



**Planning Commission
Meeting Agenda
July 16, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87068662765>

I. Call to Order

II. Approval of Minutes

1. **July 2nd Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

IV. New Business

Advertised Public Hearings

1. **Benton County Temporary Parking Lot** **Conditional Use Permit***
207, 209, and 215 Northeast 2nd Street ([CU22-0027](#))
2. **Lopez** **Rezoning***
501 Northwest C Street ([RZ24-0024](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
3. **Kirchhofer** **Rezoning***
515 Jefferson Street ([RZ24-0026](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low
Density Residential
4. **Walmart Campus PUD Revision 10** **Planned Unit Development
Amendment***
Southeast 8th Street ([PUD20-0002](#))
5. **Catalpa Cottages** **Planned Residential Development***
515 Northwest D Street ([PRD24-0003](#))
Rezoning: R-E, Residential Estate to Planned Residential Development (PRD)

V. Other New Business

1. **NWA Townhomes** **Large Scale Development**
Been Road ([LSD24-0018](#))
Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping
Required to allow for alternative tree planting locations.
Waiver 2: A waiver from Sec. 3.4.1 Item 3 of the Stormwater Management and
Drainage Manual to match the crown rather than flow line of pipes.

VI. Old Business

VII. Other Business

1. **Plan Bentonville update**

Informational

VIII. Adjournment



**Planning Commission
Meeting Agenda
July 2nd, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/P1_U12bttHmyjslATYtV1UEat36R8oyzj5FyMIUaEZF-zGq9vBfjpZoGQiXuRa4k.fvRvWM1BoO5_xwen

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

Commissioners Absent: Joe Haynie

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Sophie McAdara, Dan Weese, Keegan Stanton via Zoom

I. Call to Order

- Chairman Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. June 18th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Sanders, second by Hipp.
- Minutes are approved 6-0.

Commissioner Davis requests, without objection, that Item 2 of Other New Business be moved to the Consent Agenda. No objections heard.

III. Consent Agenda

- | | | |
|----|--|--------------------------------|
| 1. | Will Moore Subdivision Phase 3
Tunbridge Drive (FP24-0002) | Final Plat |
| 2. | Nelagoney Glen Subdivision
Northwest C Street (FP24-0004) | Final Plat |
| 3. | Lot 20 Eversole Addition
Southwest I Street (LSD22-0054) | Large Scale Development |
| 4. | RV PS Subdivision Phase 1
3820 Ginn Road (PP24-0003) | Preliminary Plat |

Waiver 1: *A Waiver from Section 6.4 of Drainage Manual requiring 1% slope for all streets.*

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

IV. New Business

Advertised Public Hearings

1. Perry

Rezoning

212 Southwest E Street ([RZ24-0023](#))

- Commissioner Wright opens the Public Hearing.
- Commissioner Wright closes the Public Hearing.
- Rezone is approved 6-0.

V. Other New Business

1. Lot 26, Block 18 of Deming's 2nd Addition

Property Line Adjustment

609 Northwest C Street and Northwest 7th Street ([PLA24-0015](#))

- Mr. Overstreet provides an overview of the previous life of this project and the lot split approval process for town homes in the past.
- Mr. Overstreet provides an overview of the direction of discussion on the future requirements for lot splits.
- Property Line Adjustment is approved 6-0.

2. The Reserve at Bentonville

Large Scale Development

Greenhouse Road ([LSD24-0003](#))

- Large scale development is approved 6-0 with the following conditions: (1) the applicant must obtain an approved ArDOT permit; (2) the applicant must obtain an approved FEMA permit; (3) no approved pre-construction will be permitted until an approved ArDOT permit is obtained/intersection improvements are approved; and (4) the entire trail/open space must be built during Phase 1.

3. A Street Tap House and Food Trucks

Large Scale Development

2917 Northwest A Street ([LSD24-0022](#))

- Applicant requests to table item. Item is tabled 6-0.

