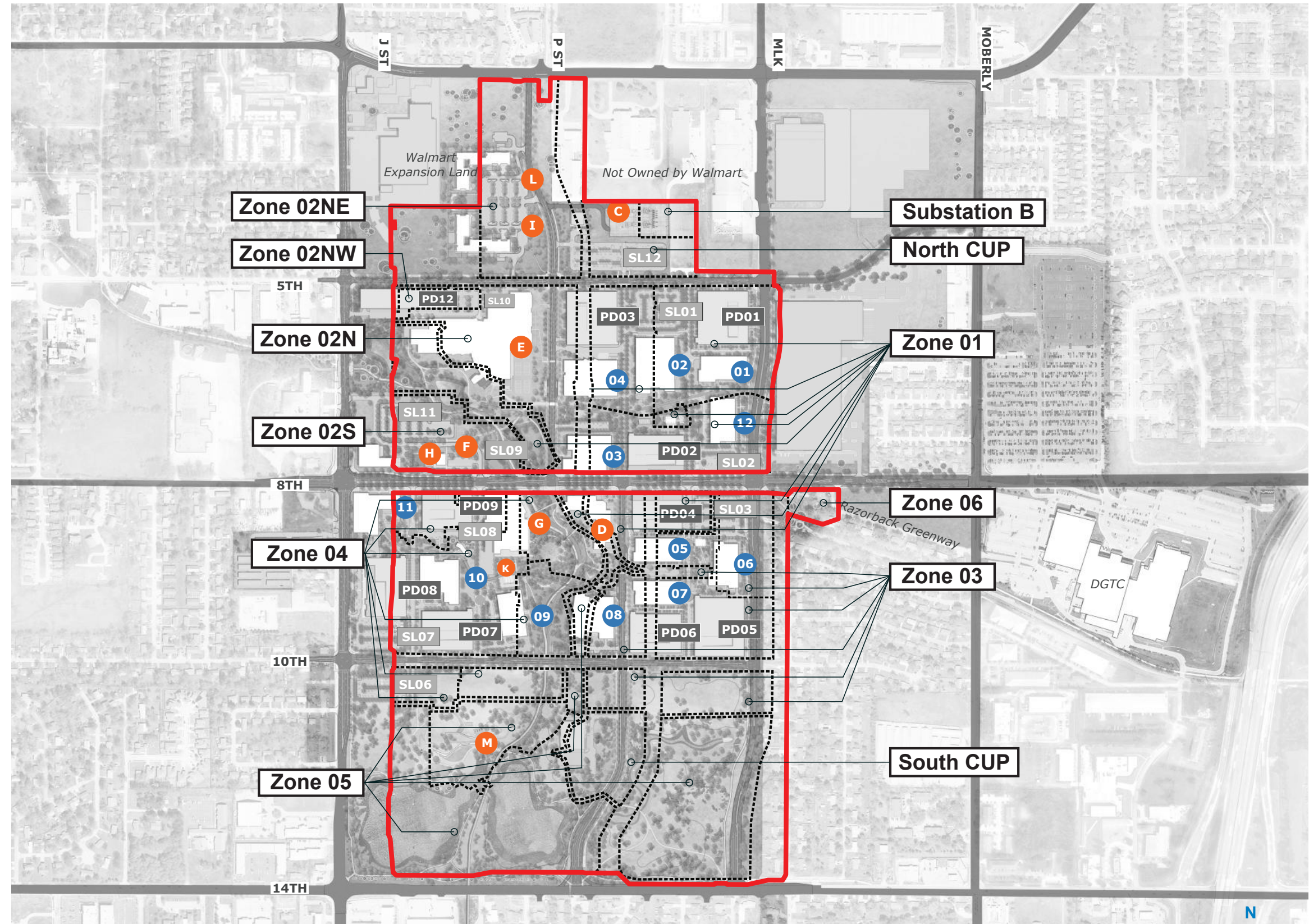


Google Maps

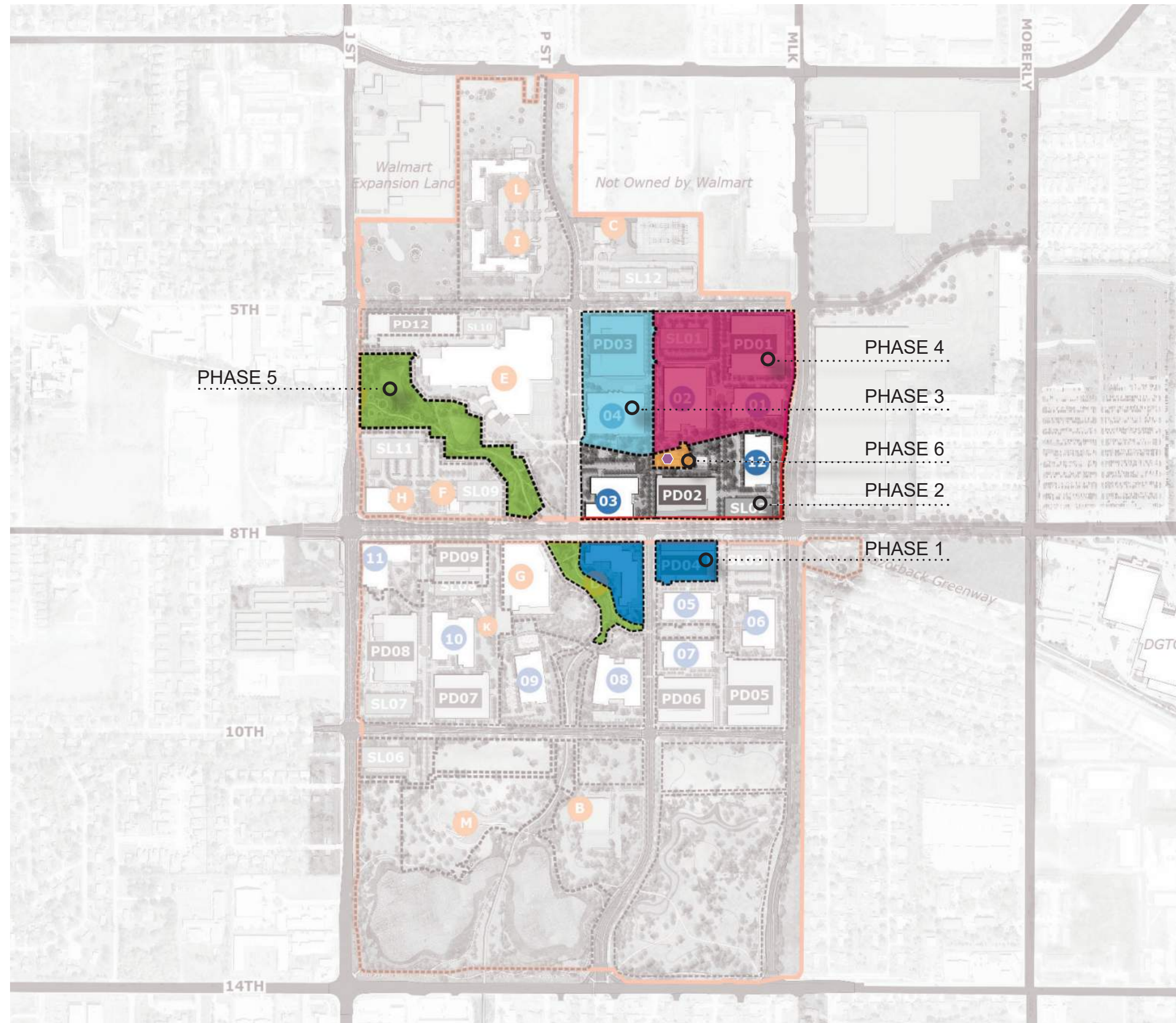


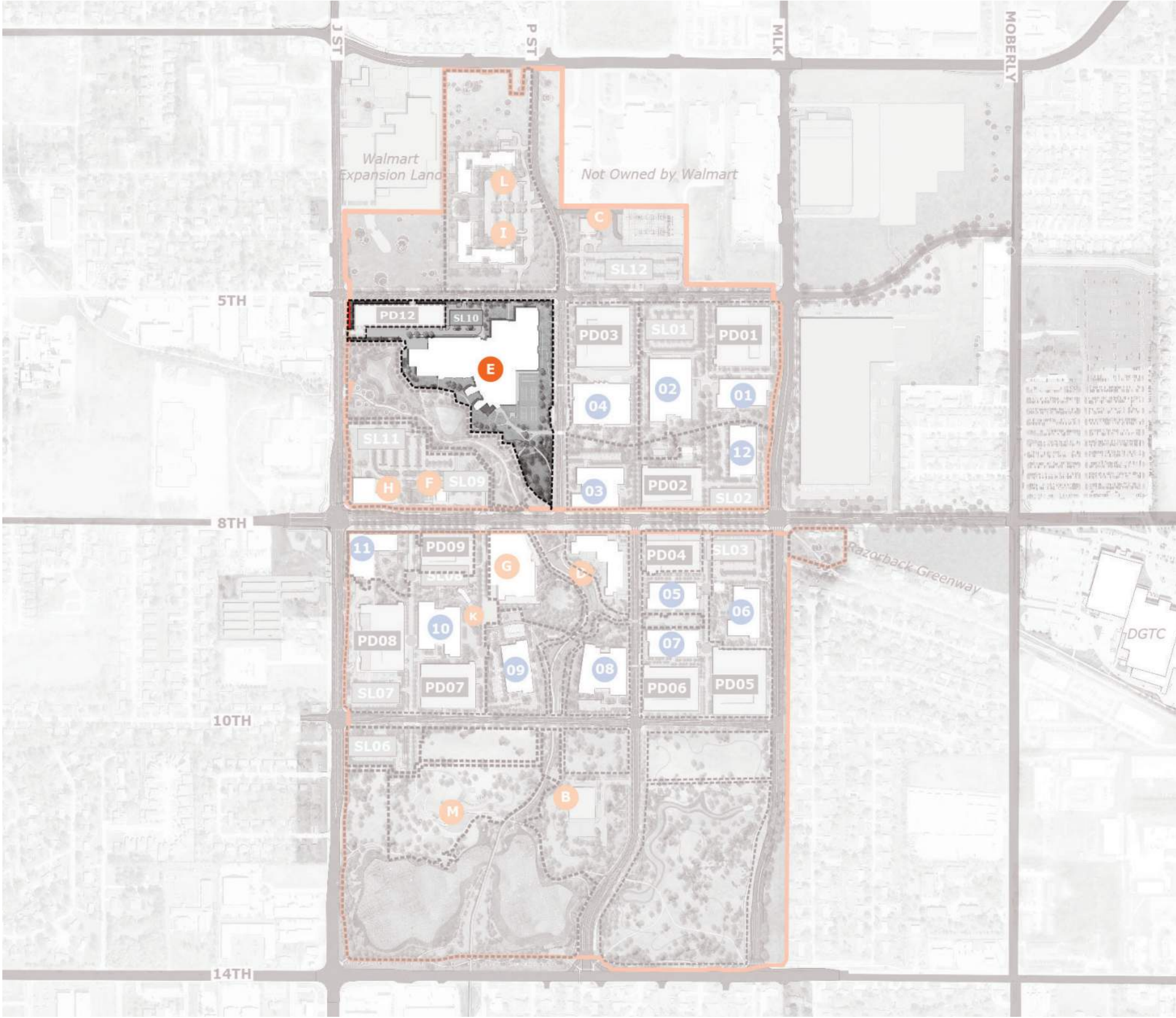
Legend

- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building
- Elevations Revised from Previous Submission
- Zone Phases Revised from Previous Submission

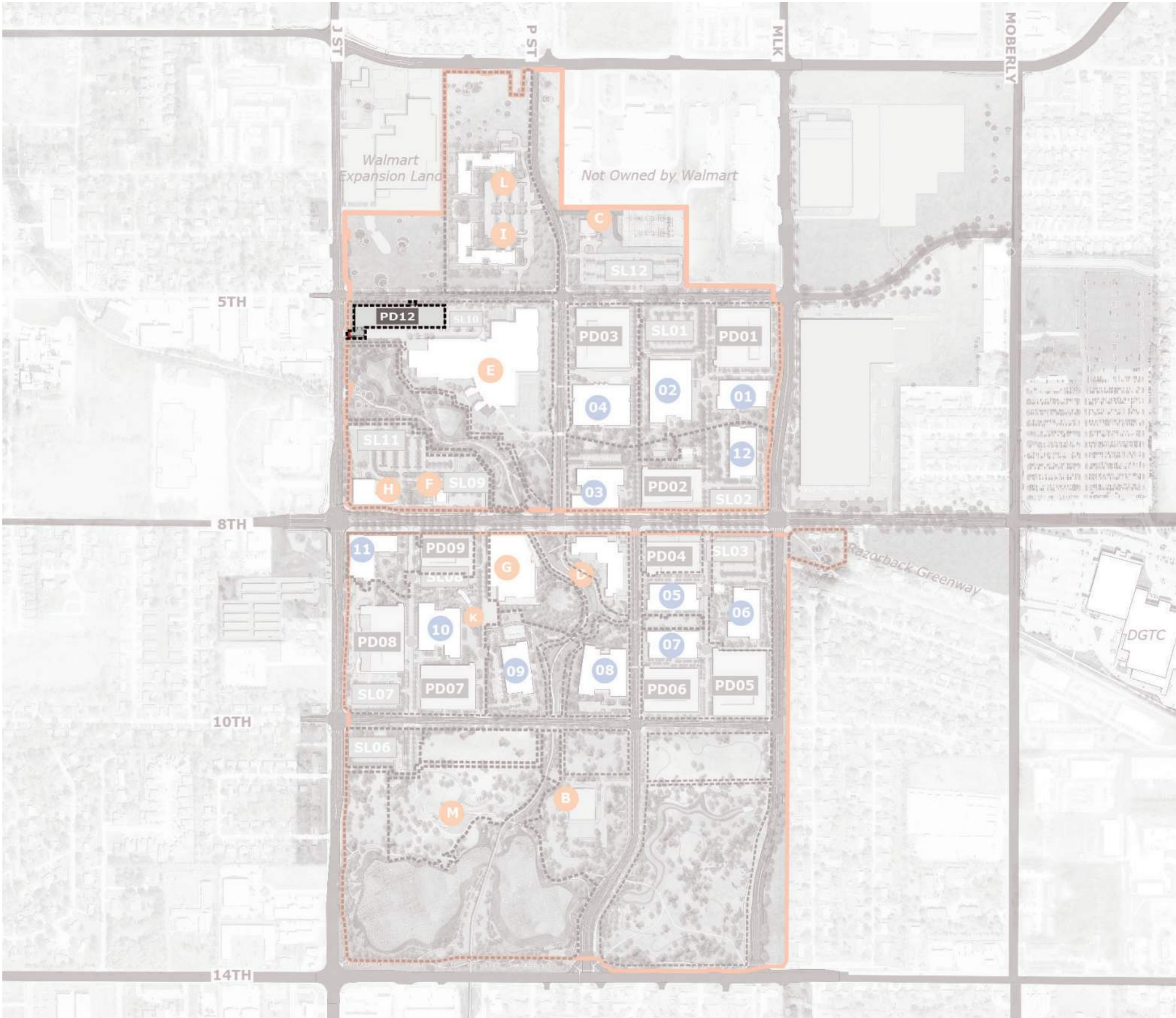


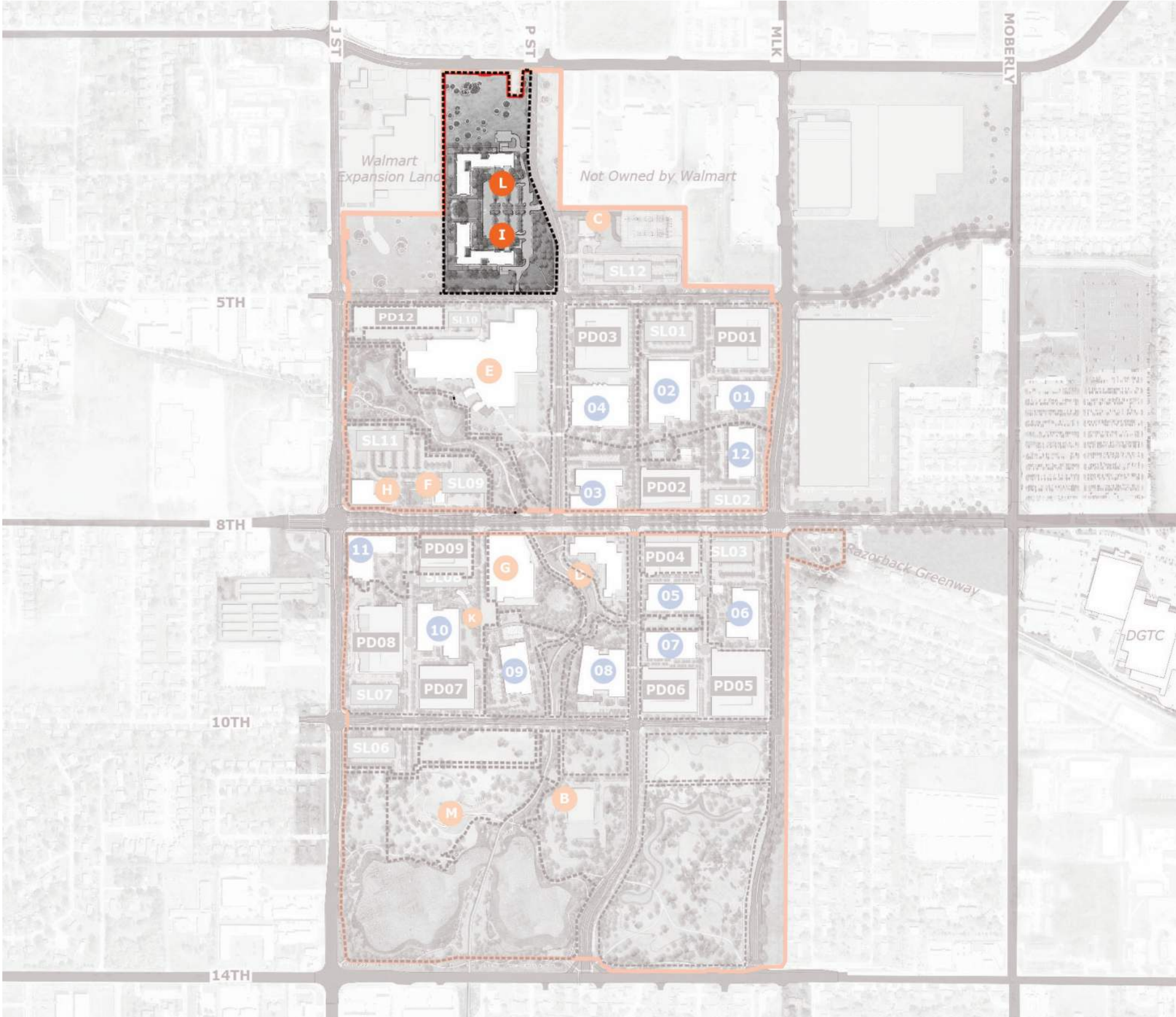
Barn Water Feature

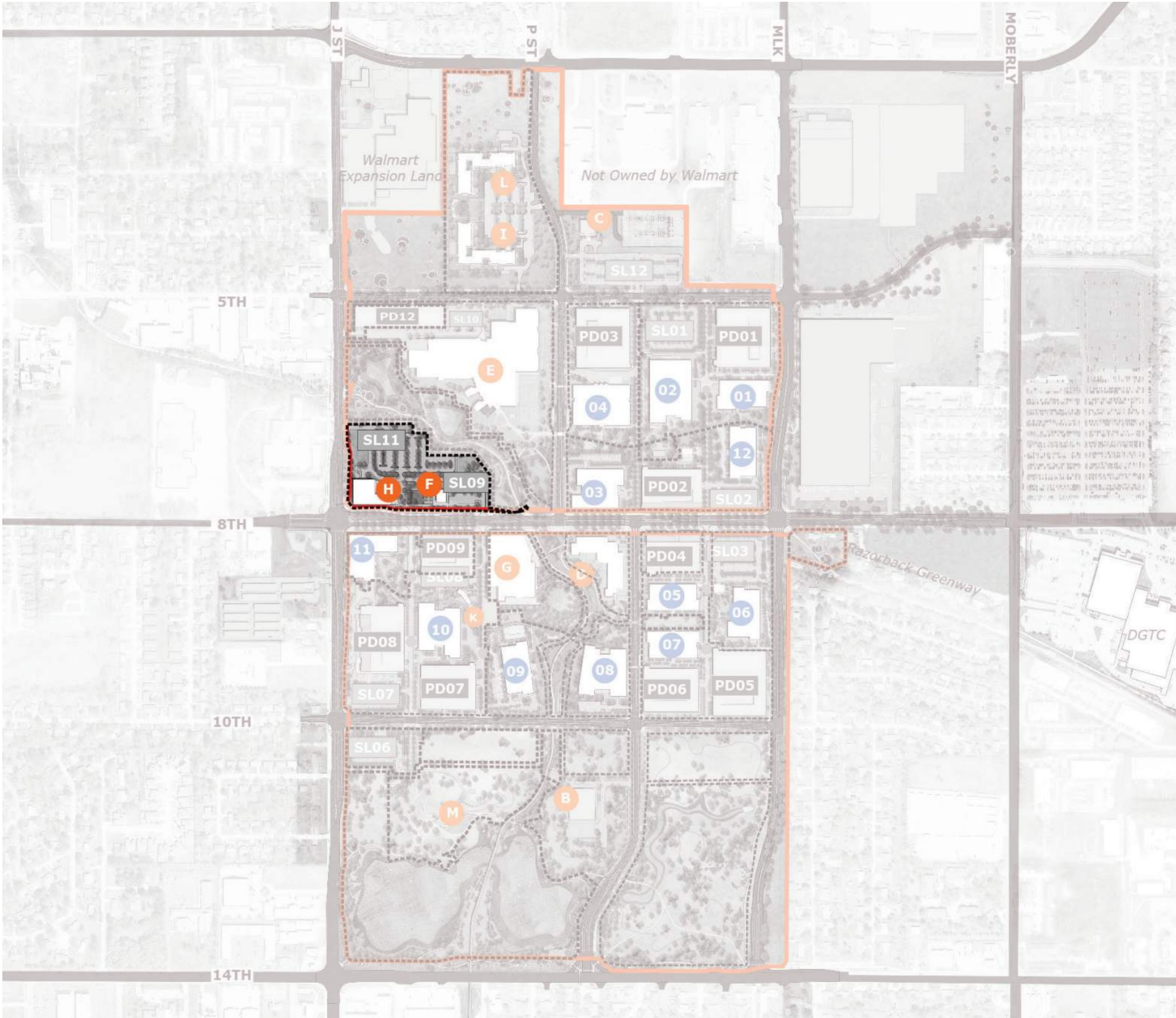




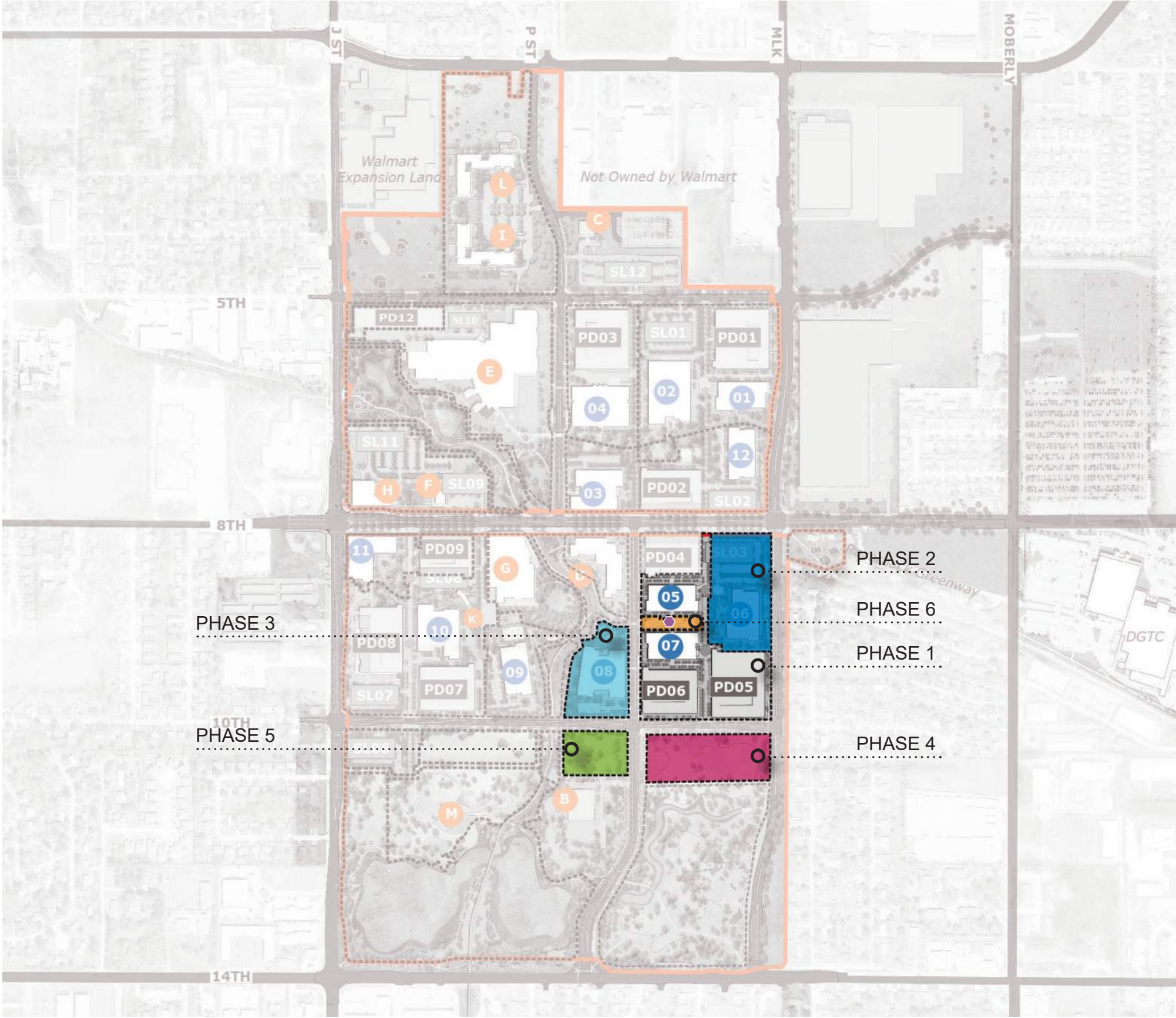
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.

