



**Planning Commission
Meeting Agenda
June 18, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/88902890701>

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lot 27 and 28, Block 14 of W.A Burk's Addition** **Lot Split**
1126 Fillmore Street ([LS24-0015](#))
2. **Providence Village Phase 4** **Preliminary Plat Extension**
Nomad Road ([PP22-0003](#))
3. **Maddison Heights** **Preliminary Plat**
Mill Dam Road ([PP24-0001](#))
4. **Lot 1 Walmart Campus Subdivision, Phase 5** **Final Plat**
1600 Southeast 8th Street ([FP24-0001](#))
5. **SW 6th Townhomes** **Large Scale Development Extension**
Southwest 6th Street & Southwest B Street
([LSD22-0025](#))

IV. New Business

Advertised Public Hearings

V. Other New Business

1. **O'Reilly Auto Parts Bentonville #2** **Large Scale Development**
Southwest Regional Airport Boulevard ([LSD24-0011](#))

VI. Old Business

1. **McMillon** **Rezoning***
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
2. **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

3. **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

4. **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

VII. Other Business

VIII. Adjournment



Consent Agenda Item [LS24-0015](#)

For the Planning Commission meeting on June 18, 2024

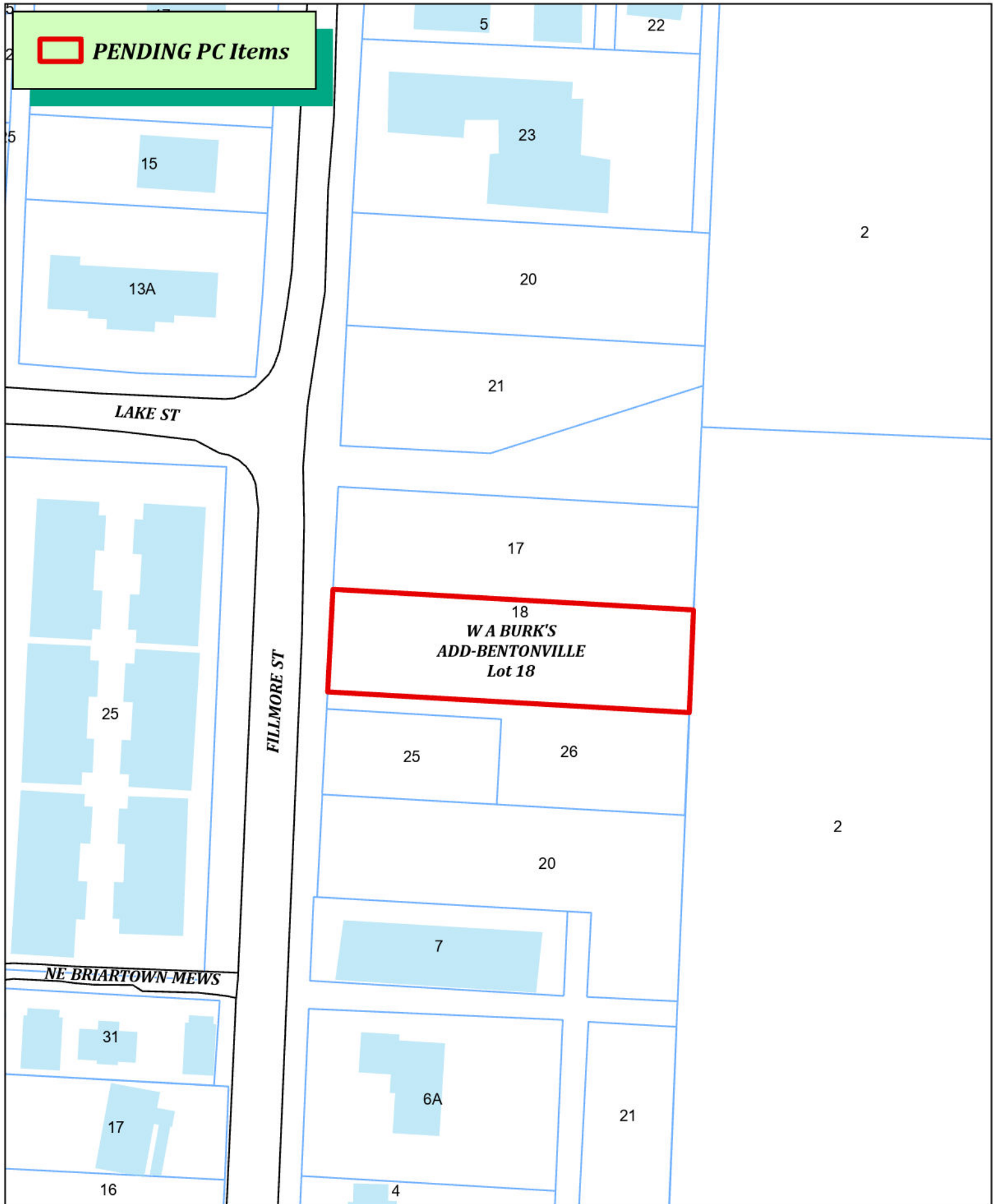
Details

Lot Split: Lots 27 and 28, Block 14 of W.A. Burk's Addition, 1126 Fillmore LLC, 1126 Fillmore Street, DN-2, Downtown Medium Density Residential, *LS24-0015*

A lot split of existing Lot 18, Block 14 of W.A. Burk's Addition, creating new Lots 27 and 28, Block 14 of W.A. Burk's Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Fillmore Street. The plat will dedicate a 12' Utility easement along Fillmore Street.



PENDING PC Items



LS24-0015
W A BURK'S ADD-BENTONVILLE Lot 18
Lot Split



CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

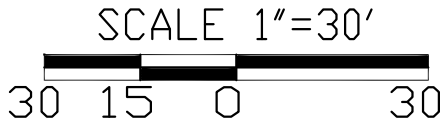
SOURCE OF TITLE: D.R. _____

PAGE: _____
STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC SIGNATURE _____



FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.



LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- ⊗ CHISELED "X" IN CONCRETE
- PROPERTY LINE
- CENTERLINE
- ADJ. PROPERTY LINE
- UTILITY EASEMENT
- ⚡ POWER POLE
- Ⓢ SEWER MANHOLE
- Ⓣ TELEPHONE
- ▨ EASEMENT & R.O.W. AREAS

SURVEYOR NOTES:

- PARENT DEED FILED IN BOOK L2024 AT PAGE 12635.
- PROPERTY IS COUNTY TAX PARCEL #01-04622-000.
- THE CURRENT ZONING FOR THE PROPERTY IS DOWNTOWN (DN-2). 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.
- OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
- WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.



SITE:



FILLMORE STREET

(DOWNTOWN LOCAL) 50' R.O.W.

NW CORNER LOT 18 W.A. BURKS ADD.

01-04623-000
WINDEV LLC
400 E 5TH ST # 200
DAYTON, OH 45402

PRIVATE UTILITY & ACCESS EASEMENT DEDICATED PER DOC. #L202429045, DATED 06/05/2024, FILED IN BENTON COUNTY, ARKANSAS

LOT 27
5,053 sq. ft.
0.116 acres

12' UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT)
S47°02'30"E 15.67'

NEW LOT LINE PER THIS PLAT

PRIVATE UTILITY & ACCESS EASEMENT DEDICATED PER DOC. #L202429045, DATED 06/05/2024, FILED IN BENTON COUNTY, ARKANSAS

OLD LOT 18
12,668 sq. ft.
0.291 acres

LOT 28
7,615 sq. ft.
0.175 acres

NEW LOT LINE PER THIS PLAT

01-15203-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE AR 72712

N-754,217.98
E-663,197.41

CITY REQUIRED NOTES:

- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 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.
- 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.

PROPERTY DESCRIPTION (PARENT LOT)

LOT 18, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LINE ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257.

PROPERTY DESCRIPTION (LOT 27, BLOCK 14)

BEING A PORTION OF LOT 18, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LINE ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257, BEING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OLD LOT 18, BLOCK 14, W.A. BURKS ADDITION, THENCE SOUTH 86°40'50" EAST 102.13 FEET; THENCE SOUTH 02°55'21" WEST 50.06 FEET; THENCE NORTH 86°41'05" WEST 90.13 FEET; THENCE NORTH 47°02'30" WEST; THENCE NORTH 02°55'21" EAST 40.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.116 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 28, BLOCK 14)

BEING A PORTION OF LOT 18, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LIEN ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257, BEING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF OLD LOT 18, BLOCK 14, W.A. BURKS ADDITION, THENCE SOUTH 02°55'21" WEST 40.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°02'30" EAST 15.67 FEET; THENCE SOUTH 86°41'05" EAST 90.13 FEET; THENCE NORTH 02°55'21" EAST 50.06 FEET; THENCE SOUTH 86°40'50" EAST 108.46 FEET; THENCE SOUTH 02°16'19" WEST 60.06 FEET; THENCE NORTH 86°41'05" WEST 211.27 FEET; THENCE NORTH 02°55'21" EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.175 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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: _____

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

PROPERTY DESCRIPTION (ACCESS & UTILITY EASEMENT)

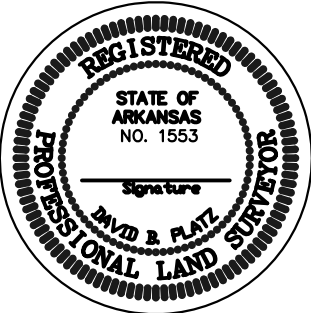
A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 18, BLOCK 14, W.A. BURKS ADDITION, THENCE SOUTH 02°55'21" WEST 40.07 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 47°02'30" EAST 15.67 FEET; THENCE SOUTH 86°41'05" EAST 75.13 FEET; THENCE NORTH 02°55'21" EAST 50.16 FEET; THENCE SOUTH 86°40'50" EAST 27.00 FEET; THENCE SOUTH 02°55'21" WEST 60.06 FEET; THENCE NORTH 86°37'50" WEST 114.13 FEET; THENCE NORTH 02°55'21" EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,549 SQUARE FEET OR 0.0585 ACRES MORE OR LESS.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS



LOT SPLIT CREATING LOTS 27 & 28, BLOCK 14 OF W.A. BURKS ADDITION		REVISIONS		
		No.:	BY:	DATE:
OWNER CONTACT INFO: KIRIN & MARCELO VIEIRA "1126 FILLMORE LLC" 2315 CYPRESS PT E AUSTIN, TX 78746		#1	K.V.	4/4/24
		#2	CITY	5/24/24
273-7989 OR 366-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712		DRAWN BY:	DP/MP	DATE: 3/20/24
		CHECKED BY:		JOB No.: 2024130
		SCALE:	1"=30'	SHEET: 1



Consent Agenda Item [PP22-0003](#)

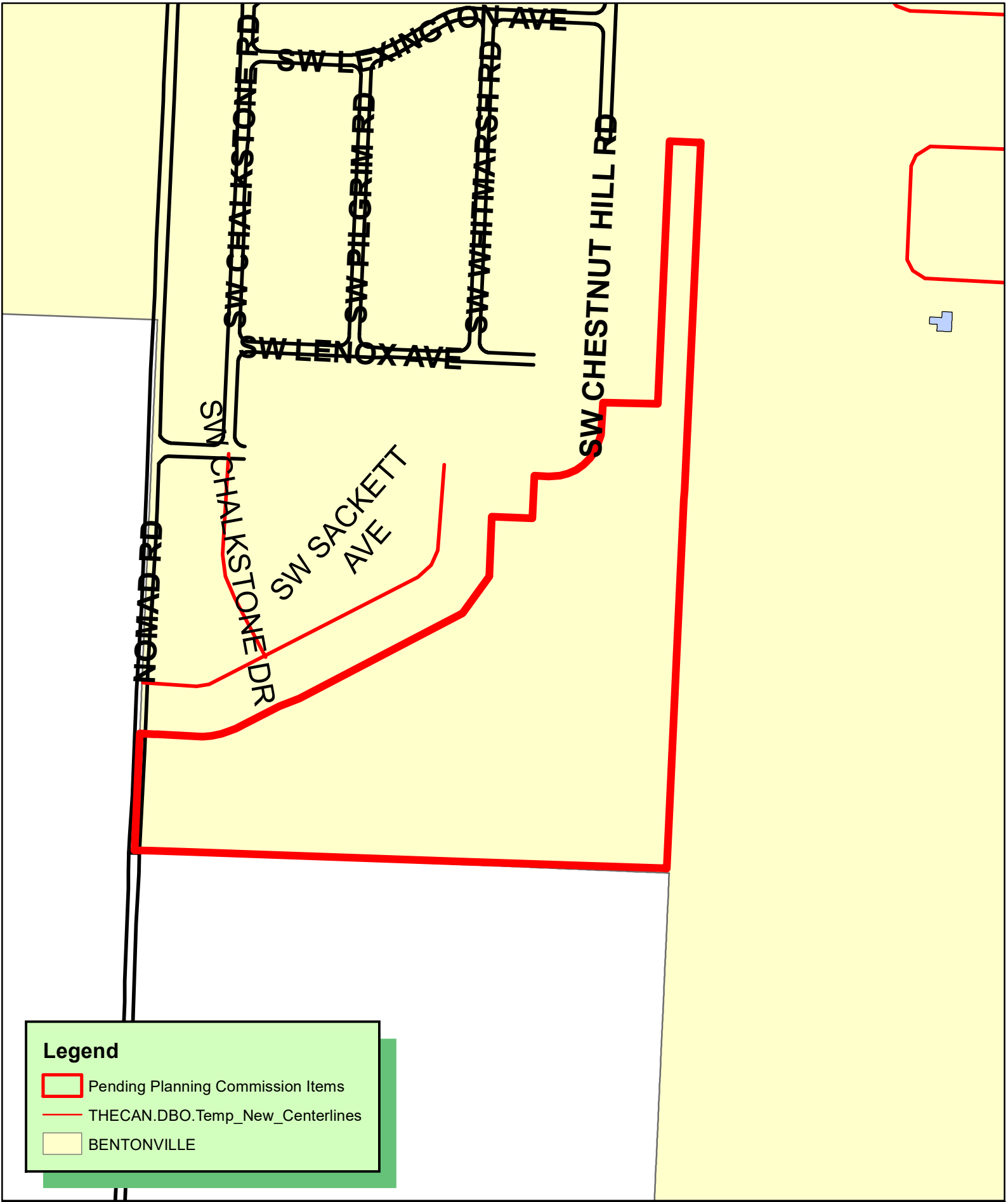
For the Planning Commission meeting on June 18, 2024

Details

Preliminary Plat Extension: Providence Village Phase IV, Providence 2016 LLC, Nomad Rd, R-1, Low Density Single Family Residential, PP22-0003

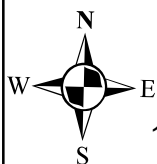
A preliminary plat proposing the construction of Providence Village Phase IV. Providence Village Phase IV includes a total of 31 single-family lots. Lot 31 is non-buildable. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting. This plat was approved by the Planning Commission on July 5th, 2022. A waiver, from Sec.1100.16(f) for the maximum length of cul-de-sac, was also approved by the Planning Commission for this development. A 6-month extension from delays to the start of construction and the need for offsite easements for construction of a public sewer extension to serve the subdivision was approved by the Planning Commission on November 21st, 2024.

The owners are requesting a 1-year extension of the preliminary plat approval. The applicant's narrative states that developers have been working to address adjacent property owner concerns about drainage and access, and the process has taken longer than expected.



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE



PP22-0003 7/5/22
PRELIMINARY PLAT
PROVIDENCE VILLAGE SUBDIVISION PHASE 4





May 20, 2024

Keegan Stanton
Senior Planner
City of Bentonville Department of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Providence Village Phase 4
Nomad Road, Bentonville, AR
Preliminary Plat Extension

To Whom it May Concern,

The preliminary plat for the Providence Village Phase 4 is set to expire on 5/22/2024. The developers have been working in design to address adjacent property owner concerns on drainage and access. Because this process has taken longer than expected, the owners are requesting an extension of the preliminary plat approval for another year.

We would appreciate your consideration of this request and look forward to your response.

Thank you,

Taylor Lindley, P.E.
Project Manager
Vice President

PROPERTY DESCRIPTION

LINEWORK

- EASEMENT

RIGHT OF WAY

ROAD CENTERLINE


RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 30 RESIDENTIAL LOTS TOTAL
ZONING R-1

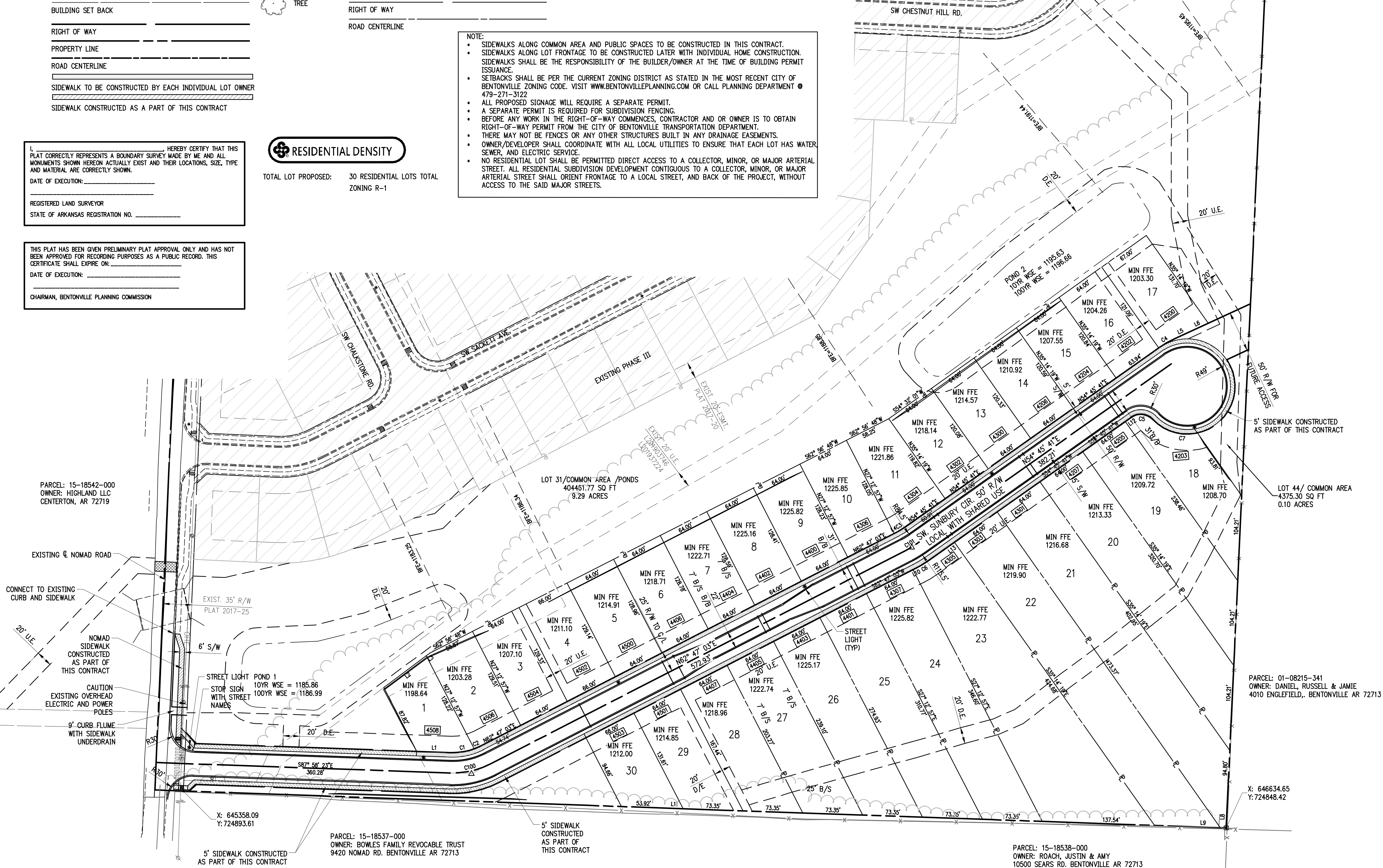
STATE OF ARKANSAS REGISTRATION NO.