VI. Old Business

VII. Other Business

VIII. Adjournment

- Motion to adjourn by Davis, second by Sanders.
- Meeting Adjourned.

	Benton County Temporary Parking Lot
	207, 209, and 215 Northeast 2nd Street
	PC Date: 7/16/2024

Staff Report Details	
Project Number	CU22-0027
Applicant / Current Owner	Bentonville Revitalization INC
Site Area	+/- 0.63 Acres
Current Zoning	D-C, Downtown Core
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Temporary Gravel Parking Lot
Related projects	LSD22-0039

Property Description
The applicant is requesting a 24-month extension to the conditional use permit that was approved on September 6th, 2022. The subject properties are located at 207, 209 & 215 NE 2nd St and are zoned D-C, Downtown Core. The existing buildings onsite are in the process of being demolished and removed by the property owners. Long-term temporary uses and structures require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Project Details
According to the applicant's narrative, they intend to use these lots for parking temporarily, to offset the loss of available parking during the construction of a new parking garage. This garage will be built over the existing Benton County parking lot at the corner of E Central Ave. and SE B St. just south of the Benton County Administration building The applicant states that this proposed temporary parking on the site will greatly benefit the County's staff members and citizens visiting the various facilities adjacent to parking lot. The proposed lot will not have

Project Details

restricted access and will also be open for use by the public 24/7.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Conclusion

1. This Conditional Use Permit shall be valid for 24 months from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Additional Details



Pending PC Items

NE BLAKE ST

NE B ST

LEGION LN

NE A ST

*Temporary
Gravel
Parking for
Benton
County*

NE 2ND ST

E CENTRAL AVE

SE A ST

SE B ST



CU22-0027

Temporary Gravel Parking for Benton County





Benton County, AR

County Judge Barry Moehring
215 E. Central Avenue
Bentonville, AR. 72712
www.BentonCountyAr.gov

June 19, 2024

Jon Stanley
Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: CU22-0027 Extension Request
Conditional Use for Long-Term Temporary Use of Gravel Parking Lot
Parcel #01-00984-000 & 01-00972-000
207, 209 & 215 NE 2nd Street
Bentonville, AR 72712

Mr. Stanley,

Benton County would like to request a 24-month extension of our conditional use permit (CU22-0027) for Long-Term Temporary Use of the Gravel Parking Lot located on parcels 01-00984-000 & 01-00972-000 at the above referenced address.

The purpose for the requested extension is to allow the site to continue to be used for parking temporarily to offset the loss of available parking during the construction of the parking garage being built over the existing parking lot on parcel 01-00943-000 located at the corner of E Central Ave. and SE B St. just south of the Benton County Administration building. The use of the temporary gravel parking lot over the last year has greatly benefited not only County staff members and citizens coming to County facilities but has also been open to the public who are visiting down town Bentonville.

Thank you for your consideration of this request. If there are any questions or you need any additional information, please do not hesitate to contact Josh Beam, PE (Chief Engineer) at (479) 616-9736 or josh.beam@bentoncountyar.gov.

Sincerely,

Barry Moehring
Benton County Judge



Benton County, AR

Josh Beam, P.E. – Chief Engineer
215 E. Central Avenue
Bentonville, AR. 72712
www.BentonCountyAr.gov

July 26, 2022

Jon Stanley
Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Conditional Use for Long-Term Temporary Use of Gravel Parking Lot
Parcel #01-00984-000 & 01-00972-000
207, 209 & 215 NE 2nd Street
Bentonville, AR 72712

Mr. Stanley,

We are applying for a Conditional Use for Long-Term Temporary Use of a Gravel Parking Lot located on parcels 01-00984-000 & 01-00972-000 at the above referenced address. Benton County is making this request for Conditional Use with the agreement and consent of the property owner, Bentonville Revitalization, Inc. their signed consent form is included as part of this submittal packet.