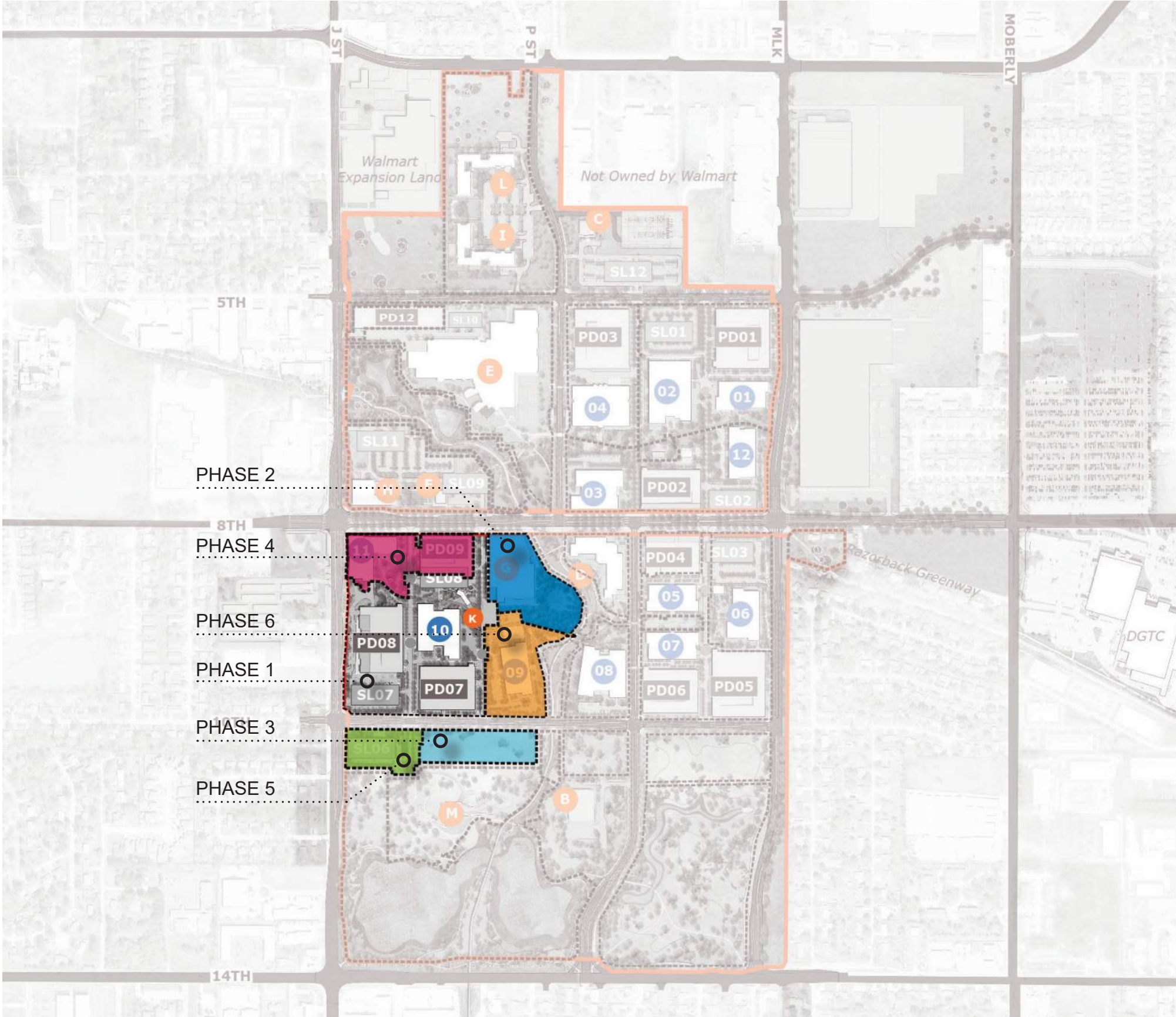


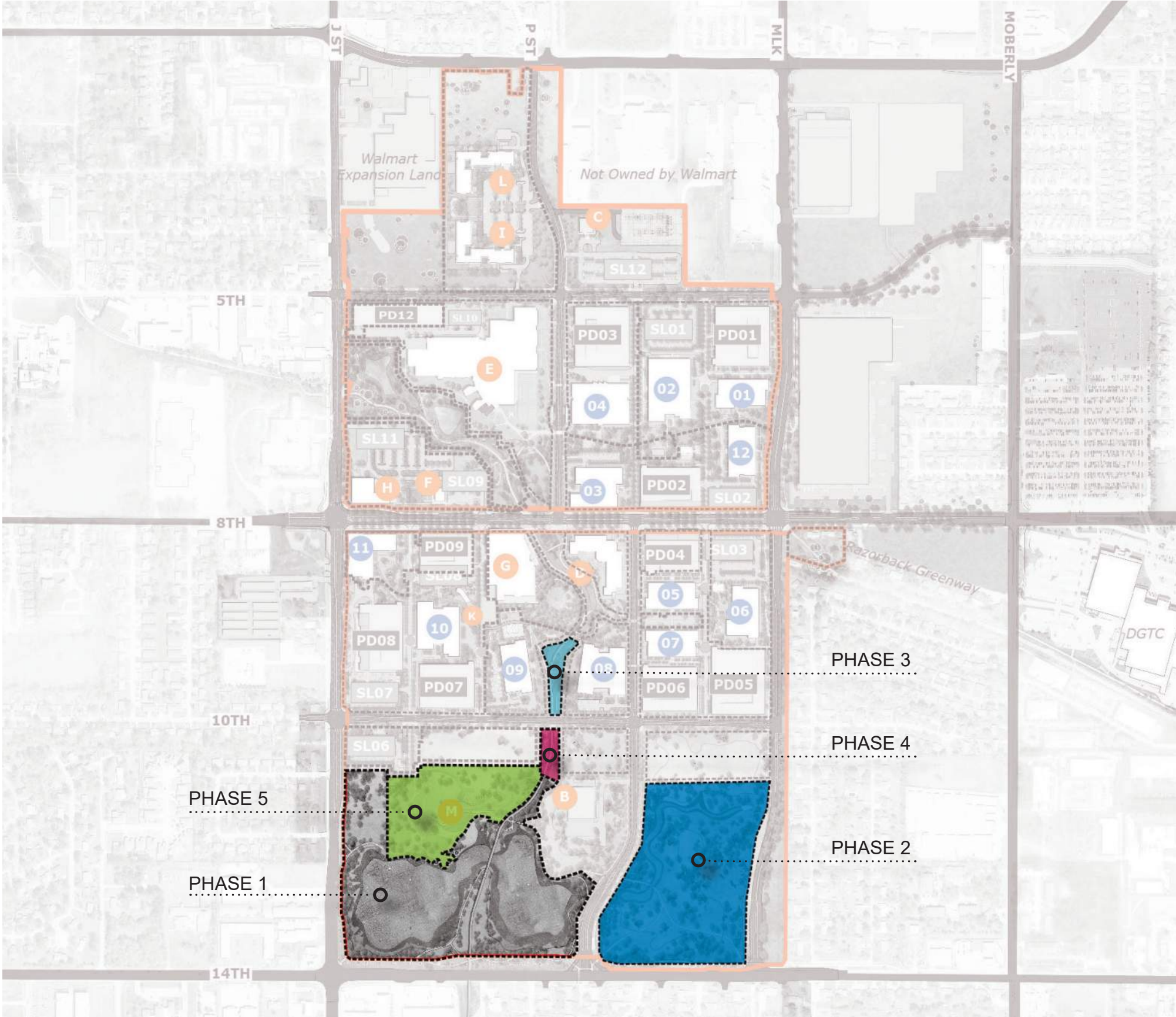


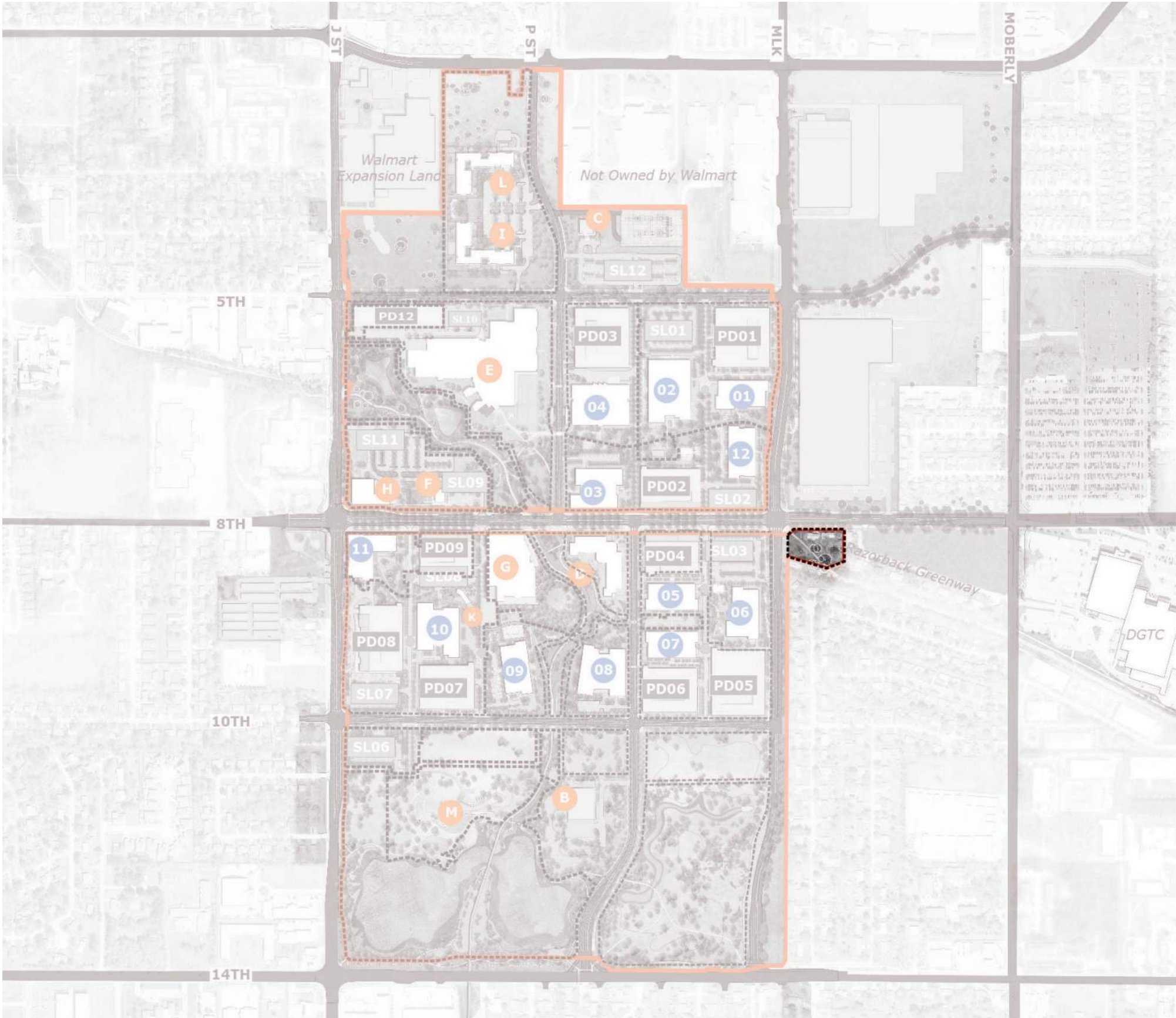


Stream Spring Water Feature

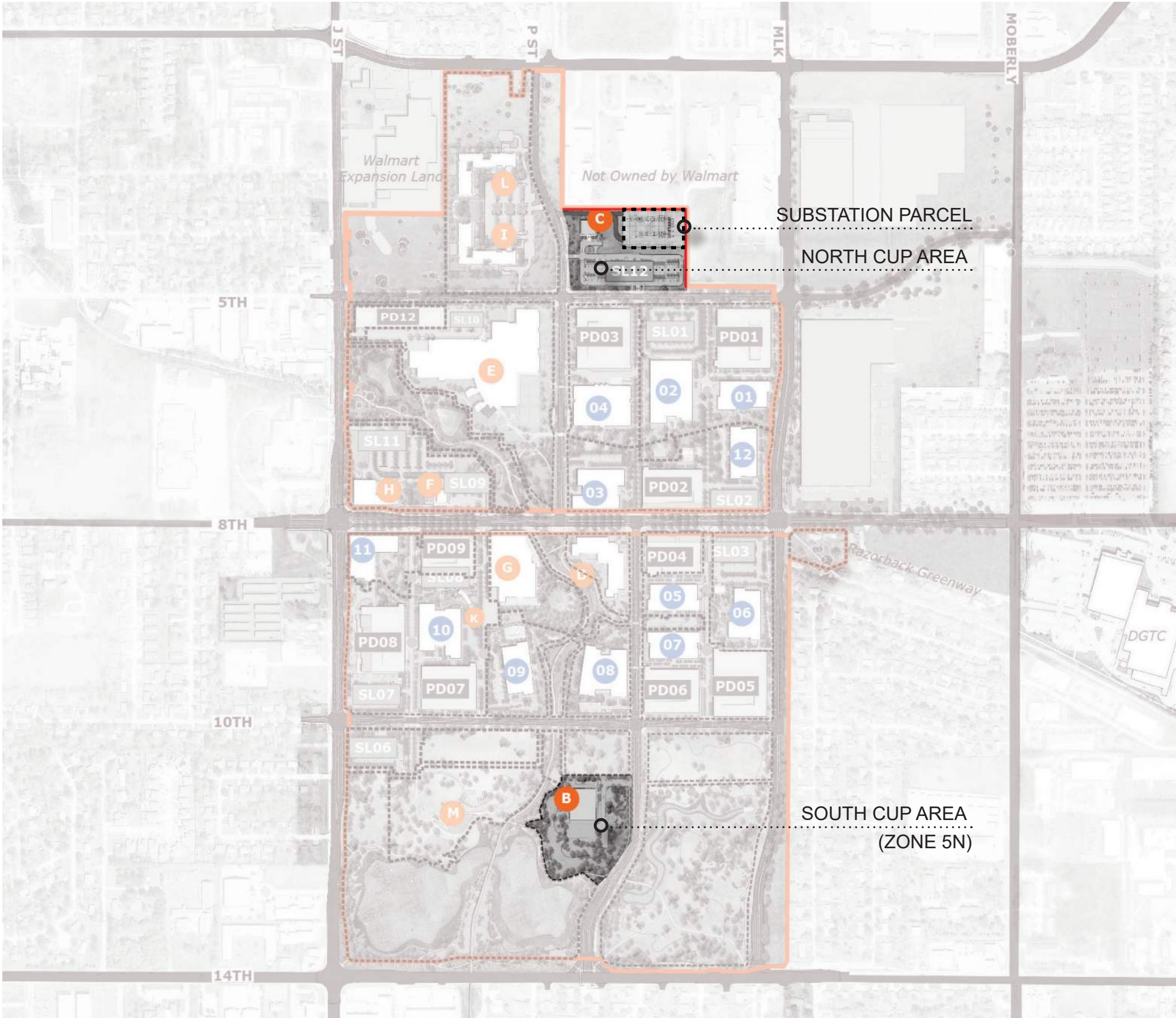


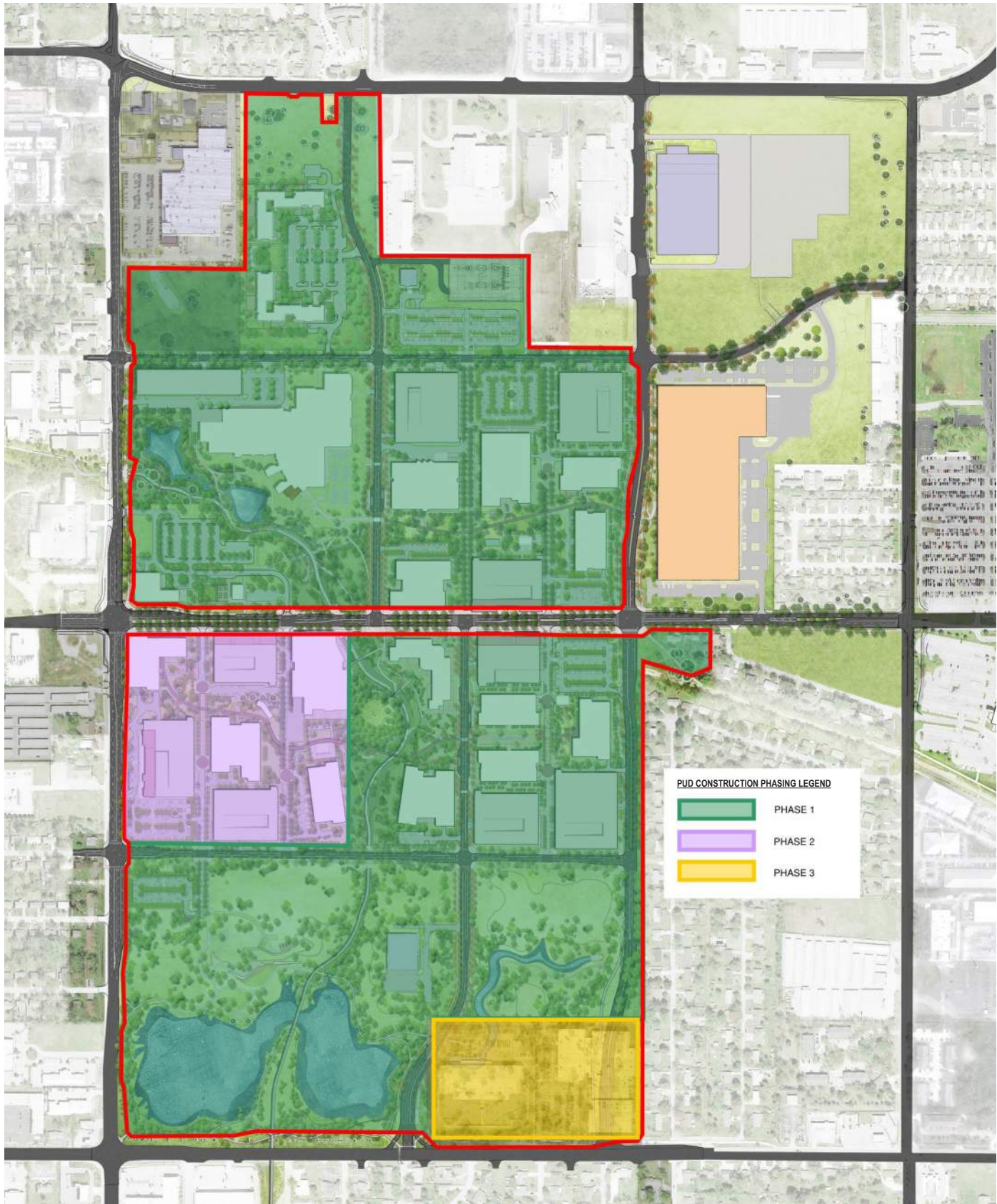






The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.

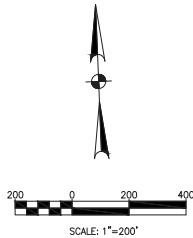




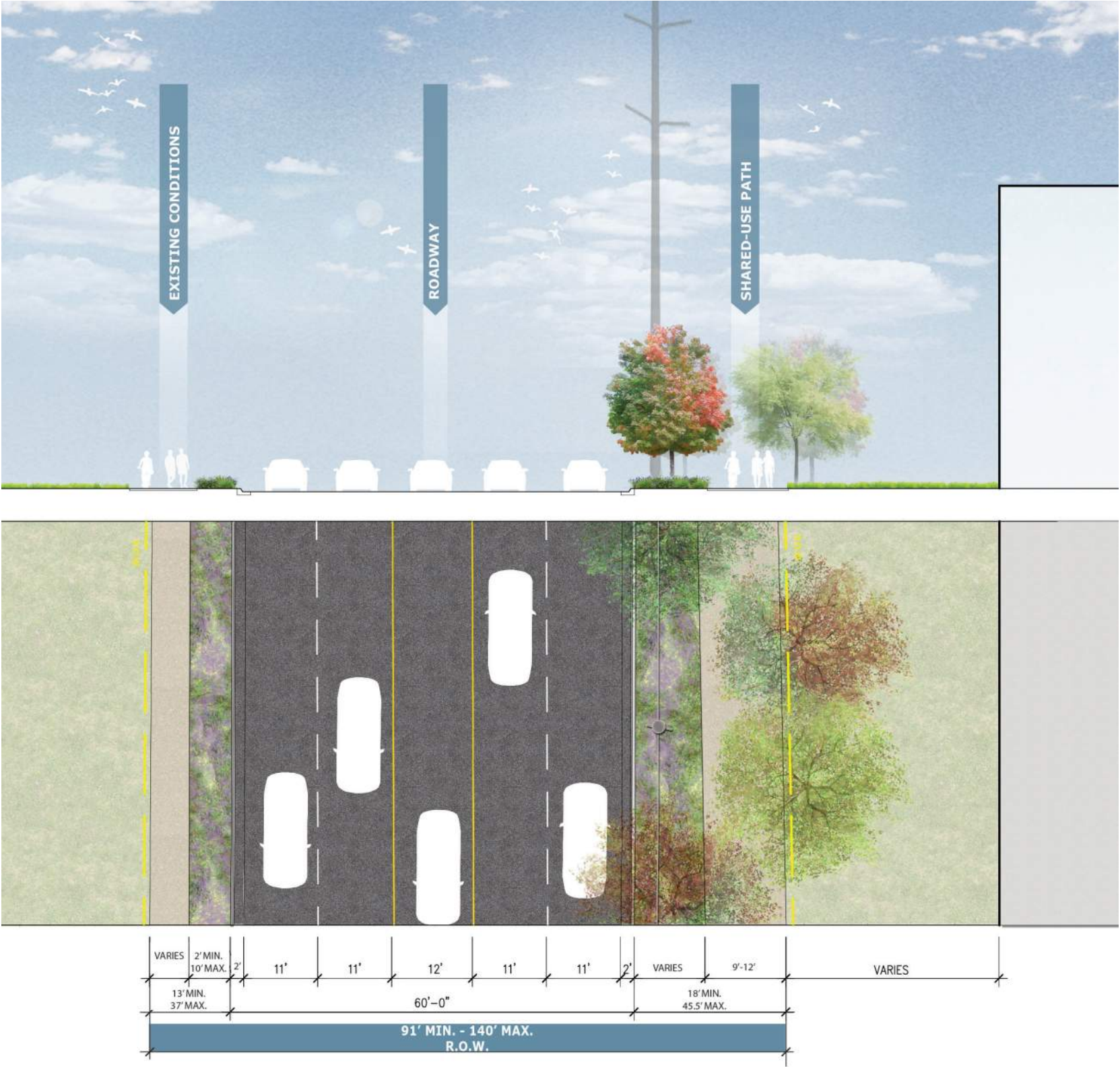
PHASE 1	
Required Parking Spaces:	5,730
Total Parking Spaces:	9,904
PHASE 2	
Required parking spaces:	2,846
Total parking spaces:	3,262
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0



LEGEND



- PROPOSED ROW
- EXISTING ROW/EXISTING PROPERTY LINE
- BUILDING SETBACK
- 10' BUILDING SETBACK - J STREET, 14TH, E. CENTRAL STREET
- 10' BUILDING SETBACK - MLK PARKWAY
- 0' BUILDING SETBACK - 8TH STREET
- *WHERE A UTILITY EASEMENT EXISTS THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK
- 100' MAX. BUILDING HEIGHT ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION



PROPOSED GUIDELINES

EAST

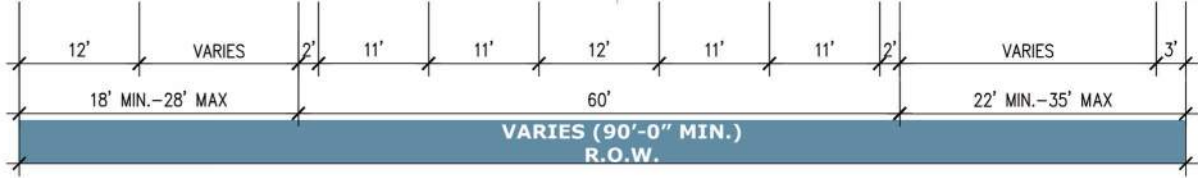
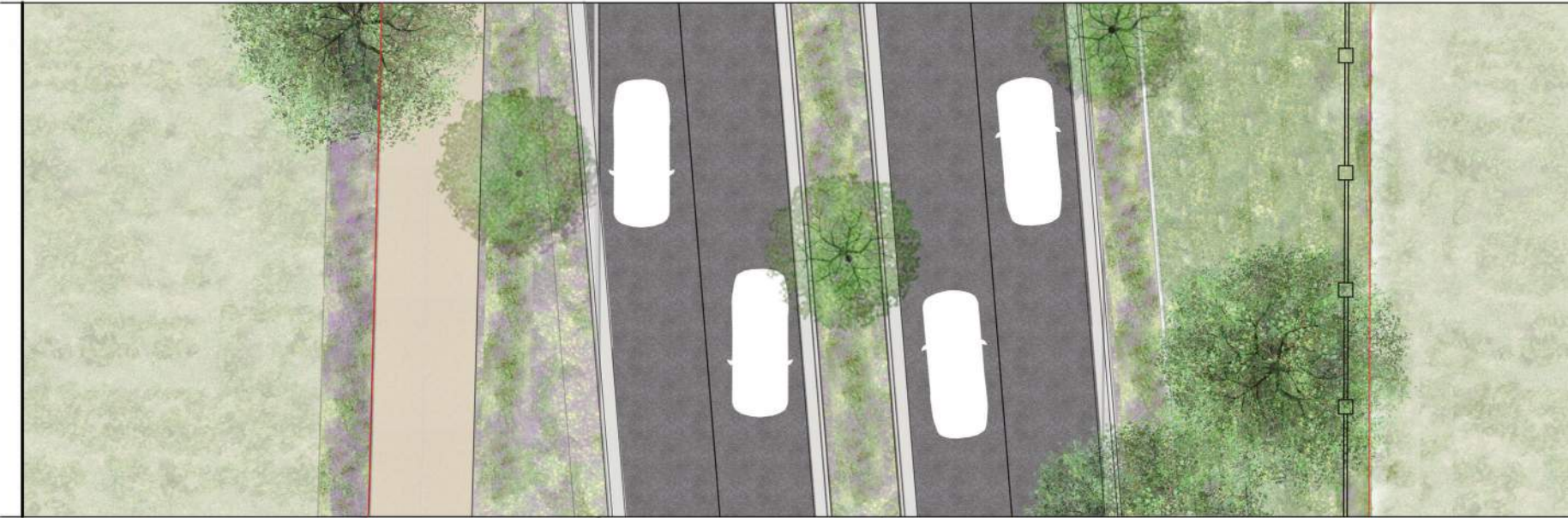
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities shall not exceed a mature height of 25 feet.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

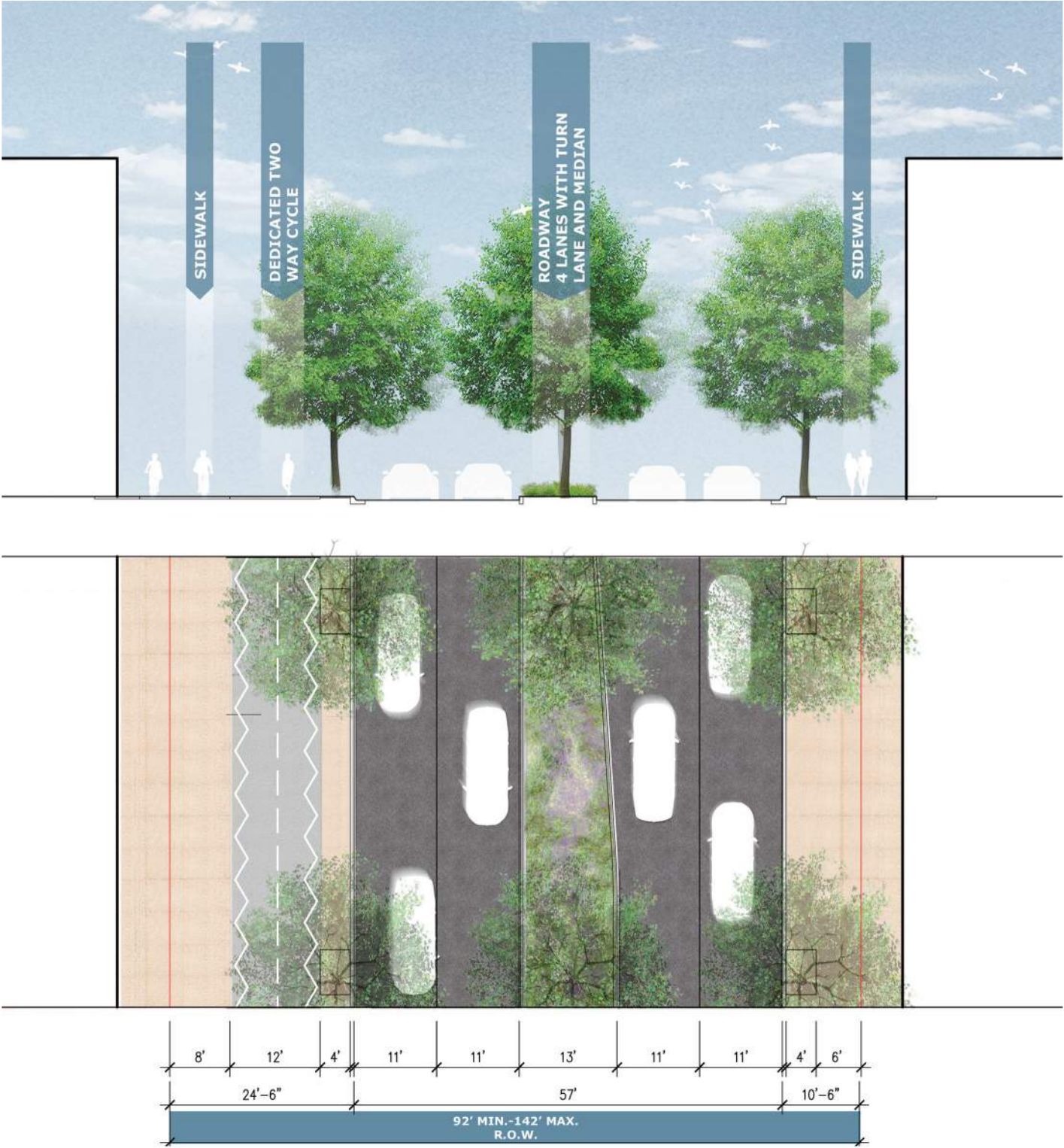


**PROPOSED GUIDELINES
EAST & WEST**

- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk (on west side only)
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

- 4' wide paved curb zone
- 6' Min. wide sidewalk

SOUTH

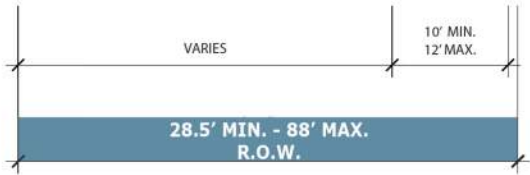
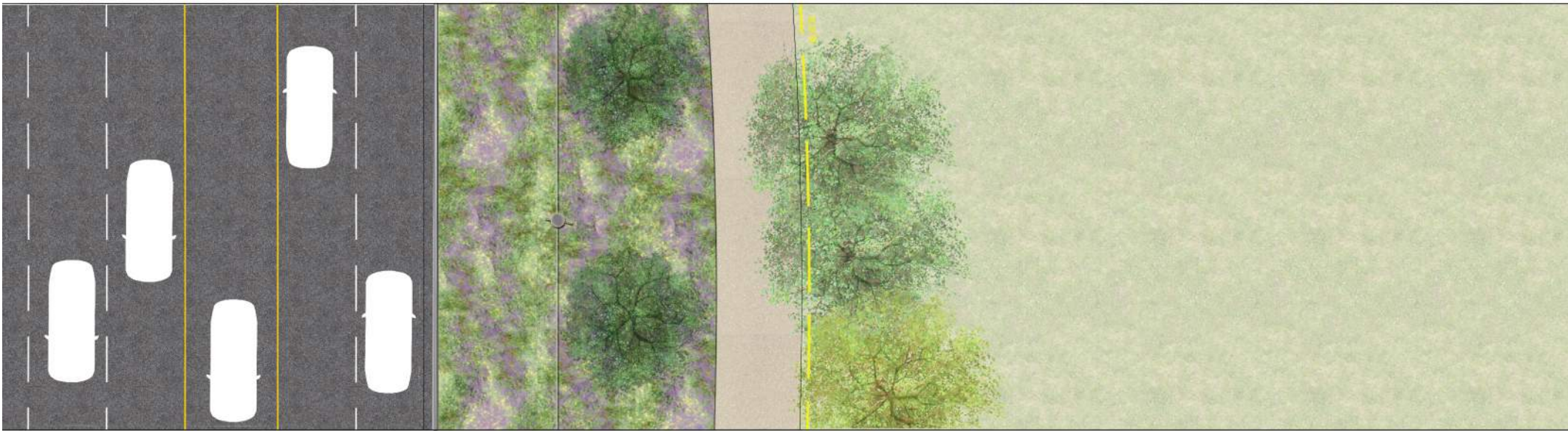
- 4' paved curb zone
- 12' wide two-way cycle path
- 8' Min. wide sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



**PROPOSED GUIDELINES
NORTH**

- 8' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.



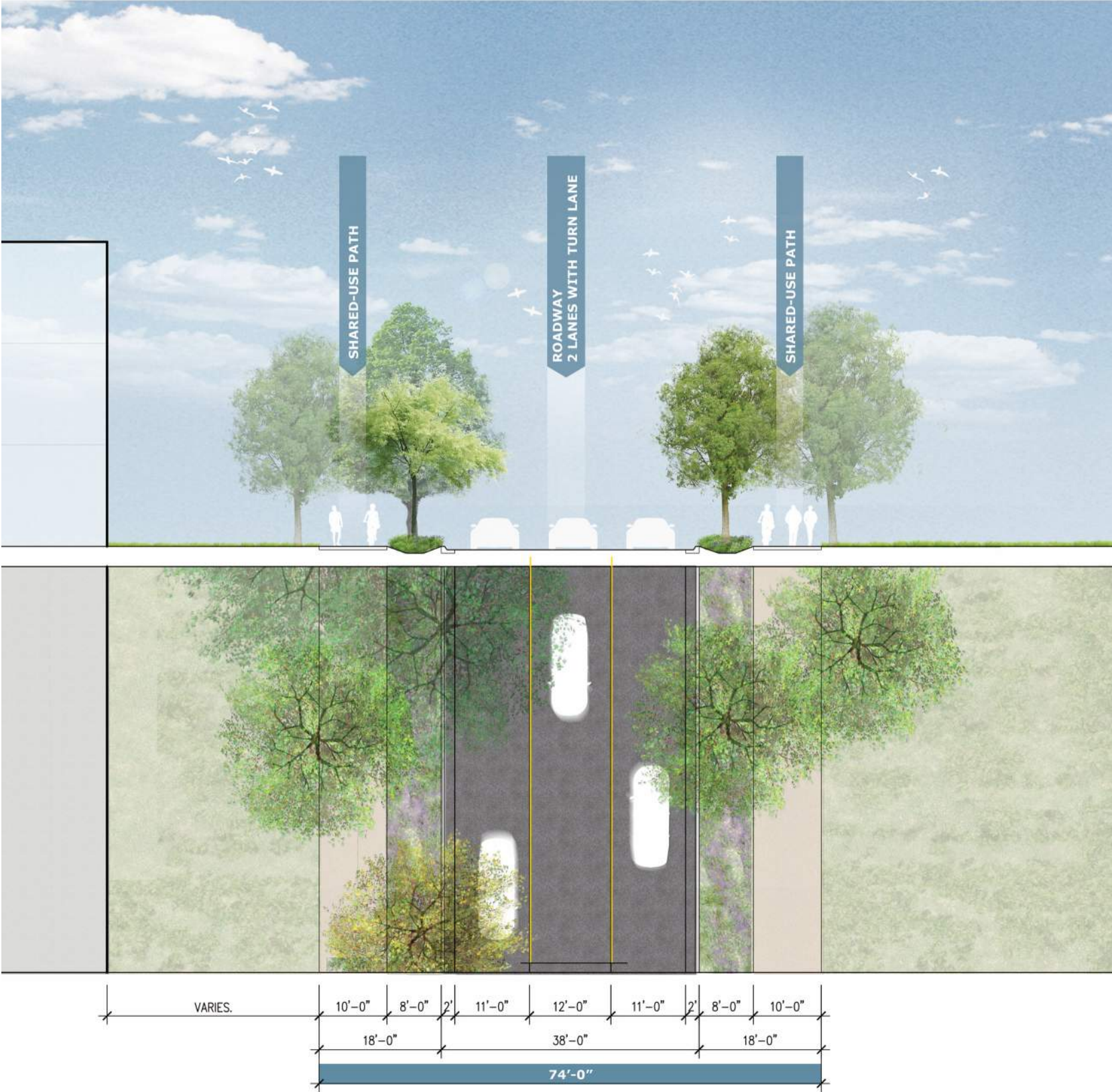
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

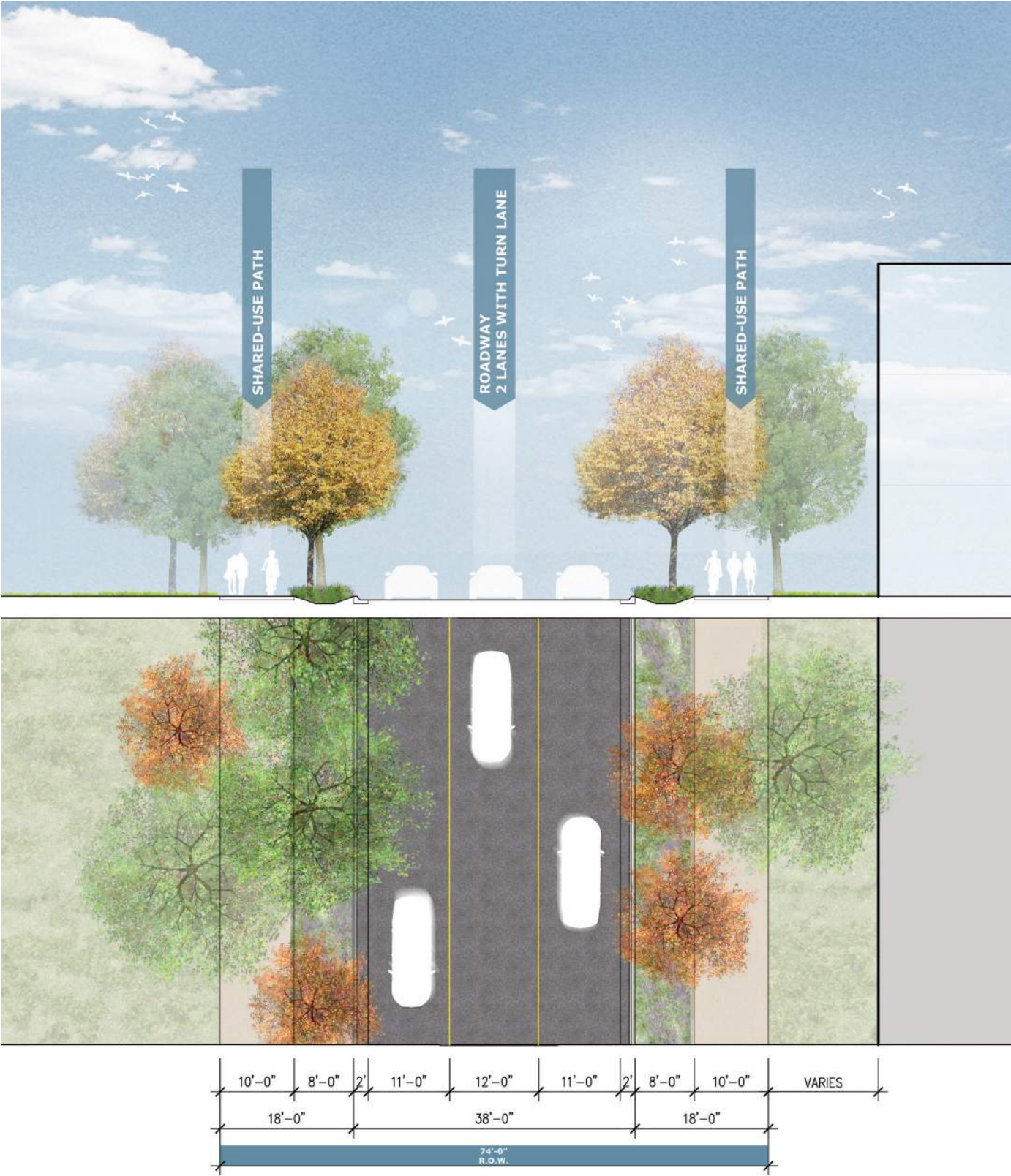
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



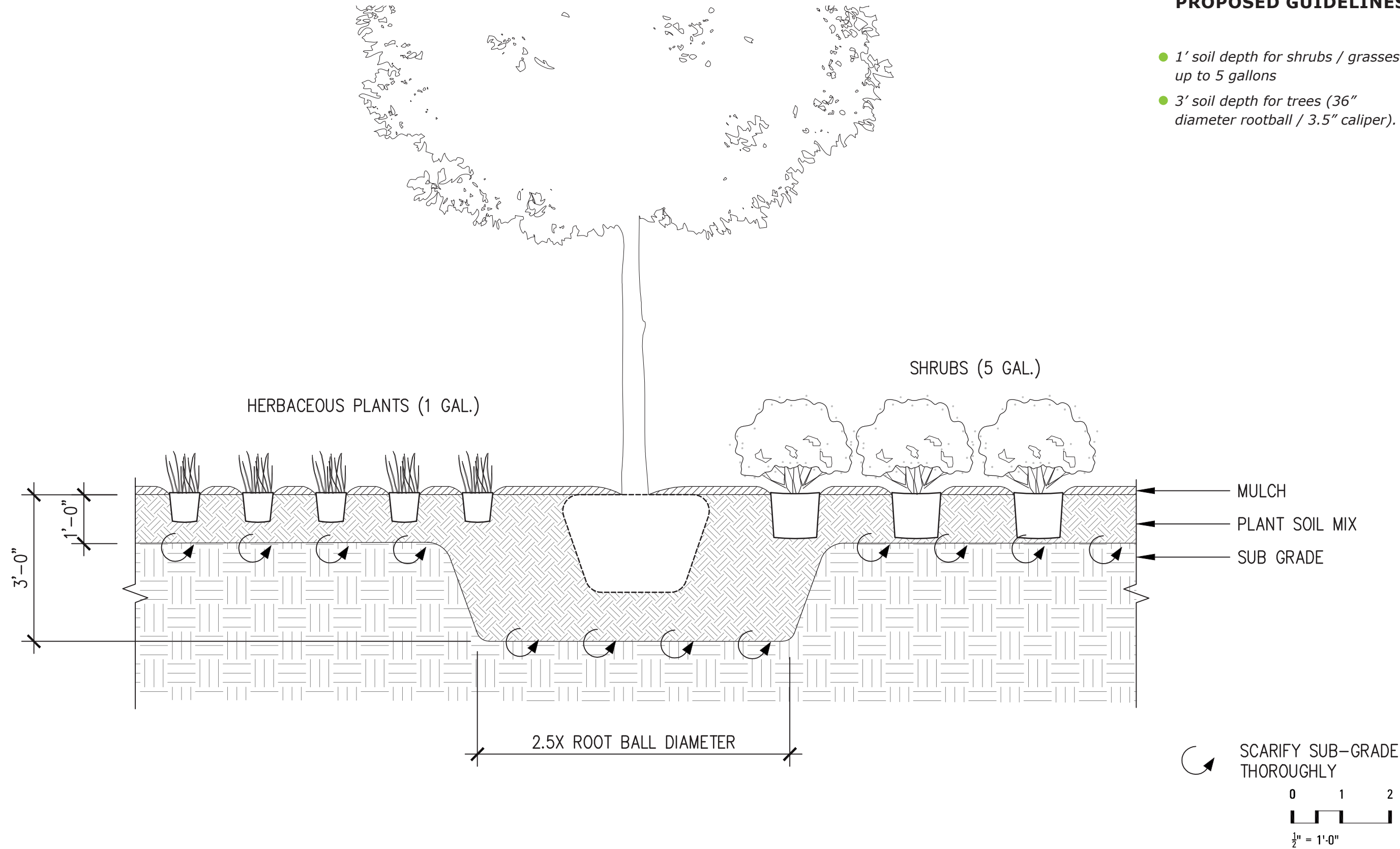
PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- 1' soil depth for shrubs / grasses up to 5 gallons
- 3' soil depth for trees (36" diameter rootball / 3.5" caliper).