DATE OF EXECUTION:

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER
PLAT RECORD L202053232 IN THE OFFICE OF THE
CIRCUIT CLERK AND EX-OFFICIO RECORDER OF
BENTON COUNTY, ARKANSAS

- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER SEWER, AND ELECTRIC SERVICE.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



 **Crafton Tull**
architecture | engineering | surveying
479.636.4838 † 479.631.6224 †
www.craftontull.com

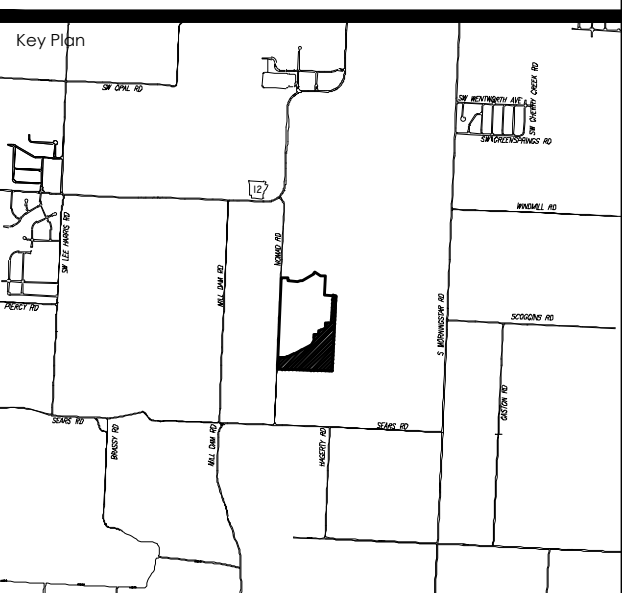
CERTIFICATE OF AUTHORIZATION
 CRAFTON, TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '60'', and to the right is a tick mark labeled '60'. The bar is divided into segments by alternating black and white colors.

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 06/16/2022
CONTACT: T. LINDLEY
QC by:
QC Date: MM/DD/YYYY

PRELIMINARY
PLANS

THIS
DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

PRELIMINARY PLAT

C-103



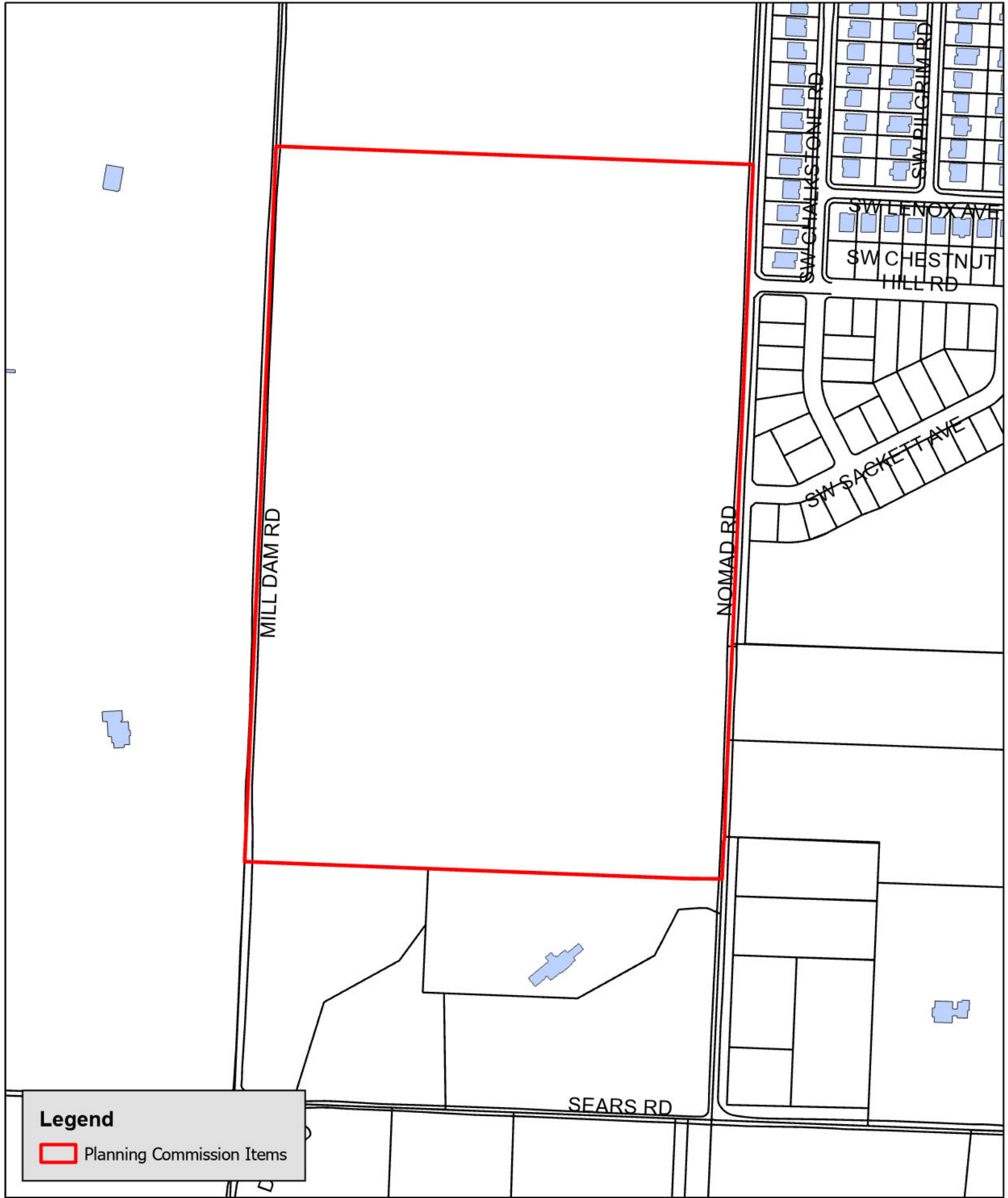
Consent Agenda Item [PP24-0001](#)

For the Planning Commission meeting on June 18, 2024

Details

Preliminary Plat : Maddison Heights, Maddison Heights Development Company LLC, Mill Dam Road, R-1, Low Density Single Family Residential, PP24-0001

A preliminary plat for Maddison Heights situated on Mill Dam Road. The plat creates 88 lots, zoned R-1, Low-Density Single-Family Residential. A street network provides access off of Mill Dam Road and street stubouts are provided to the properties to the north and west 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.



Legend

 Planning Commission Items



PP24-0001
Preliminary Plat - Parcel 01-20856-000
Maddison Heights



MADDISON HEIGHTS SUBDIVISION

BENTONVILLE, ARKANSAS

Preliminary Plat

CITY NOTES:

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, LAND DEVELOPMENT CODE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AND INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCED BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

THE ENGINEER OF RECORD MUST CERTIFY THE ON SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10am FOR AN INSPECTION THE FOLLOWING DAY.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

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

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

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



VICINITY MAP

N.T.S.



BASIS OF ELEVATION:

CITY GPS MONUMENT #60
NAVD 88 VERT DATUM

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
(NAD83 [HARN] HORIZONTAL DATUM)

BUILDING SETBACKS:

SHALL BE PER CURRENT ZONING DISTRICT AS STATED ON THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0235K. DATED 06/05/2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

EXISTING WARRANTY DEED DESCRIPTION (B. L2021, P. 92702):

LOT 2, GALWAY ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN ON CORRECTIVE PLAT RECORDED IN PLAT BOOK 2014 AT PAGE 319. 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.

SURVEYOR NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND MAPS PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT. *AS OF 12/8/21, WE HAVE NOT CONTACTED 1-CALL TO LOCATE ANY UTILITIES ON SITE. **AN ARDOT PERMIT MAY BE REQUIRED IF ACCESS IS FROM HIGHWAY #72

WAIVER/VARIANCE:

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

PARCEL NUMBERS: 15-18542-000
PROJECT SITE ADDRESS: MILL DAM ROAD
BENTONVILLE, ARKANSAS 72712
AIRPORT ZONE: NOTICE TO CONSTRUCT SURFACE
ZONING CLASSIFICATION: R-2 MEDIUM DENSITY
SINGLE FAMILY HOMES - 5,000 SF MIN. - 50' LOT WIDTH MIN.
TWO FAMILY - 5,000 SF - 50' LOT WIDTH MIN.
TOWN HOMES - UNIT - 2,000 SF MIN. - 20' MIN. LOT WIDTH
PROPOSED USE: SINGLE FAMILY HOME DEVELOPMENT
TOTAL SITE AREA: 59.60 ACRES +/-
OWNER/DEVELOPER: MADDISON HEIGHTS COMPANY, LLC
DREW MEYERS (479-273-5558)
10620 W AR 72 HWY
BENTONVILLE AR 72712
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

INDEX OF DRAWINGS

C1 COVER SHEET
S1 SURVEY + DEMO PLAN
PP1-PP3 PRELIMINARY PLAT
UT1-UT8 UTILITY PLAN AND PROFILE
STO1-ST19 STREET PLAN AND PROFILE
GP1-GP4 GRADING, DRAINAGE, EROSION
CONTROL PLAN.
STM1-STM5 STORM PLAN AND PROFILE
LSP1-LSP2 TRAFFIC CONTROL PLAN
LS1 LANDSCAPE PLAN
DT1-DT9 DETAILS

CONTACT INFORMATION

GAS: BLACK HILL ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM
STREET DEPT: CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3130
CABLE: COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3796
EMAIL: KIP.SMITH@COX.NET
WASTE WATER: CITY OF BENTONVILLE
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3161
TELEPHONE: AT&T
BRENT BALDWIN
1133 E HAROLD ST
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609
WATER/SEWER: CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3140
ELECTRIC: CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159
SOLID WASTE: ALLIED WASTE SERVICE
36 BELLA VISTA WAY
BELLA VISTA, AR 72714
PHONE: (800)-627-1717
FIRE: CITY OF BENTONVILLE
JUSTIN SCANTLIN
FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479)271-5927 OR (479)685-1096
PLANNING: CITY OF BENTONVILLE
TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR (479) 271-3122
BUILDING INSPECTION: BENTONVILLE BUILDING INSPECTION DEPT
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE (479) 271-3125
FAX (479) 271-5906
CITY ENGINEER: CITY OF BENTONVILLE
ELLEN NORVELL
305 S.W. 'A' STREET
BENTONVILLE, AR
PHONE: (479) 271-3160
BUILDING AND FIRE SAFETY: BRAD ARNOLD
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE (479) 271-3108
STORMWATER: CITY OF BENTONVILLE
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR
PHONE: (479)-271-6719
EMAIL: JWEST@BENTONVILLEAR.COM

ENGINEER: G. BATES

DRAWN BY: B. WISE

REVISIONS	DATE
PRE SUBMITTAL PLAN PREPARATION	02/07/23
1ST REVISION PER CITY COMMENTS	09/25/23
2ND REVISION PER CITY COMMENTS	10/10/23
3RD REVISION PER CITY COMMENTS	12/06/23
1ST SUBMITTAL	01/03/24
2ND SUBMITTAL	02/08/24
3RD SUBMITTAL	03/11/24
4TH SUBMITTAL	04/15/24
FINAL REVISIONS	05/16/24

MADDISON HEIGHTS SUBDIVISION

PRELIMINARY PLAT

COVER SHEET

BENTONVILLE, ARKANSAS

BATES

Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



DRAWING NO.

C1

PP24-0001

GENERAL FENCING NOTES:

1.) A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.

2.) ALL FENCING SHALL BE COORDINATED WITH PROPOSED AND EXISTING UTILITIES AND REQUIRED LANDSCAPE STREET FRONTAGE BUFFER.

3.) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING

GENERAL ELECTRIC UTILITY NOTES:

- 1.) Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
- 2.) BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan
- 3.) 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.
- 4.) All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building

SITE AMENITY NOTE:

PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

SITE AND UTILITY NOTES:

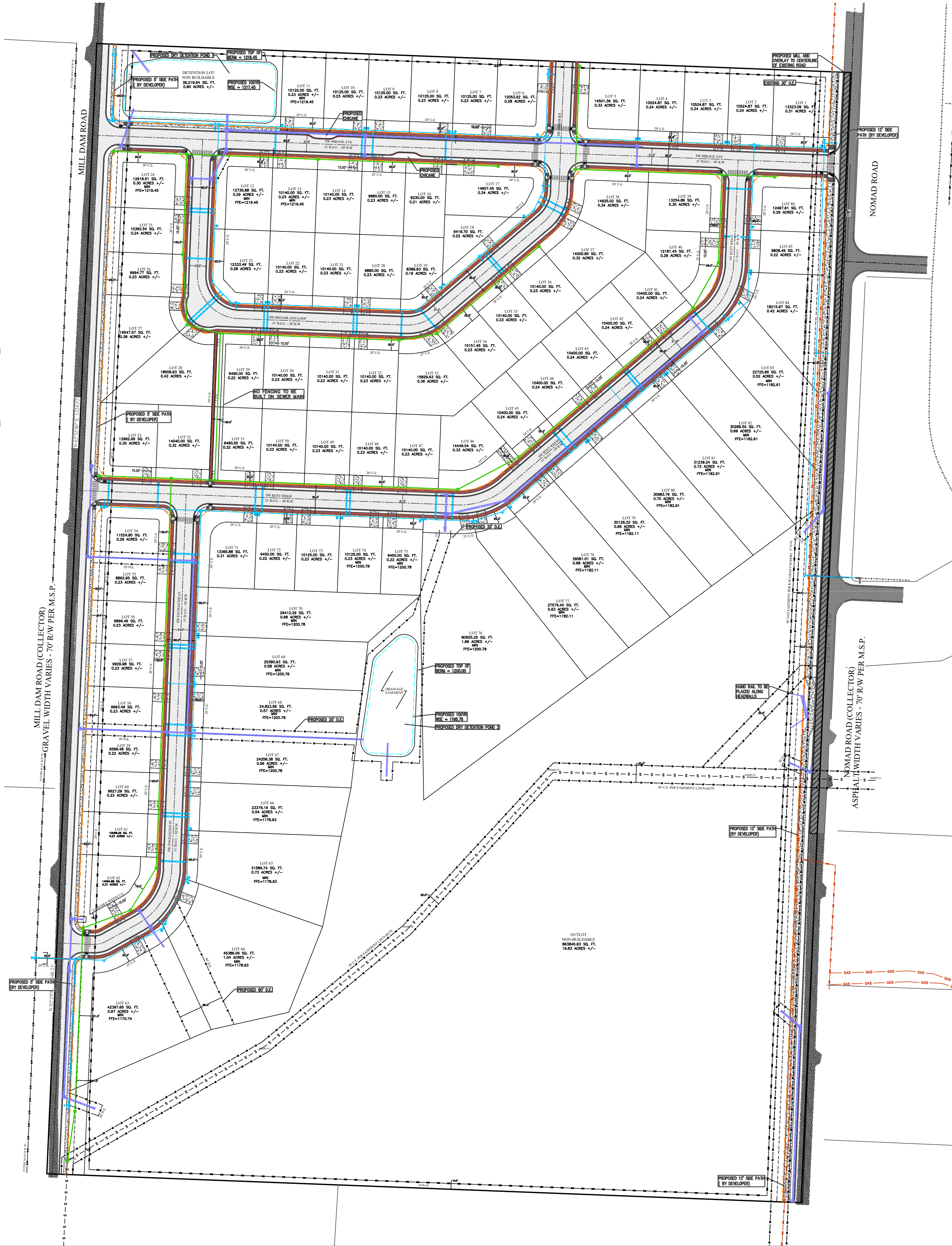
- 1) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 2) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- 3) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- 4) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- 5) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE TYPICAL BEDDING DETAIL AND BACKFILL DETAIL, UNLESS OTHERWISE NOTED ON DRAWING.
- 6) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 7) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- 8) 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.
- 9) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
- 10) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- 11) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- 12) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 13) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 14) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 15) ALL LOTS SHALL HAVE DRIVEWAY/ACCESS FROM INTERIOR STREETS. NO LOTS SHALL HAVE ACCESS TO MILL DAM RD. OR NOMAD RD.
- 16) THIS PROJECT IS NOT WITHIN AN AIRPORT ZONE.
- 17) 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.
- 18) 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.
- 19) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- 20) UNLESS OTHERWISE INDICATED ON THIS PLAT, SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

DRAINAGE EASEMENT NOTES:

- 1.) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.

PEDESTRIAN EASEMENT NOTES:

- 1.) A 5' PEDESTRIAN EASEMENT SHALL BE PLATED IN A PUBLIC PEDESTRIAN EASEMENT PER THIS PLAT BETWEEN LOTS 28,29,51,& 52. THE EASEMENT EXTENDS FROM R/W TO R/W.
- 2.) ALL PUBLIC EASEMENTS SHALL BE DEDICATED PER THIS PLAT.