OPEN SPACE AREA



ZONE 1 PHASE 1
AREA: 5.32 acres
OPEN SPACE: 2.45 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 1 PHASE 2
AREA: 10.77 acres
OPEN SPACE: 5.16 acres
OPEN SPACE PERCENTAGE: 48%
(28% ABOVE REQUIREMENT)

ZONE 1 PHASE 3
AREA: 7.73 acres
OPEN SPACE: 2.55 acres
OPEN SPACE PERCENTAGE: 33%
(13% ABOVE REQUIREMENT)

ZONE 1 PHASE 4
AREA: 14.03 acres
OPEN SPACE: 6.08 acres
OPEN SPACE PERCENTAGE: 43%
(23% ABOVE REQUIREMENT)

ZONE 1 PHASE 5
AREA: 11.09 acres
OPEN SPACE: 9.89 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 89%
(69% ABOVE REQUIREMENT)

ZONE 1 PHASE 6
AREA: 0.49 acres
OPEN SPACE: 0.49 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2S
AREA: 8.07 acres
OPEN SPACE: 4.04 acres
OPEN SPACE PERCENTAGE: 50%
(30% ABOVE REQUIREMENT)

ZONE 2N
AREA: 16.2 acres
OPEN SPACE: 7.6 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 2NE
AREA: 15.67 acres
OPEN SPACE: 11.31 acres
OPEN SPACE PERCENTAGE: 72%
(52% ABOVE REQUIREMENT)

- KEY**
- OPEN SPACE AREA -
SOFTSCAPE OR PEDESTRIAN HARDSCAPE
 - OPEN SPACE AREA -
POND OR SEASONAL WATERWAY
 - PARKING LOT PLANTING
(NOT INCLUDED IN OPEN SPACE AREA)
 - PARKING LOT/VEHICULAR PAVING AREA
(NOT INCLUDED IN OPEN SPACE AREA)
 - FUTURE EXPANSION ZONE
(NOT INCLUDED IN OPEN SPACE AREA)

ZONE 3 PHASE 1
AREA: 9.73 acres
OPEN SPACE: 3.3 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

ZONE 3 PHASE 2
AREA: 5.64 acres
OPEN SPACE: 2.26 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 3
AREA: 3.87 acres
OPEN SPACE: 2.37 acres
OPEN SPACE PERCENTAGE: 40%
(20% ABOVE REQUIREMENT)

ZONE 3 PHASE 4
AREA: 5.61 acres
OPEN SPACE: 5.61 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 3 PHASE 5
AREA: 2.24 acres
OPEN SPACE: 2.24 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 3 PHASE 6
AREA: 0.58 acres
OPEN SPACE: 0.58 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4 PHASE 1
AREA: 17.79 acres
OPEN SPACE: 9.2 acres
OPEN SPACE PERCENTAGE: 52%
(32% ABOVE REQUIREMENT)

ZONE 4 PHASE 2
AREA: 4.7 acres
OPEN SPACE: 2.4 acres
OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

ZONE 4 PHASE 3
AREA: 3.18 acres
OPEN SPACE: 3.18 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 4 PHASE 4
AREA: 4.66 acres
OPEN SPACE: 1.51 acres
OPEN SPACE PERCENTAGE: 32%
(12% ABOVE REQUIREMENT)

ZONE 4 PHASE 5
AREA: 2.34 acres
OPEN SPACE: 1.14 acres
OPEN SPACE PERCENTAGE: 49%
(29% ABOVE REQUIREMENT)

ZONE 4 PHASE 6
AREA: 4.3 acres
OPEN SPACE: 2.9 acres
OPEN SPACE PERCENTAGE: 67%
(47% ABOVE REQUIREMENT)

ZONE 5 PHASE 1
AREA: 22.4 acres
OPEN SPACE: 9.9 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 2
AREA: 17.02 acres
OPEN SPACE: 17.02 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 3
AREA: 1.69 acres
OPEN SPACE: 1.69 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 4
AREA: 1.28 acres
OPEN SPACE: 1.28 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 5 PHASE 5
AREA: 7.73 acres
OPEN SPACE: 6.9 acres
OPEN SPACE PERCENTAGE: 89%
(69% ABOVE REQUIREMENT)

ZONE 6
AREA: 1.47 acres
OPEN SPACE: 1.47 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

NCUP
AREA: 7.42 acres
OPEN SPACE: 2.51 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

SCUP
AREA: 6.07 acres
OPEN SPACE: 4.34 acres
OPEN SPACE PERCENTAGE: 71%
(51% ABOVE REQUIREMENT)

TOTAL AREA: 252.38 ACRES
OPEN SPACE: 145.07 acres
OPEN SPACE PERCENTAGE: 57%
(33% ABOVE REQUIREMENT)

Note: PUD Revision 9 includes identifying the 8th/MLK trail head as a new zone, Zone 6; the addition of Phase 5 in Zone 5, the addition of Phase 6 in Zone 1 and Zone 3, and addition of Phase 3, Phase 4, Phase 5 and Phase 6 in Zone 4.



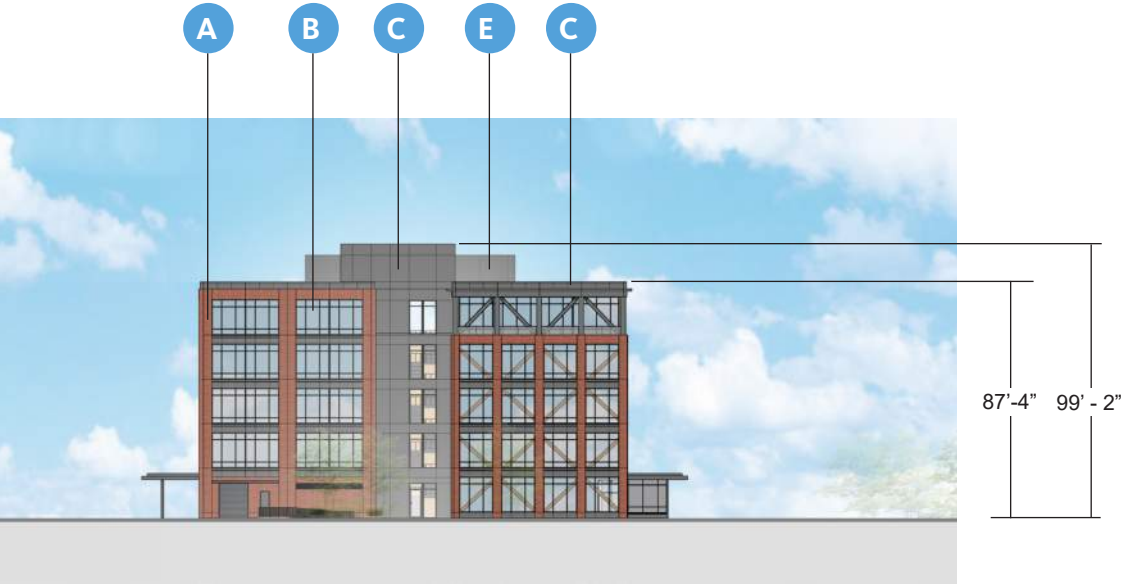
NORTH ELEVATION



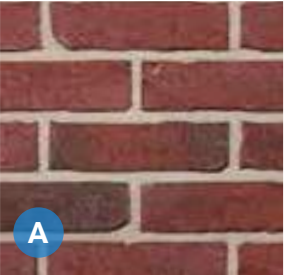
SOUTH ELEVATION



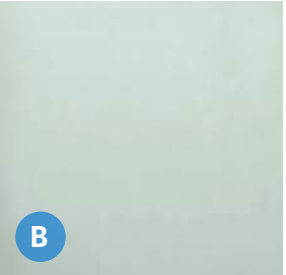
EAST ELEVATION



WEST ELEVATION



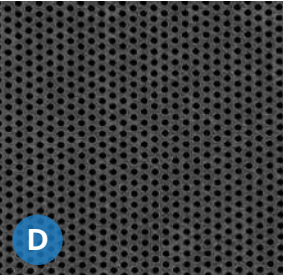
BR01- RED THIN BRICK



GL01- VISION GLASS



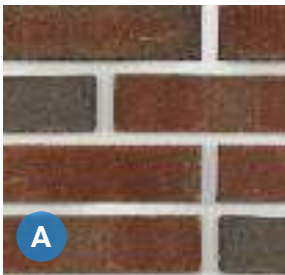
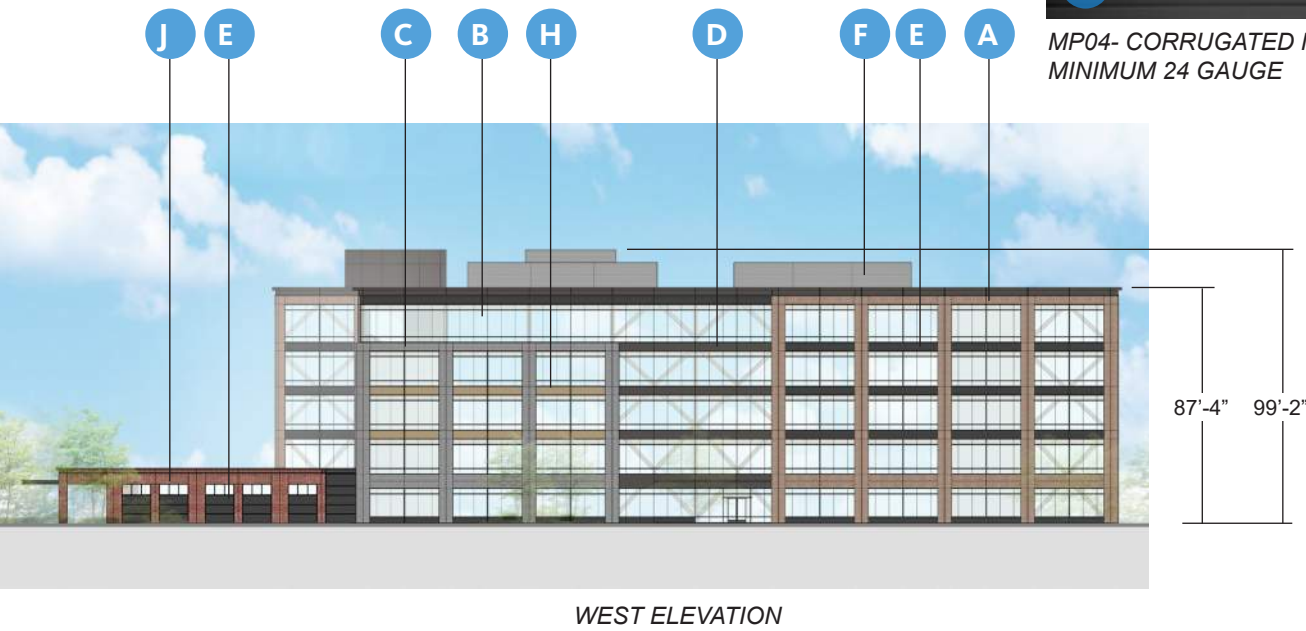
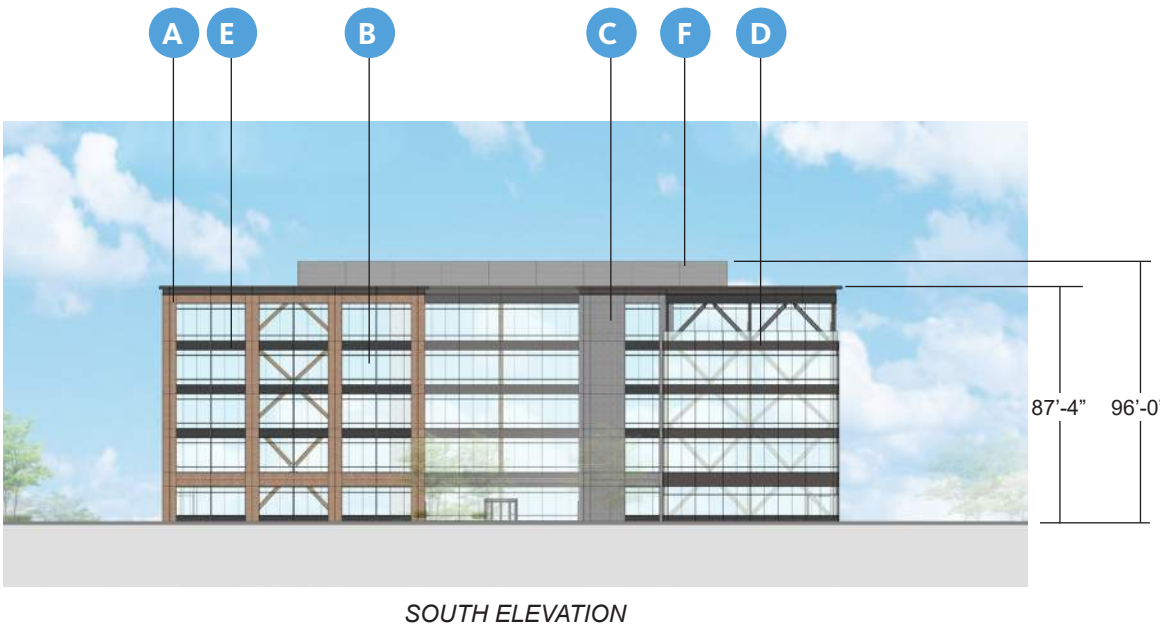
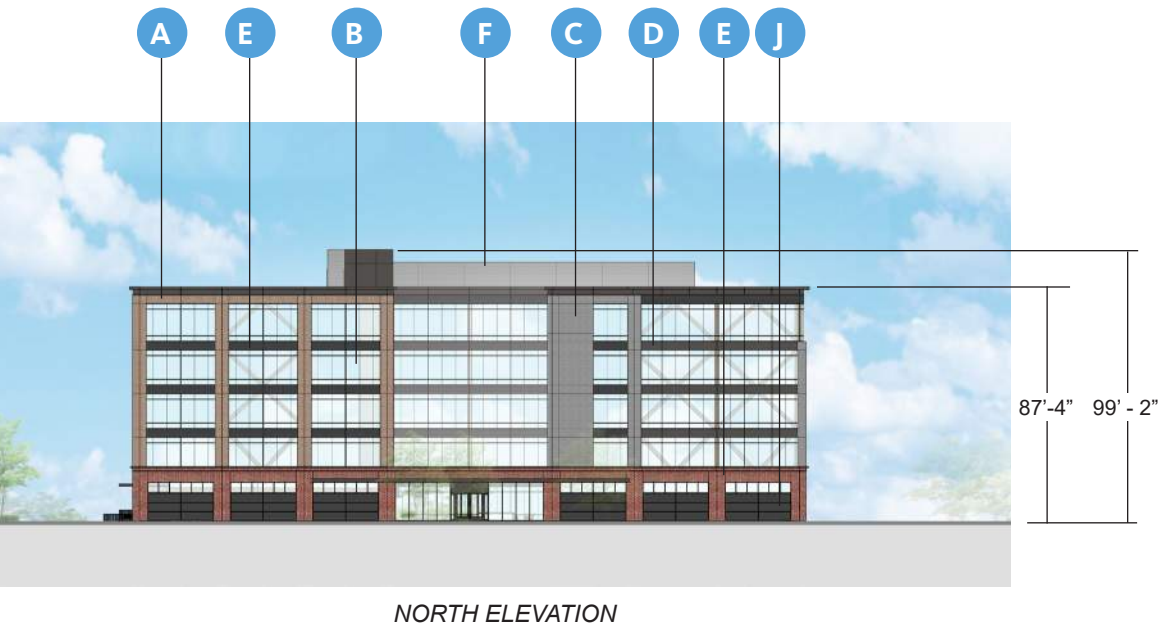
MP01- GRAY METAL
MINIMUM 24 GAUGE



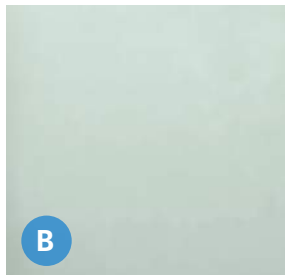
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



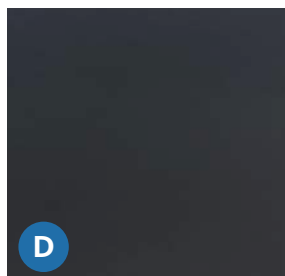
BR02- RED THIN BRICK



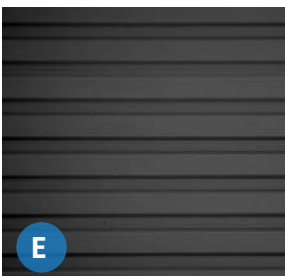
GL01- VISION GLASS



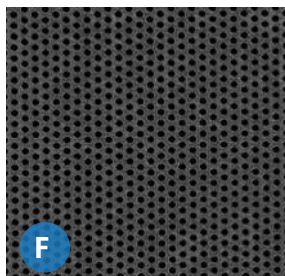
BR04- GRAY THIN BRICK



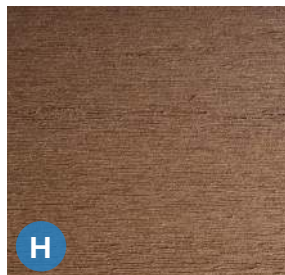
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



BR05- RED THIN BRICK



NORTH ELEVATION



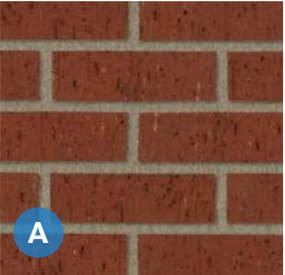
SOUTH ELEVATION



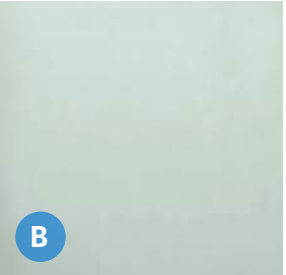
EAST ELEVATION



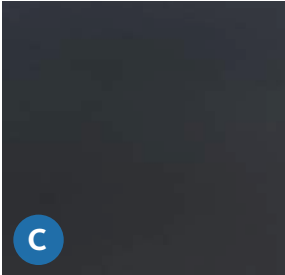
WEST ELEVATION



BR01- RED THIN BRICK



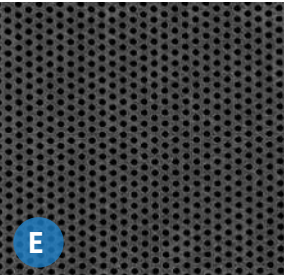
GL01- VISION GLASS



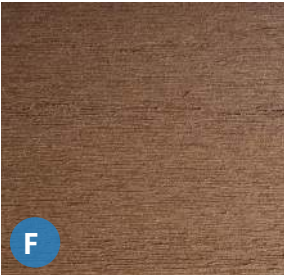
MP03- BLACK METAL
MINIMUM 24 GAUGE



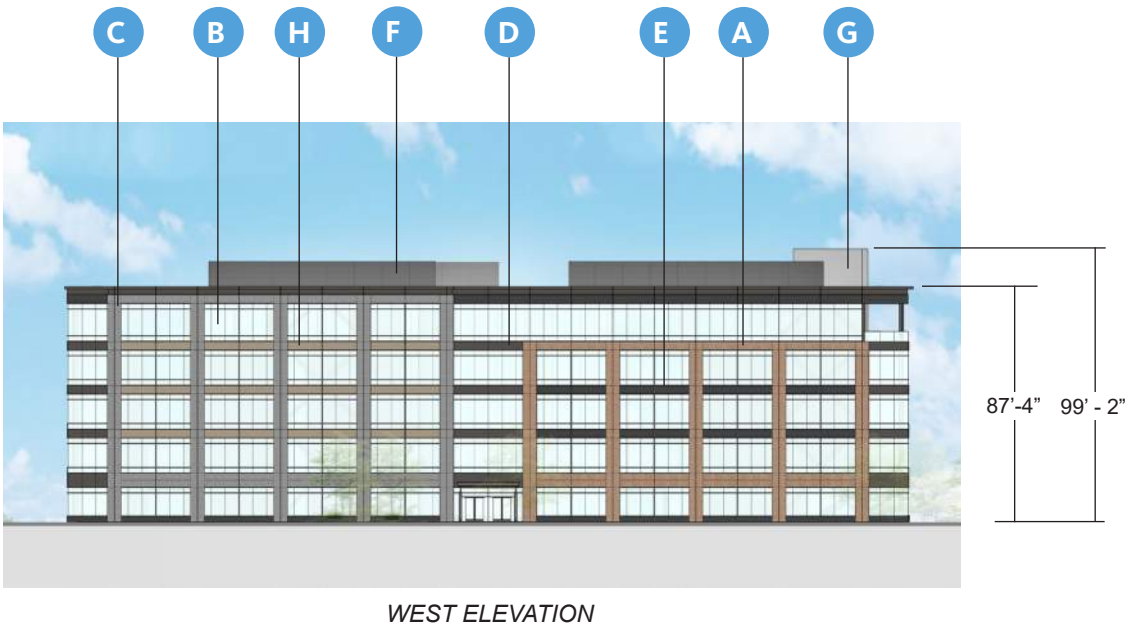
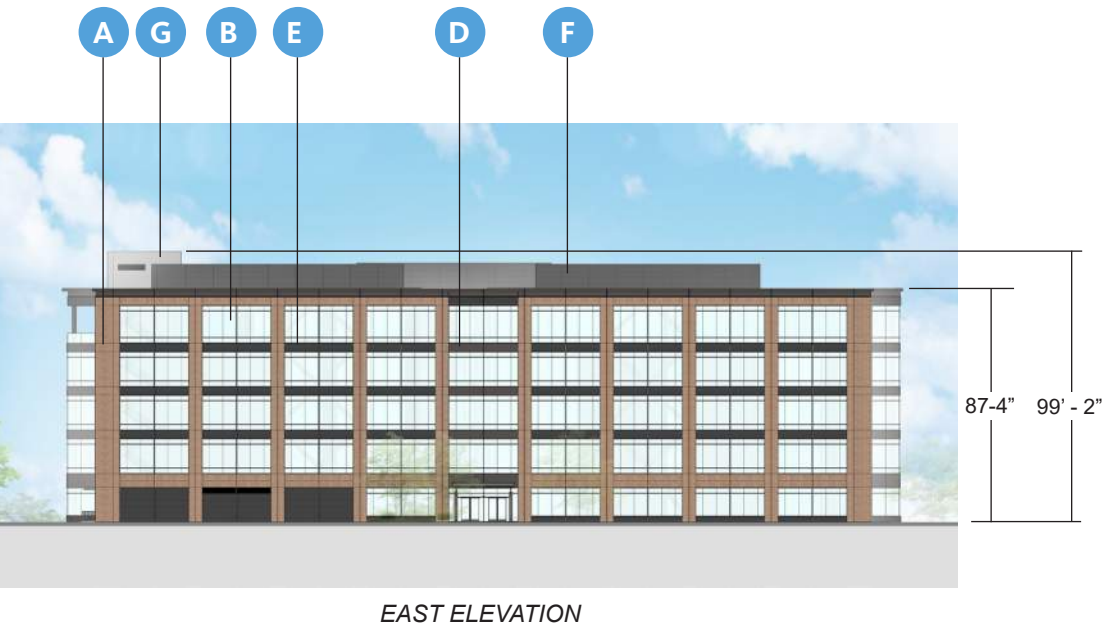
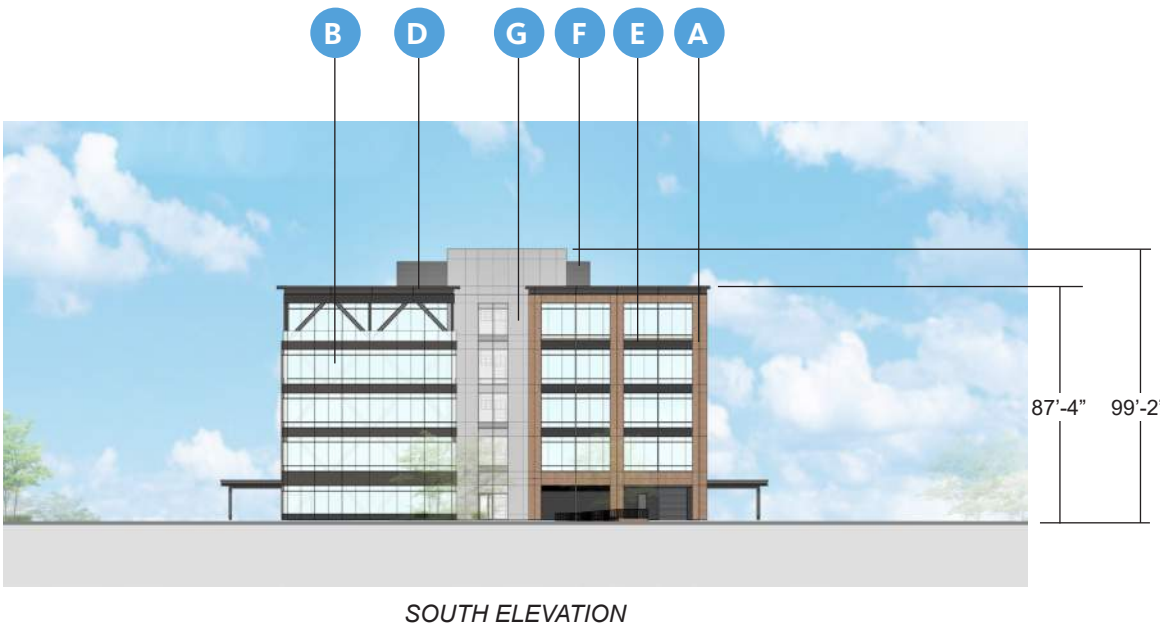
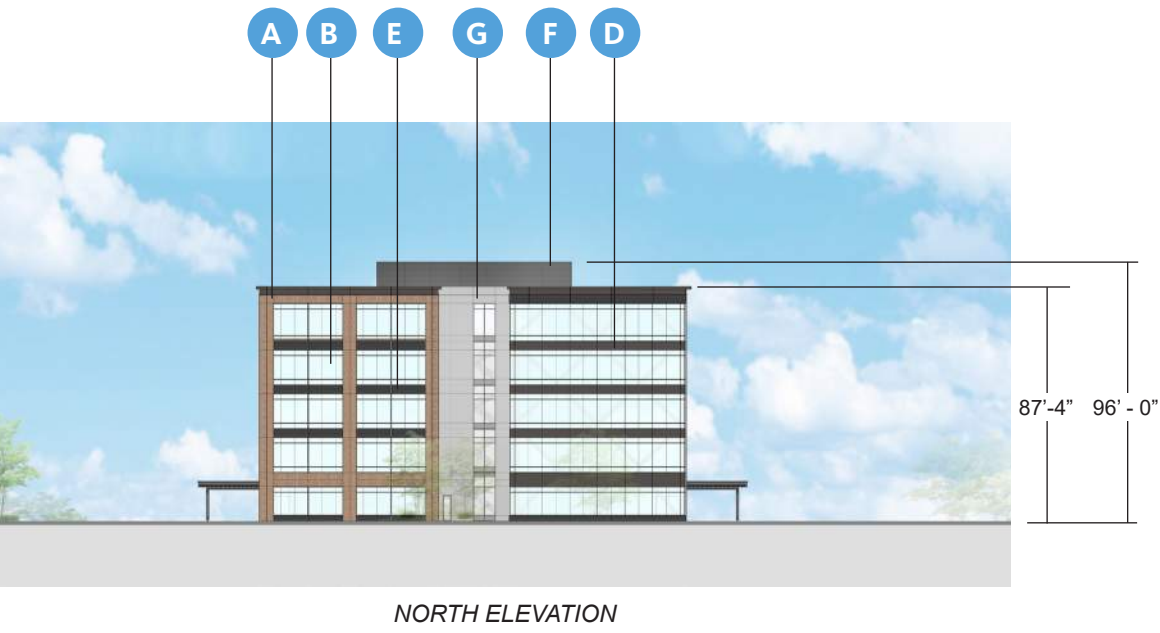
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



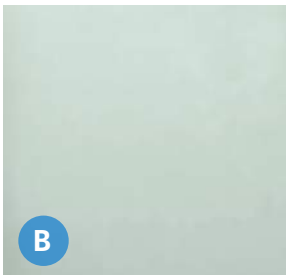
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



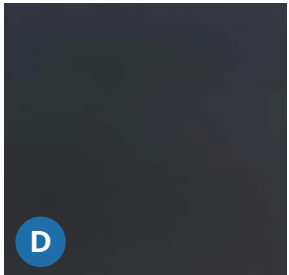
BR02- RED THIN BRICK



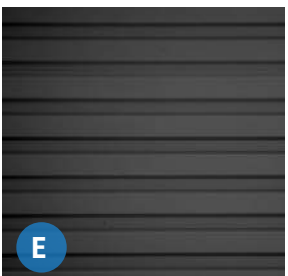
GL01- VISION GLASS



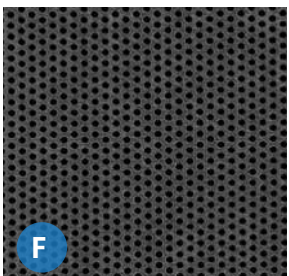
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



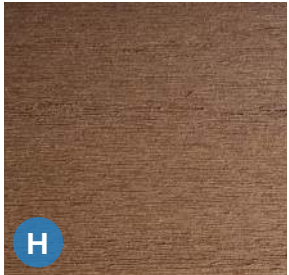
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



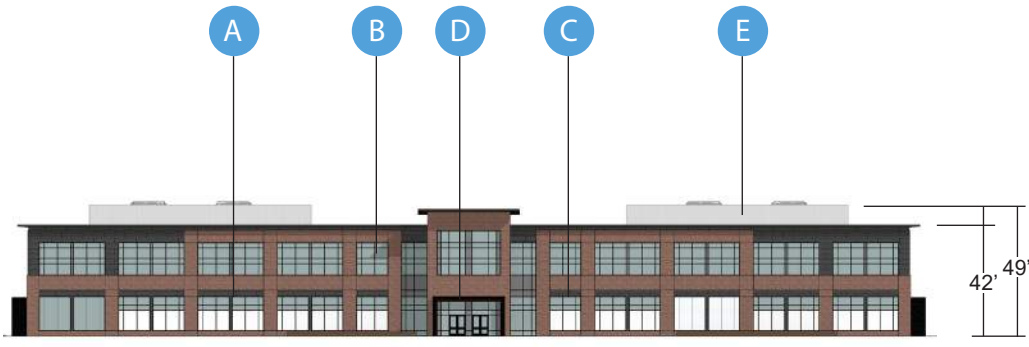
MP01- GRAY METAL
MINIMUM 24 GAUGE



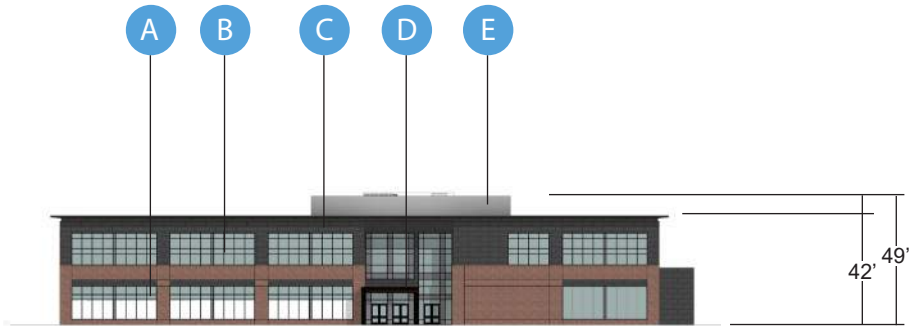
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



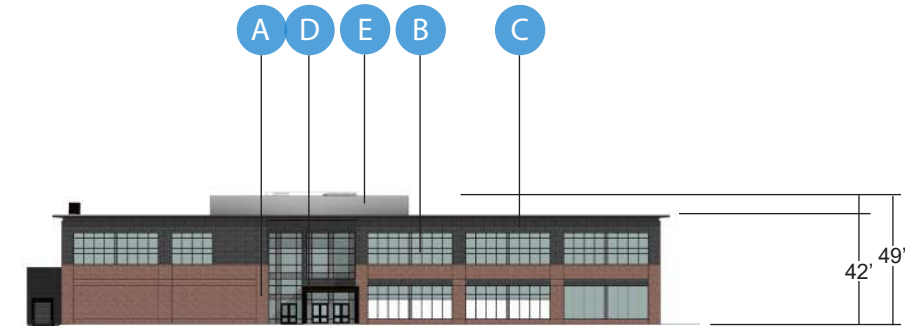
NORTH ELEVATION



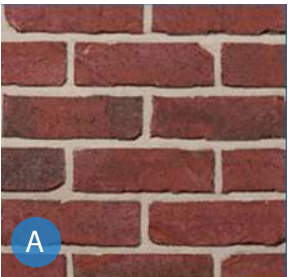
SOUTH ELEVATION



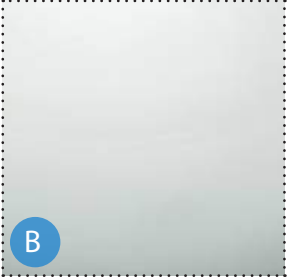
EAST ELEVATION



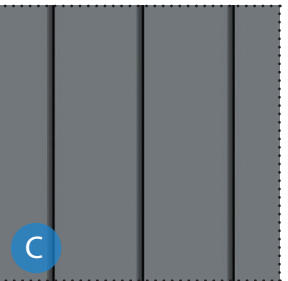
WEST ELEVATION



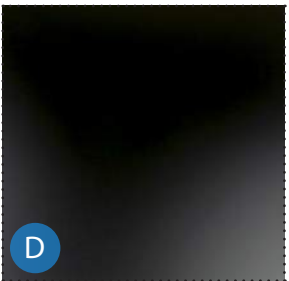
BR01- RED BRICK



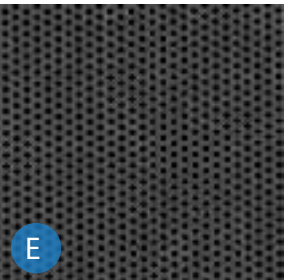
GL01- VISION GLASS



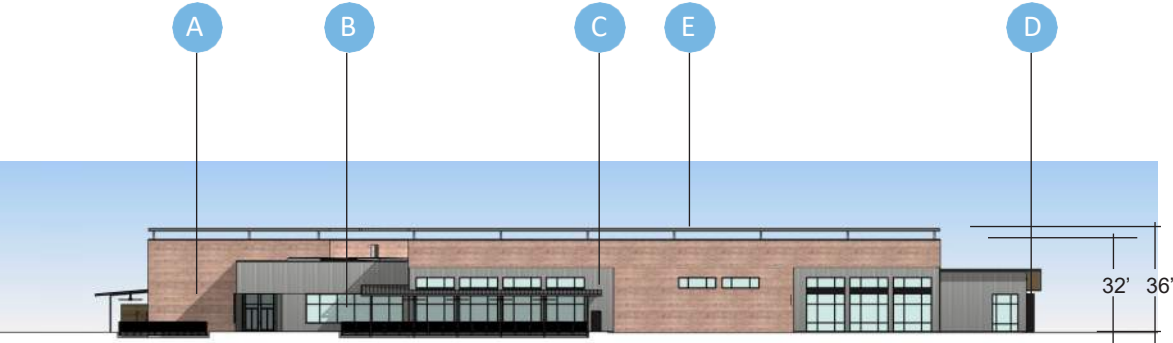
MP01- GRAY METAL
MINIMUM 24 GAUGE



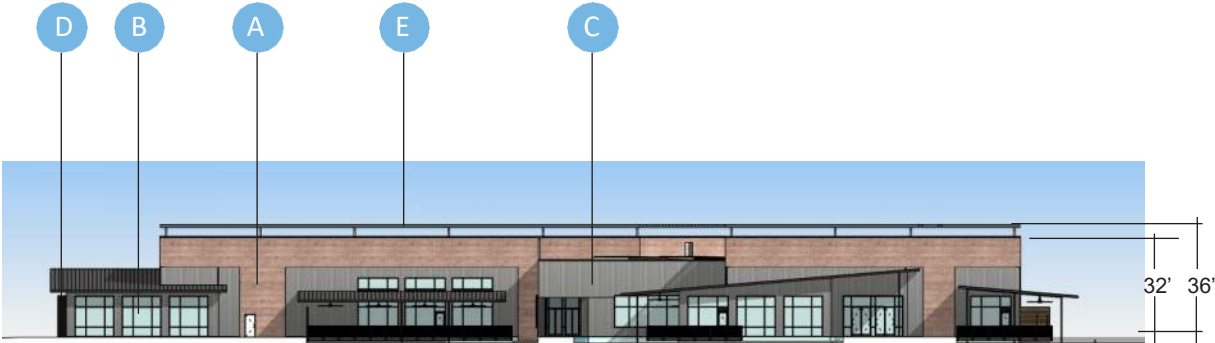
MP03- BLACK METAL
MINIMUM 24 GAUGE



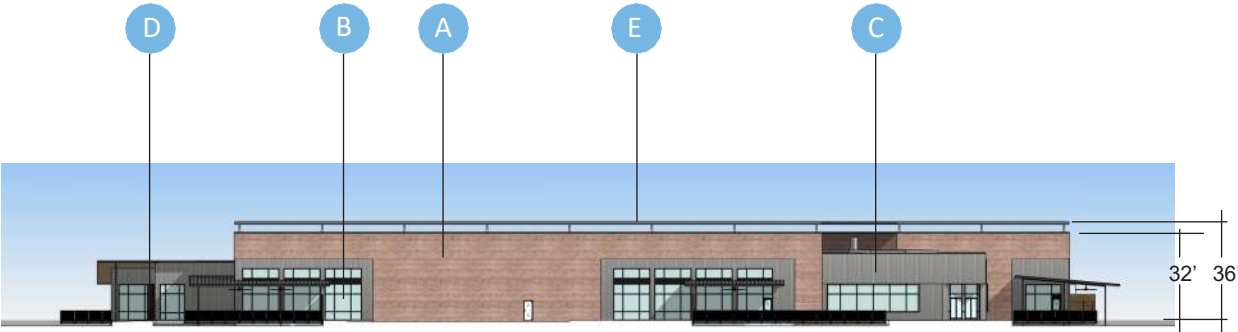
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