- SIDEWALK BY DEVELOPER
- SIDEWALK BY HOMEOWNER

PROPERTY ZONED:
BENTONVILLE PLANNING AREA
35' MAX. BUILDING HEIGHT

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0245K. DATED 06/05/2012)

EXISTING WARRANTY DEED DESCRIPTION (B. L2021, P. 92702):
LOT 2, GALWAY ADDITION, BENTON COUNTY, ARKANSAS, AS SHOWN ON CORRECTIVE PLAT RECORDED IN PLAT BOOK 2014 AT PAGE 319. 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	75.00'	117.81'	106.07'	S 42°47'49" E	90°00'00"	75.00'
C2	75.00'	55.95'	54.66'	N 70°49'55" E	42°44'32"	29.35'
C3	75.00'	61.61'	59.89'	N 25°55'43" E	47°03'51"	32.66'
C4	45.00'	24.29'	24.00'	N 76°31'11" E	30°56'00"	12.45'
C5	115.00'	118.12'	113.00'	N 31°37'41" E	58°51'00"	64.87'
C6	125.00'	93.25'	91.10'	N 70°49'55" E	42°44'32"	48.91'
C7	125.00'	102.68'	99.82'	N 25°55'43" E	47°03'51"	54.43'
C8	15.00'	23.59'	21.23'	S 47°09'18" W	90°05'46"	15.03'
C9	25.00'	39.35'	35.41'	N 42°42'04" W	90°11'30"	25.08'
C10	25.00'	39.19'	35.30'	S 47°17'56" W	89°48'30"	24.92'
C11	15.00'	23.65'	21.28'	N 42°37'35" W	90°20'29"	15.09'
C12	25.00'	39.27'	35.36'	N 47°12'11" E	90°00'00"	25.00'
C13	25.00'	39.36'	35.42'	S 42°41'52" E	90°11'53"	25.09'
C14	50.00'	41.07'	39.93'	S 25°55'41" W	47°03'51"	21.77'
C15	50.00'	37.30'	36.44'	S 70°49'55" W	42°44'32"	19.57'
C16	50.00'	78.54'	70.71'	N 42°47'49" W	90°00'00"	50.00'
C17	15.00'	23.47'	21.15'	N 47°22'25" E	89°39'31"	14.91'
C18	25.00'	39.27'	35.36'	S 42°47'49" E	90°00'00"	25.00'
C19	15.00'	4.34'	4.33'	S 10°13'37" W	16°02'53"	2.18'
C20	49.50'	2.74'	2.74'	S 16°39'59" W	3°10'09"	1.37'
C21	49.50'	50.01'	47.91'	S 13°51'50" E	57°53'28"	27.38'
C22	49.50'	52.73'	50.27'	S 73°19'38" E	61°02'08"	29.18'
C23	15.00'	4.34'	4.33'	N 84°10'45" E	16°02'53"	2.18'
C24	100.00'	55.51'	54.80'	N 76°18'00" E	31°48'21"	28.49'
C25	100.00'	19.09'	19.06'	N 54°55'44" E	10°56'11"	9.57'
C26	100.00'	42.24'	41.93'	N 37°21'32" E	24°12'13"	21.44'
C27	100.00'	39.90'	39.63'	N 13°49'37" E	22°51'38"	20.22'
C28	25.00'	39.18'	35.29'	N 47°18'08" E	89°48'07"	24.91'
C29	25.00'	39.35'	35.42'	S 42°42'01" E	90°11'37"	25.08'
C30	100.00'	82.14'	79.85'	S 25°55'43" W	47°03'51"	43.55'
C31	100.00'	74.60'	72.88'	S 70°49'55" W	42°44'32"	39.13'
C32	25.00'	39.42'	35.46'	N 42°37'35" W	90°20'29"	25.15'
C33	25.00'	39.12'	35.25'	N 47°22'25" E	89°39'31"	24.85'
C34	25.00'	39.27'	35.36'	S 42°47'49" E	90°00'00"	25.00'
C35	90.00'	92.44'	88.43'	S 31°37'41" W	58°51'00"	50.76'
C36	20.00'	10.80'	10.67'	S 76°31'15" W	30°56'00"	5.53'
C37	15.00'	23.70'	21.31'	N 42°45'34" W	90°31'03"	15.14'
C38	15.00'	23.43'	21.12'	N 47°14'26" E	89°28'57"	14.87'
C39	70.00'	37.79'	37.33'	N 76°31'08" E	30°56'00"	19.37'
C40	140.00'	38.11'	37.99'	N 53°15'16" E	15°35'50"	19.17'
C41	140.00'	88.84'	87.33'	N 27°16'40" E	36°21'23"	45.97'
C42	140.00'	16.85'	16.84'	N 05°39'05" E	6°53'47"	8.44'
C43	25.00'	39.27'	35.36'	N 47°12'11" E	90°00'00"	25.00'
C44	150.00'	29.06'	29.01'	N 86°39'12" E	11°05'59"	14.57'
C45	150.00'	63.39'	62.91'	N 68°59'52" E	24°12'41"	32.17'
C46	150.00'	19.46'	19.44'	N 53°10'35" E	7°25'53"	9.74'
C47	150.00'	57.81'	57.46'	N 38°25'09" E	22°05'00"	29.27'
C48	150.00'	50.82'	50.58'	N 17°40'15" E	19°24'47"	25.66'
C49	150.00'	14.58'	14.57'	N 05°10'50" E	5°34'04"	7.29'
C50	25.00'	39.19'	35.30'	N 47°17'59" E	89°48'23"	24.92'
C51	15.00'	23.48'	21.16'	S 42°56'46" E	89°42'06"	14.92'

LINE	BEARING	DISTANCE
L1	S 02°35'47" W	12.65'
L2	S 02°06'25" W	27.30'
L3	N 10°52'54" W	35.99'
L4	N 47°49'33" E	21.13'
L5	N 02°12'10" E	9.80'
L6	S 87°47'49" E	20.00'
L7	S 02°12'10" W	12.59'
L8	S 02°12'50" W	32.28'
L9	N 88°23'59" W	19.83'
L10	N 01°15'39" E	32.28'

ENGINEER: G. BATES

DRAWN BY: E.WISE

PROJECT NO. 22-041

PP1

PP24-0001

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DATE	REVISIONS
02/07/23	PRE SUBMITTAL PLAN PREPARATION
09/25/23	1ST REVISION PER CITY COMMENTS
10/10/23	2ND REVISION PER CITY COMMENTS
12/06/23	3RD REVISION PER CITY COMMENTS
01/03/24	1ST SUBMITTAL
02/08/24	2ND SUBMITTAL
03/11/24	3RD SUBMITTAL
04/15/24	4TH SUBMITTAL
05/16/24	FWU REVISIONS

MADDISON HEIGHTS SUBDIVISION

PRELIMINARY PLAT

PRELIMINARY PLAT (OVERALL)

BENTONVILLE, ARKANSAS

BATES

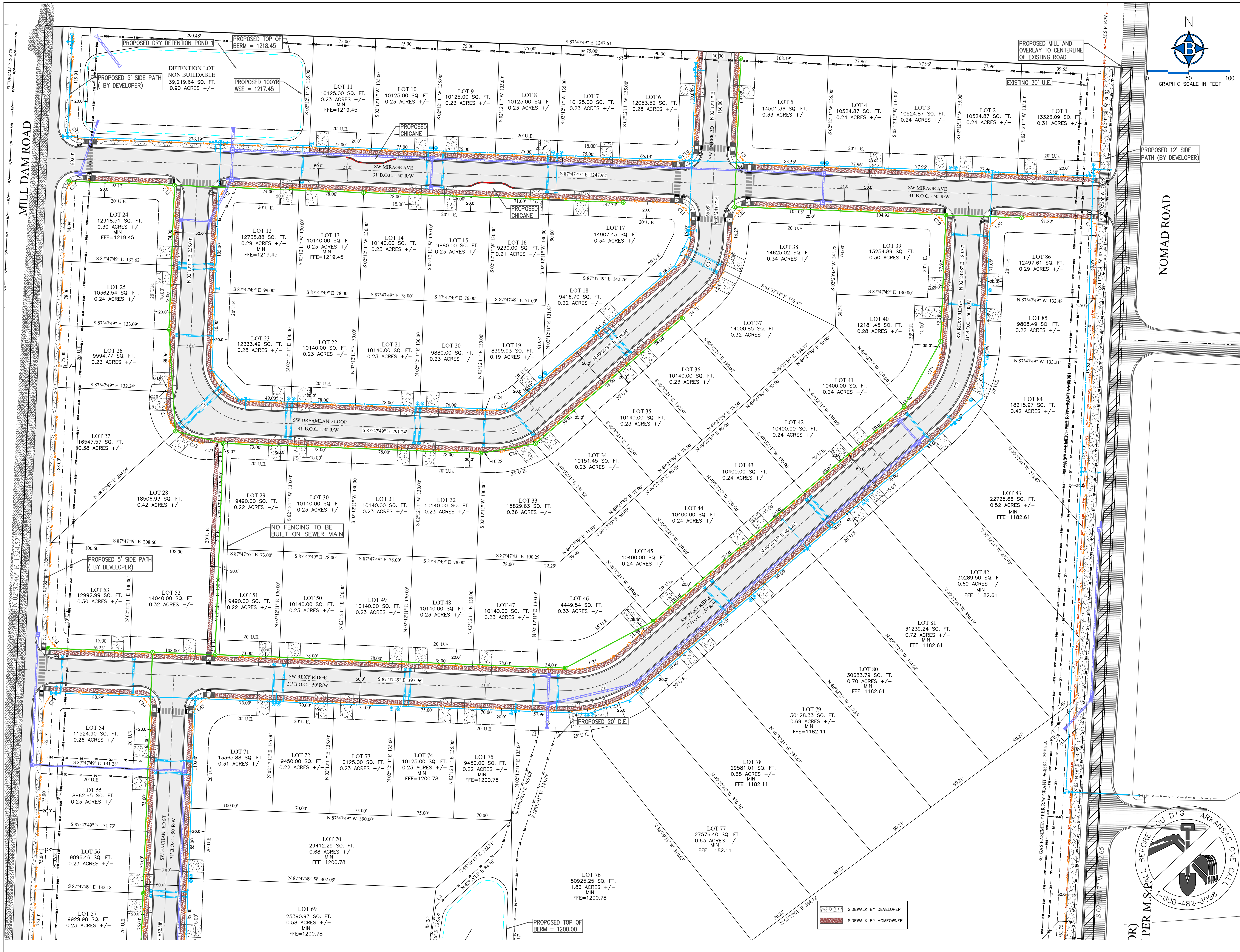
Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: (479) 442-9350 / batesnwa.com

DRAWING NO.

PP1



ENGINEER: G. BATES
DRAWN BY: B.WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

05-16-2024

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS	DATE
PRE SUBMITTAL PLAN PREPARATION	02/07/23
1ST REVISION PER CITY COMMENTS	09/25/23
2ND REVISION PER CITY COMMENTS	10/10/23
3RD REVISION PER CITY COMMENTS	12/06/23
1ST SUBMITTAL	01/03/24
2ND SUBMITTAL	02/08/24
3RD SUBMITTAL	03/11/24
4TH SUBMITTAL	04/15/24
5TH SUBMITTAL	05/16/24

MADISON HEIGHTS SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT
BENTONVILLE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

ARKANSAS ONE CALL
1-800-482-8998

DRAWING NO.
PP2

PROJECT NO. 22-041

PP24-0001

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Consent Agenda Item [FP24-0001](#)

For the Planning Commission meeting on June 18, 2024

Details

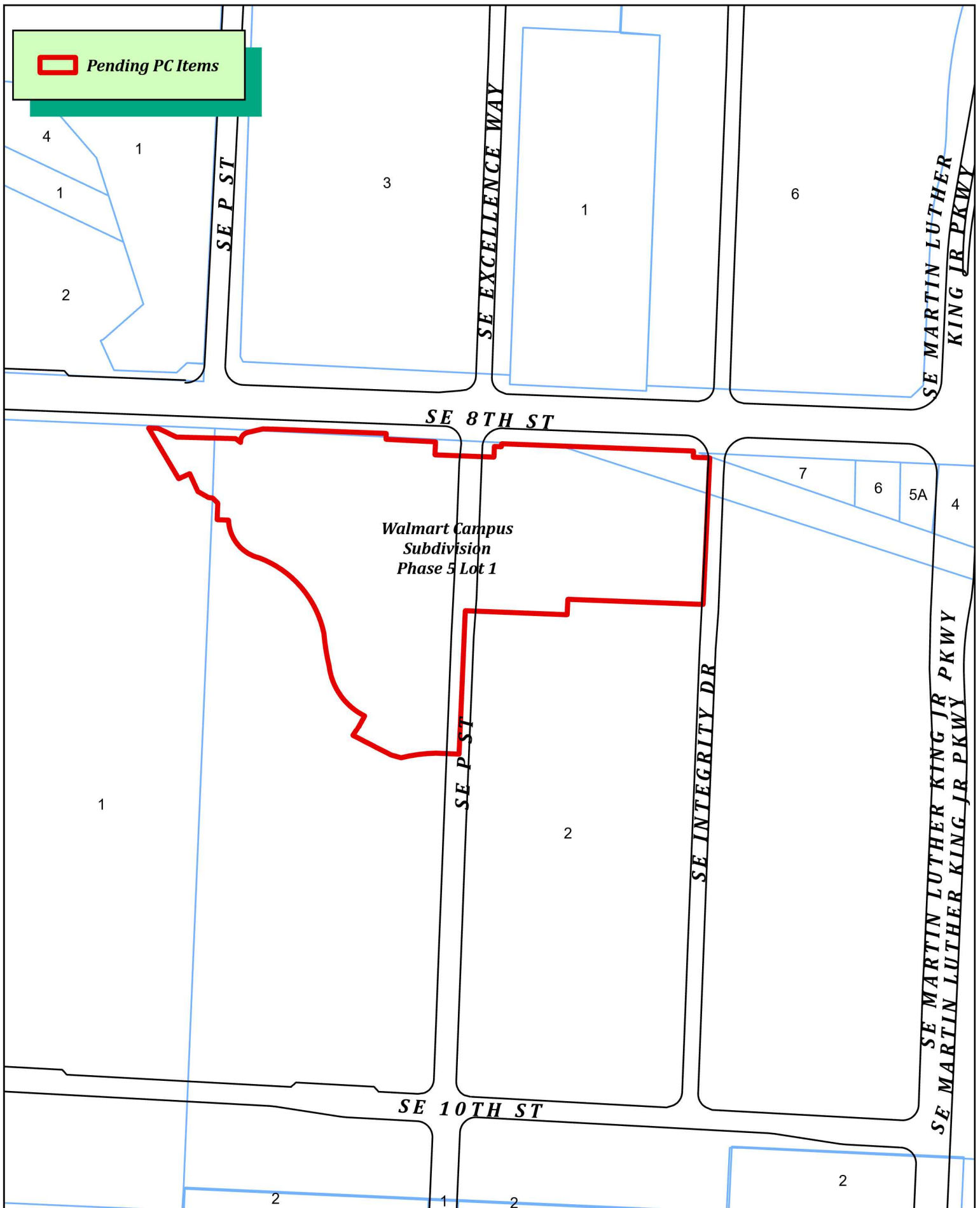
1. Final Plat: Walmart Campus Subdivision, Phase 5, 1600 Southeast 8th Street, PUD, Planned Unit Development, *FP24-0001*

This property is located at 1600 Southeast 8th Street. It is currently zoned PUD, Planned Unit Development. Adjacent zoning includes PUD, Planned Unit Development. This applicant is proposing a final plat of Lots 1 and 2 of Phase 5 of Walmart Campus Subdivision. This includes a southeast portion of the approved preliminary plat. This plat adjusts existing lot lines.

The plat does not dedicate any new utility easements to serve the new lot adjustment. All requirements of the Zoning and Land Development code are being met. The plat dedicates 0.29 acres of right-of-way along SE 8th St. to meet the requirements of the Master Street Plan. There are no waivers associated with this project.



Pending PC Items



FP24-0001

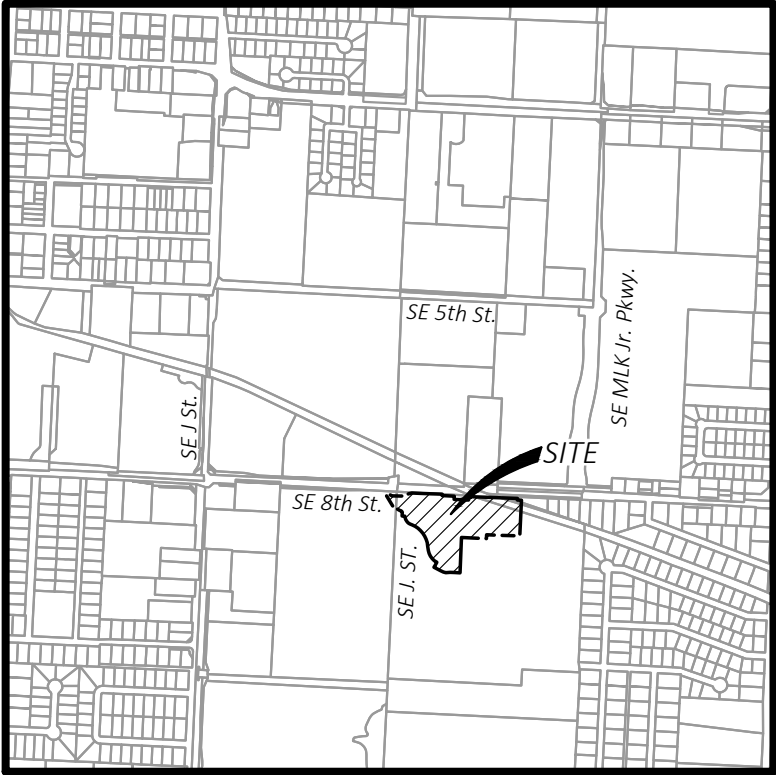
Final Plat

Walmart Campus Sub Lot 1 Phase 5



Final Plat of Lot 1, Walmart Campus Subdivision, Phase 5 Walmart Campus

1106 SE 5TH St
Bentonville, Benton County, Arkansas



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'47"N
Longitude: 94°11'27"W

Owner:
Parcel # 01-09123-000
North Arkansas Wholesale Co. Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Albright, (479) 273-4000

Owner:
Parcel #'s 01-09122-000, 01-02078-002, &
01-00749-005
Wal-Mart Stores Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Albright, (479) 273-4000

Surveyors:
CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS#1618



CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

SHEET INDEX:

- Cover Sheet
- Final Plat
- Notes & Descriptions

REVISION		
NO.	DESCRIPTION	DATE
1	1st Sub. Comments	02/08/2024
2	2nd Sub. Comments	02/22/2024



CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP24-0001

State Survey Code: 500-20N-30W-0-32-130-04-1618



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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	2/22/2024
REVISION	REV-2