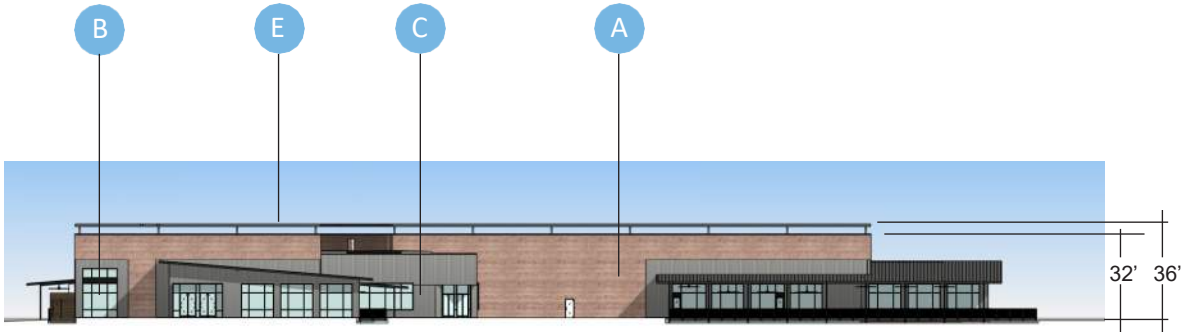
NORTH ELEVATION



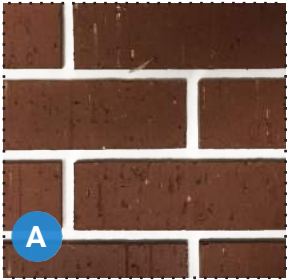
SOUTH ELEVATION



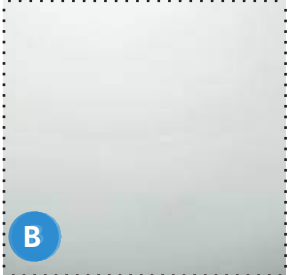
EAST ELEVATION



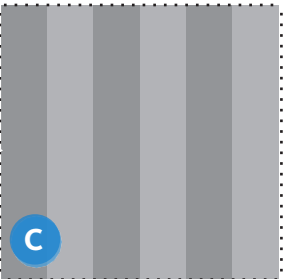
WEST ELEVATION



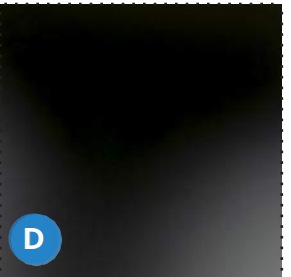
BR01- RED BRICK



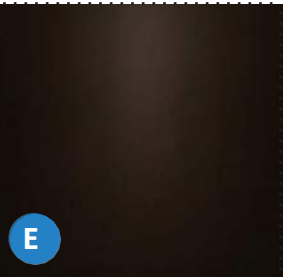
GL01- VISION GLASS



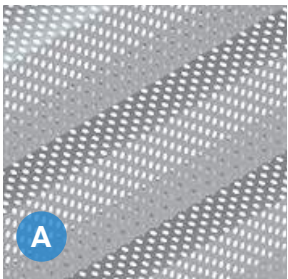
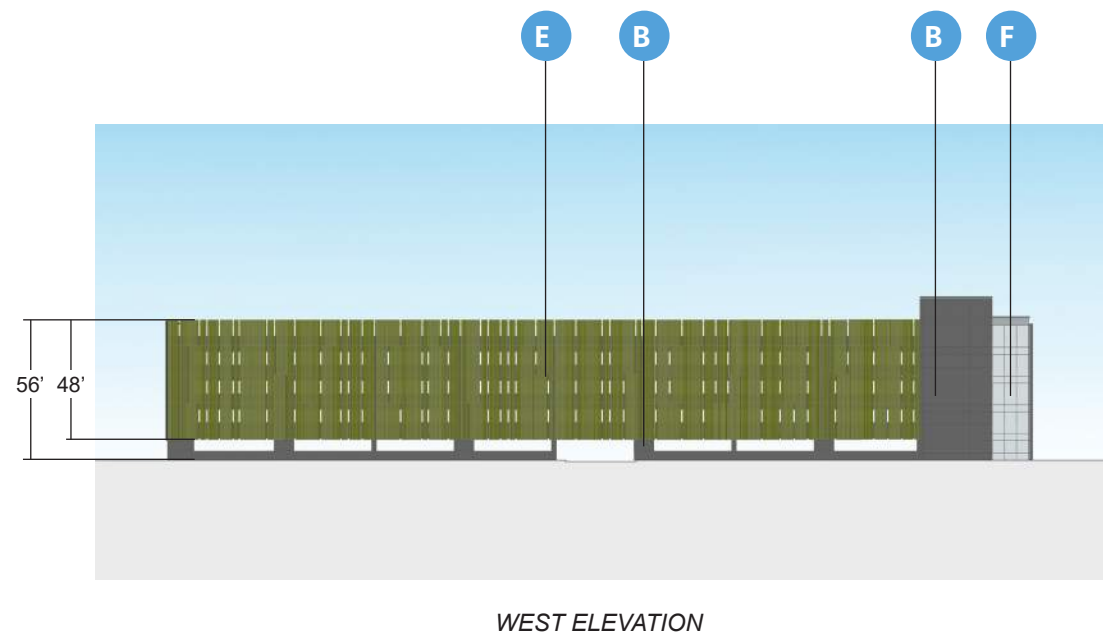
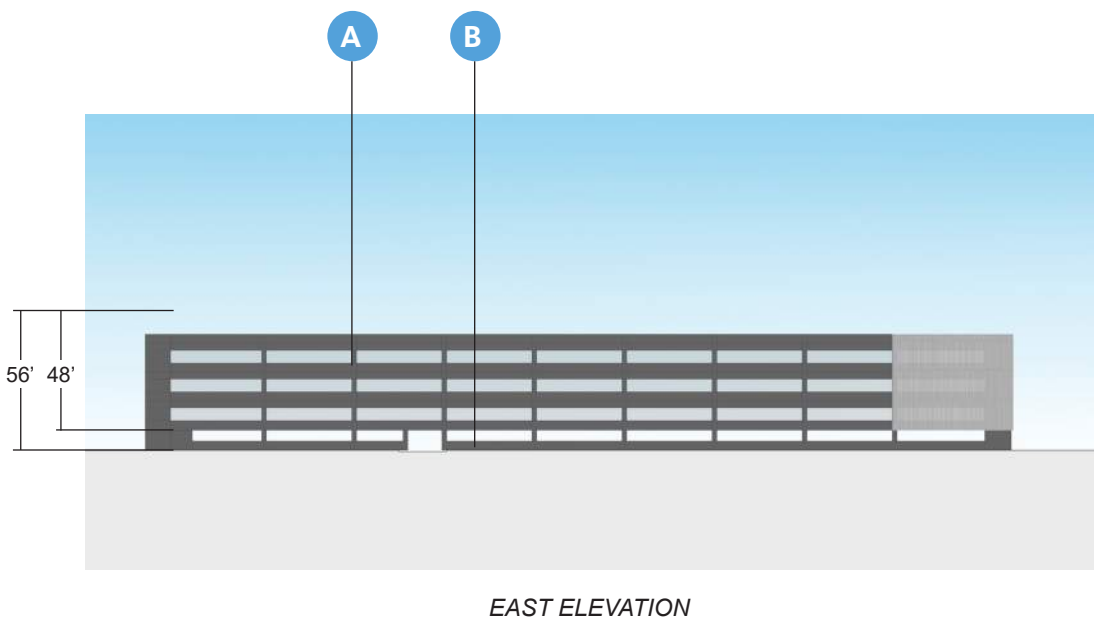
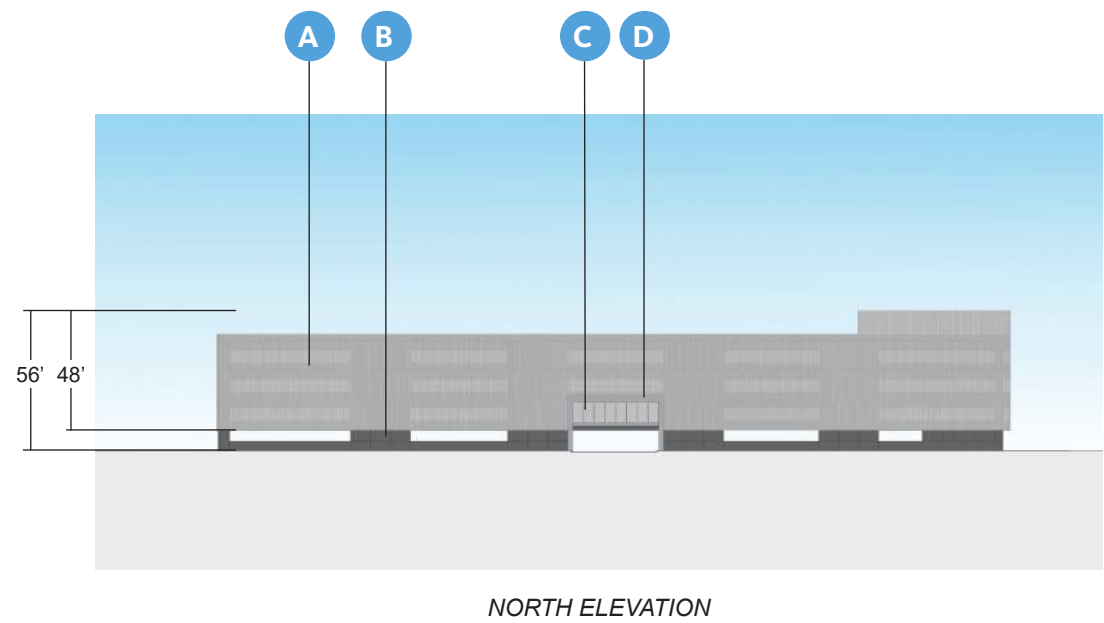
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



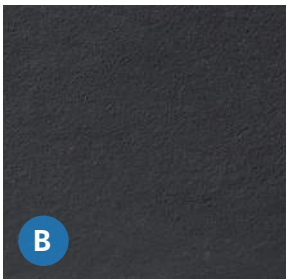
MP02- DARK METAL
MINIMUM 24 GAUGE



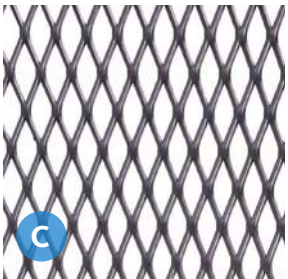
RS01- DARK BRONZE
ALUMINUM ROOF SCREENING



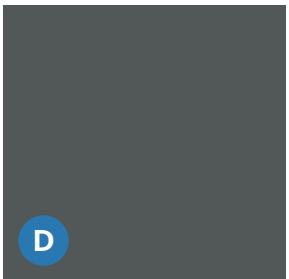
A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



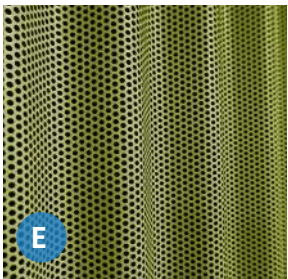
B
EXISTING PAINTED
PRECAST CONCRETE



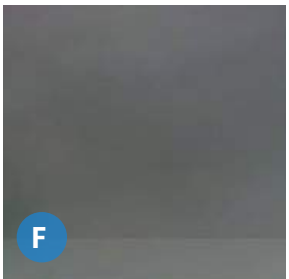
C
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



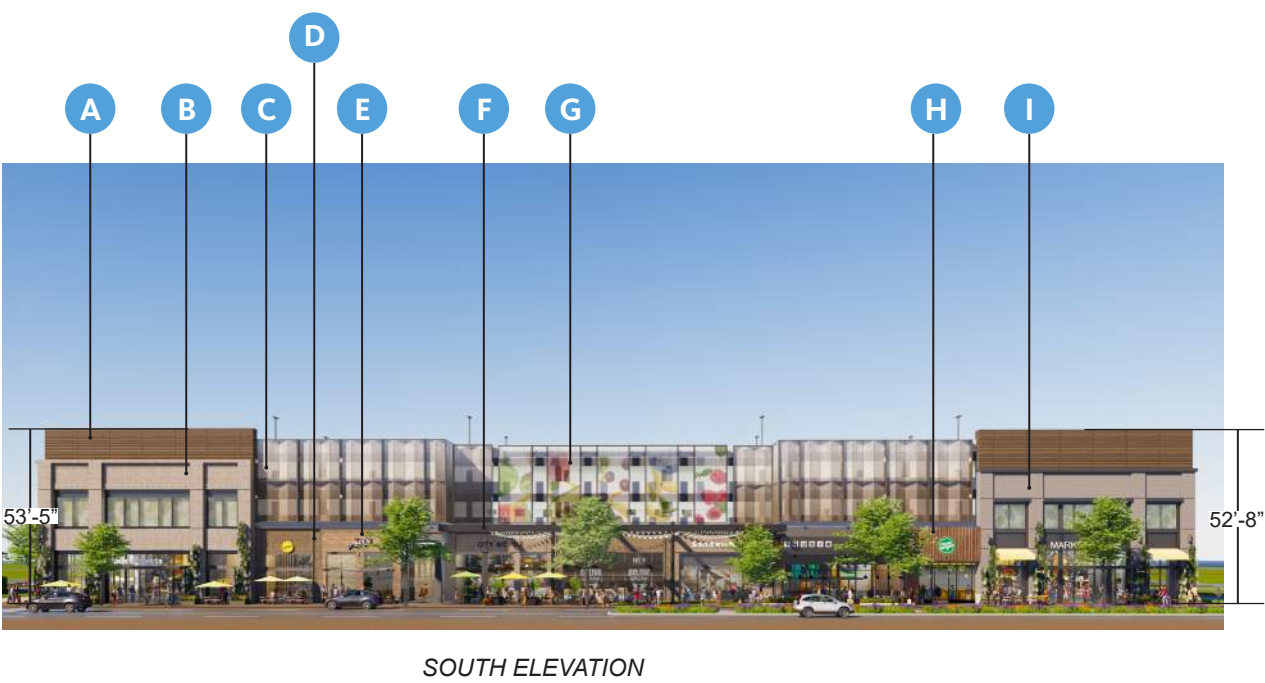
D
EXISTING MCM PANEL



E
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



F
EXISTING GLASS



A

MP01 - METAL PANEL
TAMBOURINE
HORIZONTAL
MINIMUM 24
GAUGE

C

MP02 -
PERFORATED
METAL MINIMUM
24 GAUGE

E

MP04 -
WOOD GRAIN
METAL SIDING
24 GAUGE
COLOR: LIGHT
PINE

G

MF01 - MESH
FABRIC - SERGE
FERRARI

I

BR03 -
CHARLESTON

K

PC02 - PRECAST
DARK

B

BR01 - CHARTER
WHITE

D

BR02 - BARLOW
HANDMADE

F

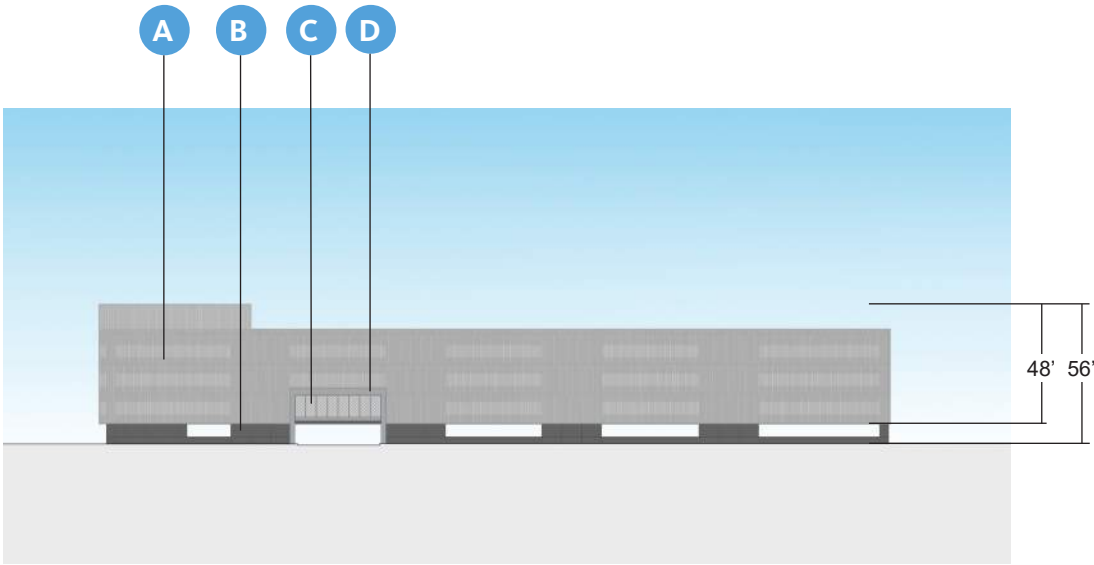
MP03 -
CHARCOAL
METAL PANEL
MINIMUM 24
GAUGE

H

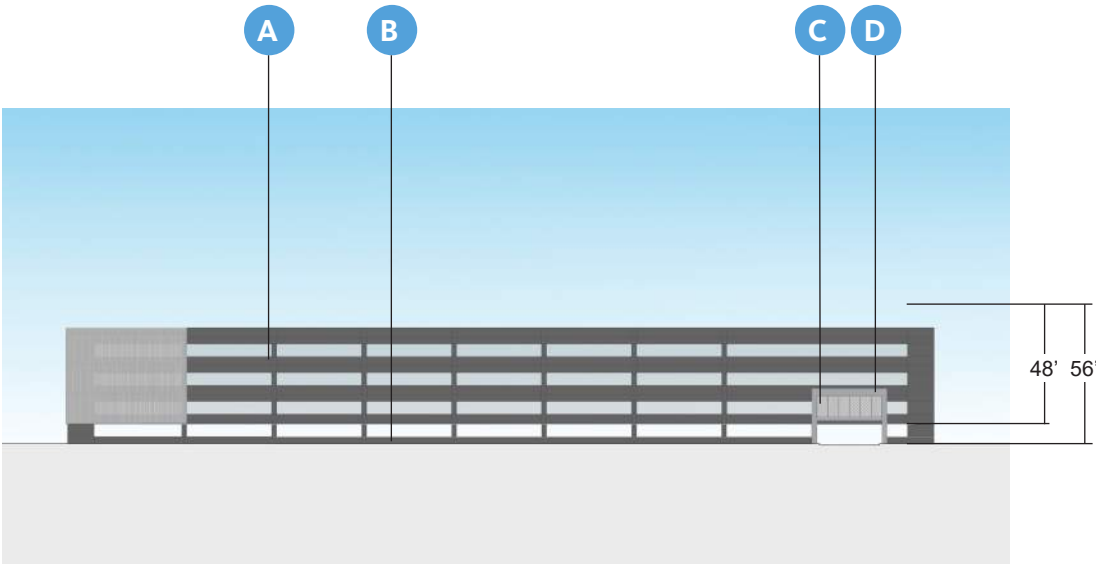
MP05 -
WOOD GRAIN
METAL SIDING
24 GAUGE
COLOR: SADDLE

J

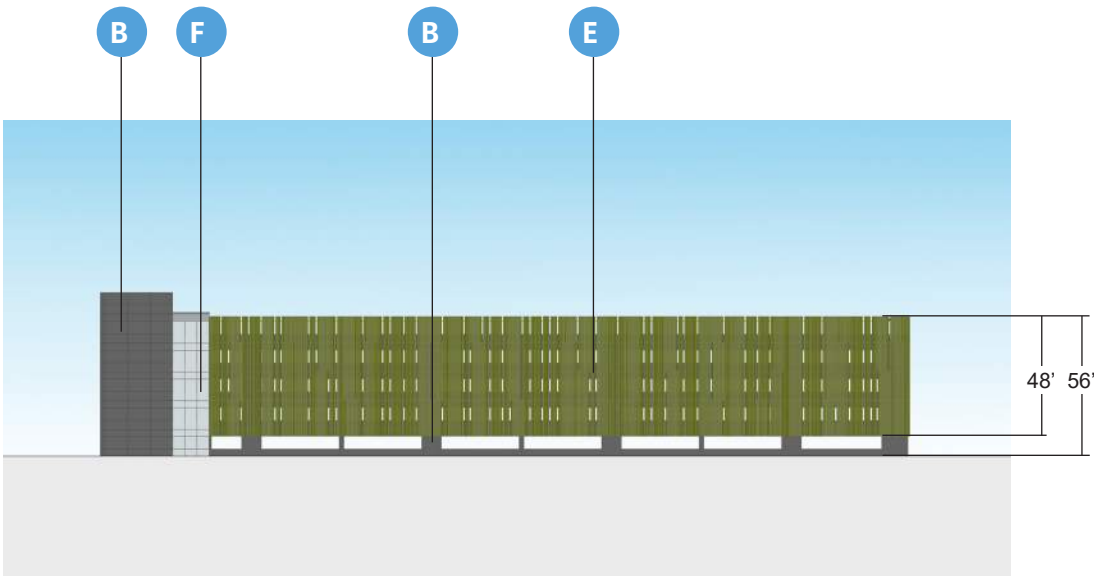
PC01 - PRECAST
LIGHT



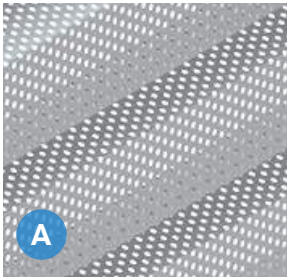
NORTH ELEVATION



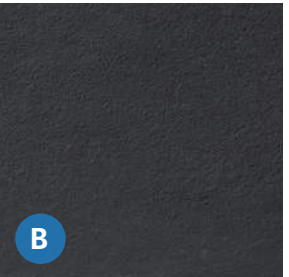
WEST ELEVATION



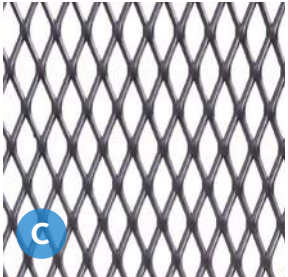
EAST ELEVATION



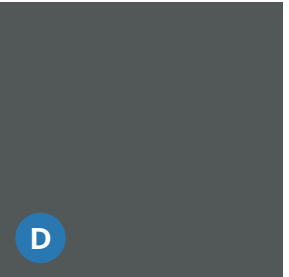
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



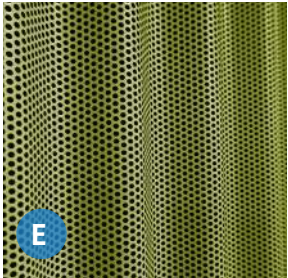
EXISTING PAINTED
PRECAST CONCRETE



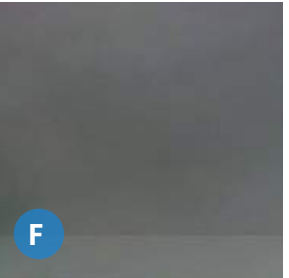
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING MCM PANEL



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



EXISTING GLASS

PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



NORTH ELEVATION



SOUTH ELEVATION



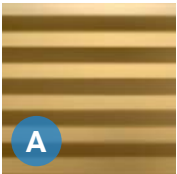
EAST ELEVATION



WEST ELEVATION

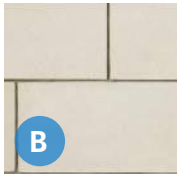
*ALL METAL PANEL
MINIMUM 24 GAUGE

P39



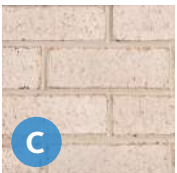
A

MP01 - METAL
PANEL
TAMBOURINE
HORIZONTAL*



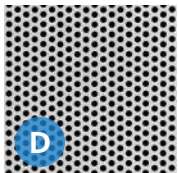
B

ST01 -
LIMESTONE
CALCIUM
SILICATE



C

BR01 - BRICK
CHARTER
WHITE



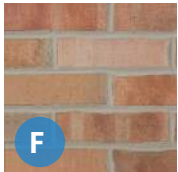
D

MP02 -
PERFORATED
METAL*



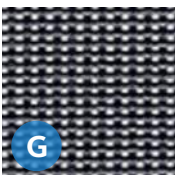
E

BR02 - BRICK
BURNT ALMOND
WIRECUT



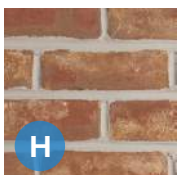
F

BR03 - BRICK
LLLINI
COMMONS



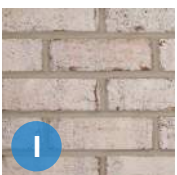
G

MF01 - MESH
FABRIC - SERGE
FERRARI



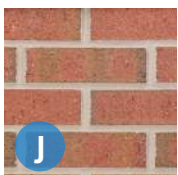
H

BR04 - BRICK
BARLOW
HANDMADE



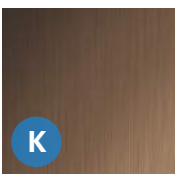
I

BR05 -
CHARLESTON



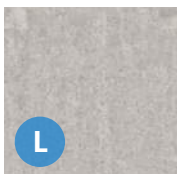
J

BR06 - BRICK
MIDLOTHIAN



K

MP03 - DARK
BRONZE ALUM*



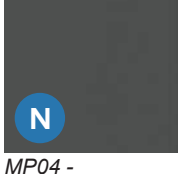
L

PC01 - PRECAST
LIGHT



M

PC02 - PRECAST
DARK

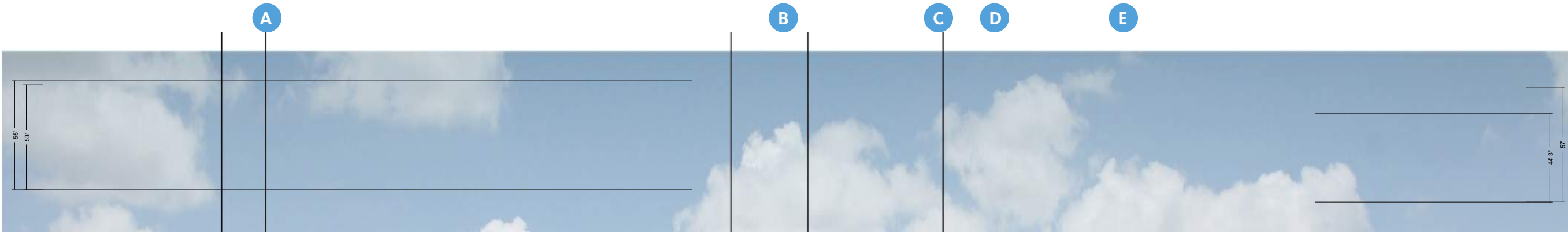


N

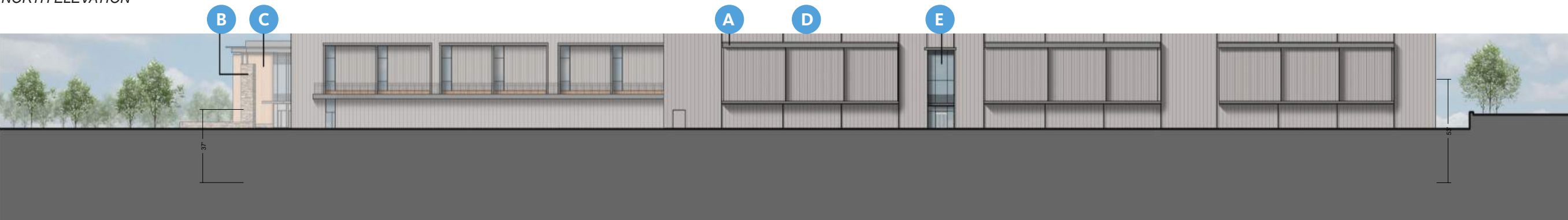
MP04 -
CHARCOAL
METAL PANEL*

BUILDING E-02 | FITNESS CENTER

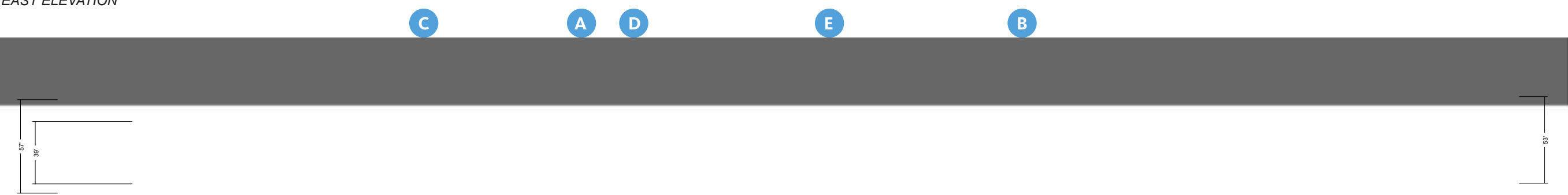
P40



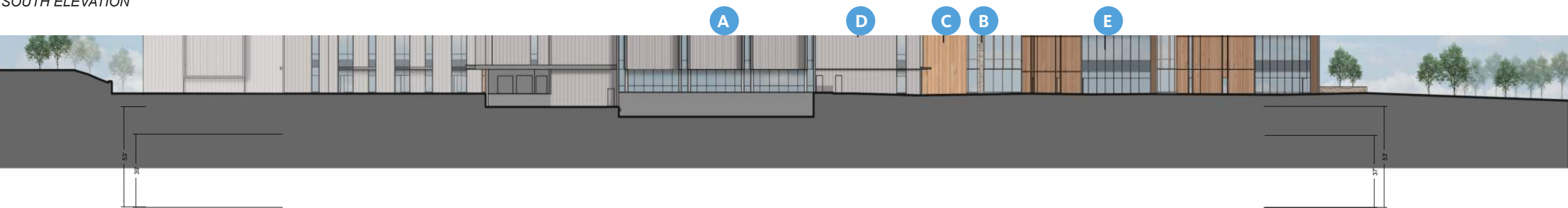
NORTH ELEVATION



EAST ELEVATION



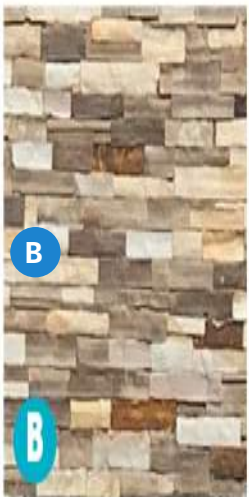
SOUTH ELEVATION



WEST ELEVATION



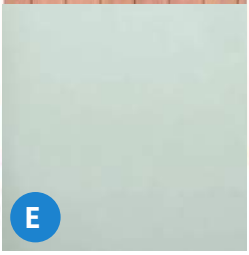
MCM1 - Florupon
Classic II

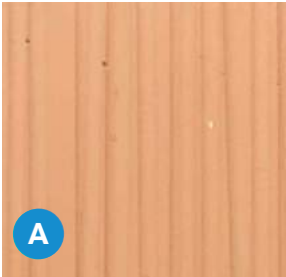
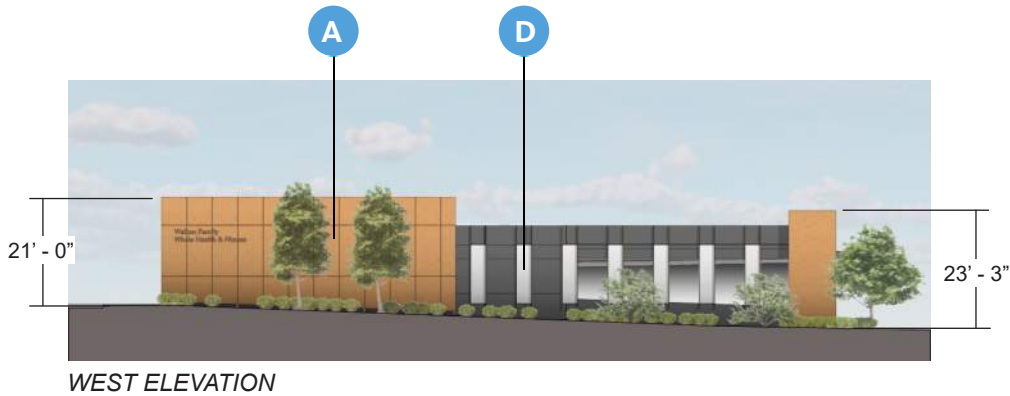
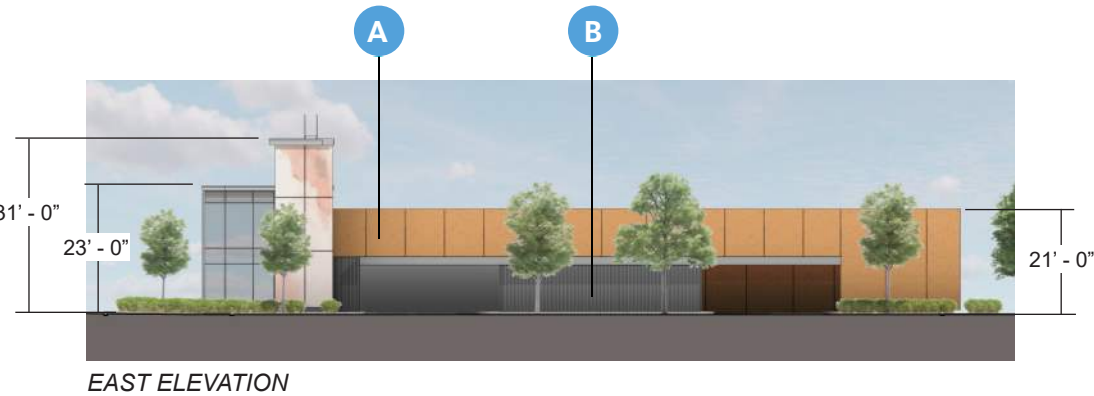


ST1 - Hackett Blue-
Brown Multi-Strip

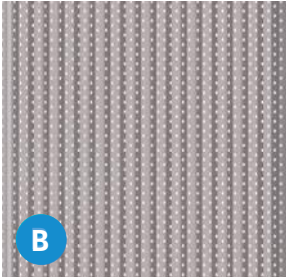


, min. 24 ga

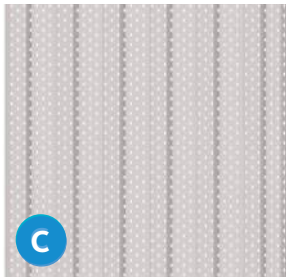




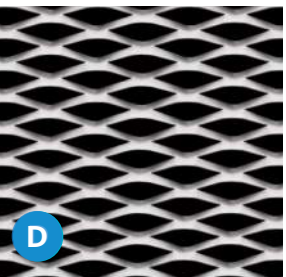
CFP- Concrete Facade Panel
(Takl' Arbos)



MWP1- Corrugated Metal
Panel, min. 24 ga.

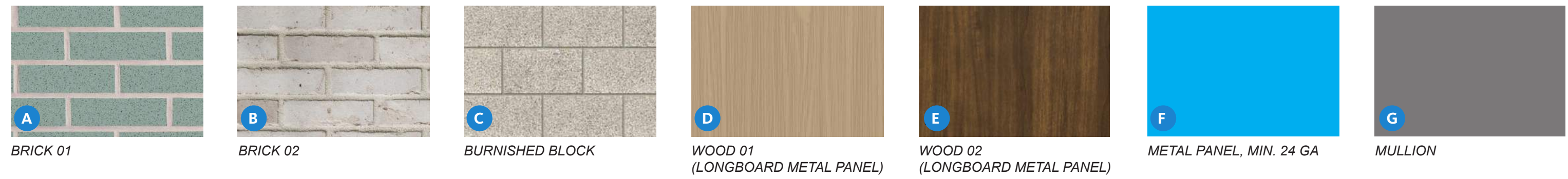
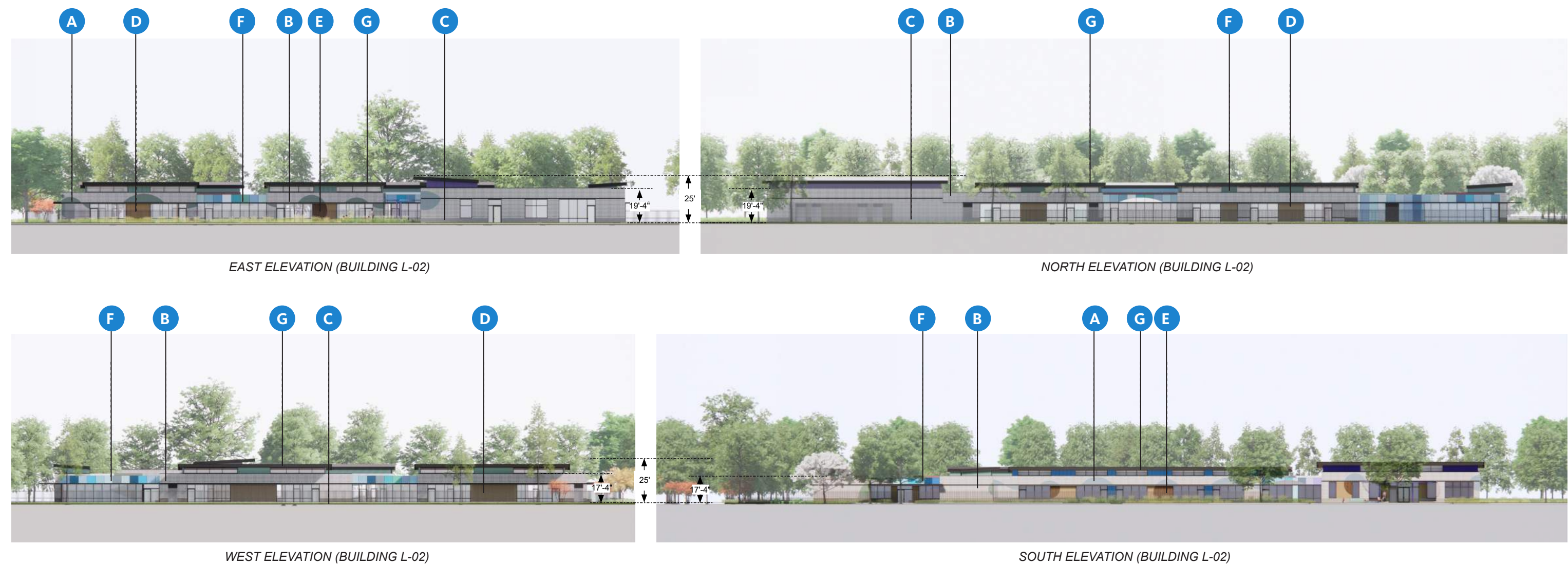


MWP2- Corrugated Metal
Panel, min. 24 ga.



EMP- Expanded Metal
Panel, min 1/8 in.

NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)





A B
SOUTH ELEVATION



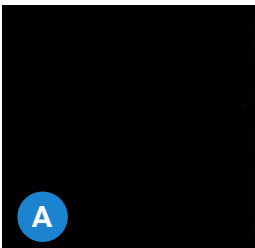
A B
EAST ELEVATION



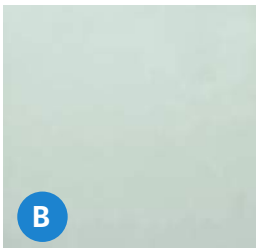
A B
NORTH ELEVATION



A B
WEST ELEVATION

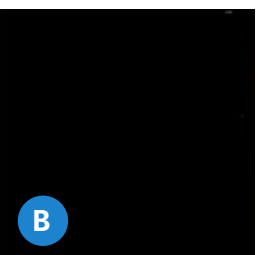
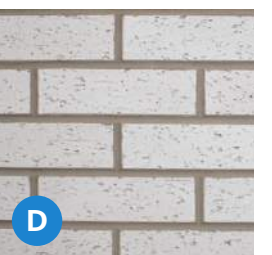
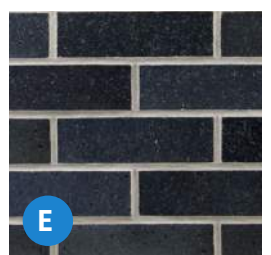
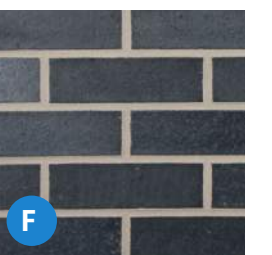
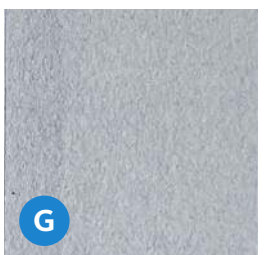
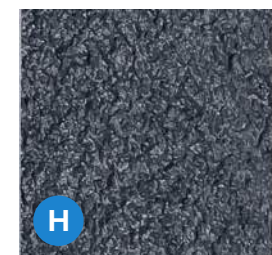
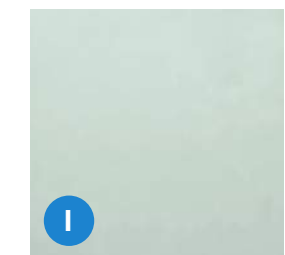


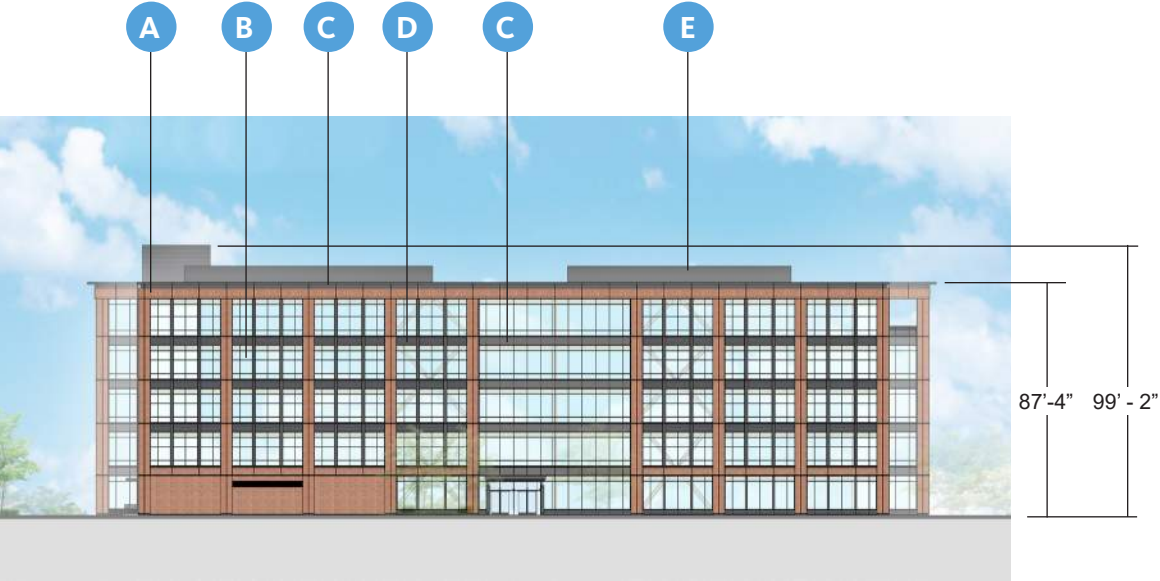
A
ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



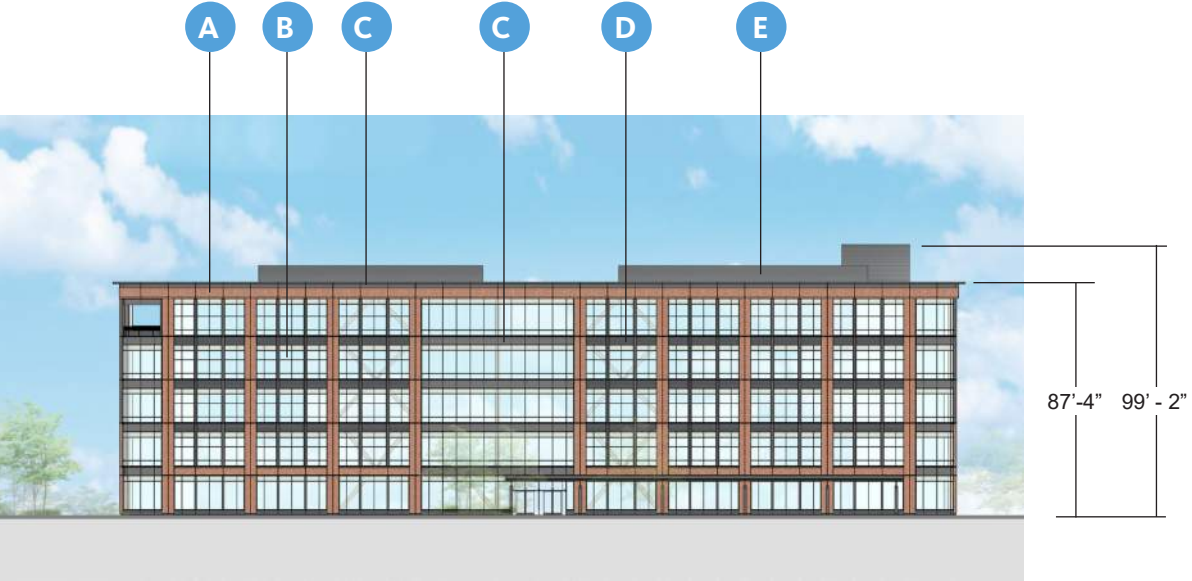
B
VISION GLASS



								
ACM PANEL 01 TRICORN BLACK MINIMUM 24 GAUGE	METAL, PAINTED TO MATCH TRICORN BLACK MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	ACM PANEL 02 DUSTY CHARCOAL II MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	BRICK 01 GLAZED WHITE VC1 VELOUR TEXTURE	BRICK 02 MANGANESE IRONSPOT, VELOUR TEXTURE	BRICK 03 MANGANESE IRONSPOT, SMOOTH TEXTURE	STO EIFS RAL 7038 WIPE, UNBLOTTED	STO EIFS RAL 7011 CLEAR SEALER MATTE	VISION GLASS



NORTH ELEVATION



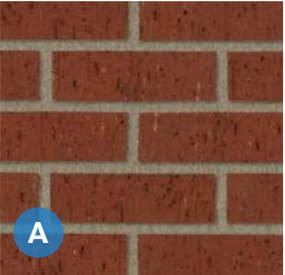
SOUTH ELEVATION



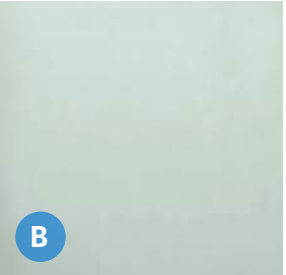
EAST ELEVATION



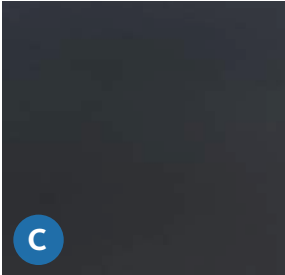
WEST ELEVATION



BR01- RED THIN BRICK



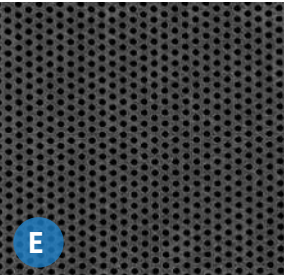
GL01- VISION GLASS



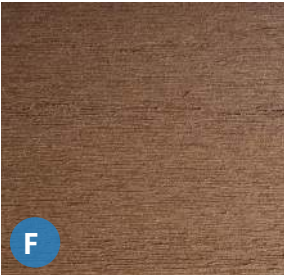
MP03- BLACK METAL
MINIMUM 24 GAUGE



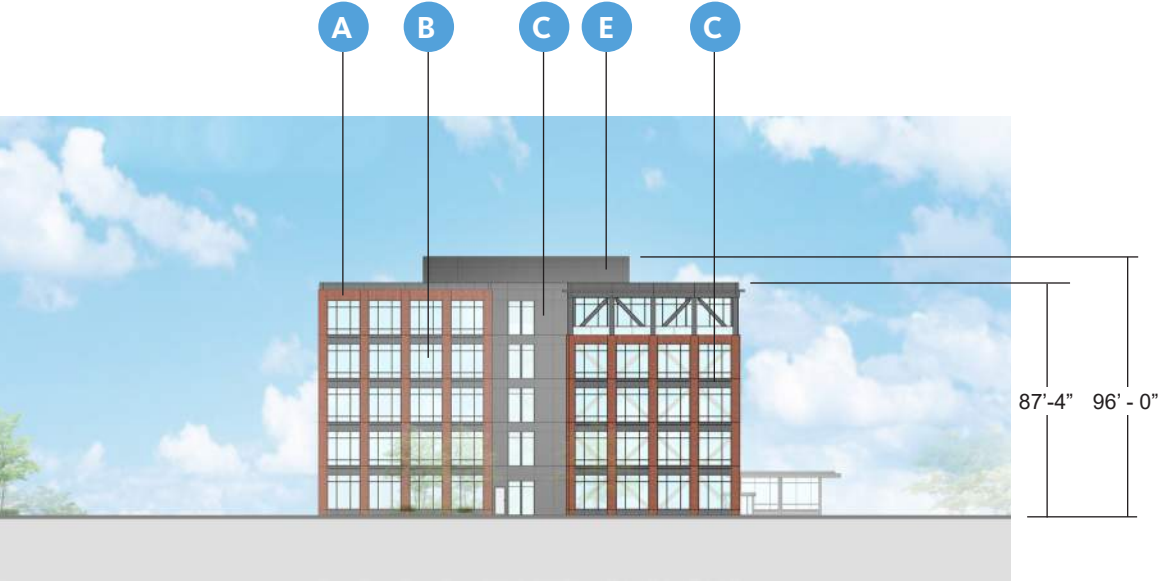
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



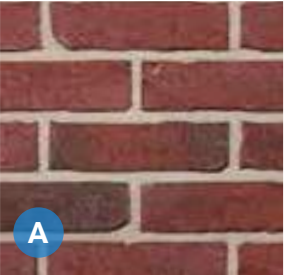
SOUTH ELEVATION



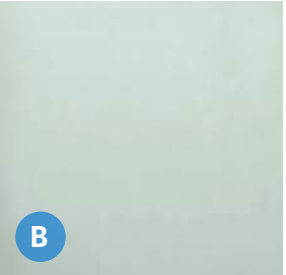
EAST ELEVATION



WEST ELEVATION



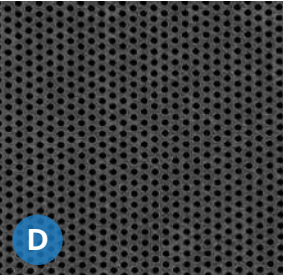
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



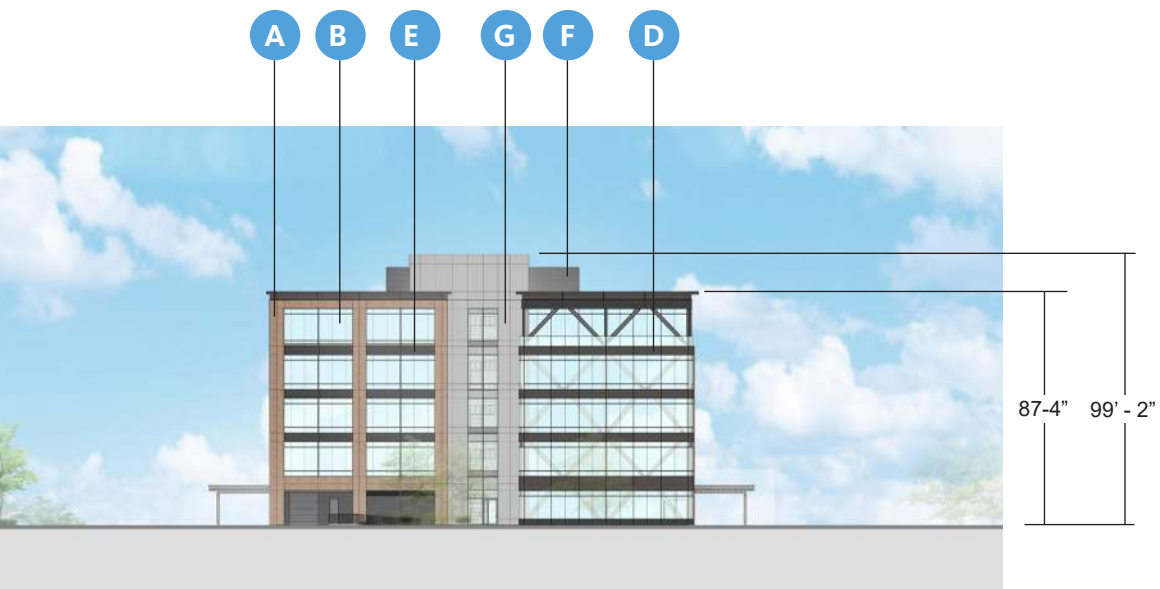
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



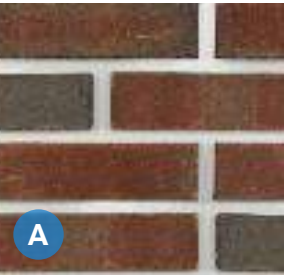
SOUTH ELEVATION



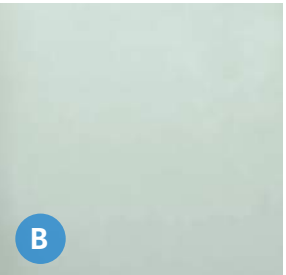
EAST ELEVATION



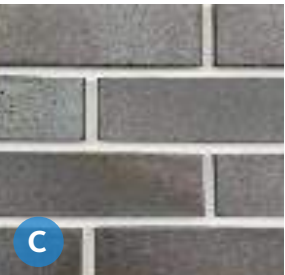
WEST ELEVATION



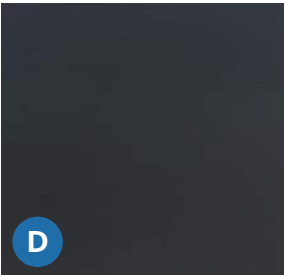
BR02- RED THIN BRICK



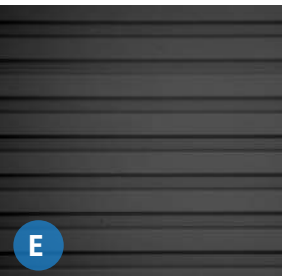
GL01- VISION GLASS



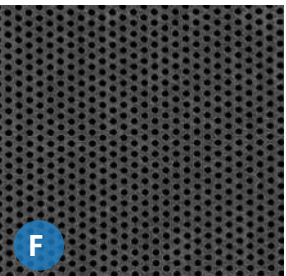
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



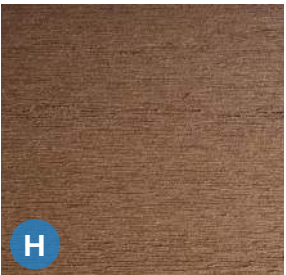
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



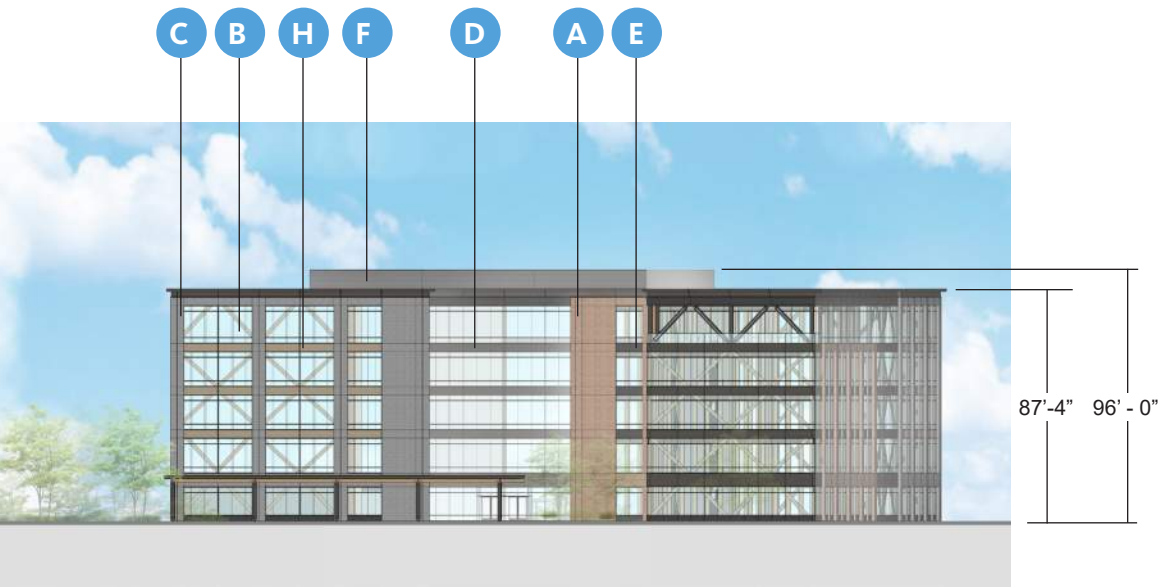
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



MP01- GRAY METAL
MINIMUM 24 GAUGE



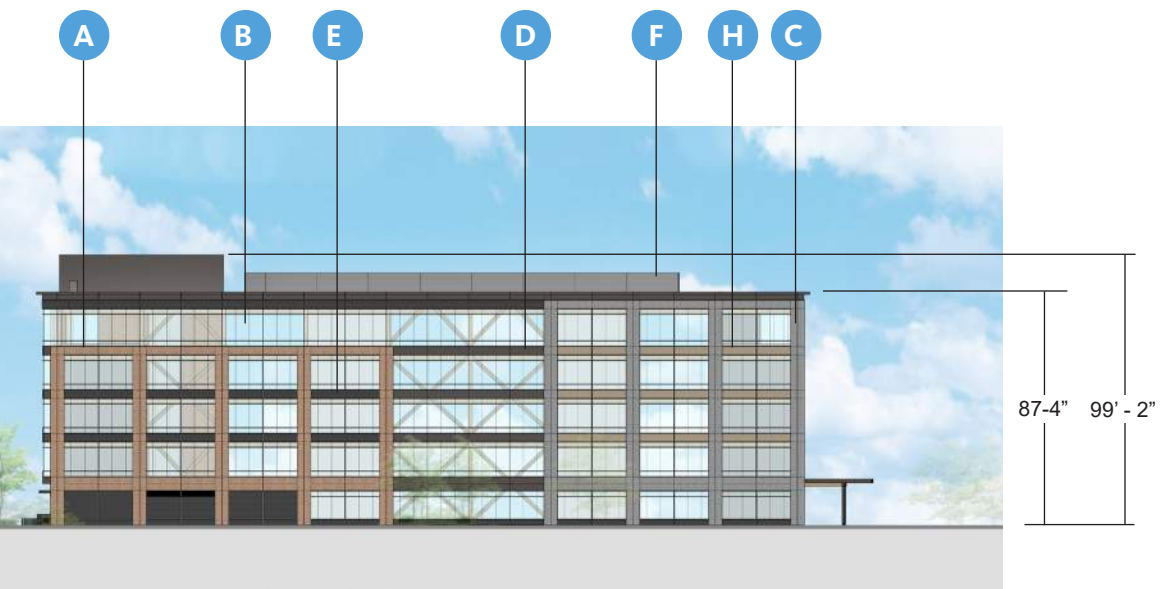
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



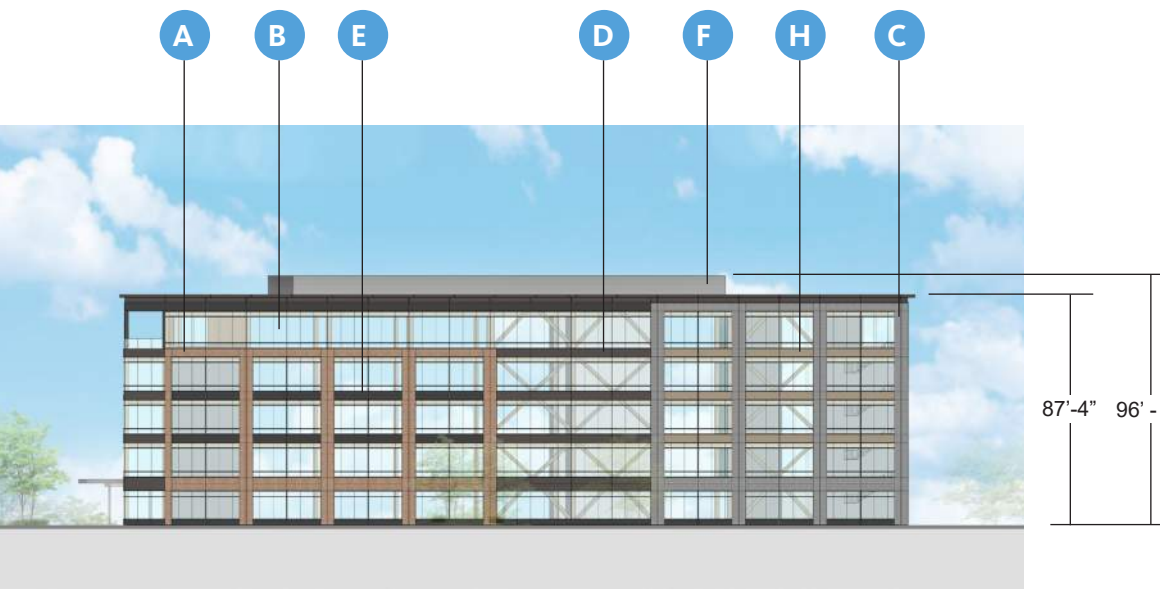
NORTH ELEVATION



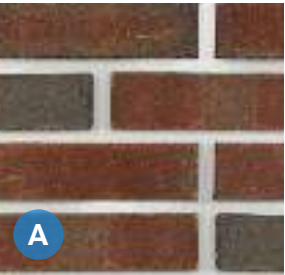
SOUTH ELEVATION



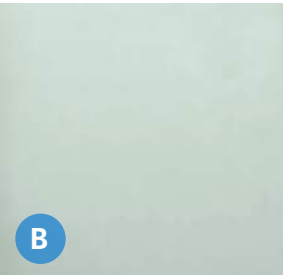
EAST ELEVATION



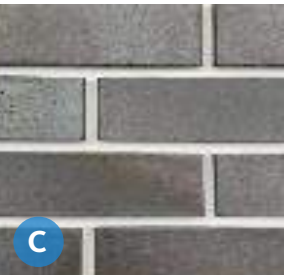
WEST ELEVATION



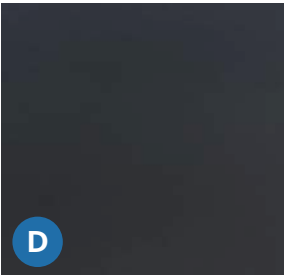
BR02- RED THIN BRICK



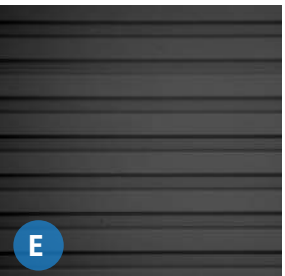
GL01- VISION GLASS



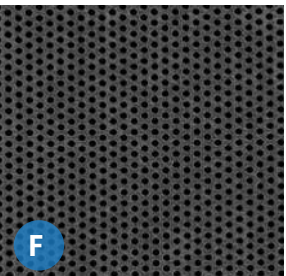
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



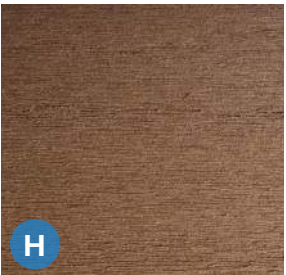
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



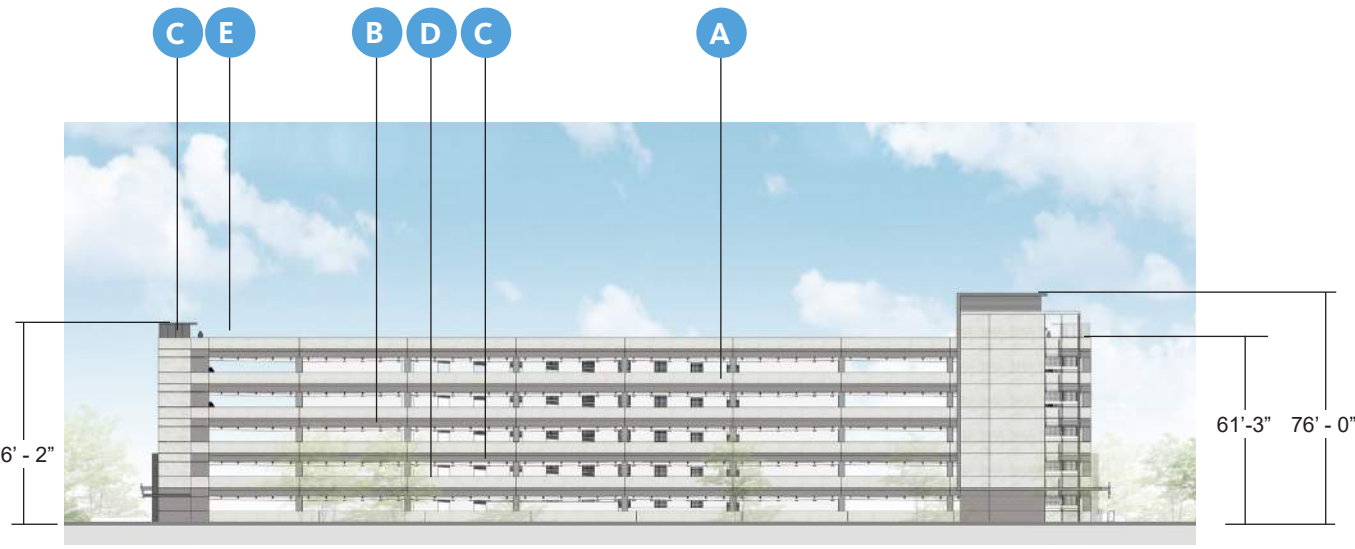
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



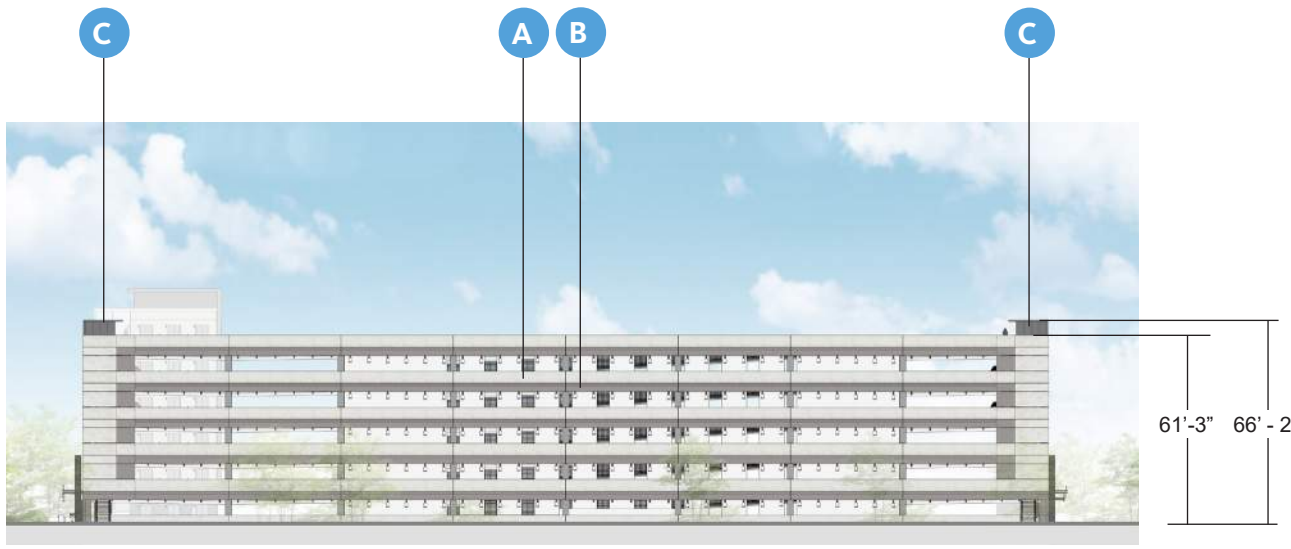
MP01- GRAY METAL
MINIMUM 24 GAUGE



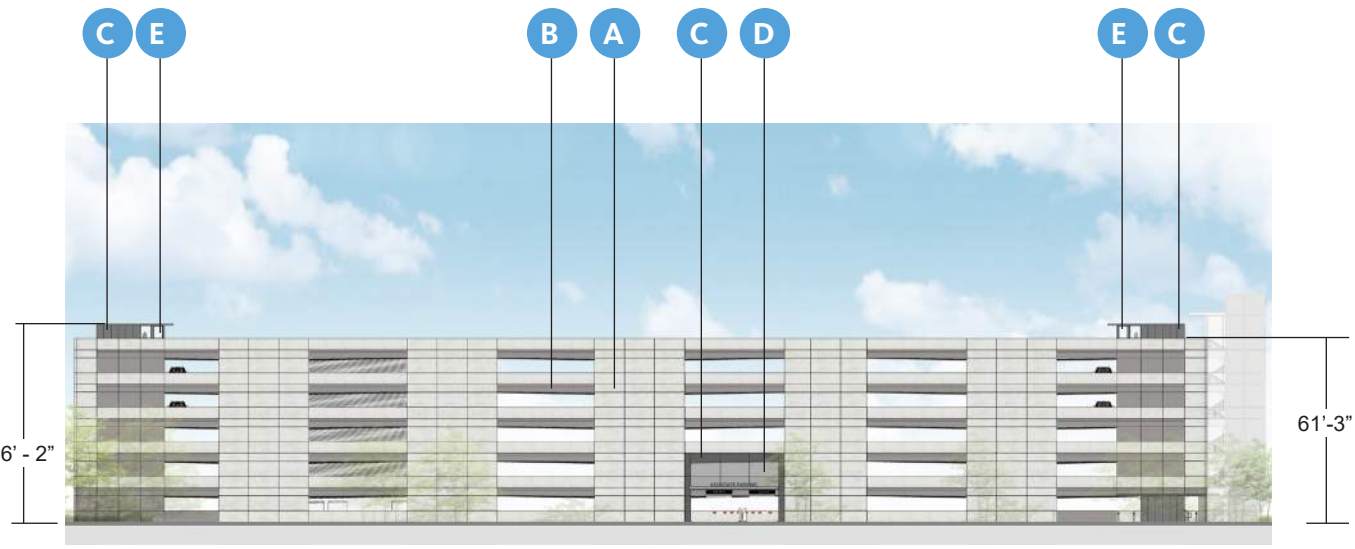
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