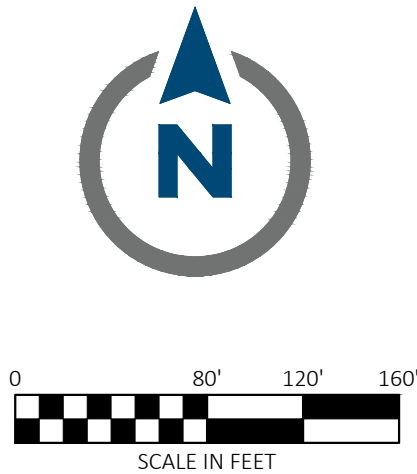
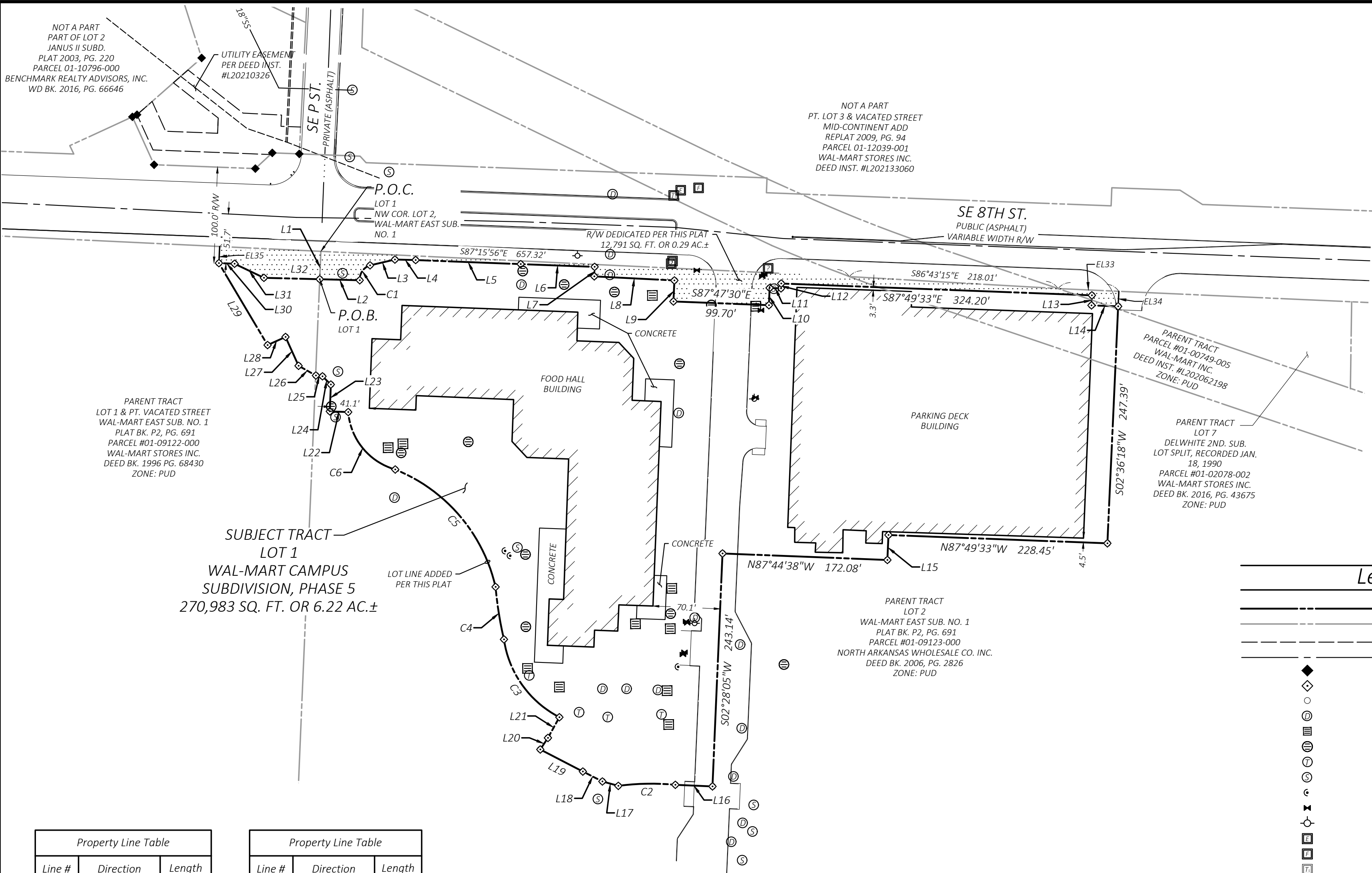
Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 3

DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\31470FP FOOD HALL AND PD04.DWG -- SAVED BY - WPIERSON



Legend	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Centerline
	Found 5/8" Rebar "LS#1618"
	Set 5/8" Rebar "LS#1618"
	Bearing & Distance Change
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Grate Inlet (Circular) (GIC)
	Telephone Manhole (TMH)
	Sewer Manhole (SMH)
	Sewer Clean Out
	Water Valve
	Fire Hydrant
	Electric Vault
	Fiber Optic Vault
	Traffic Signal Vault
	Unknown Vault
	Right-of-Way
	Dedicated Right-of-Way (R/W)

Property Line Table		
Line #	Direction	Length
L1	S02°24'25"W	29.10'
L2	S88°31'25"E	41.74'
L3	N76°58'19"E	26.63'
L4	S88°43'39"E	21.63'
L5	S87°46'55"E	109.65'
L6	S87°52'13"E	77.14'
L7	S02°13'07"W	9.94'
L8	S87°06'02"E	83.69'
L9	S02°44'04"W	21.98'
L10	N02°16'10"E	18.00'
L11	S87°44'23"E	11.91'
L12	N02°10'12"E	5.06'
L13	S02°10'27"W	10.47'
L14	S87°51'27"E	27.85'
L15	S02°30'29"W	26.05'
L16	N87°31'55"W	38.74'

Property Line Table		
Line #	Direction	Length
L17	N74°32'11"W	17.18'
L18	N63°01'55"W	22.87'
L19	N62°38'47"W	49.99'
L20	N33°28'15"E	14.49'
L21	N28°57'51"E	24.64'
L22	N87°49'20"W	19.20'
L23	N02°10'40"E	28.00'
L24	N45°23'38"W	12.20'
L25	N83°12'11"W	6.91'
L26	N60°40'57"W	20.74'
L27	N24°23'23"W	33.04'
L28	S65°36'37"W	20.51'
L29	N30°43'43"W	99.38'
L30	S87°49'33"E	16.37'
L31	S64°22'13"E	33.92'
L32	S88°31'25"E	58.21'

Easement Line Table		
LINE	BEARING	DISTANCE
EL33	S87°25'11"E	63.53'
EL34	S02°34'49"W	15.72'
EL35	N02°44'04"E	17.35'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	15.45'	20.39'	75°36'25"	N34°37'31"E	18.94'
C2	266.78'	59.64'	12°48'30"	S88°56'29"W	59.51'
C3	108.81'	103.50'	54°30'00"	N35°28'40"W	99.64'
C4	390.18'	55.49'	8°08'52"	N9°03'28"W	55.44'
C5	174.02'	167.47'	55°08'20"	N40°30'34"W	161.08'
C6	67.82'	82.39'	69°36'21"	N39°18'37"W	77.42'



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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	2/22/2024
REVISION	REV-2

Final Plat

SHEET TITLE
SHEET NUMBER

2 OF 3

ATLAS PAGE: 404

City of Bentonville Project # FP24-0001

State Survey Code: 500-20N-30W-0-32-130-04-1618

DRAWING LOCATION - S:\3-1000\31470\DRAWINGS\SURVEY\31470FP FOOD HALL AND PDD4.DWG -- SAVED BY: WPIERSON

GENERAL NOTES:

- This plat represents a Final Plat of Lot 1 and 2 Wal-Mart Subdivision No. 1 per Plat Book P2, Page 691 to the city of Bentonville and conveyed to North Arkansas Wholesale Co. Inc. per Deed Book 2006, Page 2826 and Wal-mart Stores Inc. per Deed Book 1996, Page 68430 and Deed Instrument L202062198 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through OPUS.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scale map location and graphical plotting only. This property is located n shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. 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.
- 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.
- 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 is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.

PARENT TRACT DESCRIPTIONS:

Lot 1 and Part of a Vacated Street, Wal-Mart East Subdivision No. 1, per Plat Book P2, Page 691 in the public records of Benton County, Arkansas.

AND

Lot 2, Wal-Mart East Subdivision No. 1, per Plat Book P2, Page 691 in the public records of Benton County, Arkansas.

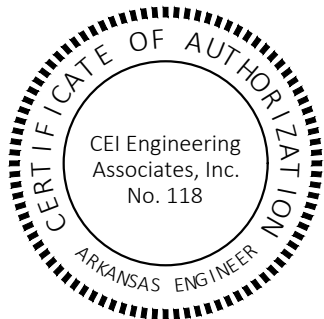
AND

Lot 7, Lot Split recorded on January 18, 1990 in the public records of Benton County, Arkansas.

LOT 1 DESCRIPTION:

A part of Lot 1, Lot 2, and a vacated street of Wal-Mart East Subdivision Number 1 per Plat Book P2, Page 691, and Lot 7, Delwhite 2nd Subdivision per a lot split recorded on January 18, 1990, and the parcel of land described at Deed Instrument #L202062198 in the public records of Benton County, Arkansas also being described by metes and bounds as follows:

COMMENCING at the calculated northwest corner of said Lot 2;
THENCE along the west line of said Lot 2, South 02°24'25" West, 29.10 feet to a 5/8-inch rebar with cap LS1618 and the POINT OF BEGINNING;
THENCE Northeasterly along the arc of a curve to the right 20.39 feet, having a radius of 15.45 feet, through a central angle of 75°36'25", having a chord bearing and distance of North 34°37'31" East, 18.94 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 76°58'19" East, 26.63 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 88°43'39" East, 21.63 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°46'55" East, 109.65 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°52'13" East, 77.14 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°13'07" West, 9.94 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°06'02" East, 83.69 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°44'04" West, 21.98 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°47'30" East, 99.70 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°16'10" East, 18.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°44'23" East, 11.91 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°10'12" East, 5.06 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°49'33" East, 324.20 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°10'27" West, 10.47 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°51'27" East, 27.85 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°36'18" West, 247.39 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°49'33" West, 228.45 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°30'29" West, 26.05 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°44'38" West, 172.08 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°28'05" West, 243.14 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°31'55" West, 38.74 feet to a 5/8-inch rebar with cap LS1618;
THENCE Westerly along the arc of a curve 59.64 feet to the left, having a radius of 266.78 feet, through a central angle of 12°48'30", having a chord bearing and distance of South 88°56'29" West, 59.51 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 74°32'11" West, 17.18 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 63°01'55" West, 22.87 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 62°38'47" West, 49.99 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 33°28'15" East, 14.49 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 28°57'51" East, 24.64 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northwesterly along the arc of a curve to the right 103.50 feet, having a radius of 108.81 feet, through a central angle of 54°30'00", having a chord bearing and distance of North 35°28'40" West, 99.64 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northerly along the arc of a curve to the right 55.49 feet, having a radius of 390.18 feet, through a central angle of 08°08'52", having a chord bearing and distance of North 09°03'28" West, 55.44 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northwesterly along the arc of a curve to the left 167.47 feet, having a radius of 174.02 feet, through a central angle of 55°08'20", having a chord bearing and distance of North 40°30'34" West, 161.08 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northwesterly along the arc of a curve to the right 82.39 feet, having a radius of 67.82 feet, through a central angle of 69°36'21", having a chord bearing and distance of North 39°18'37" West, 77.42 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°49'20" West, 19.20 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°10'40" East, 28.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 45°23'38" West, 12.20 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 83°12'11" West, 6.91 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 60°40'57" West, 20.74 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 24°23'23" West, 33.04 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 65°36'37" West, 20.51 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 30°43'43" West, 99.38 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°49'33" East, 16.37 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 64°22'13" East, 33.92 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 88°31'25" East, 58.21 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 88°31'25" East, 41.74 feet to the POINT OF BEGINNING containing 270,983 square feet or 6.22 acres, more or less.



ATLAS PAGE: 404

City of Bentonville Project # FP24-0001

State Survey Code: 500-20N-30W-0-32-130-04-1618



CEI

Solutions for
Land and Life

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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	2/22/2024
REVISION	REV-2

Notes & Descriptions

SHEET TITLE

SHEET NUMBER

3

OF

3



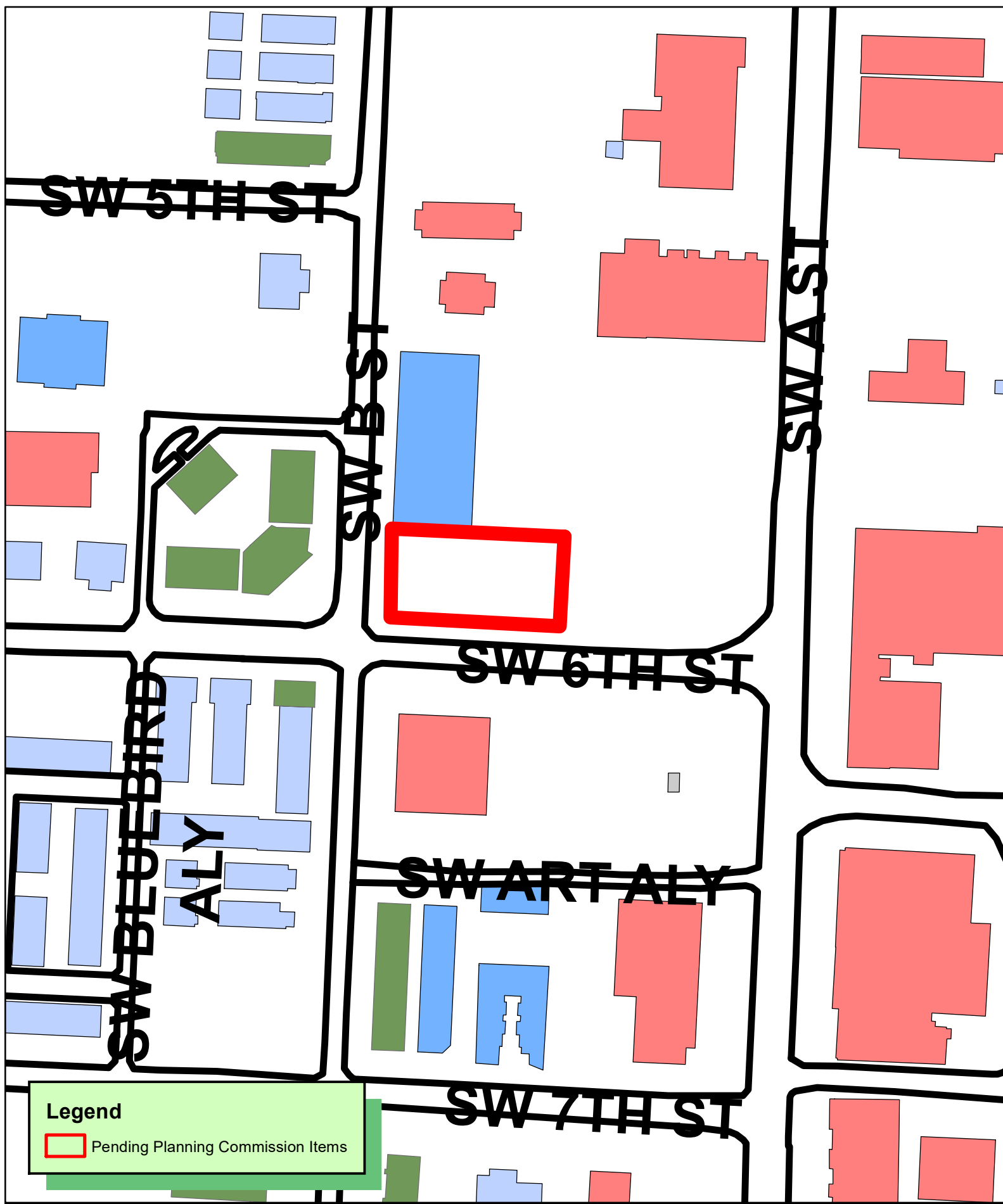
Consent Agenda Item [LSD22-0025](#)

For the Planning Commission meeting on June 18, 2024

Details

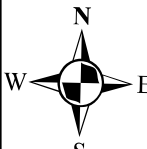
Large Scale Development Extension: SW 6th Townhomes, SW 6th Street LLC, Southwest 6th Street and Southwest B Street, DC, Downtown Core, *LSD22-0025*

The applicant is requesting a 6-month extension of this development proposal. The Planning Commission originally approved this Large Scale Development on June 7, 2022, for an eight-unit, three-story townhome development located on the northeast corner of SW 6th and SW B Streets. A plat shall be submitted and approved by the Planning Commission. This project was most recently extended on June 6, 2023 for 6 months.



Legend

 Pending Planning Commission Items


1 inch = 100 feet

LSD22-0025 6/7/22
LARGE SCALE DEVELOPMENT
SW 6TH ST TOWNHOMES

THE CITY OF

FORT WORTH, TEXAS
Page 2 of 10



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

November 28, 2023

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

Re: Request for LSD Extension – SW 6th St. Townhomes - LSD #22-0025

Dear Planning Commissioners:

On behalf of SW 6th Street LLC, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires an additional 6 months to finalize the construction contract.

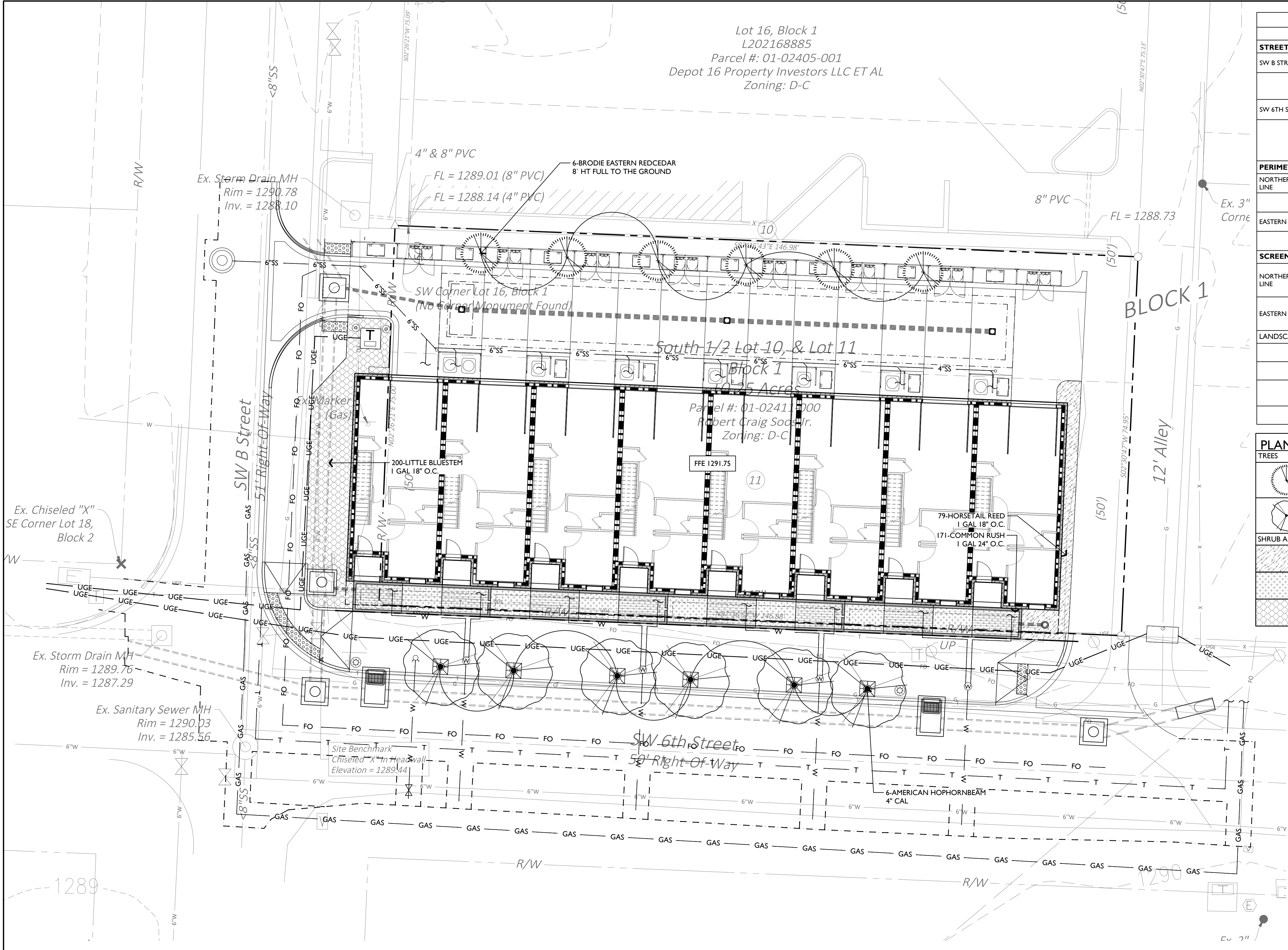
Please let us know if you need any additional information regarding the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 501-944-3090 or via email at bdriver@ecologicaldg.com.