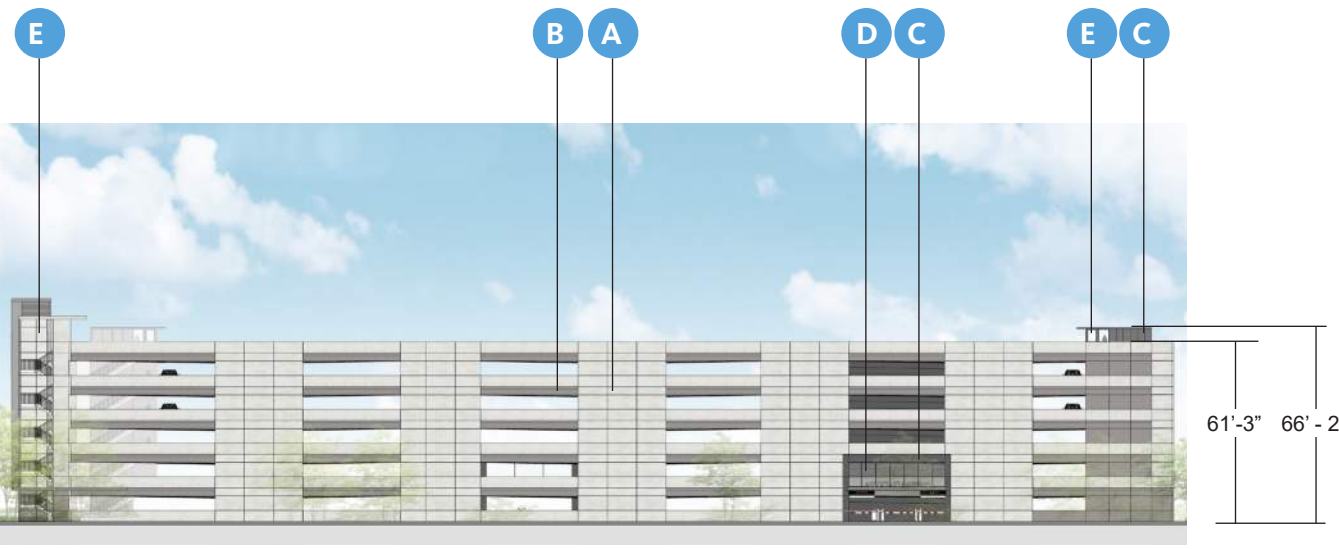
NORTH ELEVATION



SOUTH ELEVATION



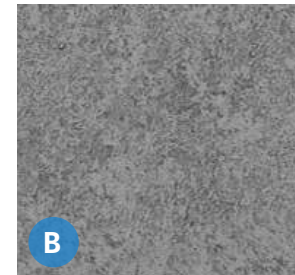
EAST ELEVATION



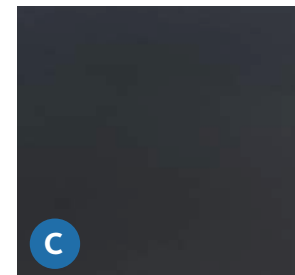
WEST ELEVATION



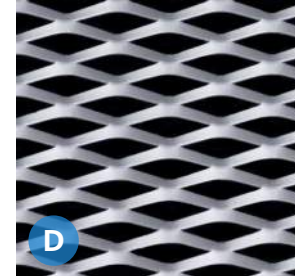
PC01- PRECAST LIGHT



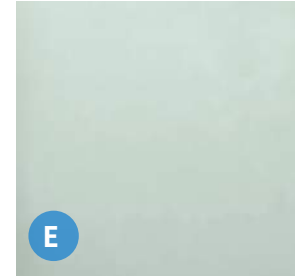
PC02- PRECAST DARK



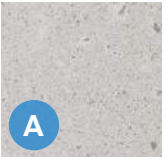
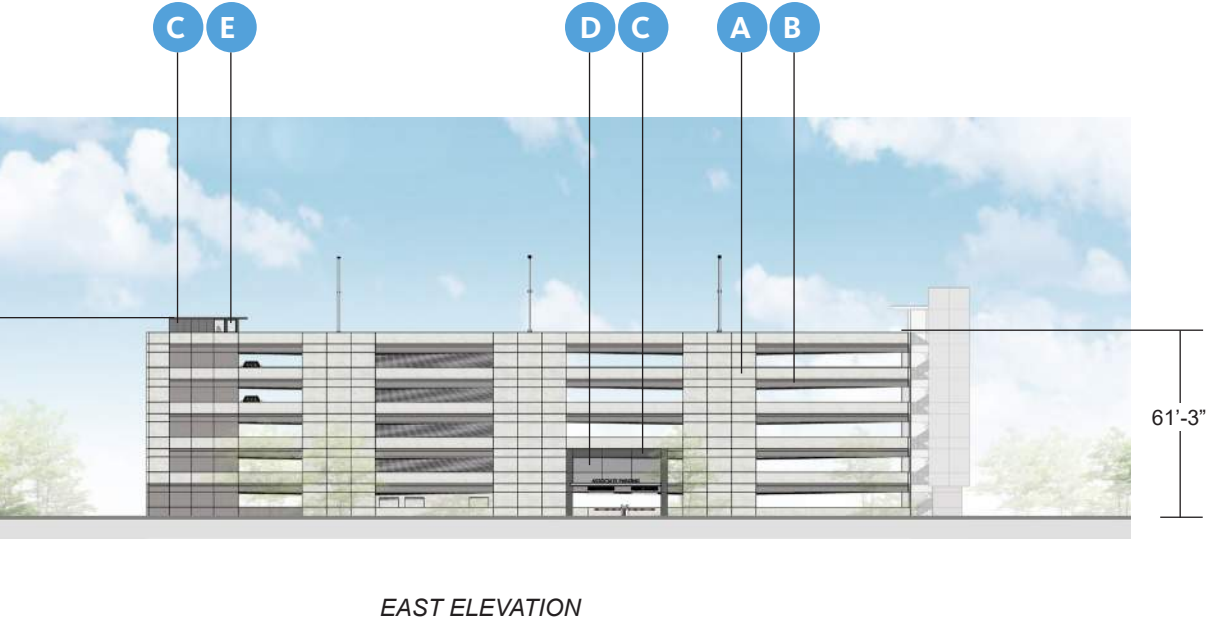
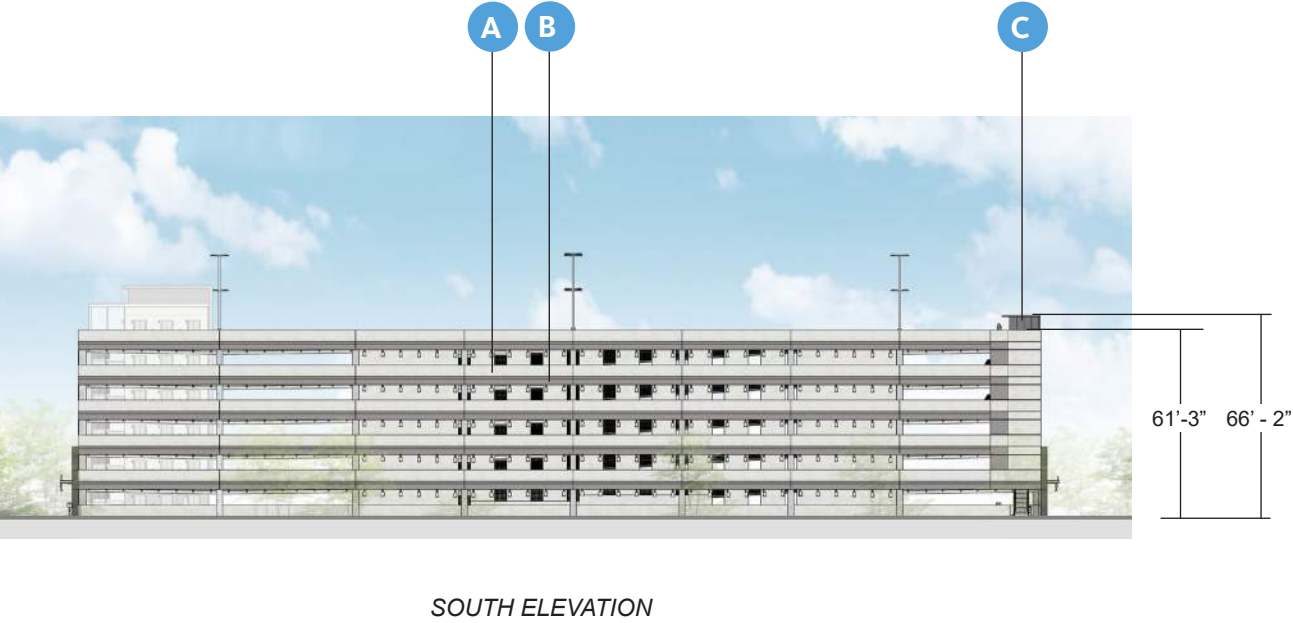
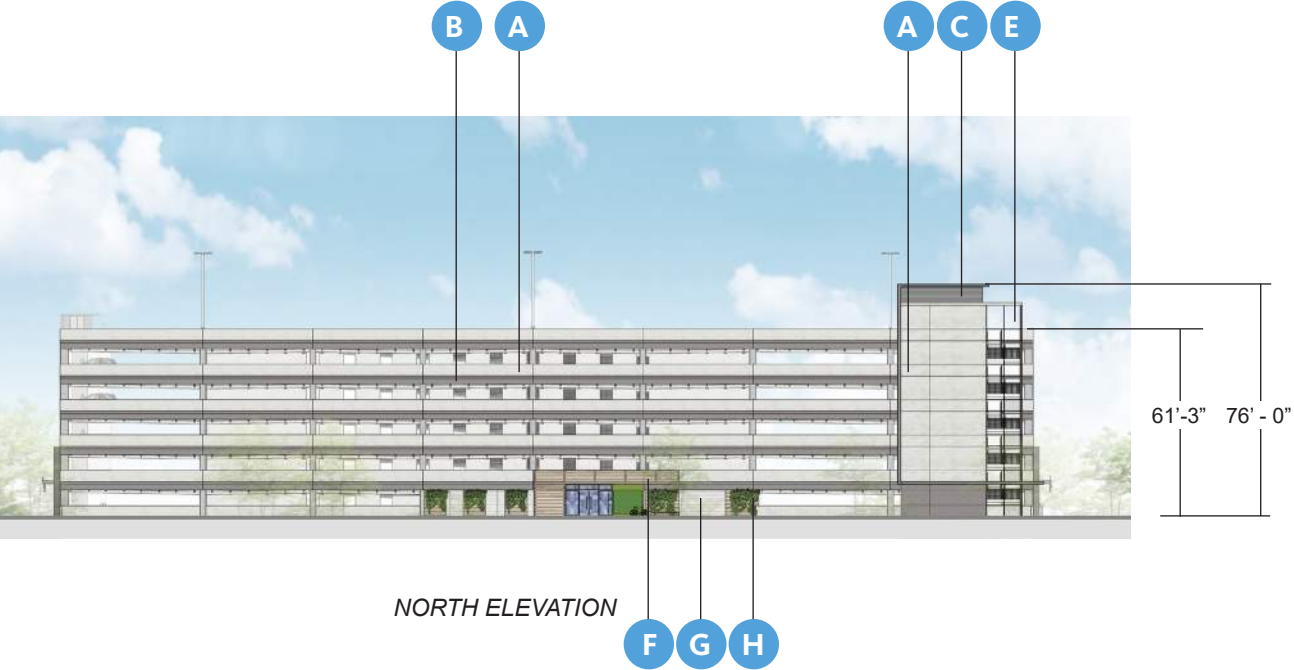
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



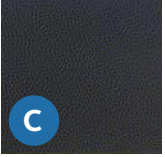
GL01- VISION GLASS



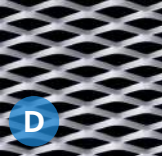
PC01- PRECAST LIGHT



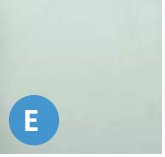
PC02- PRECAST DARK



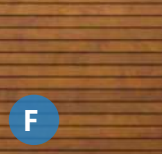
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



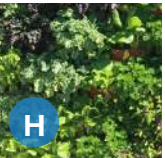
GL01- VISION GLASS



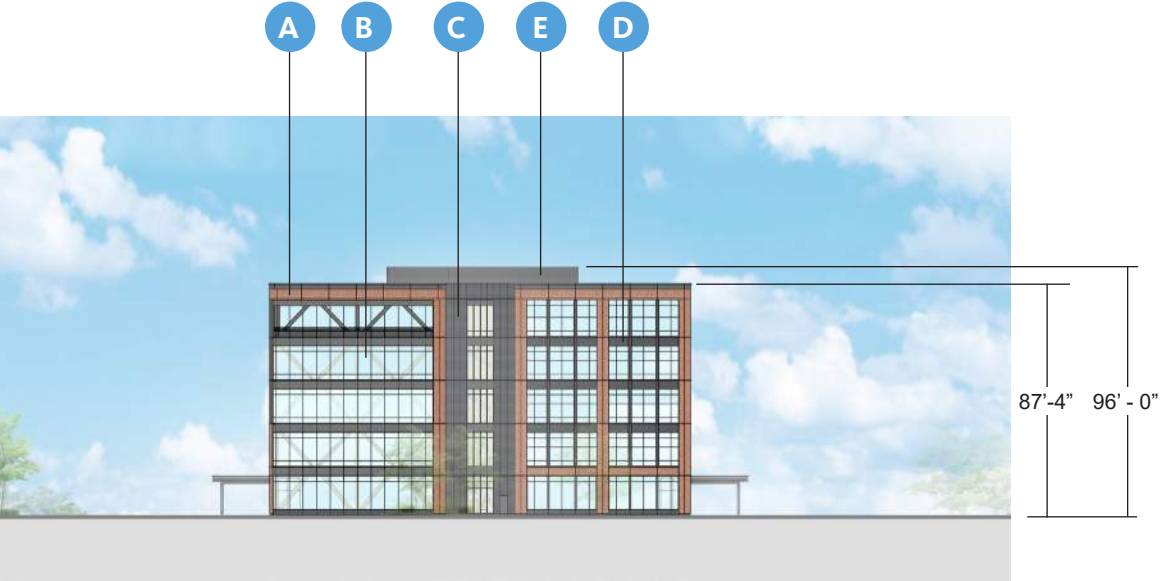
WD01 - WOOD VENEER



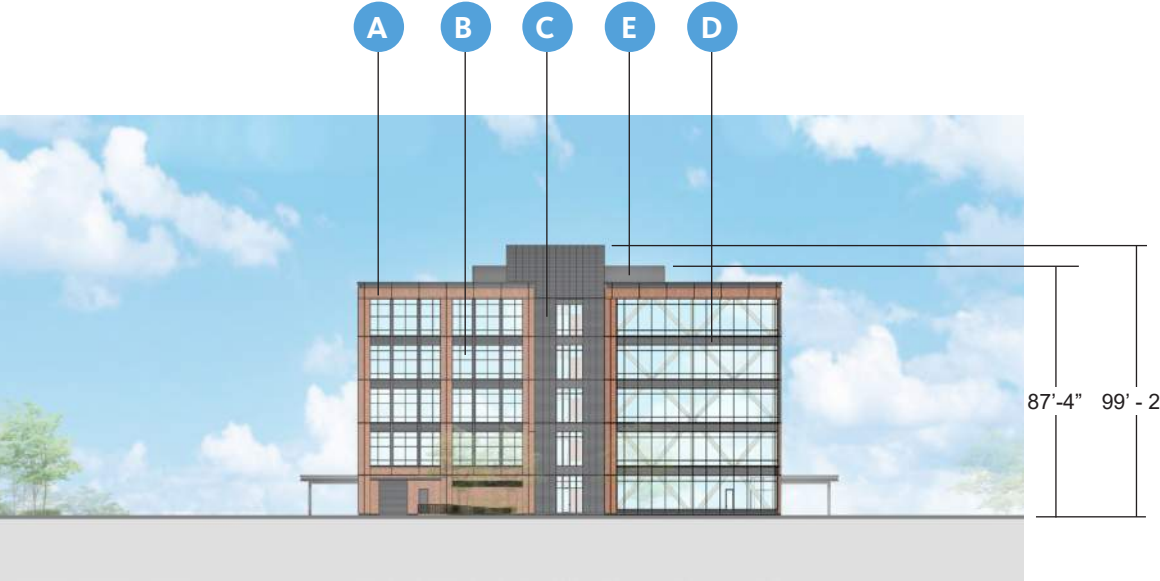
BR01 - BRICK VENEER



WC01 - GREEN WALL



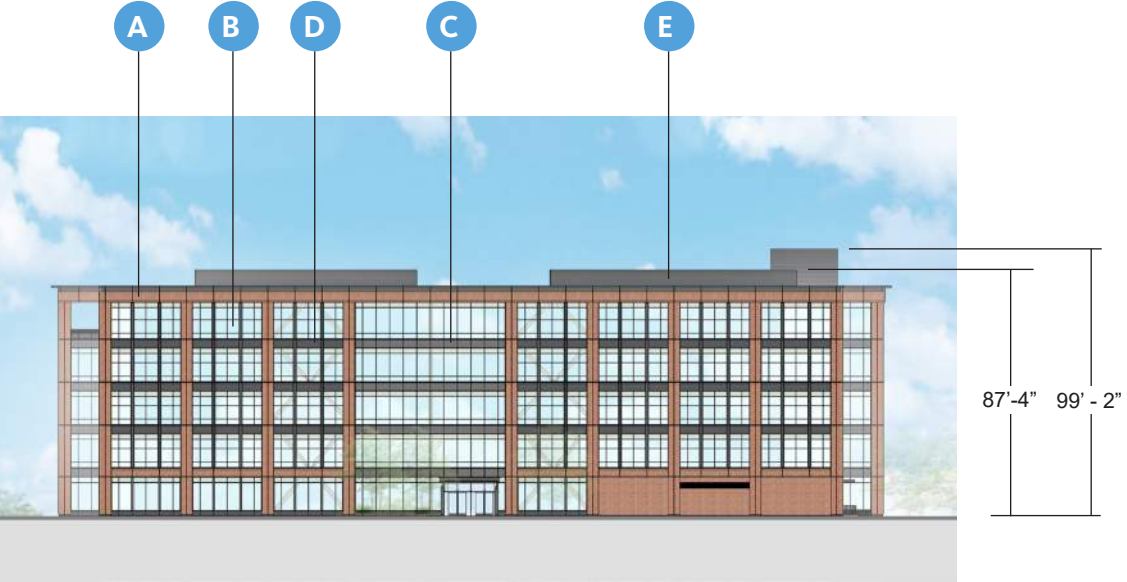
NORTH ELEVATION



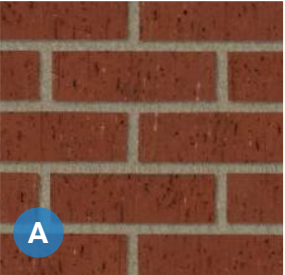
SOUTH ELEVATION



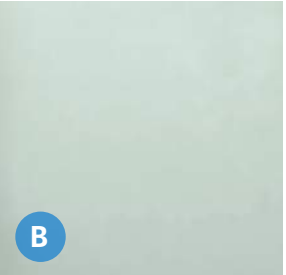
EAST ELEVATION



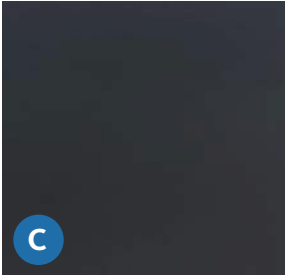
WEST ELEVATION



BR01- RED THIN BRICK



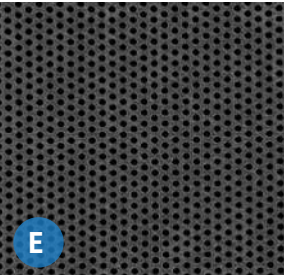
GL01- VISION GLASS



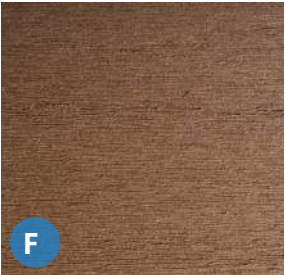
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



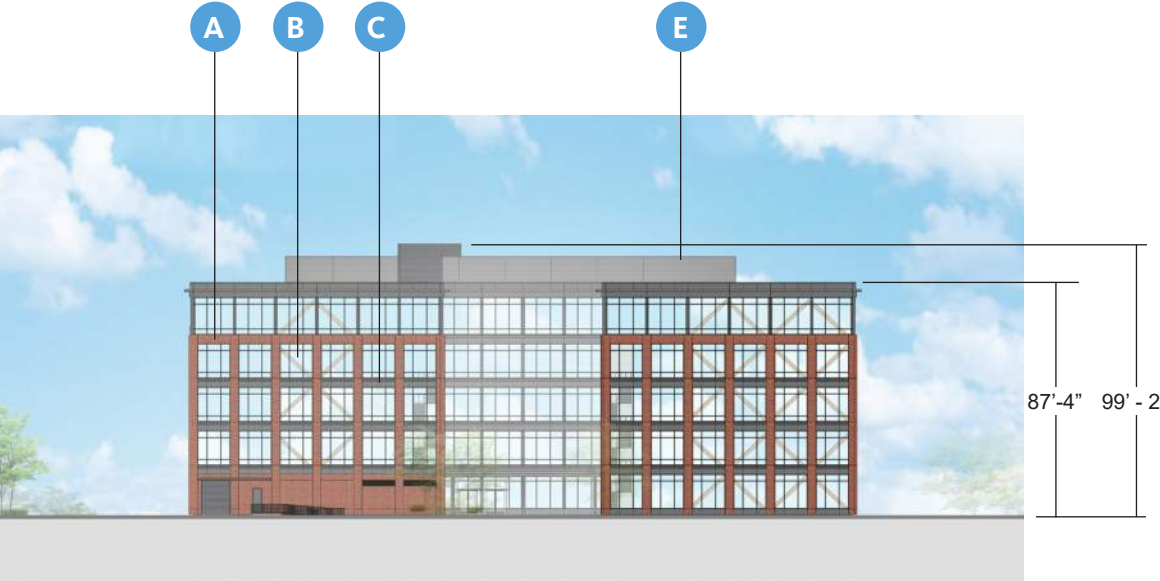
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



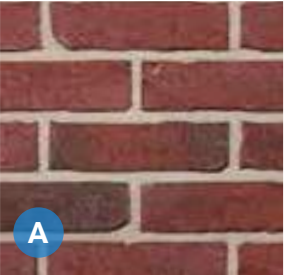
SOUTH ELEVATION



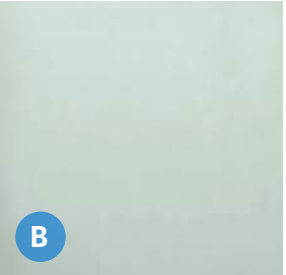
EAST ELEVATION



WEST ELEVATION



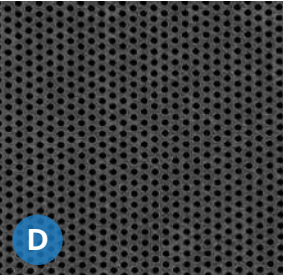
BR01- RED THIN BRICK



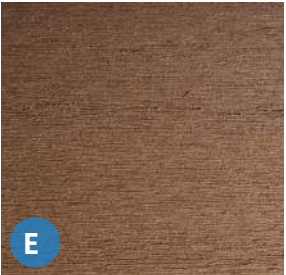
GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



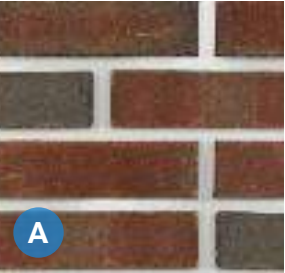
SOUTH ELEVATION



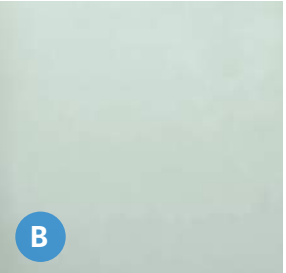
EAST ELEVATION



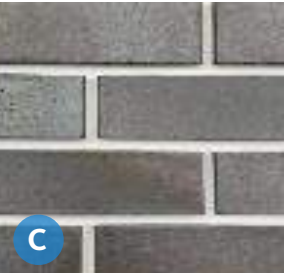
WEST ELEVATION



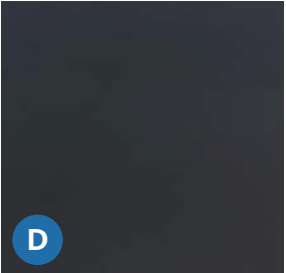
BR02- RED THIN BRICK



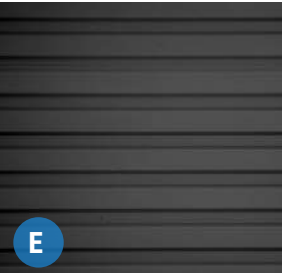
GL01- VISION GLASS



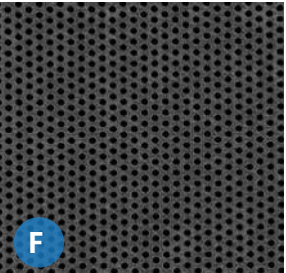
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



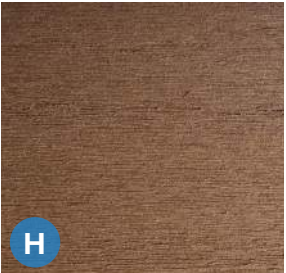
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



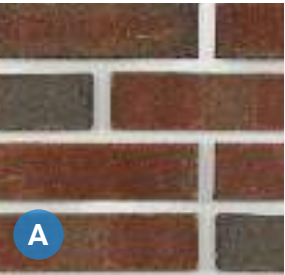
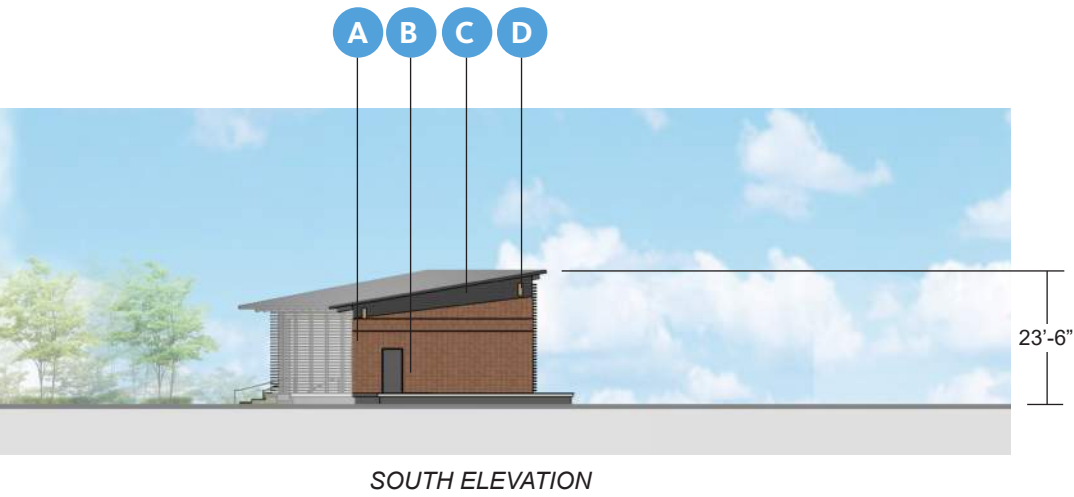
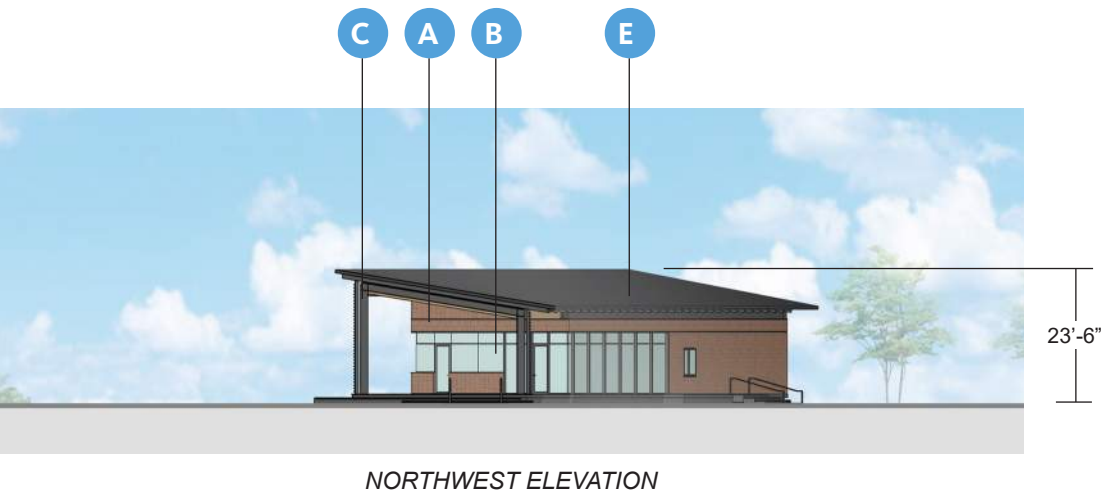
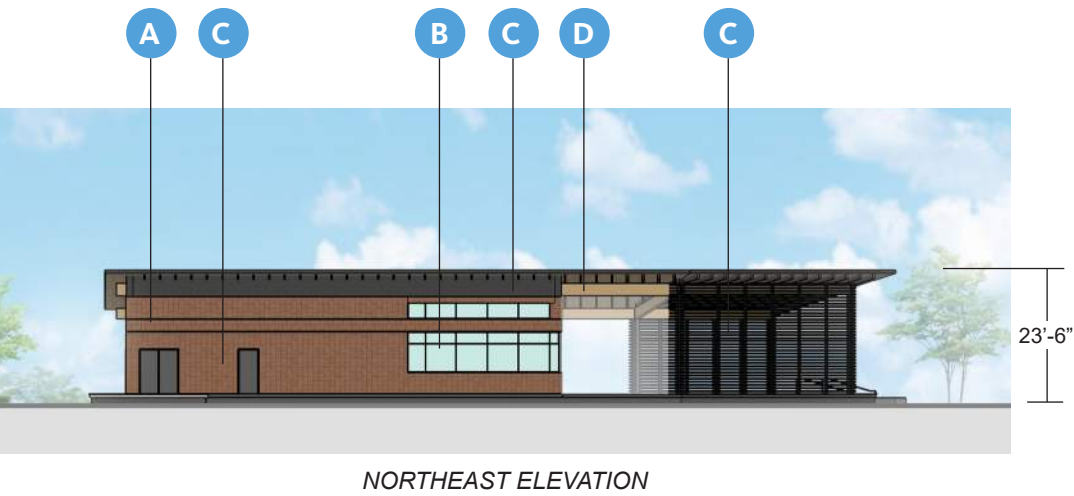
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



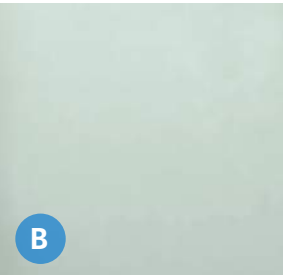
MP01- GRAY METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



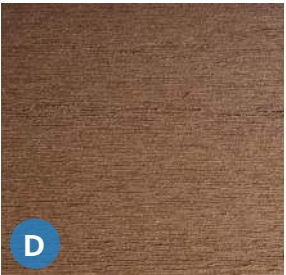
BR02- RED THIN BRICK



GL01- VISION GLASS



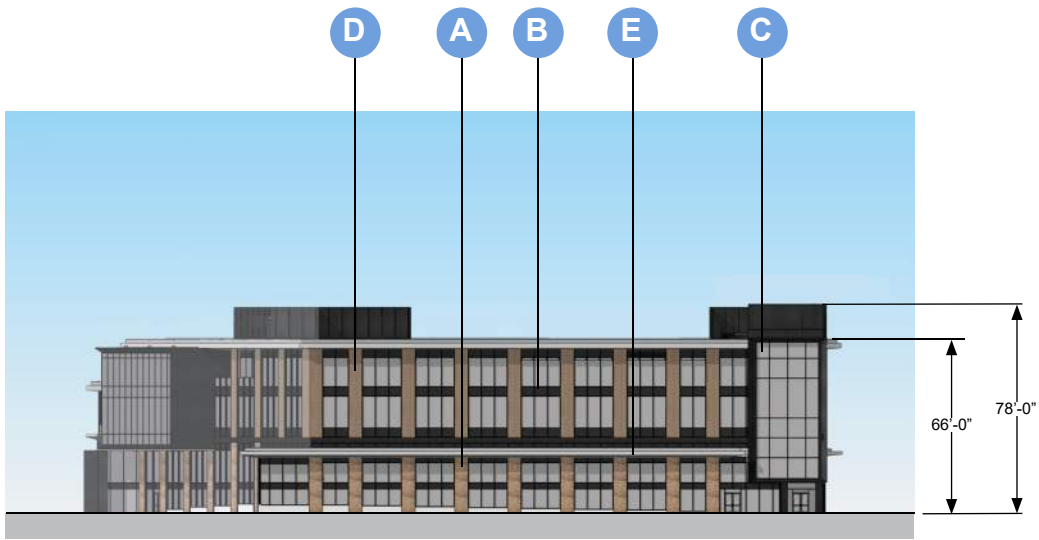
MP01- GRAY METAL
MINIMUM 24 GAUGE



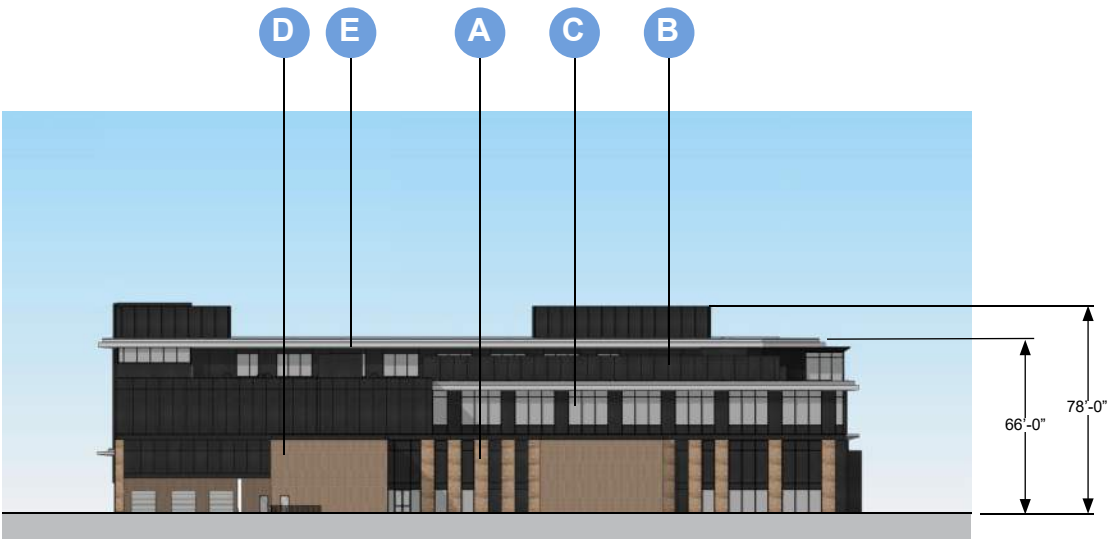
WD01- WOOD FINISH
(CANOPY SOFFITS)



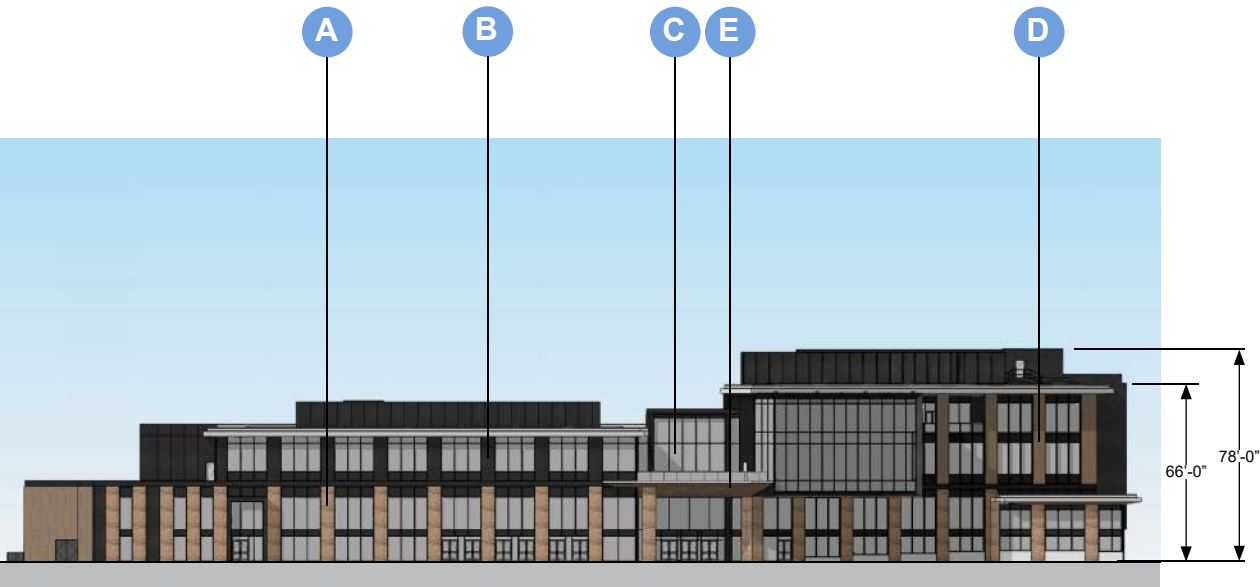
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



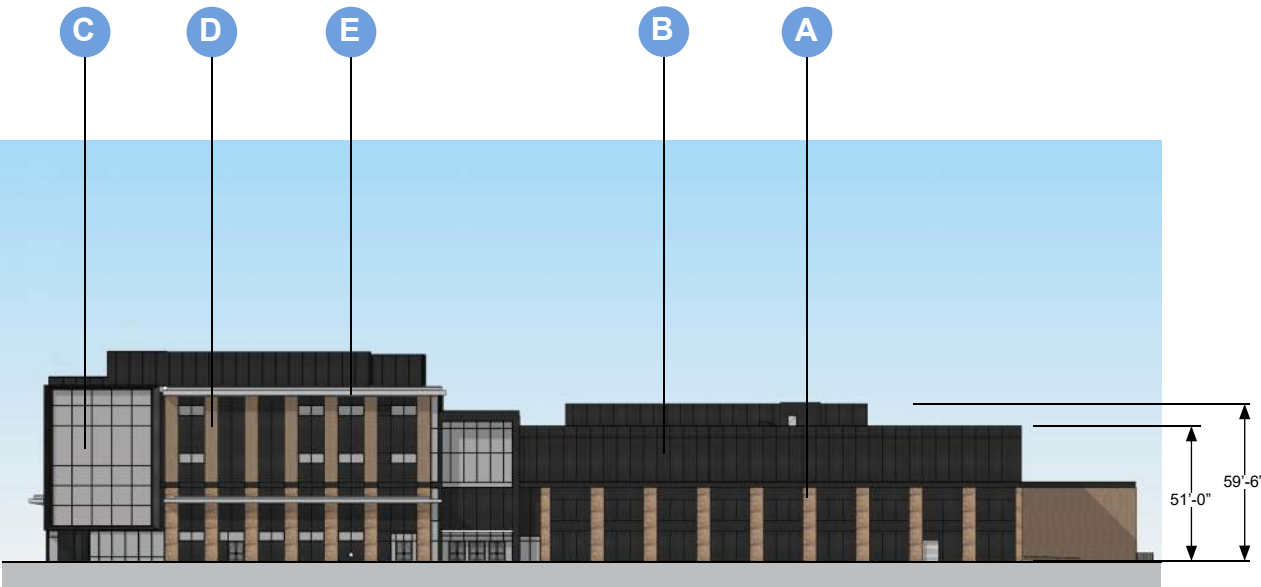
NORTH ELEVATION



SOUTH ELEVATION



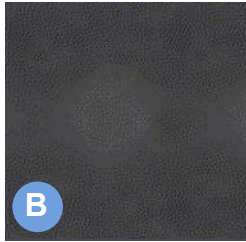
EAST ELEVATION



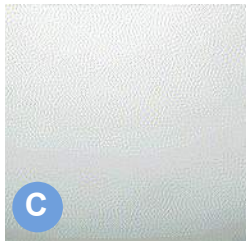
WEST ELEVATION



ST9 STONE VENEER



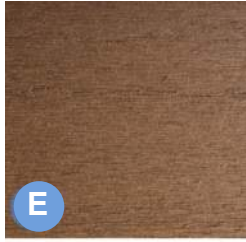
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



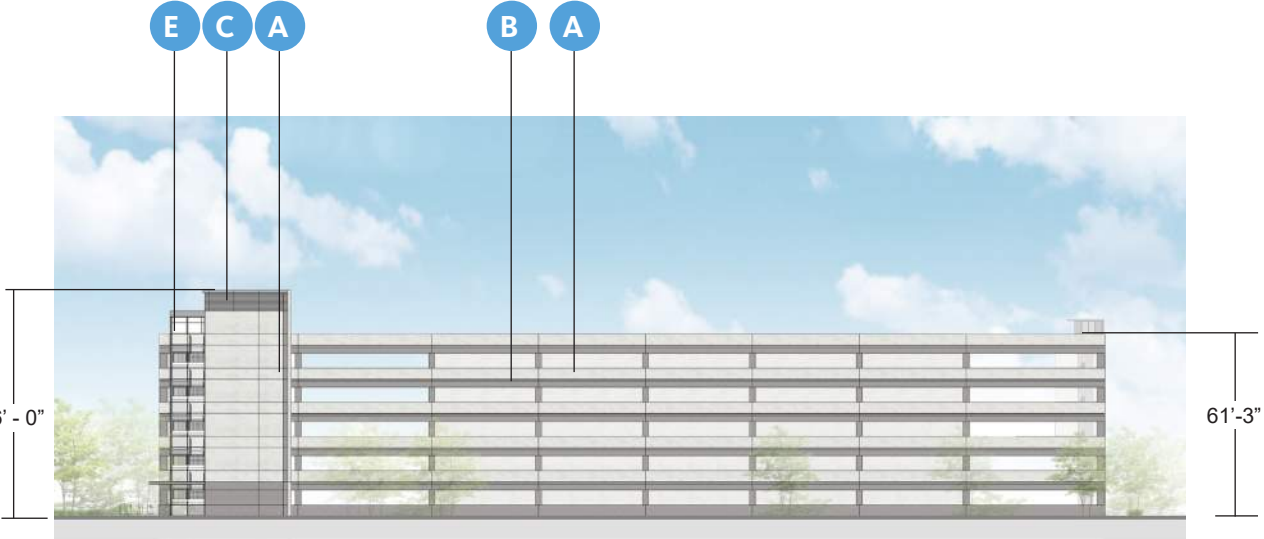
GL9 VISION GLASS



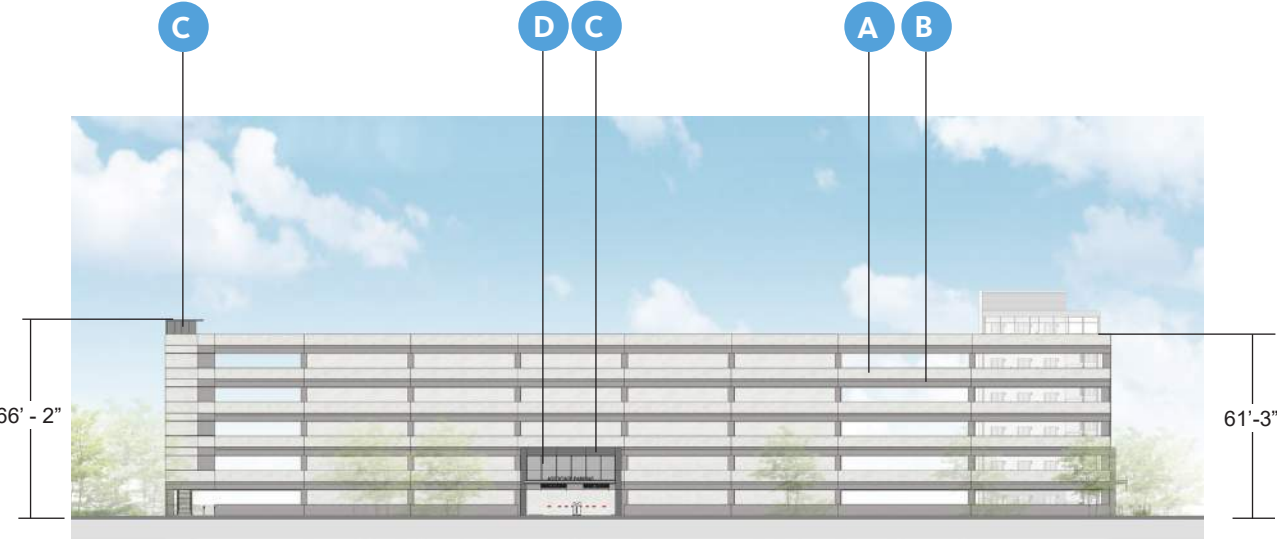
BR9 MODULAR BRICK VENEER



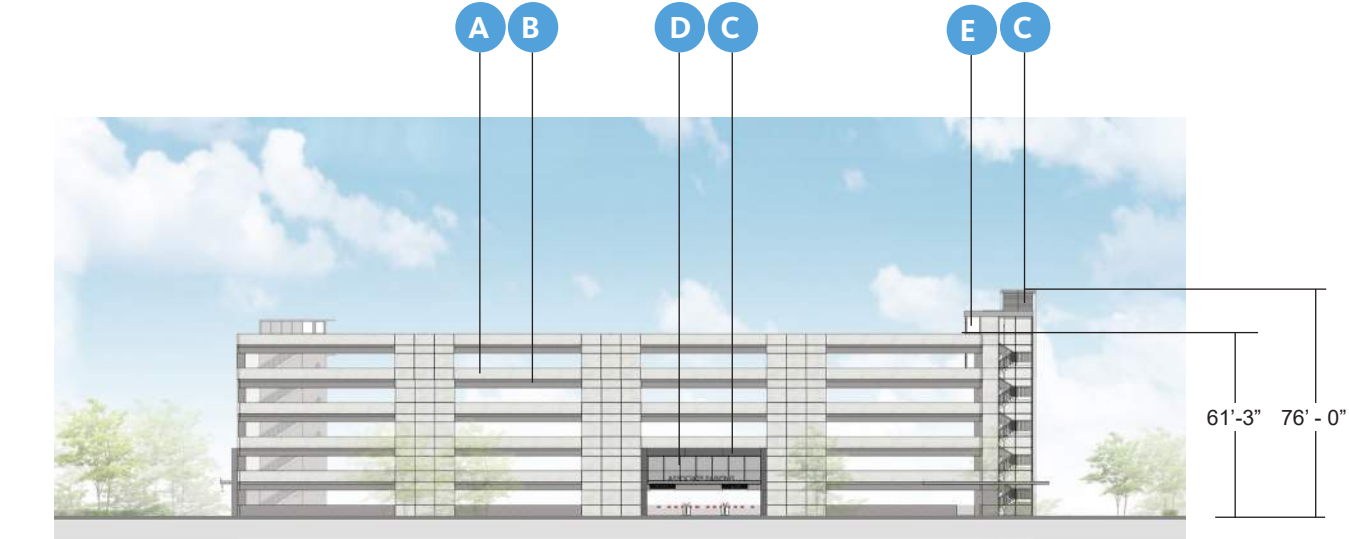
WD9 WOOD FINISH ALUMINUM SOFFIT



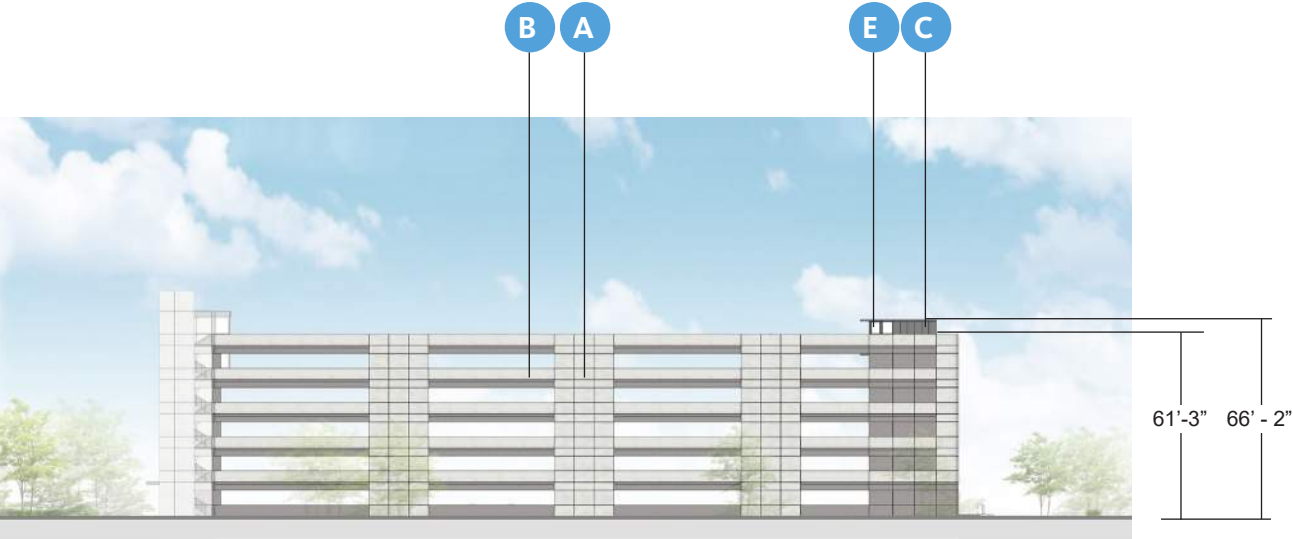
NORTH ELEVATION



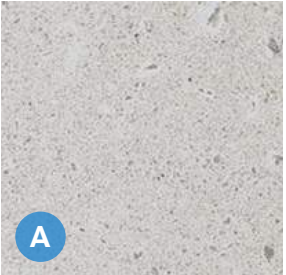
SOUTH ELEVATION



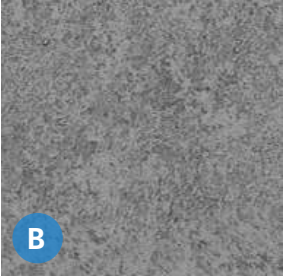
EAST ELEVATION



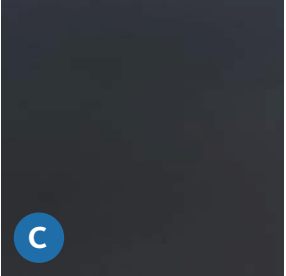
WEST ELEVATION



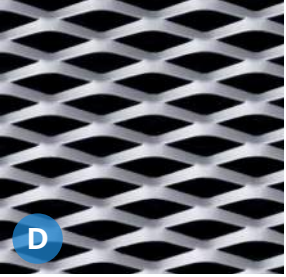
PC01- PRECAST LIGHT



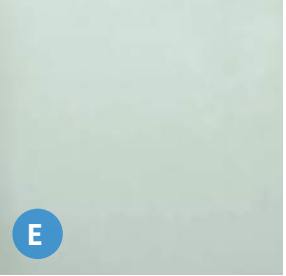
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



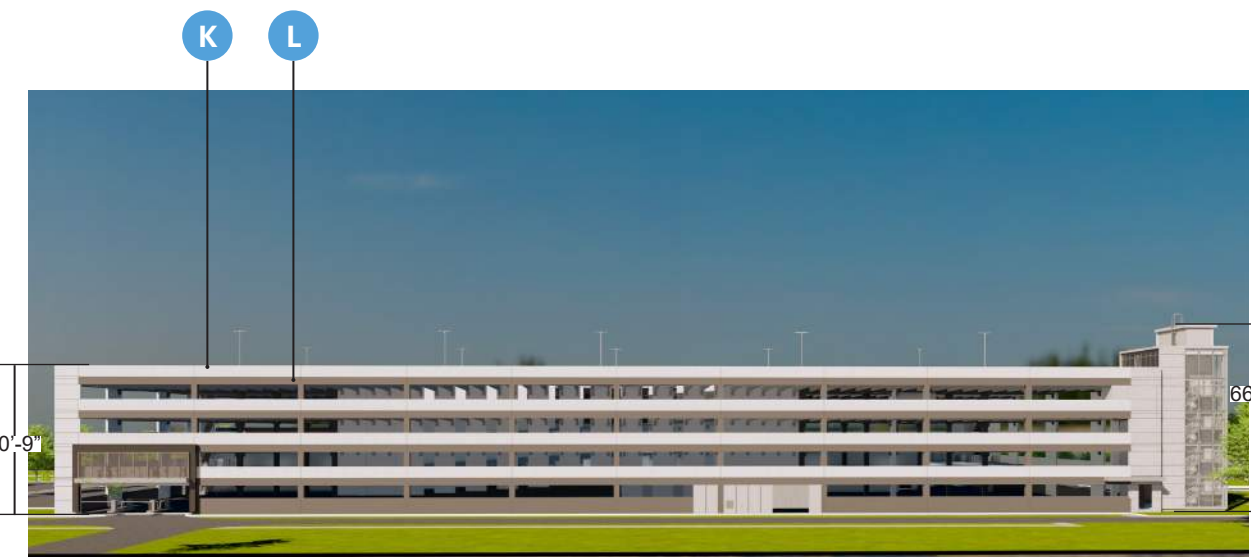
GL01- VISION GLASS



NORTH ELEVATION



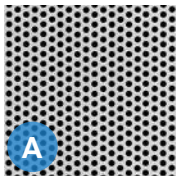
SOUTH ELEVATION



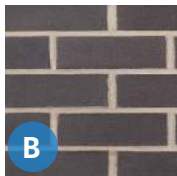
EAST ELEVATION



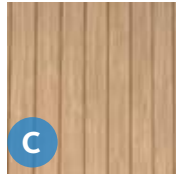
WEST ELEVATION



A
MP01 - PERFORATED METAL
MINIMUM 24 GAUGE



B
BR01- BRICK GRAY



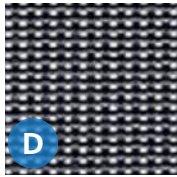
C
MP05 - WOOD GRAIN METAL SIDING
24 GAUGE
COLOR: LIGHT PINE



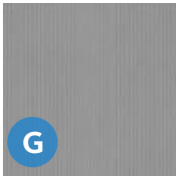
F
MP02 CHARCOAL – METAL PANEL
MINIMUM 24 GAUGE



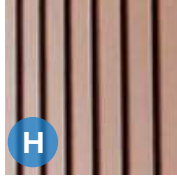
E
BR02 -BRICK MIDLOTHIAN



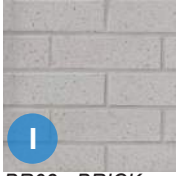
D
MF01 - MESH FABRIC - SERGE FERRARI



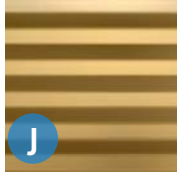
G
MP03 - METAL PANEL LIGHT GREY
MINIMUM 24 GAUGE



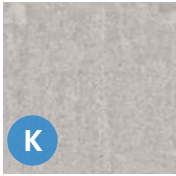
H
MP06 - WOOD GRAIN METAL SIDING
24 GAUGE
COLOR: SADDLE



I
BR03 - BRICK LIGHT GREY



J
MP04 - METAL PANEL TAMBOURINE HORIZONTAL
MINIMUM 24 GAUGE

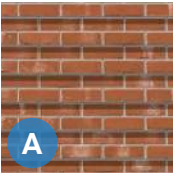
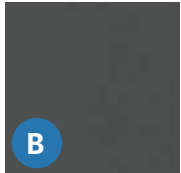
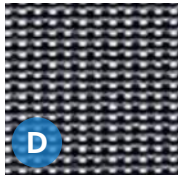
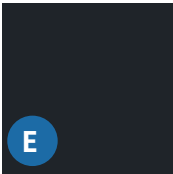
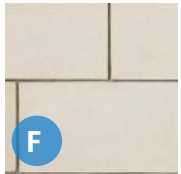
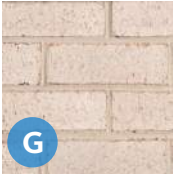


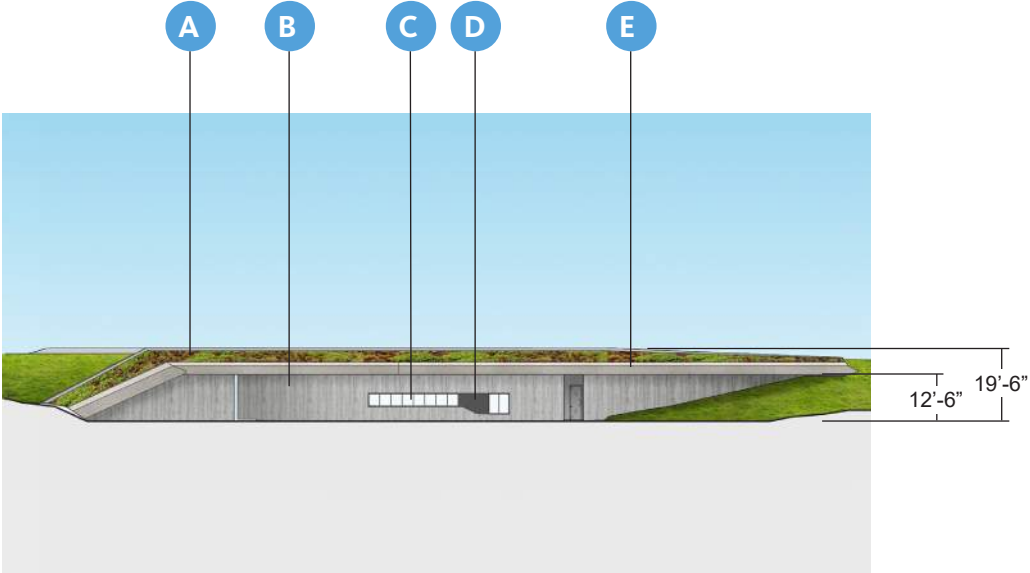
K
PC01 - PRECAST LIGHT



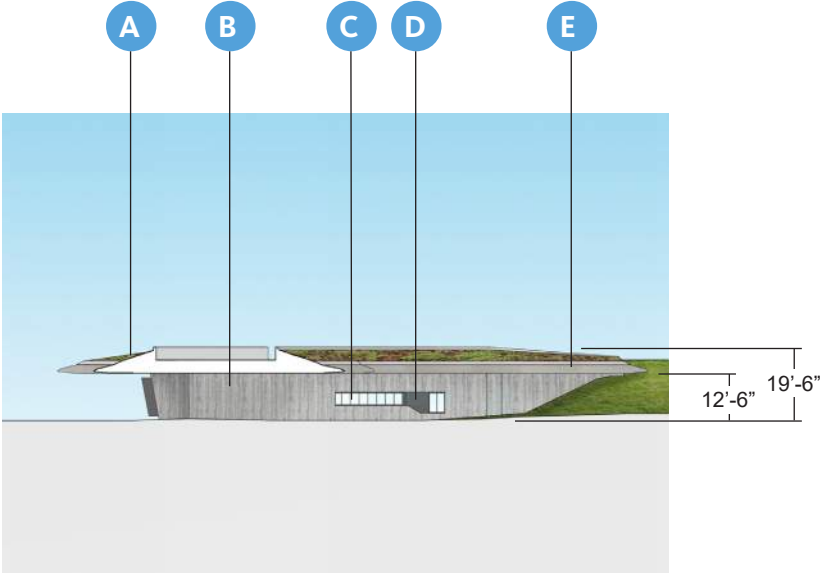
L
PC02 - PRECAST DARK



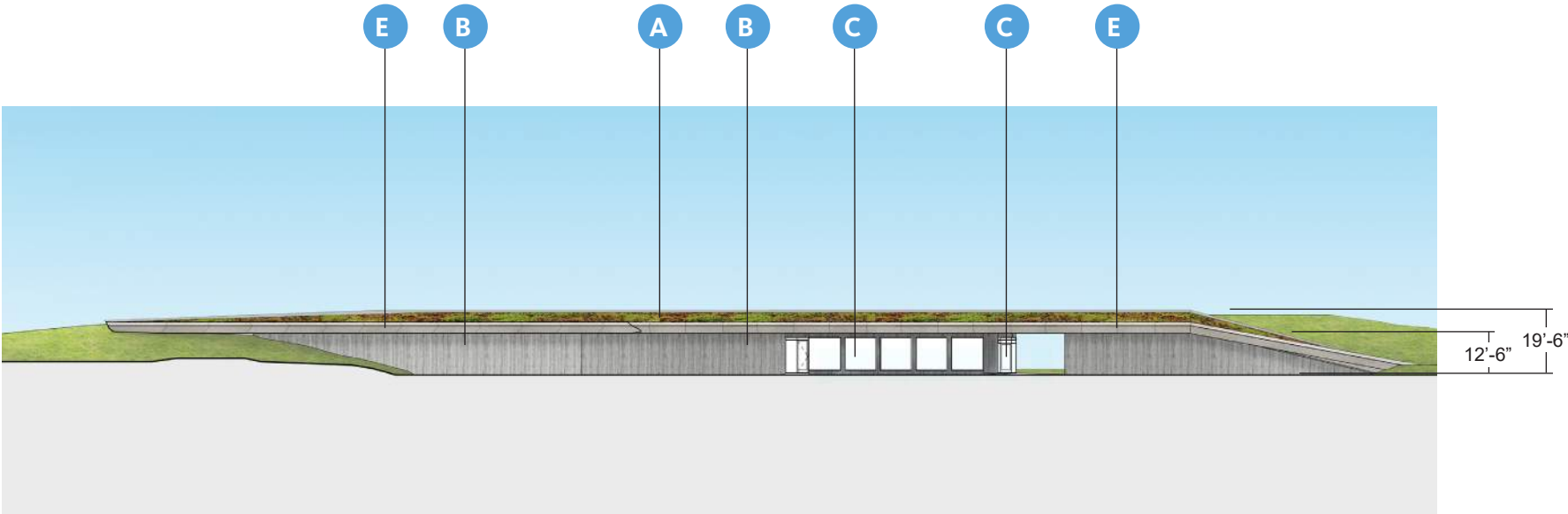
 A BR01 - CORBELLED BRICK	 B MP01 - CHARCOAL - METAL PANEL MINIMUM 24 GAUGE
 C MP02 - BRONZE ALUMINUM PANEL MINIMUM 24 GAUGE	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP03 - DARK METAL PANEL MINIMUM 24 GAUGE	 F ST01 - LIMESTONE CALCIUM SILICATE
 G BR01 - BRICK CHARTER WHITE	 H MP04 - DARK BRONZE ALUMINUM MINIMUM 24 GAUGE
 I PC01 - PRECAST LIGHT	 J PC02 - PRECAST DARK



NORTH ELEVATION



EAST ELEVATION



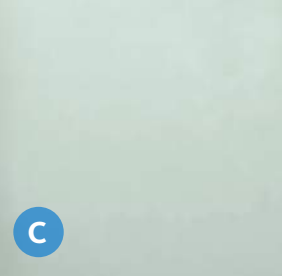
SOUTH ELEVATION



GREEN ROOF



BOARD FORMED
CONCRETE



VISION GLASS



PAINTED STEEL PANEL
MINIMUM 24 GAUGE



GLASS FIBER
REINFORCED
CONCRETE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORD 2024-28; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PUD20-0002)

WHEREAS, on October 27, 2020 City Council approved Ordinance 2020-207 creating PUD20-0002 for Wal-Mart Campus;

WHEREAS, PUD20-0002 was amended on April 13, 2021 with ORD2021-93;

WHEREAS, PUD20-0002 was amended on October 12, 2021 with ORD2021-210;

WHEREAS, PUD20-0002 was amended on May 24, 2022 with ORD2022-116;

WHEREAS, PUD20-0002 was amended on February 13, 2024 with ORD2024-28;

WHEREAS, Wal-Mart stores has duly filed a petition to further amend PUD20-0002;

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

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 4, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, the amendments include phasing changes to the PUD; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said PUD be amended as shown on the attached "Wal-Mart Campus PUD Revision 9".

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

Section 1: That the above described PUD is hereby amended in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Legacy at Featherstone

Featherston Road & Been Road

PC Date: 6/4/2024

Staff Report Details

Project Number	PP23-0001
Applicant / Current Owner	Prestige Investments Group LLC
Site Area	+/- 14.41 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	

Property Description

A waiver request from Section 3.5 (bullet point #5) Minimum Drainage Easement Width shall be 20' of the Stormwater Management and Drainage Manual.

The Applicant is requesting a reduction in the required drainage easement width of 20' to allow a 14' wide drainage easement between lots 38 and 39 of The Legacy at Featherstone subdivision.

The applicant states in their narrative: "the terrain in this area is flat for the Bentonville area. This flat topography has caused several unanticipated conflicts between the sanitary sewer and the storm drain system. The latest revised and approved plans have addressed these conflicts. The key item to these revisions was the placement of an 18" RCP culvert along the common lot line of Lots 38 and 39. The Preliminary Plat shows a side setback (along the common line of Lots 38 and 39) as 7 feet on each lot. The combined building setback then becomes 14 feet which is the basis for this request.

Whereas we are using RCP culvert, the need for future maintenance should be considered minimal. If maintenance is needed, the proposed 14 feet should provide adequate space for equipment access. It should be noted that with the planned 30" of cover, the depth of the culvert (final grade to flowline) is approximately 4 feet. Using a 1:1 ratio on the maintenance backslope, the area needed for culvert repair is

Property Description

only 9.5 feet (4 feet + 1.5 feet + 4 feet). The proposed 14 foot easement will provide more than enough space for repair.

It should be noted that all structures within this development will be the same. If we increase the drainage easement width to 20 feet (as opposed to the proposed 14 feet), the structures on lots 38 and 39 will be different than those on the remaining 60 plus lots."

The project is currently under construction and on-hold until a decision is made on this waiver request.

A preliminary plat for Legacy at Featherstone Addition situated in between Been Road and Southwest Featherston Road. The plat creates 64 lots, zoned R-2, Medium Density Two Family Townhome Residential. A street network provides access off of both Southwest Featherston Road and Been Road. Street stubouts are provided to the properties to the north and south for future connections. Easements are dedicated throughout for utility services. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development Code.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

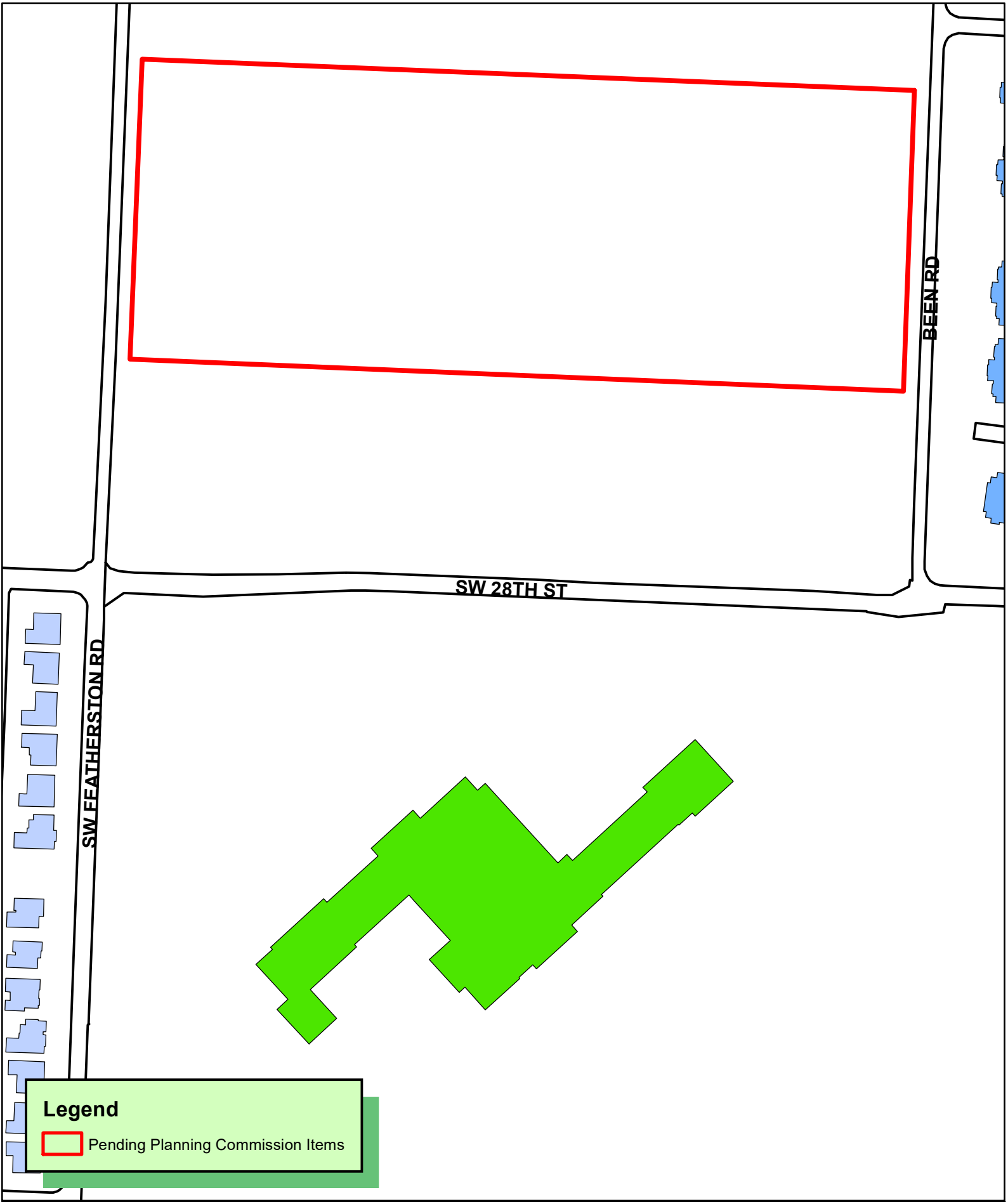
Analysis / Waivers

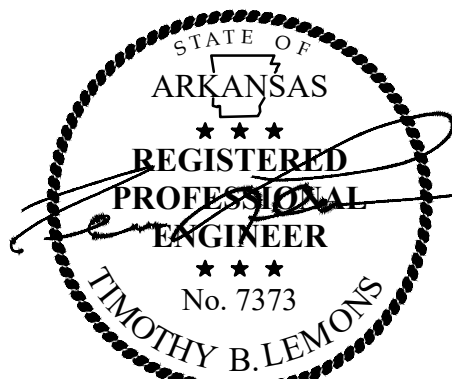
The applicant seeks to reduce the drainage easement width as specified in their waiver request.

Conclusion

Engineering has no objections to the waiver request.

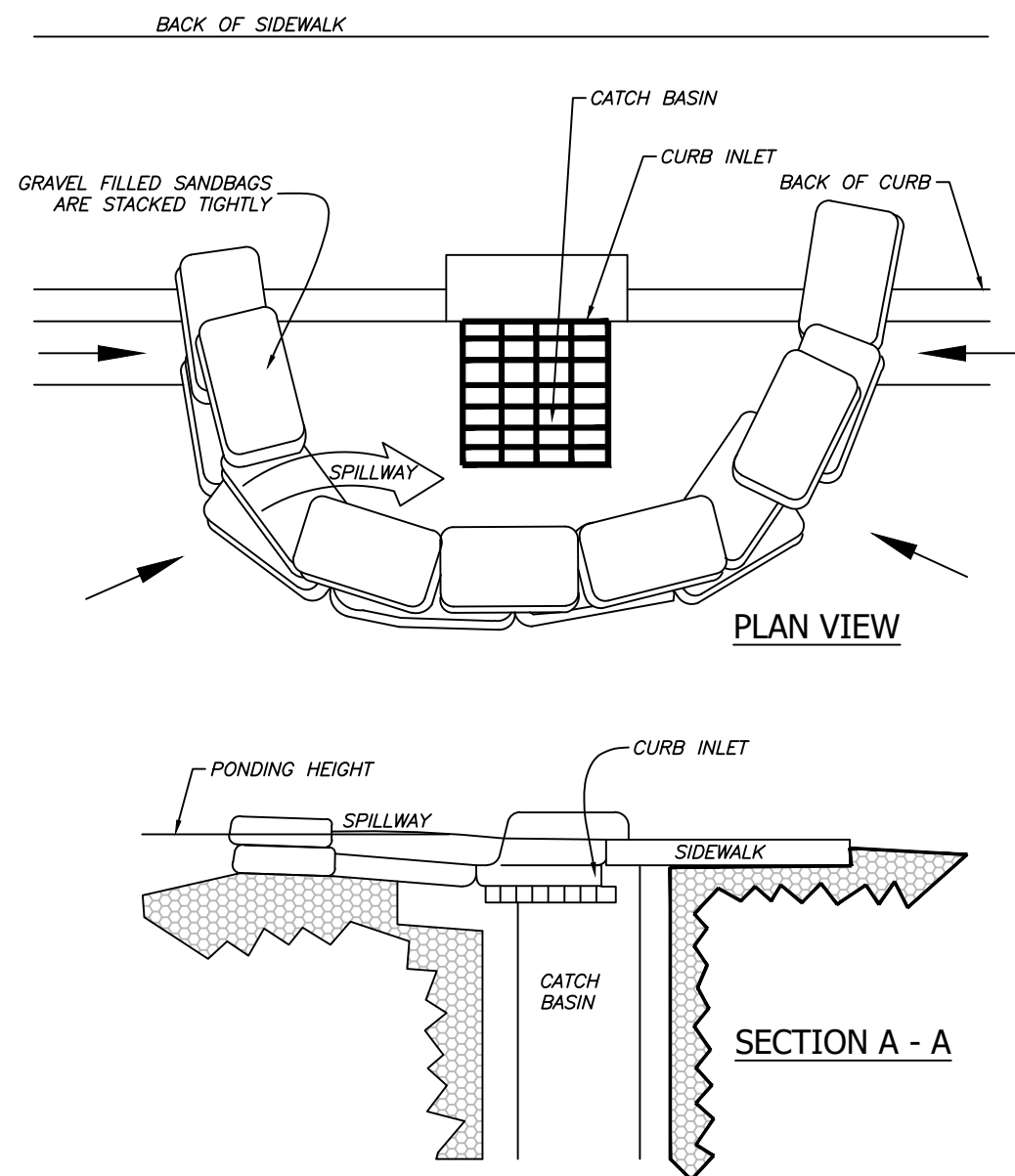
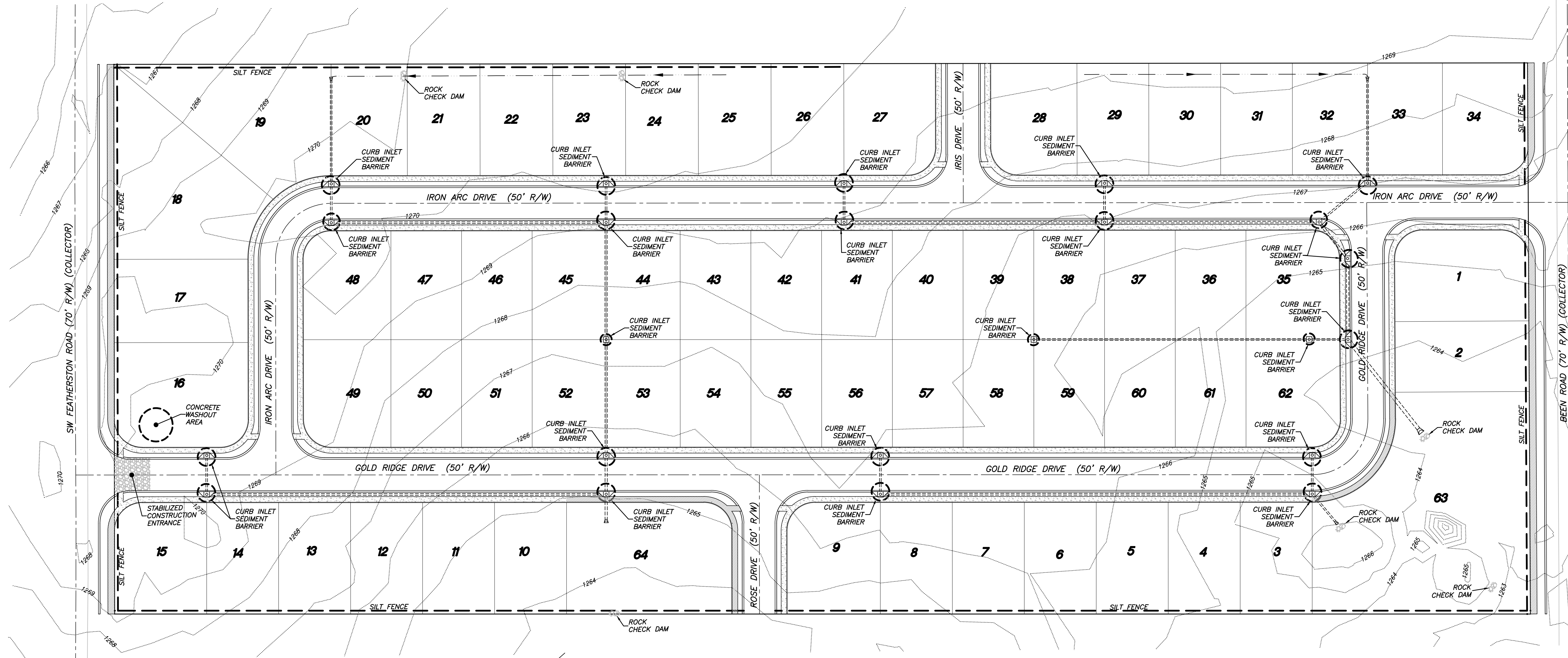
Additional Details





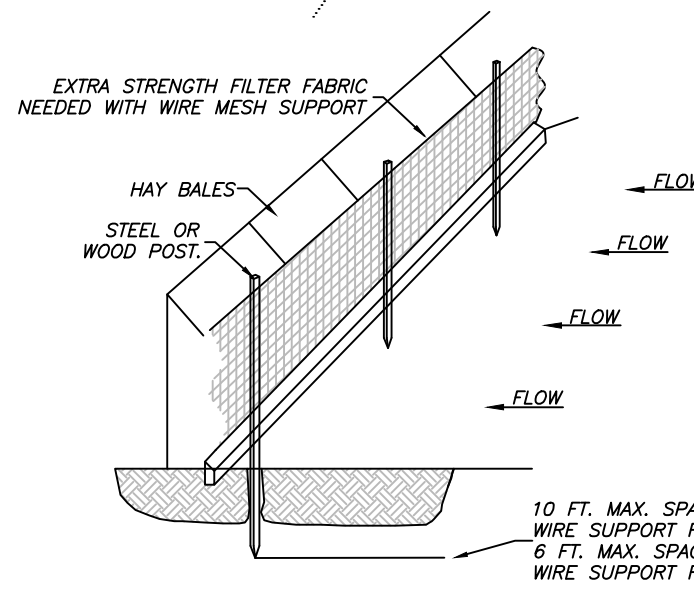
No.	Date	By	Revisions
1	1-23-23	B. Judd	Revised as per city's comments.
2	2-9-23	B. Judd	Revised as per city's comments.
3	3-1-23	B. Judd	Revised as per city's comments.