Sincerely,

ECOLOGICAL DESIGN GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Brahm Driver'.

Brahm Driver, PE
Civil Engineering Director

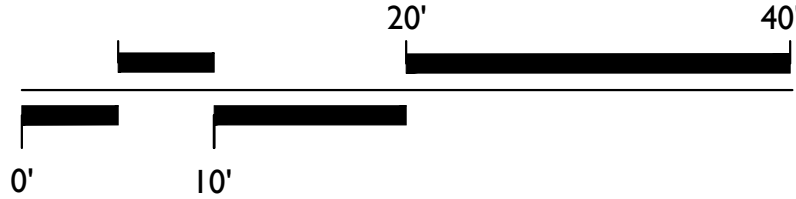


CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW B STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 75.00 LF / 25 = 3 TREES REQUIRED	3 TREES	0 TREES, WAIVER REQUESTED
SW 6TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 146.88 LF / 25 = 5.88 ~ 6 TREES REQUIRED	6 TREES	6 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 146.96 / 50 = 2.94 ~ 3 TREES REQUIRED	3 TREES	6 NEW TREES
EASTERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 74.95 / 50 = 1.50 ~ 2 TREES REQUIRED	2 TREES	2 NEW TREES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	MULTIFAMILY / TOWNHOME USES: TYPE C SCREEN REQUIRED MIN 20' W/ INTERMITTENT VISUAL OBSTRUCTION	YES	NEW EVERGREEN TREES
EASTERN LOT LINE	MULTIFAMILY / ALLEY USES:	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	6	BRODIE EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'BRODIE'	8" HT FULL TO THE GROUND	BALL & BURLAPPED	AS SHOWN
	6	AMERICAN HOPHORNBEAM OSTRYA VIRGINIANA	4" CAL	BALL & BURLAPPED	AS SHOWN
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	79	HORSETAIL REED EQUISETUM HYEMALE	---	1 GAL	18" O.C.
	171	COMMON RUSH JUNCUS EFFUSUS	---	1 GAL	24" O.C.
	200	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	---	1 GAL	18" O.C.

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"



EDG

Ecological Design Group, Inc

www.ecologicaldg.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE

811

Know what's below.

Call before you dig.

SW6TH TOWNHOMES

SW B Street

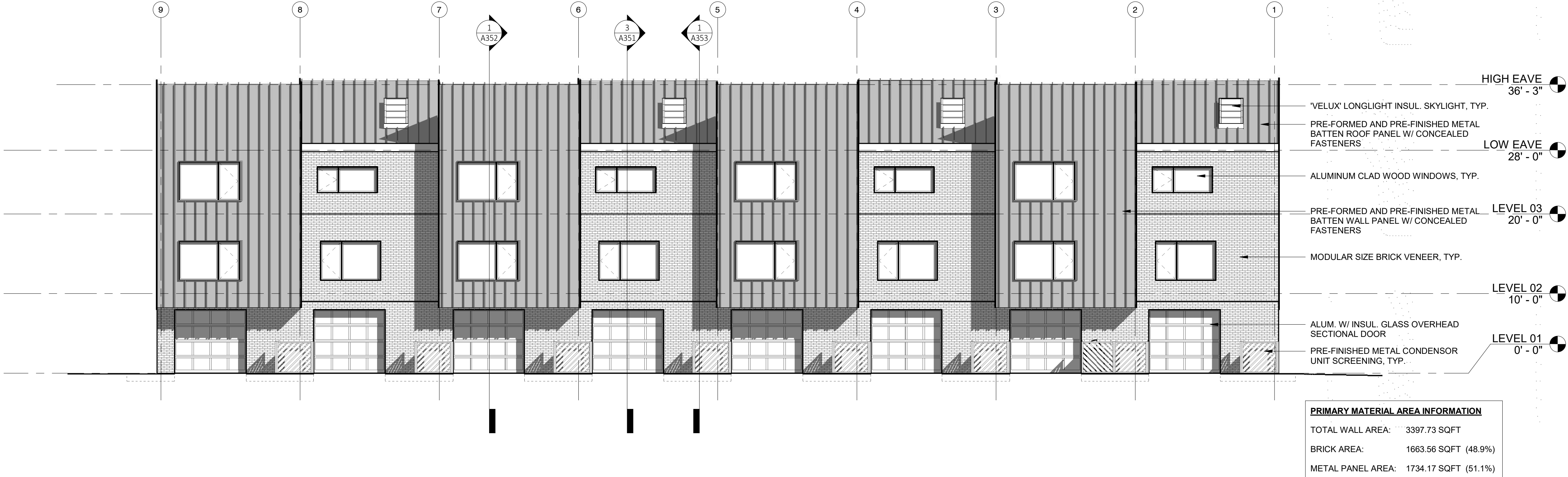
Bentonville, Arkansas

EDG PROJECT NO.	21-046
DATE	2022.05.23
REVISIONS	
Number	Date
PHASE	Design Development
TITLE	Landscape Plan
SHEET NO.	L1.00
	LSD22-0025

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2 Elevation-NORTH
1/8" = 1'-0" RE: 1/A000



1 Elevation-SOUTH
1/8" = 1'-0" RE: 1/A000



Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0200

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

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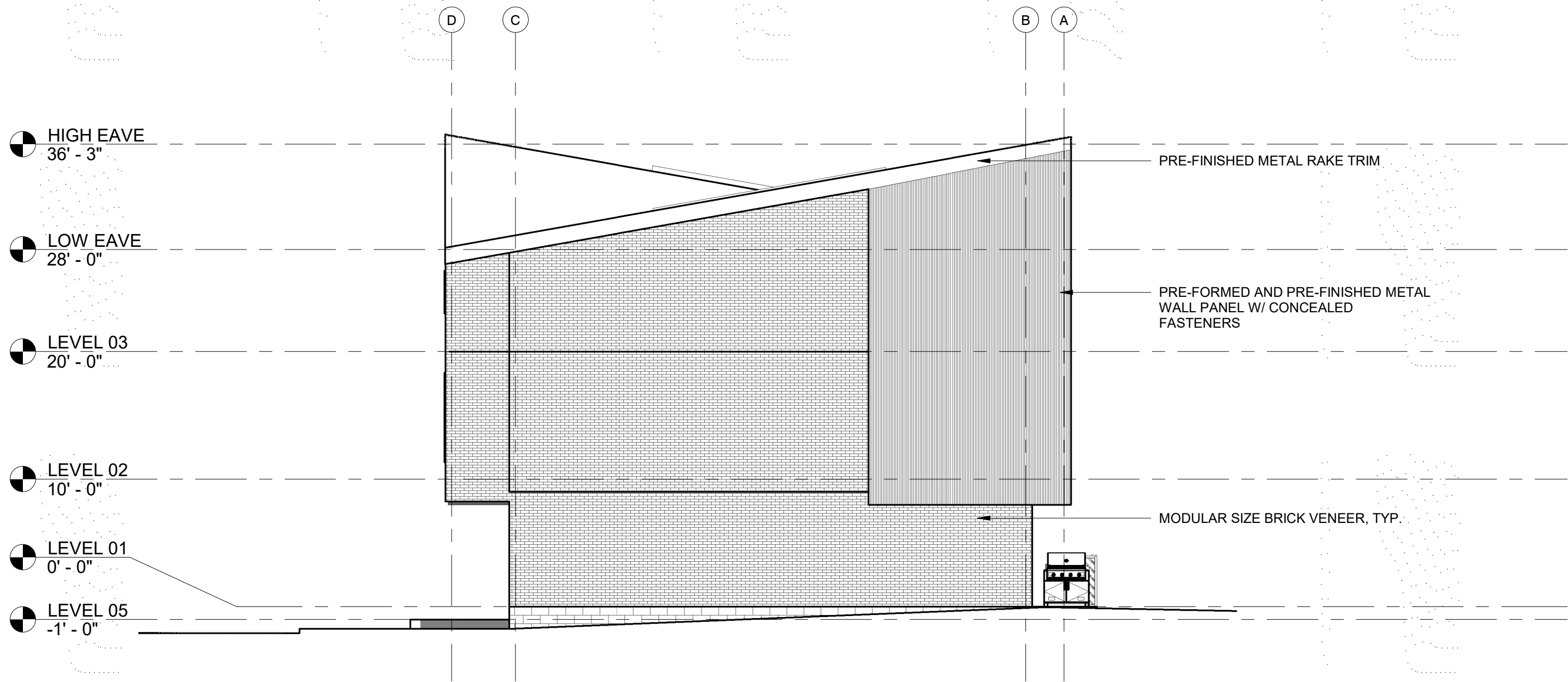
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Drawn By: Author

RENDERED ELEVATIONS -
NORTH AND SOUTH

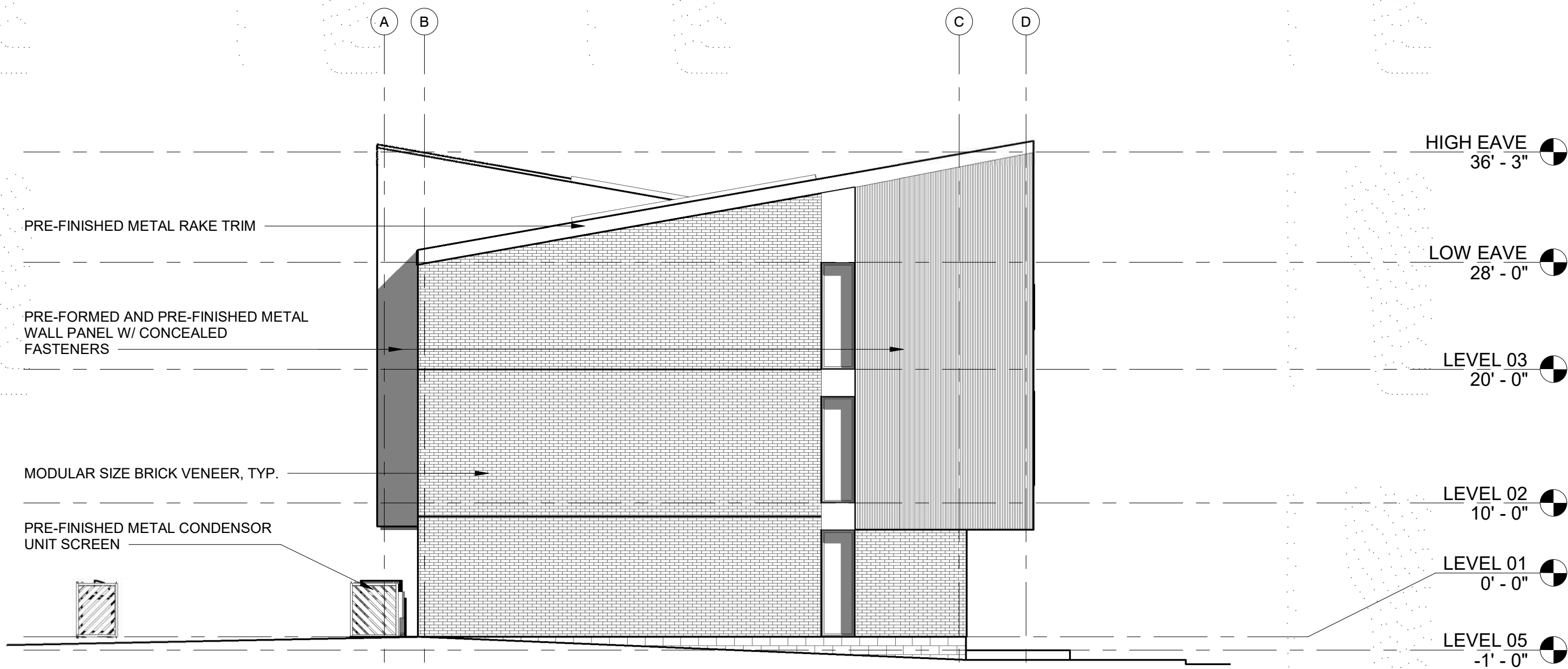
A201-R



PRIMARY MATERIAL AREA INFORMATION

TOTAL WALL AREA:	1564.32 SQFT
BRICK AREA:	1086.21 SQFT (69.4%)
METAL PANEL AREA:	478.79 SQFT (30.6%)

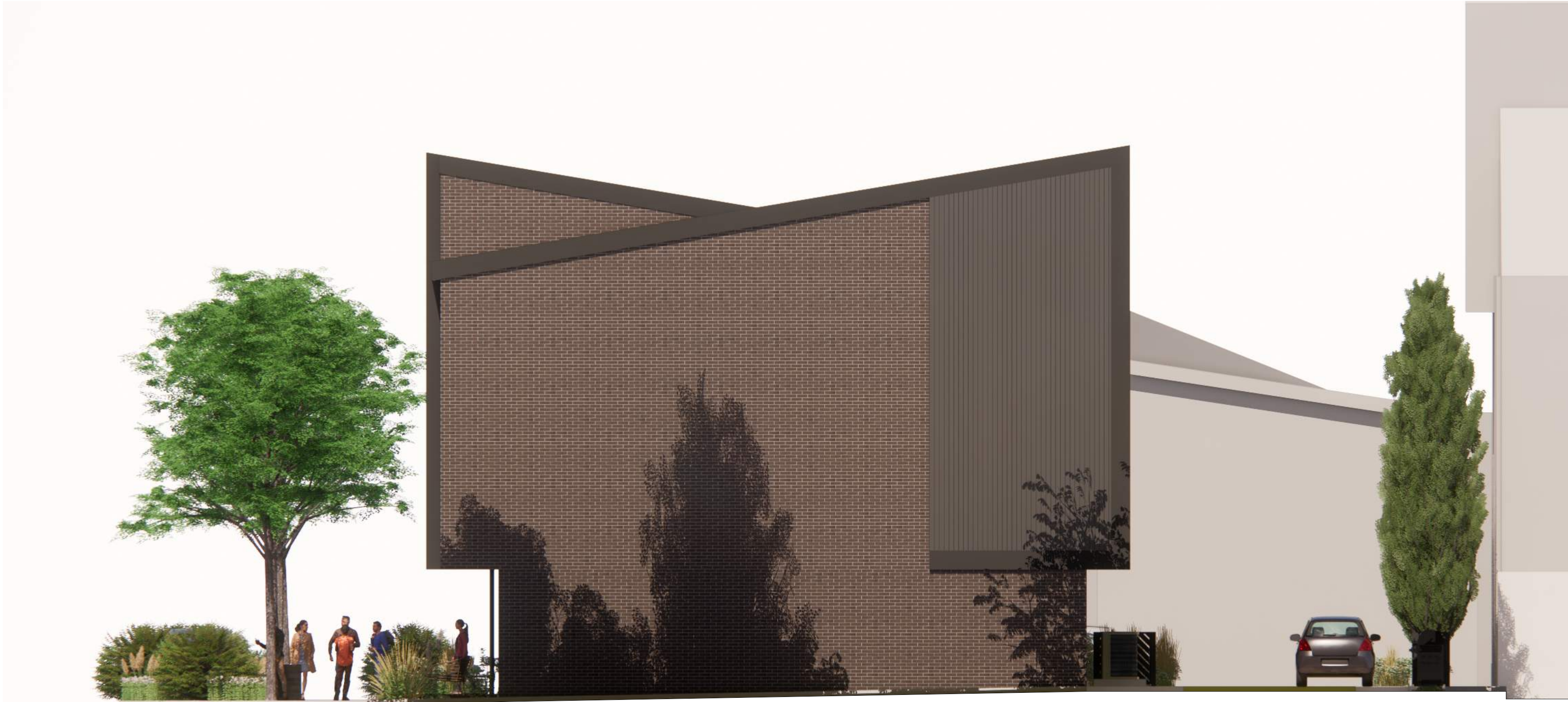
1 Elevation-EAST
1/8" = 1'-0" RE: 1/A000



PRIMARY MATERIAL AREA INFORMATION

TOTAL WALL AREA:	1475.25 SQFT
BRICK AREA:	1041.87 SQFT (73.1%)
METAL PANEL AREA:	433.38 SQFT (26.9%)

2 Elevation-WEST
1/8" = 1'-0" RE: 1/A000



1 RENDERED ELEVATIONS - EAST AND WEST

Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0200

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

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Drawn By: Author

RENDERED ELEVATIONS -
EAST AND WEST

A202-R



SOUTH PERSPECTIVE



SOUTH PERSPECTIVE CLOSEUP



SOUTH PERSPECTIVE STREETScape



SOUTH PERSPECTIVE ENTRY



SOUTH PERSPECTIVE ENTRY CLOSEUP



NORTHWEST PERSPECTIVE



NORTH PERSPECTIVE GARAGE AND CONDENSOR SCREEN



NORTH PERSPECTIVE TRASH SCREEN



NORTH DRIVE AERIEL PERSPECTIVE

Hufft

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640- SW6TH TOWNHOMES

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LARGE SCALE DEVELOPMENT 05/02/2022

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Drawn By: Author

EXTERIOR RENDERINGS

A203



O'Reilly Auto Parts Bentonville #2

Southwest Regional Airport Boulevard

PC Date: 6/18/2024

Staff Report Details

Project Number	LSD24-0011
Applicant / Current Owner	OWN Inc., O'Reilly Auto Parts
Site Area	+/- 1.52 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Retail
Related projects	WAV24-0003

Property Description

The subject property is located at the southeast corner of Southwest Regional Airport Boulevard and Southwest F Street. It is currently zoned C-2, General Commercial with a future land use designation of General Commercial. The property has direct access to both Southwest Regional Airport Boulevard and Southwest F Street. WAV24-0003 was approved which allowed for the proposed building placement and the rear access drive.