Project No.	22-072	Date	January 2023
File	15_Featherstone EC	Scale	1" = 50'
Sheet	15 of 17	Drawn By:	D. Mallin



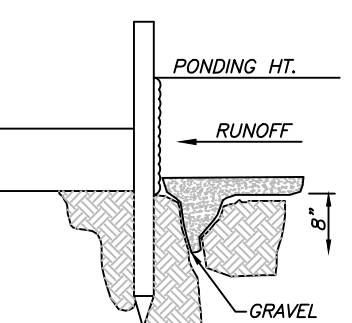
- NOTES:
- 1.) PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - 2.) SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY.
 - 3.) LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 - 4.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET
SEDIMENT BARRIER
NTS



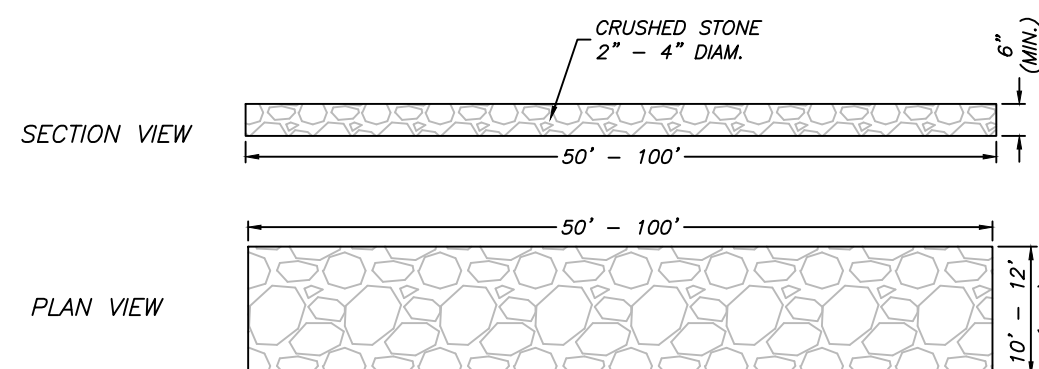
STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL

- NOTE:
- 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



ALTERNATE DETAIL
TRENCH WITH GRAVEL

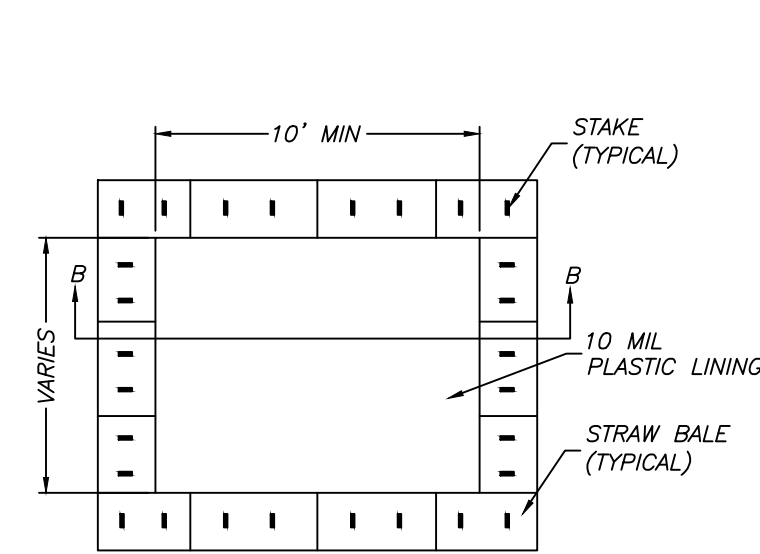
SILT FENCE
NTS



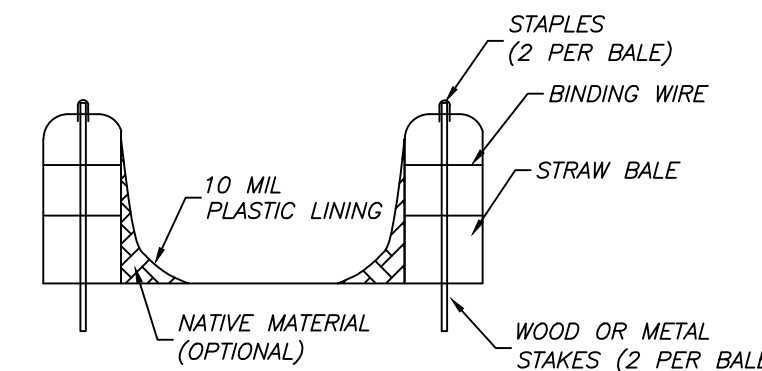
STABILIZED CONSTRUCTION ENTRANCE
NTS

GENERAL NOTES:

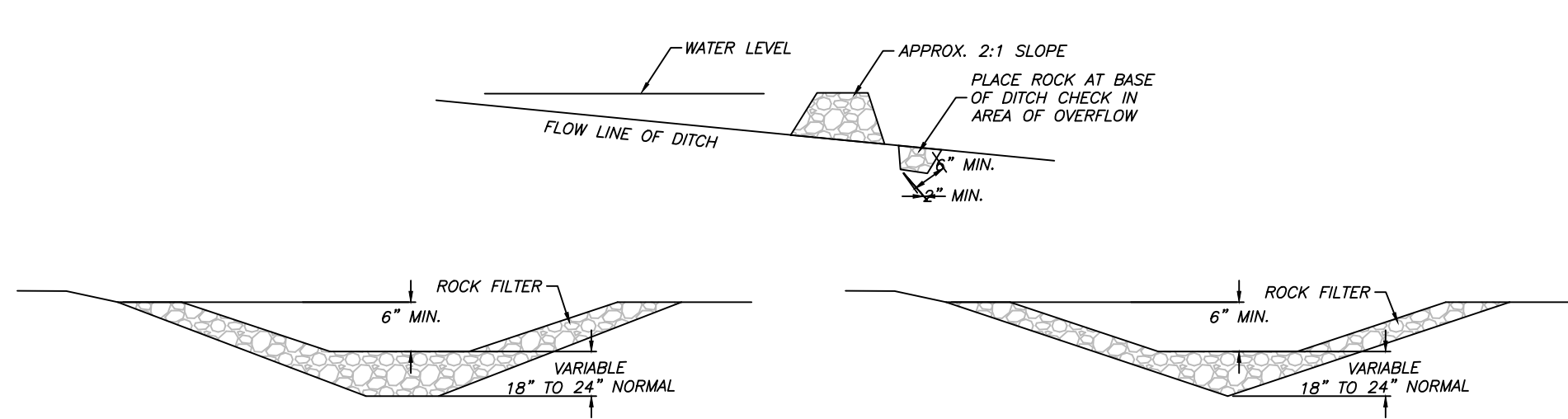
- 1.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 2.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 3.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 4.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES:
STRAW OR HAY-LOOSE 2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REVEGETATED.
- 5.) CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY.
- 6.) ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 7.) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES & PROVIDE RAIN FALL MONITORING & BI-WEEKLY INSPECTION REPORTS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
- 8.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN-OFF CONTROLS.
- 9.) THE USE OF "BIO-DEGRADABLE SOCK" IS ALLOWED AS OPPOSED TO SILT FENCE.



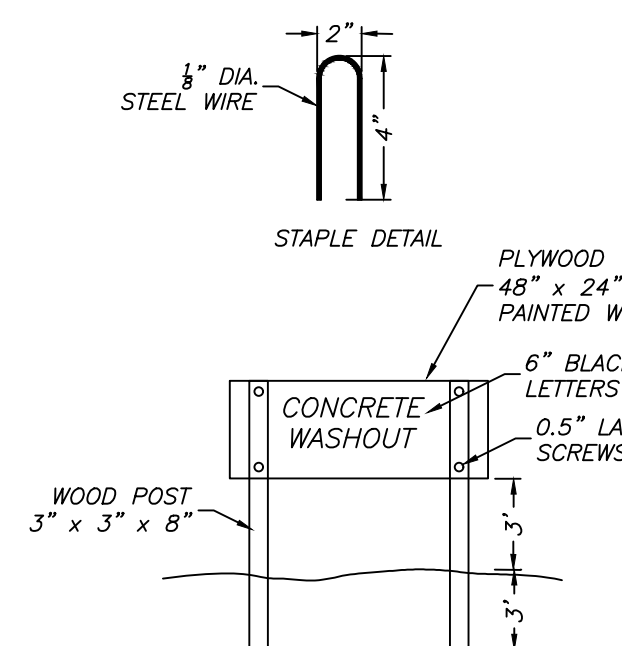
PLAN
NTS
TYPE "ABOVE GRADE"
WITH STRAW BALES



SECTION B-B
NTS



ROCK CHECK DAM
NTS



CONCRETE WASHOUT
SIGN DETAIL
(OR EQUIVALENT)

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OF ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING WASHOUT PROCEDURES.
 6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
 10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND SLOWED TO HALT, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF. DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
 11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT. BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
 12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASHOUT AREA
NTS



(PP23-0001)



Lemons Engineering Consultants, Inc.
204 West Cherry Street
Cabot, Arkansas 72023
(501) 605-7565
arstrep43@gmail.com

May 7, 2024

Bentonville Planning Department
305 SW A Street
Bentonville, Arkansas 72712

Re: Legacy at Featherston (Project #PP 23-0001)
Waiver Request – Easement width on Lots 38 & 39

To Whom It May Concern:

Please accept this letter as our formal request for a waiver as pertaining to the easement width on the side lot lines of lots 38 and 39. We are requesting a reduction in the drainage easement width from 20 feet to 14 feet. This request shall be a waiver from Sec. 3.5 (bullet point #5) of the City of Bentonville Stormwater Management & Drainage Manual, 2008.

The terrain in this area is flat for the Bentonville area. This flat topography has caused several unanticipated conflicts between the sanitary sewer and the storm drain system. The latest revised and approved plans have addressed these conflicts. The key item to these revisions was the placement of an 18" RCP culvert along the common lot line of Lots 38 and 39. The Preliminary Plat shows a side setback (along the common line of Lots 38 and 39) as 7 feet on each lot. The combined building setback then becomes 14 feet which is the basis for this request.

Whereas we are using RCP culvert, the need for future maintenance should be considered minimal. If maintenance is needed, the proposed 14 feet should provide adequate space for equipment access. It should be noted that with the planned 30" of cover, the depth of the culvert (final grade to flowline) is approximately 4 feet. Using a 1:1 ratio on the maintenance backslope, the area needed for culvert repair is only 9.5 feet (4 feet + 1.5 feet + 4 feet). The proposed 14 foot easement will provide more than enough space for repair.

It should be noted that all structures within this development will be the same. If we increase the drainage easement width to 20 feet (as opposed to the proposed 14 feet), the structures on lots 38 and 39 will be different than those on the remaining 60 plus lots.

Please include this item on the agenda of the May 21, Bentonville Planning Commission meeting. We appreciate the information provided by Bentonville Planning and Engineering on this item and we look forward to discussing this item at said meeting. Please do not hesitate to contact me if you need additional information.

	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. Required parking is provided with an agreement with the Ledger for use of the adjacent parking deck. 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

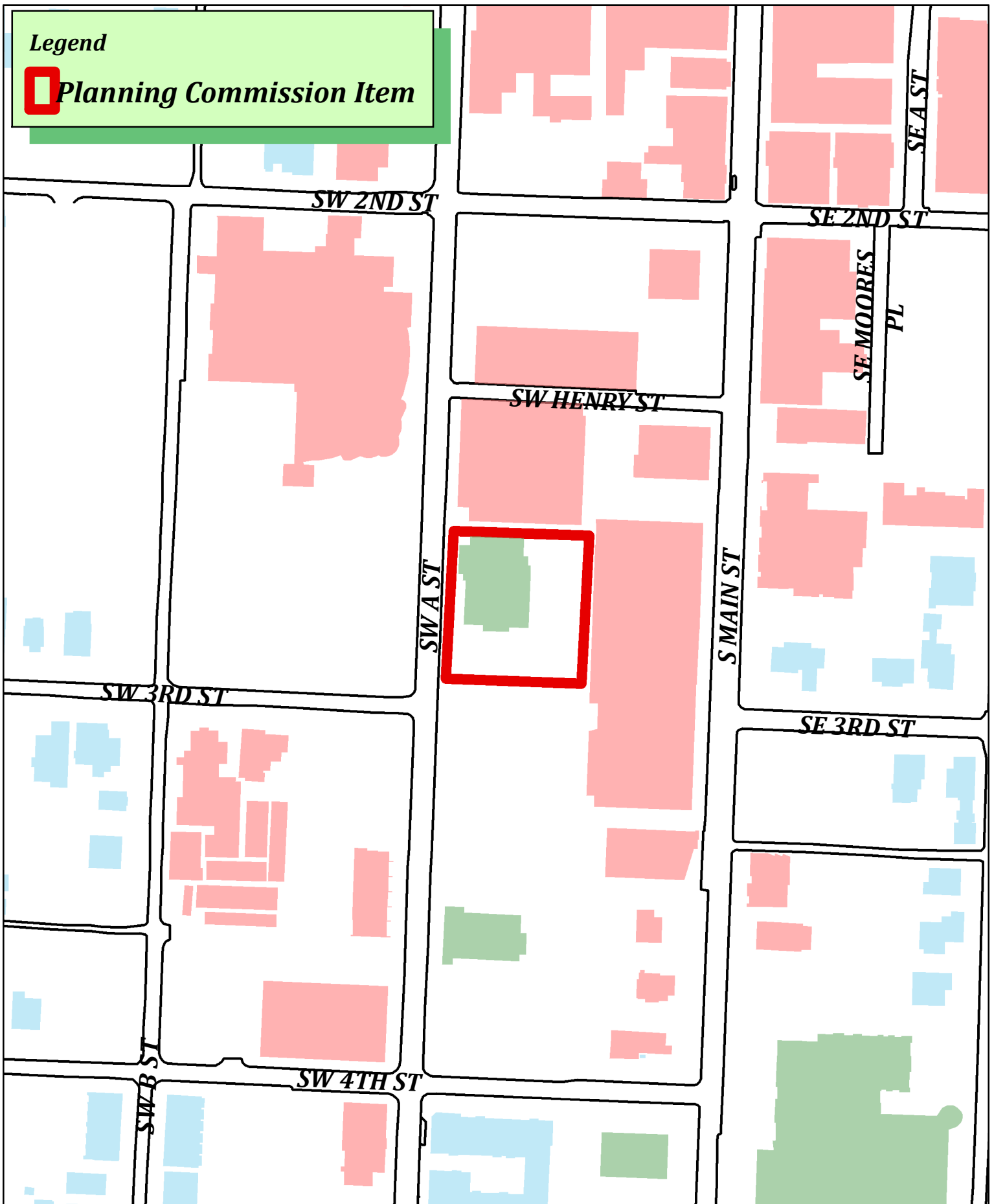
Staff recommends approval of this LSD proposal as it meets the requirements of the Land Development Code should Planning Commission find the metal panel acceptable and approve the waiver request.

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 well 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.

NOT FOR
CONSTRUCTION

NOT FOR
INSTRUCTION



now what's below.
Call before you dig.

**Bentonville Adult
Recreation Center**
Bentonville, Arkansas

EDG PROJECT NO. 23-025
DATE 2024.04.22

Mark	Date	Description
2	2024.03.22	Addendum 2
3	2024.04.01	Addendum 3

PHASE	100% Construction Documents
-------	-----------------------------

TITLE Site Plan

SHEET NO. **C1.00**
LSD23-0049

	PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
	MOUNTABLE CURB AND GUTTER (REF. PLANS FOR TYPE)
	SAWCUT PAVEMENT LINE
	MILL AND OVERLAY BOUNDARY
	TYPICAL CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	NON PERMEABLE PAVERS
	MILL AND OVERLAY

BOUNDARY LINE
 BOUNDARY LINE (PREVIOUS)
 CURT LINE T LINE
 CENTERLINE OF ROAD
 RIGHT-OF-WAY
 WATER LINE
 OVERHEAD POWER LINE
 SEWER LINE
 FENCE
 UTILITY EASEMENT
 FOUND 5/8" REBAR/ CAP
 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

ZONING: DOWNTOWN CORE (DC)
USE: RECREATIONAL FACILITY - INDOORS
AREA: 3.65 AC TOTAL

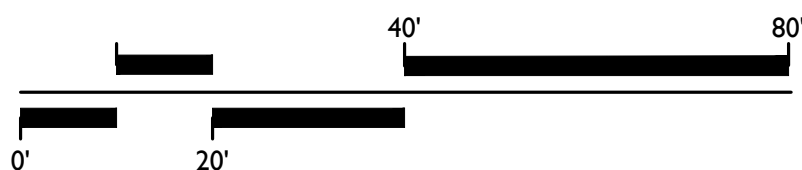
<u>LOT AND AREA STANDARDS</u>	
LOT AREA:	PROVIDED 158,994 SF (3.65 AC)
MIN LAND AREA / DWELLING UNIT	0 SF
MIN LOT DEPTH:	0'
MAX LOT DEPTH:	0'
MIN LOT WIDTH:	0'
MAX LOT WIDTH:	0'
MAX LOT COVERAGE :	0%
(MIXED USE, INTERIOR LOT)	
 <u>BUILDING SETBACK STANDARDS</u>	
	<u>PROVIDED</u>
MIN FRONT YARD:	0'
MAX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

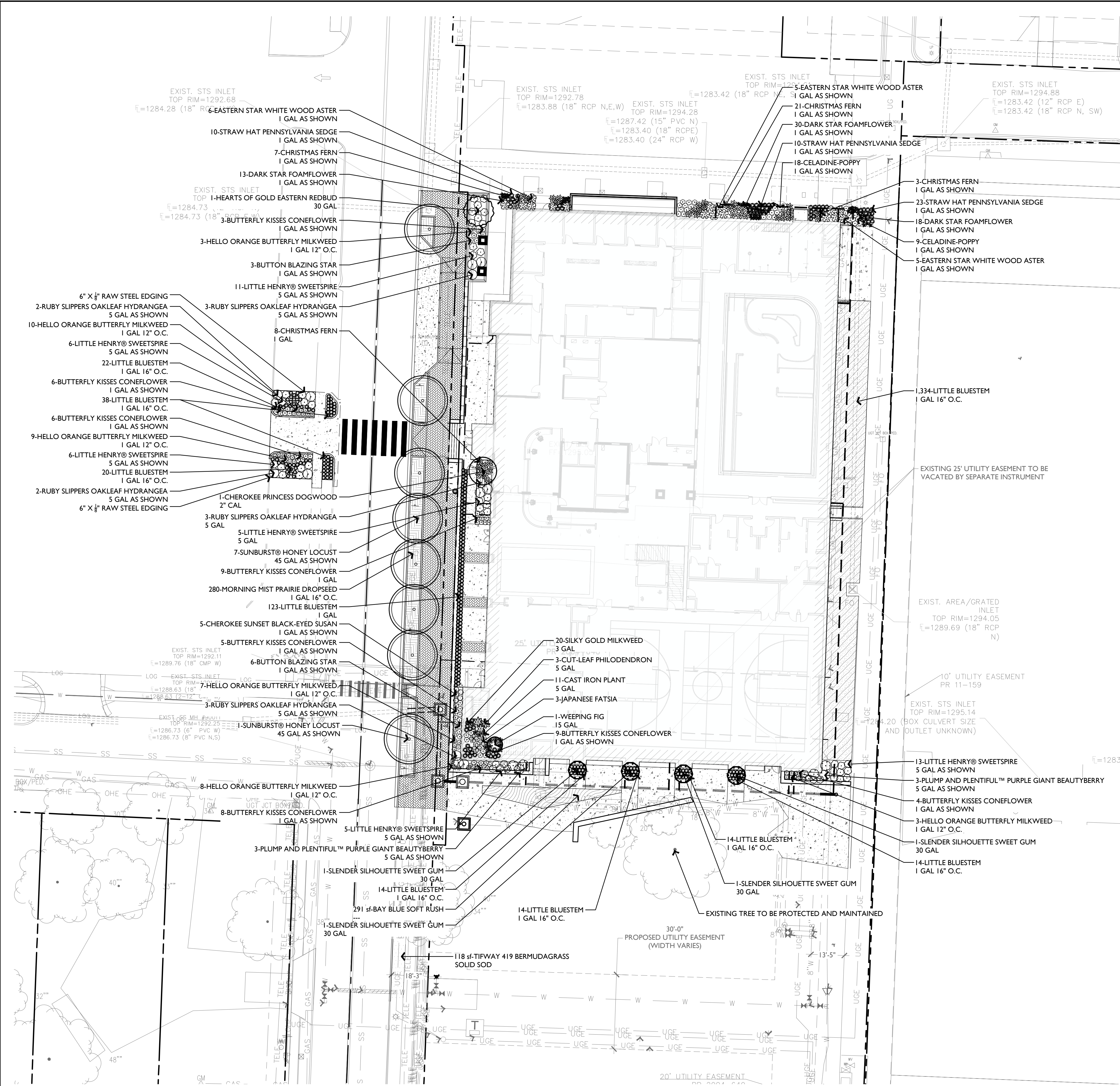
PUBLIC PARKING (PARKING GARAGE) 62 SPACE REQUIRED

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 52).
5. THE LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

1. ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
2. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
3. BEUD 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.

SCALE: 1" = 20'-0"





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

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CONSTRUCTION



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

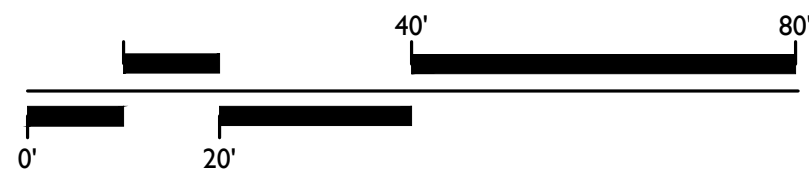
PHASE 100% Construction Documents

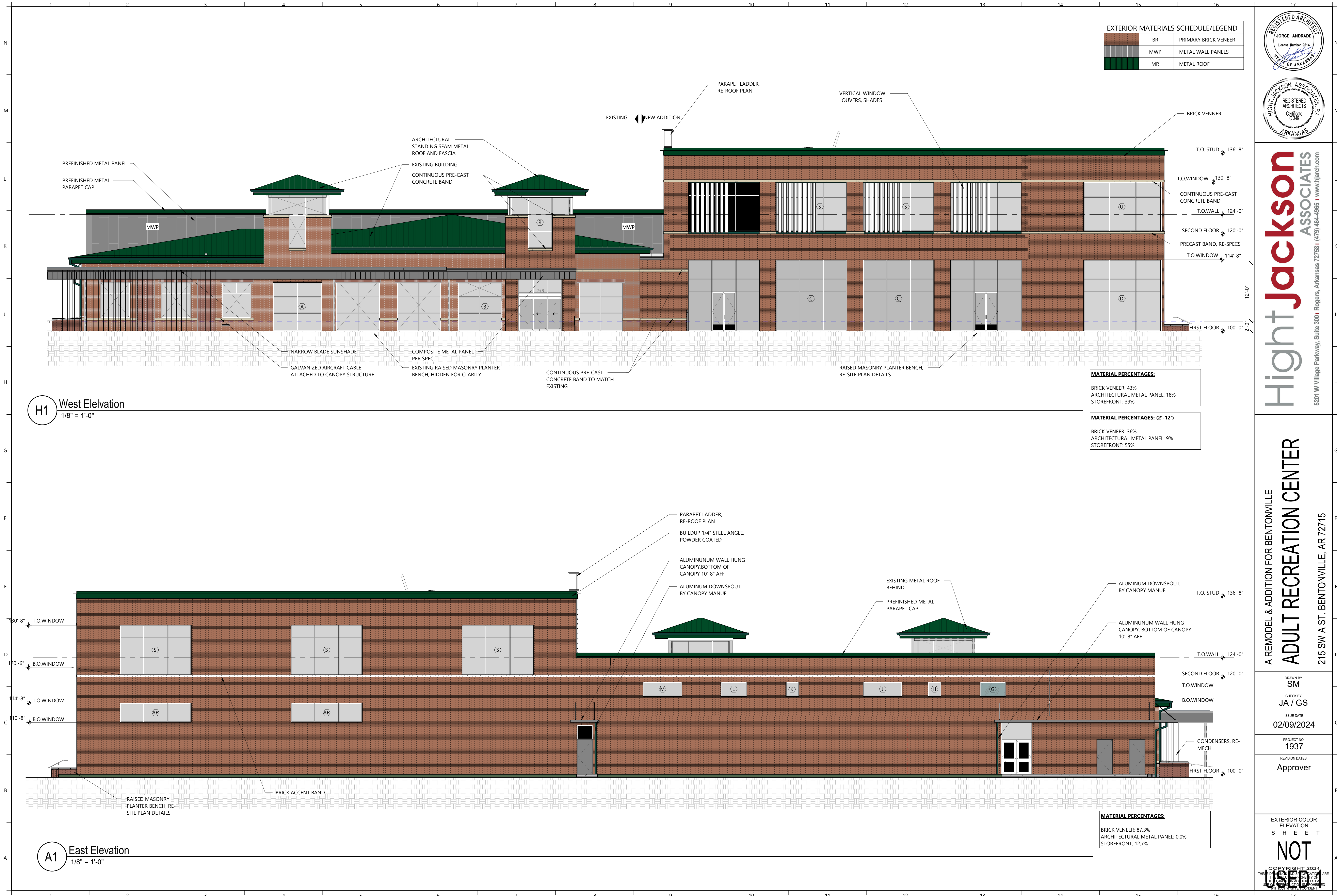
TITLE Landscape Plan

SHEET NO. L1.00
LSD23-0049

LANDSCAPE PLAN

SCALE: 1" = 20'-0"





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

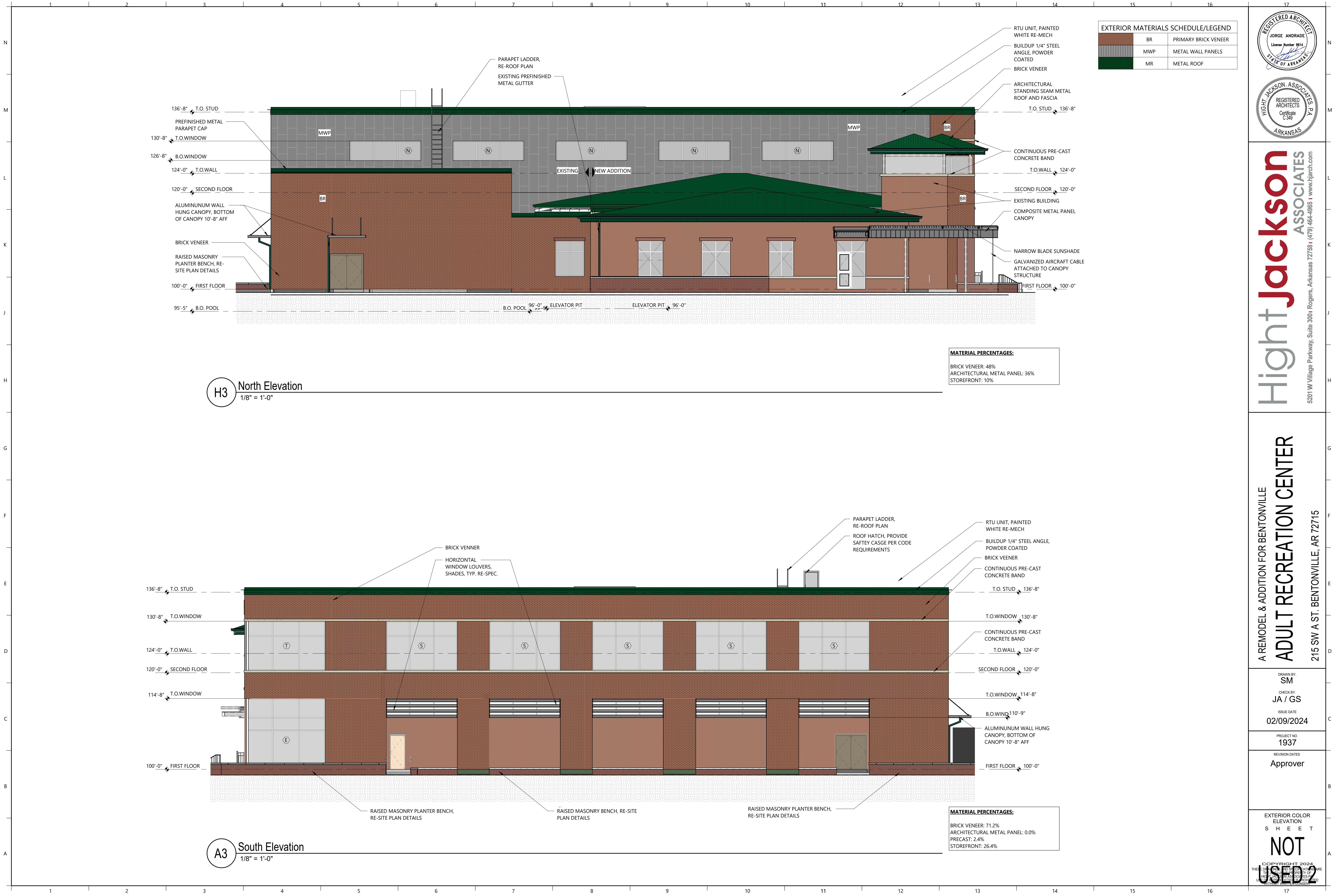
PROJECT NO:
1937

REVISION DATES:
Approver

EXTERIOR COLOR ELEVATION
SHEET

NOT USED

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THE PROPERTY OF HIGHT JACKSON ASSOCIATES P.A.
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MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM
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
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EXTERIOR COLOR

ELEVATION

SHEET

NOT

USED

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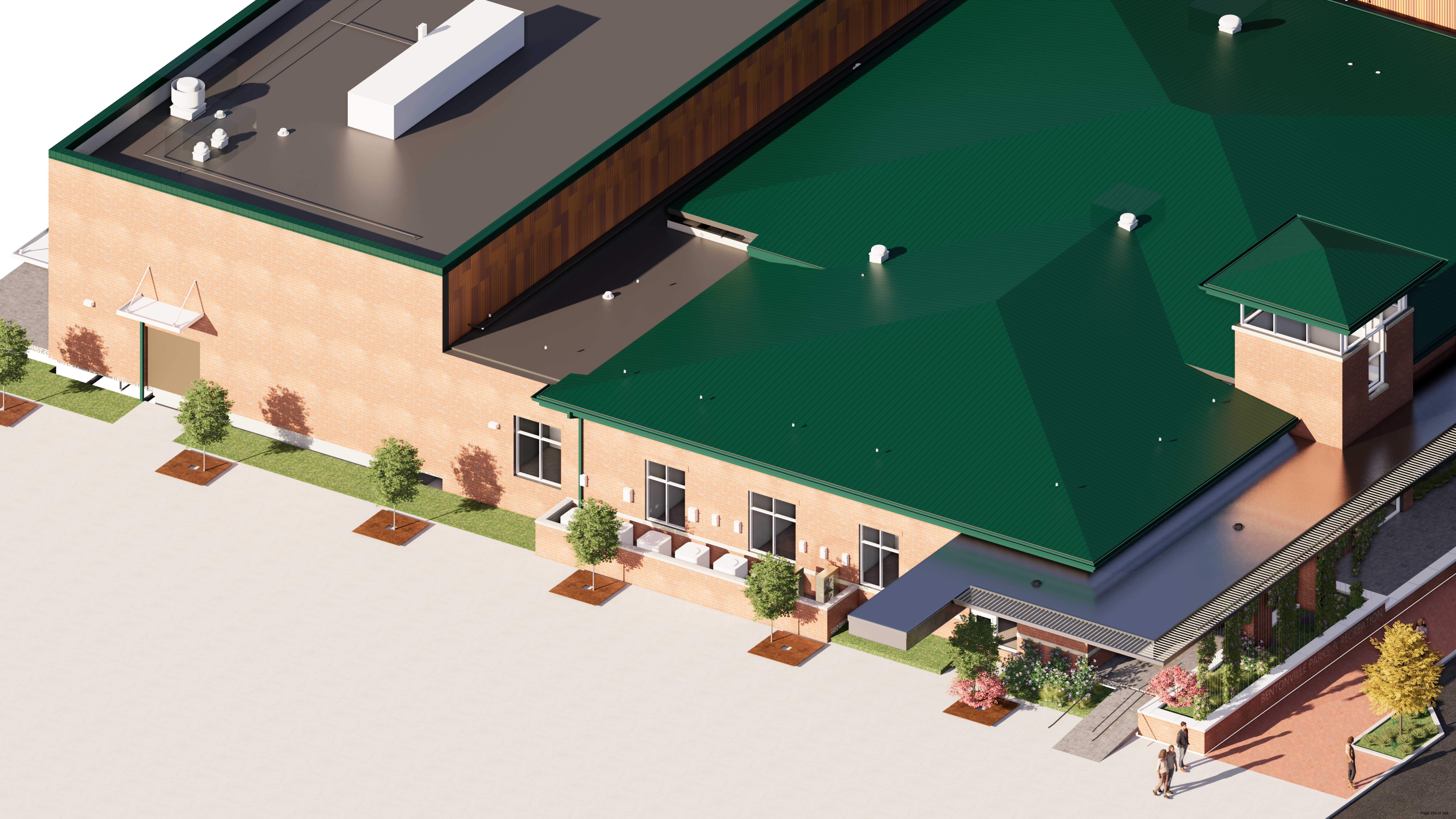
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PARKS & RECREATION

BENTONVILLE ADULT RECREATION CENTER







Plan Bentonville Schedule Update

PC Date:

Staff Report Details

Project Number	2024-217
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details