Project Details

The proposed project consists of a single building, about 7,400 square feet centrally located on the site. Parking is provided on the street sides of the property, and a detention area around the opposite side and rear. A shared rear access drive is proposed along the southern property line that has access off of F Street. A second shared access entry is proposed off of Regional Airport. A corner plaza is provided as required by the approved waiver, as well as pedestrian connection and site amenities. Landscaping is provided per the requirements of the Land Development Code.

The building is proposed to be a combination of split face CMU, glass, and stucco, with the building being mostly CMU. The front facade does not meet the minimum requirements of the Land Development Code

Project Details

and requires approval of stucco and the split face CMU as special use primary materials. The stucco is a 3-coat product with a 10 year warranty. Rooftop equipment is shown to be screened as required by the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

The proposed use will likely increase traffic to the site as it is currently greenfield. The corner lot and two drive entrances should allow for adequate vehicle access. Bikes and pedestrians will be able to access the site from the city's sidewalk network and pedestrian connection to the building.

Public Comment

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

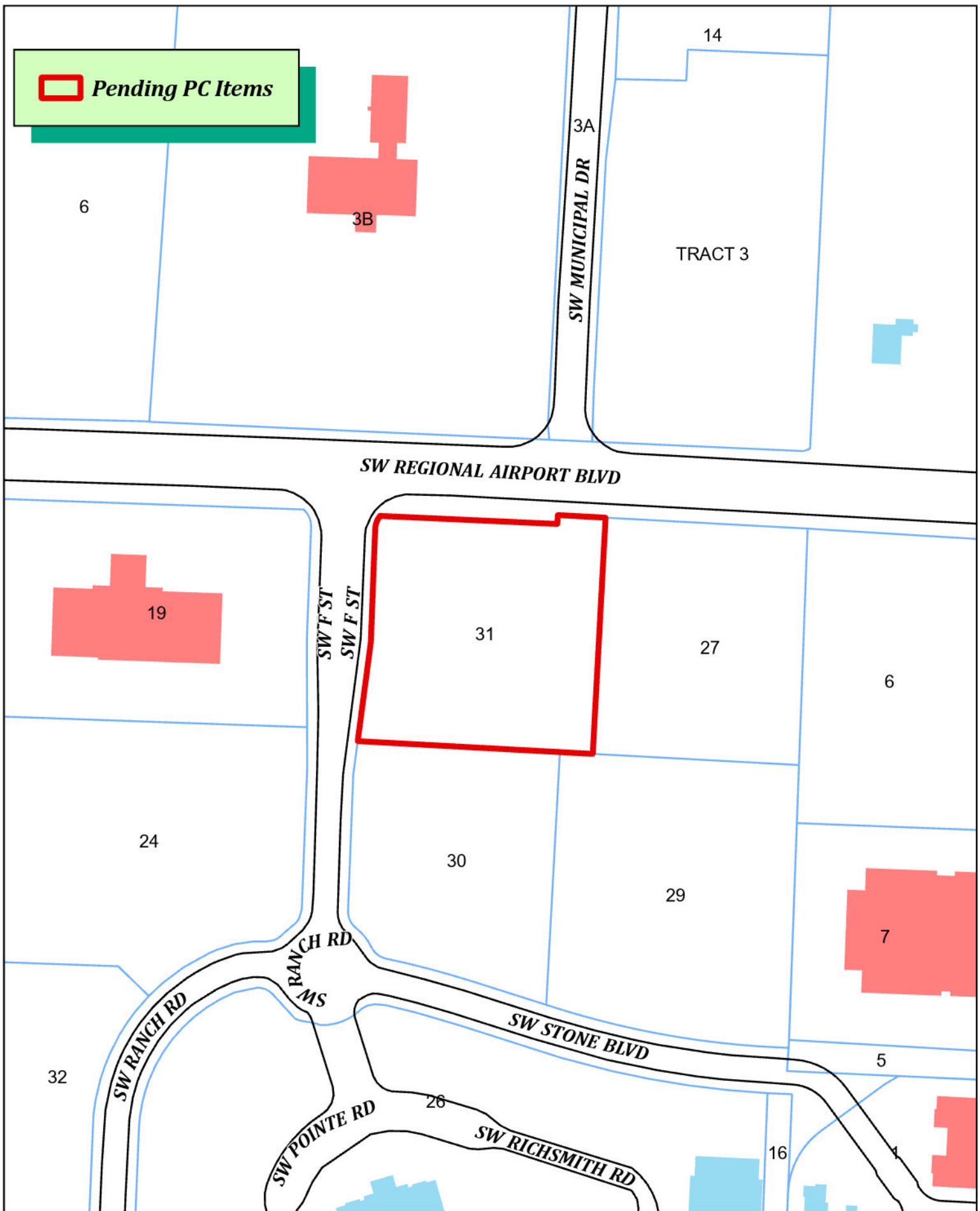
Analysis / Waivers

This LSD proposal meets all of the minimum requirements of the Land Development Code and the approved waiver but for the front facade. The front facade will need approval of stucco and split-face CMU as special use primary materials.

Conclusion

Staff recommends approval of this LSD proposal should the stucco and split-face CMU be acceptable as a special use primary materials.

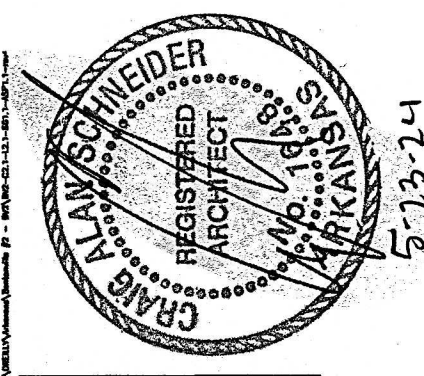
Additional Details



LS24-0011

O'Reilly Auto Parts Bentonville #2
Large Scale Development





1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

ESTERLY SCHNEIDER & ASSOCIATES, INC.
AIA architects & planners

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4766

DATE: 12-22-23

REVISION
DATE: 1-10-24

2-1-24

3-18-24

5-1-24

5-23-24

C2.1

ZONING CODE

ZONING CLASSIFICATION: C-2 (COMMERCIAL)
PROPERTY AREA: (REFER SURVEY)
PAVEMENT AREA: 22,060 SQ. FT.

PARKING SUMMARY
PARKING FORMULA: 1 SP. PER 250 SQ. FT. GFA
SPACE SIZE: 9' x 20'
SPACES REQUIRED: 30
SPACES PROVIDED: 46
H.C. SPACES PROVIDED: 2

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- NEW BUILDING CONSTRUCTION
- AREA OF CONCRETE
- AREA OF PAVING
- NEW MONUMENT SIGN LOCATION
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION
- NEW FENCE CONSTRUCTION

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



Know what's below
Call before you dig.

SPECIAL NOTE:
ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

SPECIAL NOTE:
THIS PROJECT IS LOCATED IN AIRPORT ZONE 2, AND MEETS THE REQUIREMENTS OF THAT ZONE.

SPECIAL NOTE:
ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY MATERIALS COMPLEMENTARY TO THE BUILDING.

SPECIAL NOTE:
ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12/C2.2

KEY NOTES

- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS AND REFUSE AREA, REFER TO DETAIL 1/C2.2.
- CONCRETE CURB, REFER TO DETAIL 3/C2.2.
- CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPPING, REFER TO DETAIL 6/C2.2.
- STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C2.2.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- REFUSE ENCLOSURE, CONSTRUCTED WITH SIMILAR MATERIALS AS BUILDING. REFER TO 1/C2.3.
- CONCRETE BUMPER BLOCK (8' W X 5' H X 8'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- (NOT USED).
- CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 1/C2.2.
- LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 5'-0" WIDE STAMPED CONCRETE WALKWAY. PAVING TO BE INTEGRALLY COLORED (COLOR TO BE DISTINGUISHED FROM ADJACENT PAVEMENT AND SELECTED BY O'REILLY REPRESENTATIVE) WITH STAMPED PATTERN EQUAL TO "HERRINGBONE USED BRICK" BY CALICO CONSTRUCTION PRODUCTS (800) 221-9409. REFER TO DETAIL 5/C2.2 SIMILAR. PROVIDE 5" THICK CONCRETE AT THIS LOCATION.
- ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 11/C2.2.
- ACCESSIBLE CONCRETE CURB RAMP IN PARKING LOT TO BE INSTALLED PER DETAIL 10/C2.2.
- CONCRETE DOOR PAD, REFER TO DETAIL 5/C2.2 AND ARCHITECTURAL DRAWINGS FOR DOOR OPENING LOCATIONS. CONCRETE PAD AT DOOR OPENINGS TO BE FLUSH WITH FINISH FLOOR AND SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
- CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
- CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- PERVIOUS PAVERS EQUAL TO AQUA-BRIC TYPE 4. COLOR MATCH TO CONCRETE. CONTRACTOR TO PROVIDE SUBMITTALS TO OWNER FOR APPROVAL.
- PEDESTRIAN BENCH EQUAL TO BELSON OUTDOORS MODEL CBPC-85B-BK COMMERCIAL STEEL OUTDOOR BENCH WITH STRAIGHT BACK. COLOR TO BE BLACK.
- FIRE LANE TO BE INSTALLED PER FIRE MARSHAL DESIGN STANDARDS. PROVIDE A RED STRIPE FROM THE TOP SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE. JOIN RED STRIPE WITH STRIPE ON PAVEMENT. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN 4" WHITE HELVETICA LETTERS CENTERED ALONG CURB.
- CLEAR VISION SIGHT TRIANGLE. ANYTHING BETWEEN 3'-0" AND 8'-0" MUST NOT BE WITHIN THE SHADED AREA.
- SLOPED SIDEWALK AT AREA INDICATED. SLOPE TO BE 1" IN 12 MAX.
- TRUNCATED DOMES. REFER TO DETAIL 9/C2.2 (SIM.)

SW REGIONAL AIRPORT
BLVD.
(AR STATE HWY 12)

SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO NORTH
PROPERTY LINE (S 87°23'58"E).

VARIABLE WIDTH PUBLIC RIGHT OF
WAY
ARJOT JOB NO. 090251
ARTERIAL PER MASTER STREET PLAN
SPEED LIMIT 40 M.P.H.

SW F
STREET
PUBLIC RIGHT OF WAY
PLAT BEG. MASTER STREET
LOCAL PER PLAN
SPEED LIMIT 30 M.P.H.

BM # 4074
5/8" RBR
W/ CTRL. CAP
N: 735929.69'
E: 659205.17'
EL: 1296.16'

1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"



LOT 30, LIMESTONE
RANCH SUBDIVISION PER
PLAT INSTR. NO.
L202338082
01-14932-004
TOLLETT WOOD LLC
SW STONE BLVD
BENTONVILLE, AR

LOT 29, LIMESTONE
RANCH SUBDIVISION PER
PLAT INSTR. NO.
L202338082
01-14932-003
TOLLETT WOOD LLC
SW STONE BLVD
BENTONVILLE, AR

LOT 27, LIMESTONE RANCH
SUBDIVISION PER PLAT
INSTR. NO. L202076930
01-14932-000
LA HACIENDA LLC
SW REGIONAL AIRPORT
BLVD
BENTONVILLE, AR
ZONED C-2

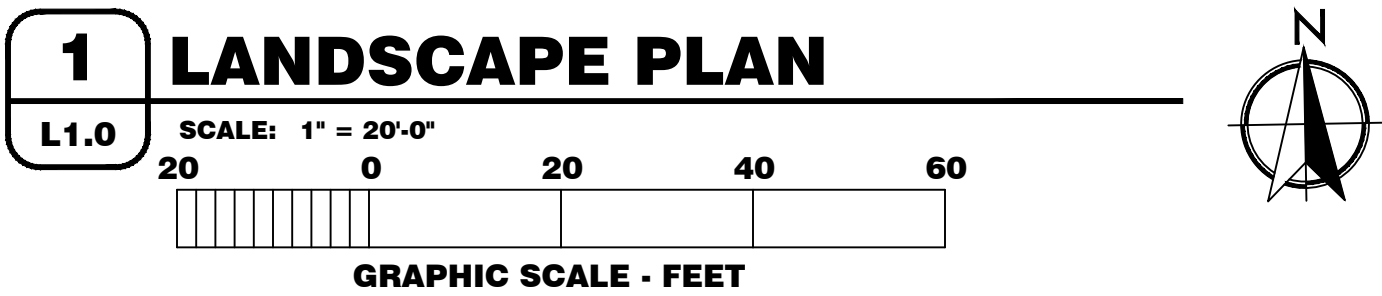
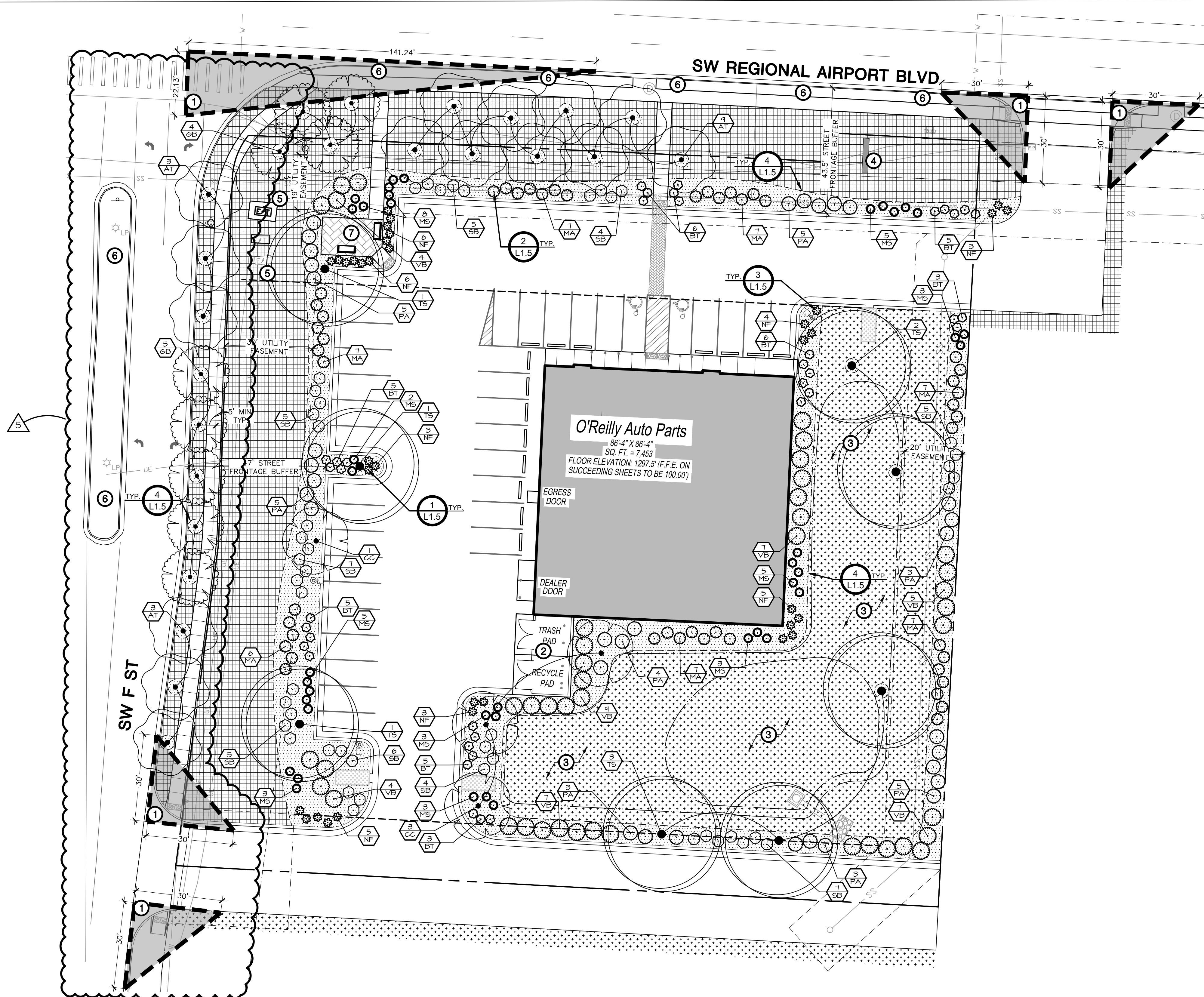
O'Reilly Auto Parts
88'-4" X 88'-4"
SQ. FT. = 7,453
FLOOR ELEVATION: 1297.5' (F.F.E. ON
SUCCEEDING SHEETS TO BE 100.00')

EGRESS
DOOR

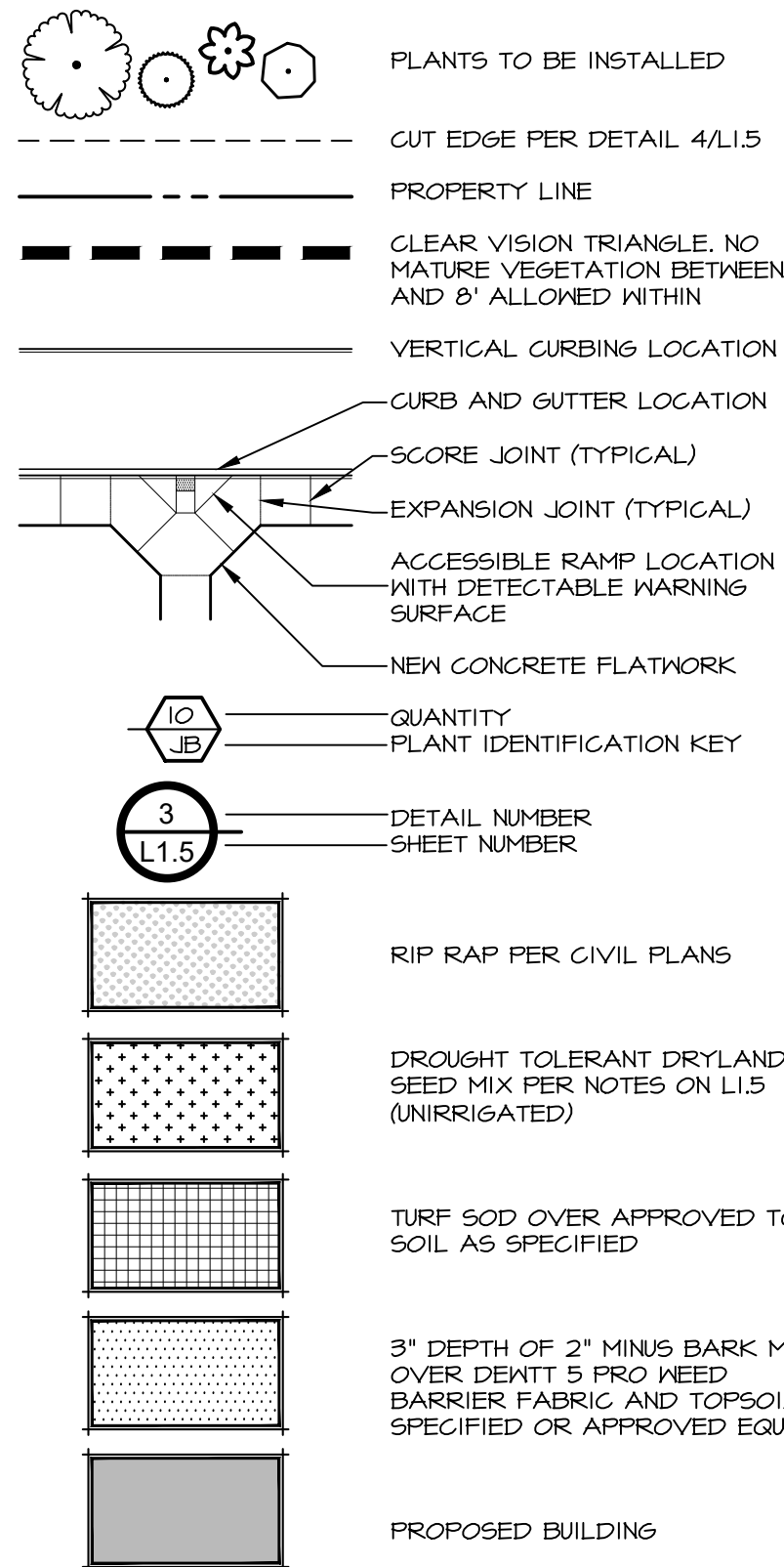
DEALER
DOOR

TRASH
PAD

RECYCLE
PAD



LANDSCAPE LEGEND



LANDSCAPE REQUIREMENTS

SW REGIONAL AIRPORT BLVD - 253 LF		
Requirements:	REQUIRED	PROVIDED
1 SHADE TREE / 20 LF	13 SHADE TREES	13 SHADE TREES
SW F ST - 223 LF		
Requirements:	REQUIRED	PROVIDED
1 SHADE TREE / 20 LF	11 SHADE TREES	11 SHADE TREES
PARKING LOT		
Requirements:	REQUIRED	PROVIDED
1 SHADE TREE / EXTERNAL PARKING ISLAND	5 SHADE TREES	4 SHADE TREES*
Requirements:	REQUIRED	PROVIDED
MINIMUM 80% OF INTERNAL PARKING ISLAND TO BE LIVING MATERIAL (270 SF TOTAL)	216 SF OR 80%	210 SF OR 80%
PERIMETER - 350 LF		
Requirements:	REQUIRED	PROVIDED
1 TREE / 50 LF (50% SHADE TREES)	7 TREES (MIN. 4 SHADE TREES)	4 TREES (4 SHADE AND 3 ORNAMENTAL)

*NOT MET PER UTILITY EASEMENT LOCATION

CALLOUT LEGEND

- 1 CLEAR VISION TRIANGLE, NO MATURE VEGETATION BETWEEN 3' AND 8' ALLOWED WITHIN
- 2 TRASH ENCLOSURE
- 3 STORM WATER RETENTION AREA, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS
- 4 SITE SIGN, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS
- 5 SAVE AND PROTECT EXISTING UTILITIES
- 6 SAVE AND PROTECT EXISTING TURF
- 7 SEATING AREA, SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

PLANT SCHEDULE

KEY	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHADE TREES						
	AT	15	Acer truncatum	Shantung Maple	2.5" Cal. B&B	25' x 25' W
	GB	9	Ginkgo biloba	Princeton Sentry Maidenhair Tree	2.5" Cal. B&B	40' x 20' W (MALE TREES ONLY)
	TS	8	Tilia tomentosa	Silver Linden	2.5" Cal. B&B	60' x 40' W
FLOWERING ORNAMENTAL TREES						
	CC	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2" Cal. B&B	20' x 25' W
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES						
	BT	38	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3 gal.	3' x 3' W
	MA	48	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3 gal.	3' x 4' W
	MS	40	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gal.	5' x 3' W
	NF	35	Nepeta x faassenii 'Novanepjuni'	Junior Walker Catmint	1 gal.	1.5' x 3' W
	PA	33	Picea abies 'Nidiformis'	Nest Norway Spruce	3 gal.	4' x 5' W
	SB	48	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	3 gal.	4' x 4' W
	VB	43	Viburnum x burkwoodii	Burkwood Viburnum	3 gal.	8' x 6' W

- NOTE:
1. Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.
 2. Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for All Tree Care" shall be utilized for all maintenance purposes.
 3. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for All Tree Care" shall be utilized for all maintenance purposes.
 4. Living materials such as lawn, grass, or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty percent (80%) of the planting islands. One Hundred percent (100%) of living materials is strongly encouraged.
 5. Where potential utility conflicts with landscaping, utility locations shall be field verified.
 6. All proposed trees shall be a minimum of 5' from all public utilities.



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Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

ESTERLY & SCHNEIDER ASSOCIATES, INC.
AIA architects & planners

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2
LANDSCAPE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4766
DATE:	12-22-2023
REVISION	
DATE:	1-10-2024
	2-1-2024
	3-20-2024
	5-1-2024
	5-23-2024

L1.0

T.O. METAL STUD
ELEV. 119'-0"

T.O. MASONRY
ELEV. 117'-4"

TOP OF OPENING
ELEV. 111'-4"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



1 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. METAL STUD
ELEV. 119'-0"

T.O. MASONRY
ELEV. 117'-4"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



2 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. MASONRY
ELEV. 117'-4"

EAVE HEIGHT
ELEV. 114'-7"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



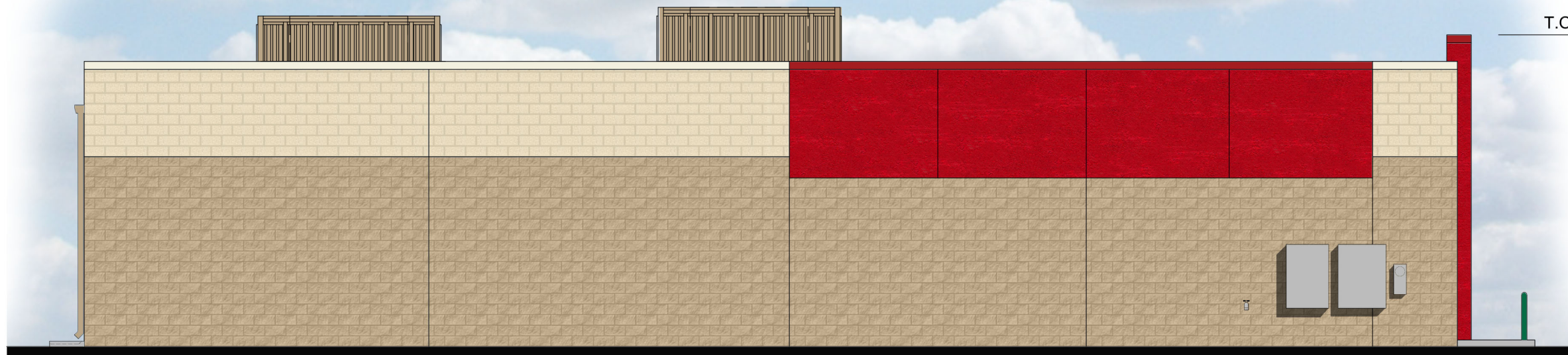
3 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. MASONRY
ELEV. 117'-4"

EAVE HEIGHT
ELEV. 114'-7"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



4 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

NORTH ELEVATION:		
MATERIAL	MATERIAL S.F.	MATERIAL PERCENTAGE
SPLIT FACE CMU (SOFTER TAN)	274 S.F.	16%
SPLIT FACE CMU (LATTE)	413 S.F.	25%
STUCCO	528 S.F.	32%
GLAZING	443 S.F.	27%

FINISH LEGEND:

FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
ACCENT BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
STUCCO AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
STOREFRONT -	KAWNEER "DARK IVY"

WEST ELEVATION:		
MATERIAL	MATERIAL S.F.	MATERIAL PERCENTAGE
SPLIT FACE CMU (SOFTER TAN)	296 S.F.	20%
SPLIT FACE CMU (LATTE)	969 S.F.	63%
STUCCO	269 S.F.	17%

SOUTH ELEVATION:		
MATERIAL	MATERIAL S.F.	MATERIAL PERCENTAGE
SPLIT FACE CMU (SOFTER TAN)	284 S.F.	22%
SPLIT FACE CMU (LATTE)	1031 S.F.	78%

EAST ELEVATION:		
MATERIAL CHART	MATERIAL S.F.	MATERIAL PERCENTAGE
SPLIT FACE CMU BLOCK (SOFTER TAN)	296 S.F.	20%
SPLIT FACE CMU BLOCK (LATTE)	969 S.F.	63%
STUCCO	269 S.F.	17%

NOT FOR CONSTRUCTION

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2

COLOR ELEVATIONS

ESTERLY
SCHNEIDER &
ASSOCIATES, INC.
AIA architects & planners

1736 East Sunshine, Suite 417
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417.862.0558

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CE1



O'Reilly

AUTO PARTS

CORPORATE OFFICES

233 SOUTH PATTERSON

SPRINGFIELD, MISSOURI 65802

(417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR #2

SITE SIGNAGE DETAILS

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DESIGN
BY
OTHERS.
FOR
REFERENCE
ONLY

COMM #	4766
DATE:	2-2-24
REVISION	
DATE:	

RENDER 1



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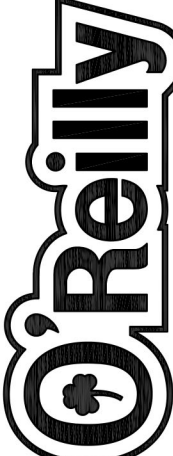
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RENDER 2





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NEW O'REILLY AUTO PARTS STORE

SW REGIONAL AIRPORT BLVD.

BENTONVILLE, AR #2

PROJECT:

NEW O'REILLY AUTO PARTS STORE

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BENTONVILLE, AR #2

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DATE:	

RENDER 3



O'Reilly **AUTO PARTS**
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RENDER 4

StoPowerwall®

Portland cement stucco with continuous air and moisture barrier, drainage, and high performance finish



1)	Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177, building code compliant wood-based sheathing (plywood or OSB), concrete, or concrete masonry (CMU)
2)	StoGuard Air and Moisture Barrier
3)	Code compliant paper or felt WRB
4)	Code compliant minimum 2.5 lb/yd ² (1.4 kg/m ²) self-furred galvanized steel diamond mesh metal lath
5)	ASTM C 926 compliant stucco (as manufactured or listed by Sto Corp.)
6)	Sto primer (optional)
7)	Sto Textured Finish

System Description

StoPowerwall is a stucco wall assembly with continuous air and moisture barrier and moisture drainage. It combines the strength and durability of traditional stucco with StoGuard moisture protection and Sto high performance finishes.

Uses

StoPowerwall can be used in residential or commercial wall construction where superior aesthetics, and air and moisture control are essential in the climate extremes of North America

Features	Benefits
Integrally colored factory blended textured finish	Consistent color and aesthetics increase curb appeal
Moisture drainage	Reduces risk of moisture accumulation
Impact and puncture resistant	Withstands abuse, reduced maintenance
Continuous air and moisture barrier	Helps reduce energy costs
Fully tested, building code compliant	Peace of mind

Properties

Weight (excluding sheathing / studs)	< 12 psf (56.6 kg/m ²)
Assembly Thickness (from outside face of sheathing)	Nominal 7/8 inch (22 mm)
R-value (from outside face of sheathing)	0.84 ft ² •h•°F / Btu (0.148 m ² •K / W)
Wind Load Resistance	Capable of achieving: +65, -48 psf (+3.11, -2.29 kPa)
Compliance	IBC and IRC (2006, 2009, 2012, 2015)
Construction Types, Fire Resistance	- NFPA 285 for types I – V construction - ASTM E119 1 hour rated assembly

Warranty

Up to 10 year Limited Warranty available on Sto products, depending on options selected.

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

System Bulletin

StoPowerwall®

Portland cement stucco with continuous air and moisture barrier, drainage, and high performance finish

Limitations
Fire resistance rated assemblies require 7/8 inch Portland cement stucco over non-load bearing steel frame.
Wind load resistance: +65, -48 psf (+3.11 to -2.29 kPa). Ultimate wind load resistance also depends on sheathing, sheathing attachment, stiffness of supporting construction, and strength characteristics of stucco mix. Test assembly if necessary to verify wind load resistance is in conformance with local code requirements. Design for maximum allowable deflection of L/360.
Cracking can occur in portland cement stucco. Cracking is generally not caused by a material defect in the stucco and can be minimized by following sound design and construction practices such as: proper installation of lath, proper incorporation of stress relief joints in the construction, proper sand gradation for field mixed stucco, proper proportioning of stucco mix ingredients, use of the minimum amount of water in the stucco mix for placement of stucco, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.
Efflorescence is a normal occurrence in portland cement based products and can affect final appearance of finish products installed over stucco.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Dark or highly saturated finish colors may require added maintenance compared to light or pastel colors.
Air Barrier materials are not intended for prolonged weather exposure. Refer to component product bulletins for specific limitations involving exposure, use, handling and storage of component materials.

Sustainable Design	
Air Quality and VOC Compliance	
All finish coatings, adhesives, air barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards for architectural coatings.	
LEED Credit Eligibility	
- Energy and Atmosphere (EA) - Materials and Resources (MR) - Innovation in Design (IA)	
Regulatory Compliance and Standards Testing	
Refer to ICC ESR 2323 for code compliance	Stucco base material is in compliance with ASTM C 926 when installed at a minimum thickness of ¾ inch (19 mm) in 2 coats to code compliant frame wall assemblies
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2006, 2009, 2012, 2015 IBC, IRC
ASHRAE 90.1-2010 ¹	Complies with Section 5, Building Envelope, air barrier requirements
ASTM 2357 ²	Air/Moisture barrier meets air leakage resistance criteria of ≤ 0.04 cfm/ft² at 1.57 psf (0.2 L/s•m² at 75 Pa)
NFPA 285 ³	StoGuard WRB w stucco meets flame propagation criteria for use on Types I, II, III, IV construction
ASTM E 119 ⁴	Meets requirements for 1 hour rating over nonload-bearing fire-resistance-rated construction

1. Energy Standard for Buildings Except Low-Rise Residential Buildings
2. Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
3. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components
4. Standard Test Methods for Fire Test of Building Construction and Materials

Sto Corp. 3800 Camp Creek Parkway Building 1400, Suite 120 Atlanta, GA 30331 Tel: 404-346-3666 Toll Free: 1-800-221-2397 Fax: 404 346-3119 www.stocorp.com	SB - 6600 Revision: 001 Date: 11/2020	Attention Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.
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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.”

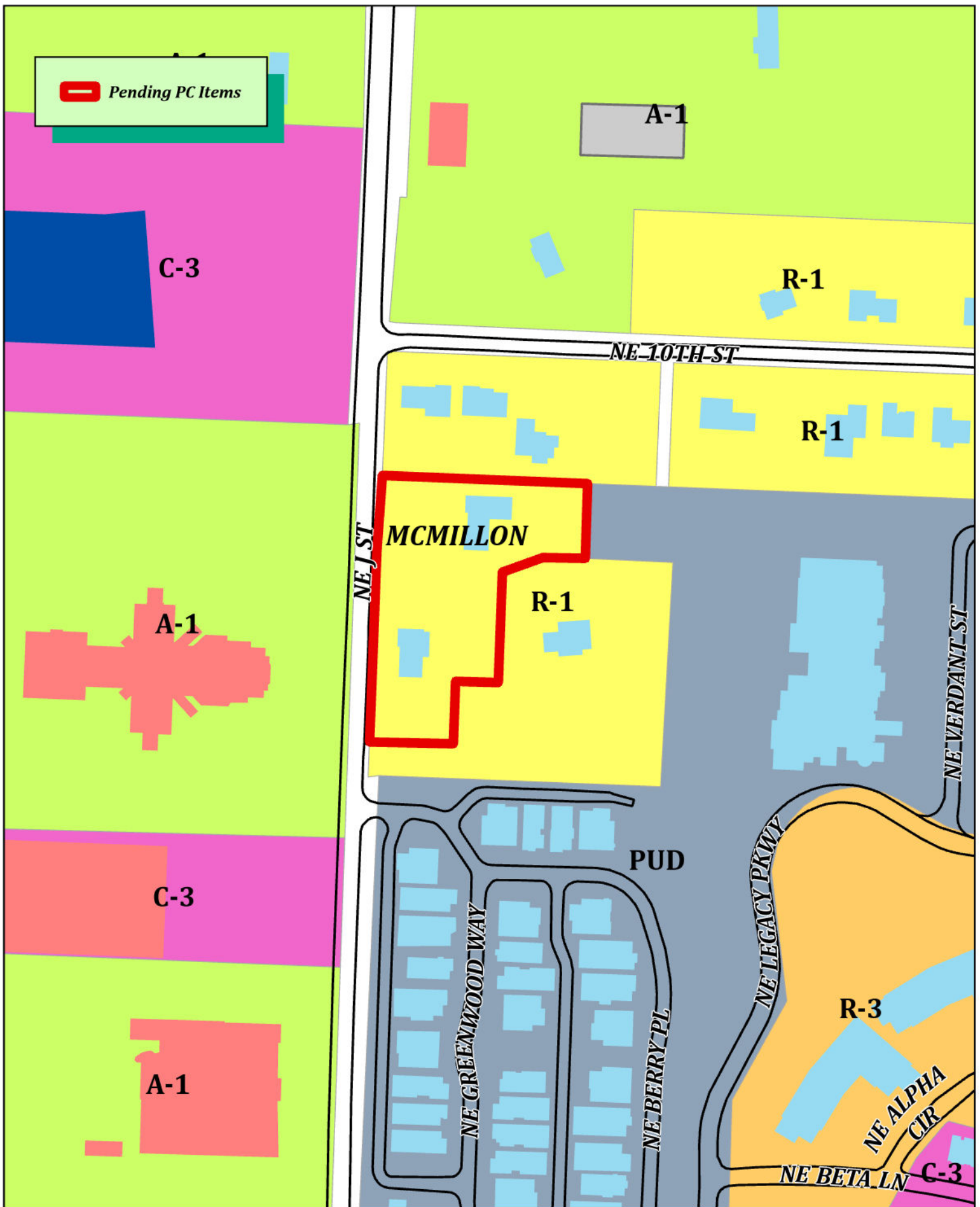
Conclusion

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



Pending PC Items



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.

Frank & Naipaula Kerr
Kerr Revocable Trust
1108 NE 10th St
Bentonville, AR. 72712

June 4, 2024

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

Intent to Rezone:
900 NE J St Bentonville, AR. 72712 and
904 NE J St Bentonville, AR 72712

Members of the Bentonville Planning Commission,

We are writing this letter to express our strong objection to the rezoning of the properties listed above from R-1 (low density single family residential to C3 (mixed-use commercial).

These properties are directly adjacent to the south side of our property where we have lived and raised our family for the past 25 years. If the J street properties are allowed to rezone to C3 it will greatly decrease the value of our property that we have invested in for the past quarter-century.

These two properties touch three single family homes to the north and one to the east. Re-zoning to C3 would allow a 60ft tall building within 10ft of each of these single-family properties. It does not seem appropriate to change the land use plan to fit this project in among family homes.

In addition, we have real concerns about the drainage and water flow issues this additional C3 rezoning will have to our property. Since Crystal Flats was constructed, it has greatly increased the water flow during rainstorms. The water retention system that is adjacent to Circle of Life and Legacy Village is not sufficient for the current volume of storm runoff. This causes water to back up on our property during every heavy rainstorm. The addition of another C3 property will make this considerably worse. The drainage culverts on NE 10th are too small to handle the volume of water that currently flows during these storms.

Please do not change this property zoning at the expense of adjacent homeowners.

Respectfully,

Frank & Naipaula Kerr

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:

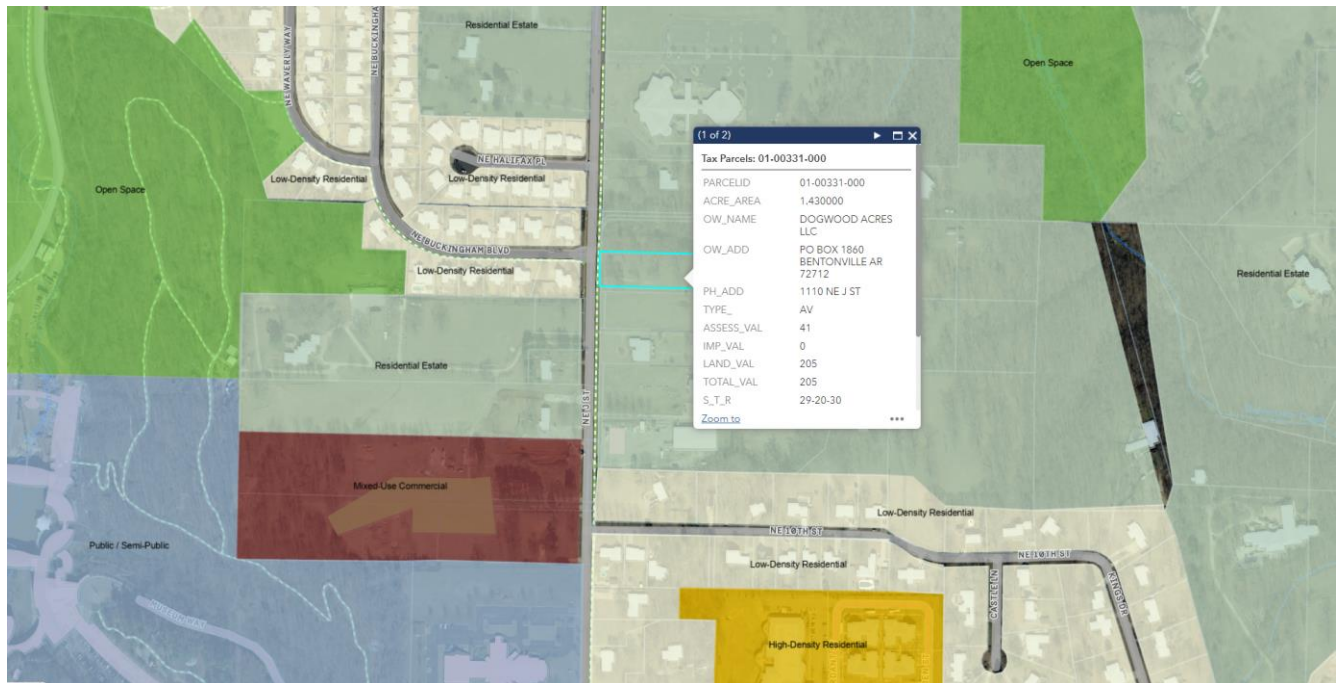
Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

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.

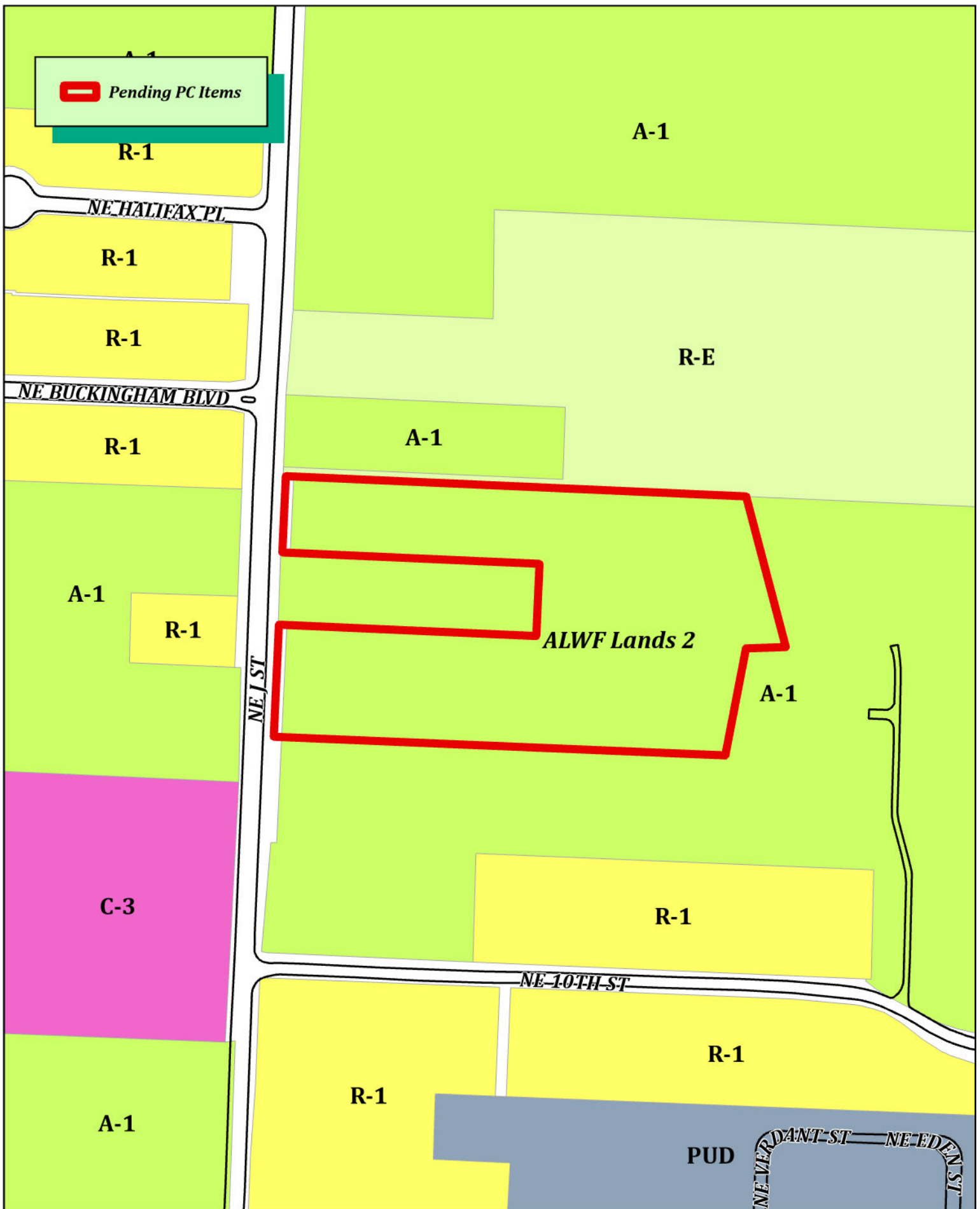
Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. 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

R-1

R-1

R-1

A-1

R-1

C-3

A-1

A-1

R-E

A-1

ALWF Lands 2

A-1

R-1

R-1

R-1

PUD

RZ24-0021
ALWF Lands 2, LLC
1102 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 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,
Survey, Planning & Program Management

2600 NE 11th St., Suite 300
Bentonville, AR 72712
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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:

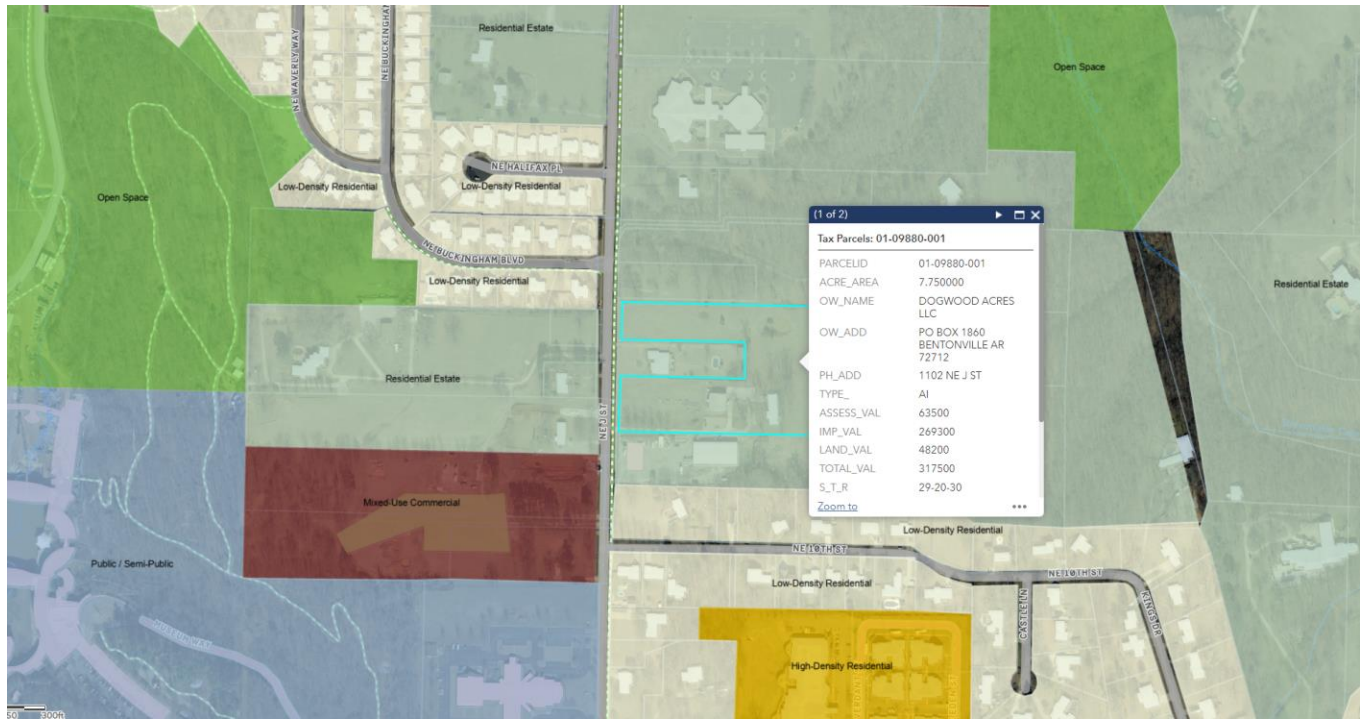
Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

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.**

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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.

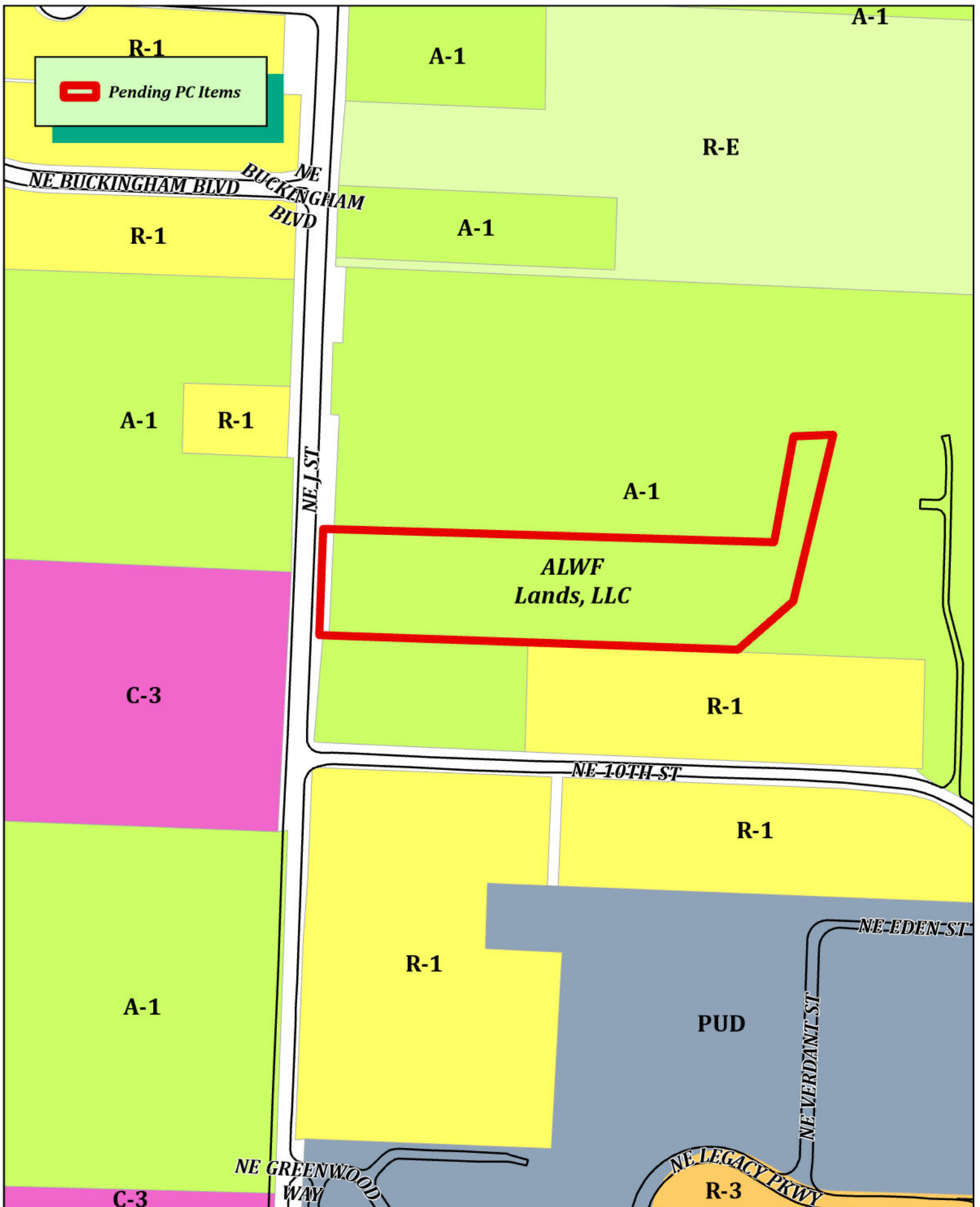
Future development that may occur with the proposed rezoning would be able to maximize and leverage the city's investment in streets, trails, and utilities in this area, including the J Street interchange that will likely exceed \$50 million in construction costs, and bring people and places closer together. 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:

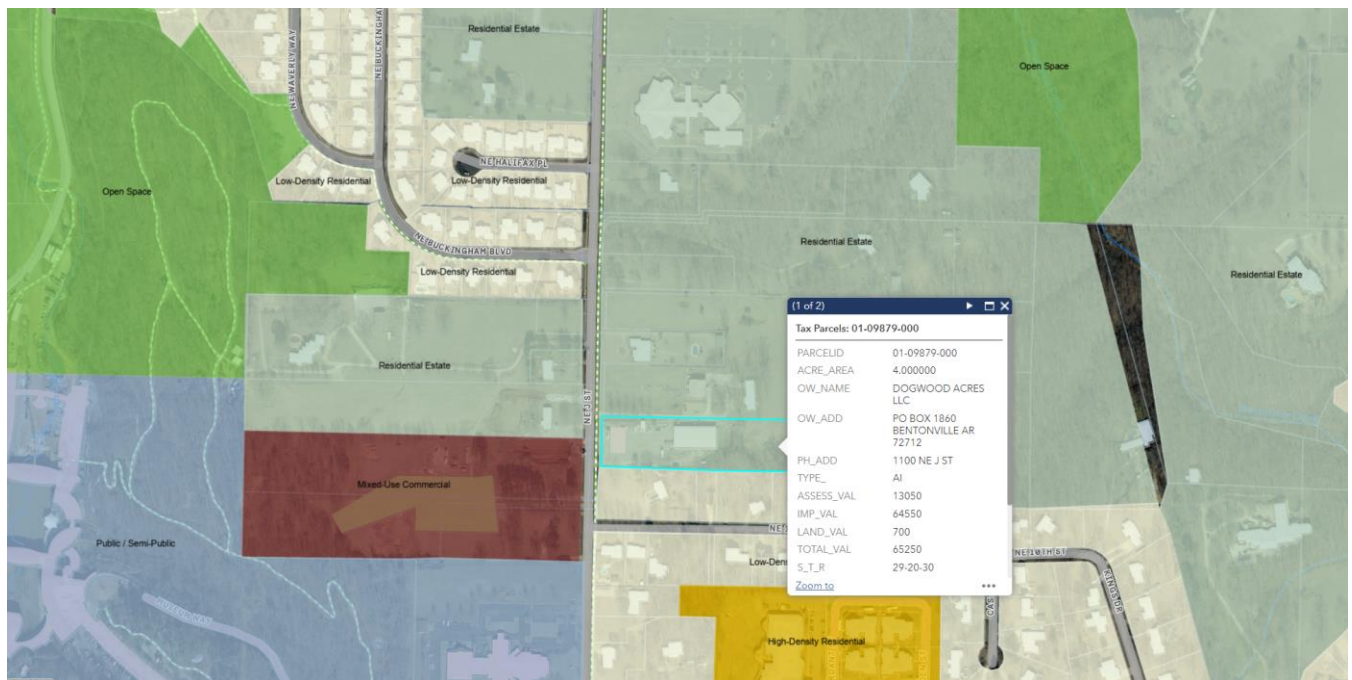
Current Zoning	Requested Zoning
A-1, Agricultural District	C-3, Mixed-Use Commercial

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



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