The property is currently zoned as Downtown Core (DC) and consists of existing commercial buildings and associated parking. The existing buildings onsite are in the process of being demolished and removed by the property owners. The proposed Conditional Use is to allow the site, including gravel areas where buildings once were, to be used for parking temporarily to offset the loss of available parking during the construction of the parking garage that is to be built over the existing parking lot on parcel 01-00943-000 located at the corner of E Central Ave. and SE B St. just south of the Benton County Administration building. The proposed parking on the site will greatly benefit County staff members and citizens visiting the various County facilities adjacent to parking lot. The proposed temporary parking will also be open for use by the general public as well.

The site work required for the proposed parking will be limited to restriping and installation of wheel stops or parking blocks as shown on the attached exhibits. No additions or modifications to public utilities are needed for this project. We have included a site plan and parking layout as well as current photos of the property and all other required documents for your review in consideration of the requested Conditional Use.

Thank you for your consideration of this project. If there are any questions or you need any additional information please do not hesitate to contact me at josh.beam@bentoncountyar.gov or 479-616-9736.

Sincerely,

Josh Beam, P.E.
Chief Engineer
Benton County, AR

**CONDITIONAL USE
PARKING PLAN**

N

SCALE: 1"=20'

AREAS SHOWN TO BE
EXCLUDED FROM PARKING TO
PROTECT EXISTING TREES.

EXISTING INGRESS/EGRESS
REMAIN OFF OF SE B STREET

68 STANDARD 9'X19' PARKING STALLS

STRIPING TO BE USED FOR SPACES
THAT ARE LOCATED ON REMAINING
PAVED AREAS.
PARKING BLOCKS TO BE INSTALLED
FOR ALL SPACES.

24' LANES
(TYP. 2 WAY)

SE B STREET

5' MIN. SEPARATION BUFFER
AREA BETWEEN PARKING
AND SIDEWALK/ROAD

EXIST. SIDEWALK ON 2ND ST.

EXISTING INGRESS/EGRESS OFF
OF 2ND STREET TO BE BLOCKED

2ND STREET



Lopez
501 Northwest C Street
PC Date: 7/16/2024

Staff Report Details	
Project Number	RZ24-0024
Applicant / Current Owner	Malissa Lopez-Horlock and Nestor Armando Lopez-Soto
Site Area	+/- [0.33] Acres
Current Zoning	R-1, Low Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-Family Home
Related projects	N/A

Property Description
The subject property is located at 501 Northwest C Street. The property is presently zoned R-1, Low Density Single-Family Residential, with a land use designation of Medium Density Residential. The property is situated on a corner lot and has direct access to Northwest C Street and Northwest 5th Street. Surrounding zoning districts include DN-3, Downtown High-Density Residential to the south, R-1, Low-Density Single-Family Residential to the east and west, and DN-1, Downtown Low-Density Residential to the north.

Project Details
The applicant has requested a rezoning of the property from R-1, Low-density Residential, to DN-2, Downtown Medium-Density Residential. The applicant states in their narrative that the rezoning will assist with redeveloping a small-lot single-family development.

Relationship to the General Plan / Projected Traffic Impact
The property is presently designated in the Land Use Plan as Medium Density Residential (MDR).

Relationship to the General Plan / Projected Traffic Impact

Additionally, the blocks on the north, east, and west are all designated as Medium Density Residential, with the blocks to the south designated as High-Density Residential.

Medium Density Residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The zoning request aligns with the Future Land Use Map, recommending DN-2, Downtown Medium Density Residential zoning for Medium Residential land use. This location is within Priority Area 1 of the Community Plan which calls for Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Public Comment

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

Analysis / Waivers

The subject property is located within a mix of Low Density Residential and Medium Density Residential designations. Moreover, the land use and zoning requests support the goals of the Bentonville community Plan, Priority Area 1, Downtown Intensification.

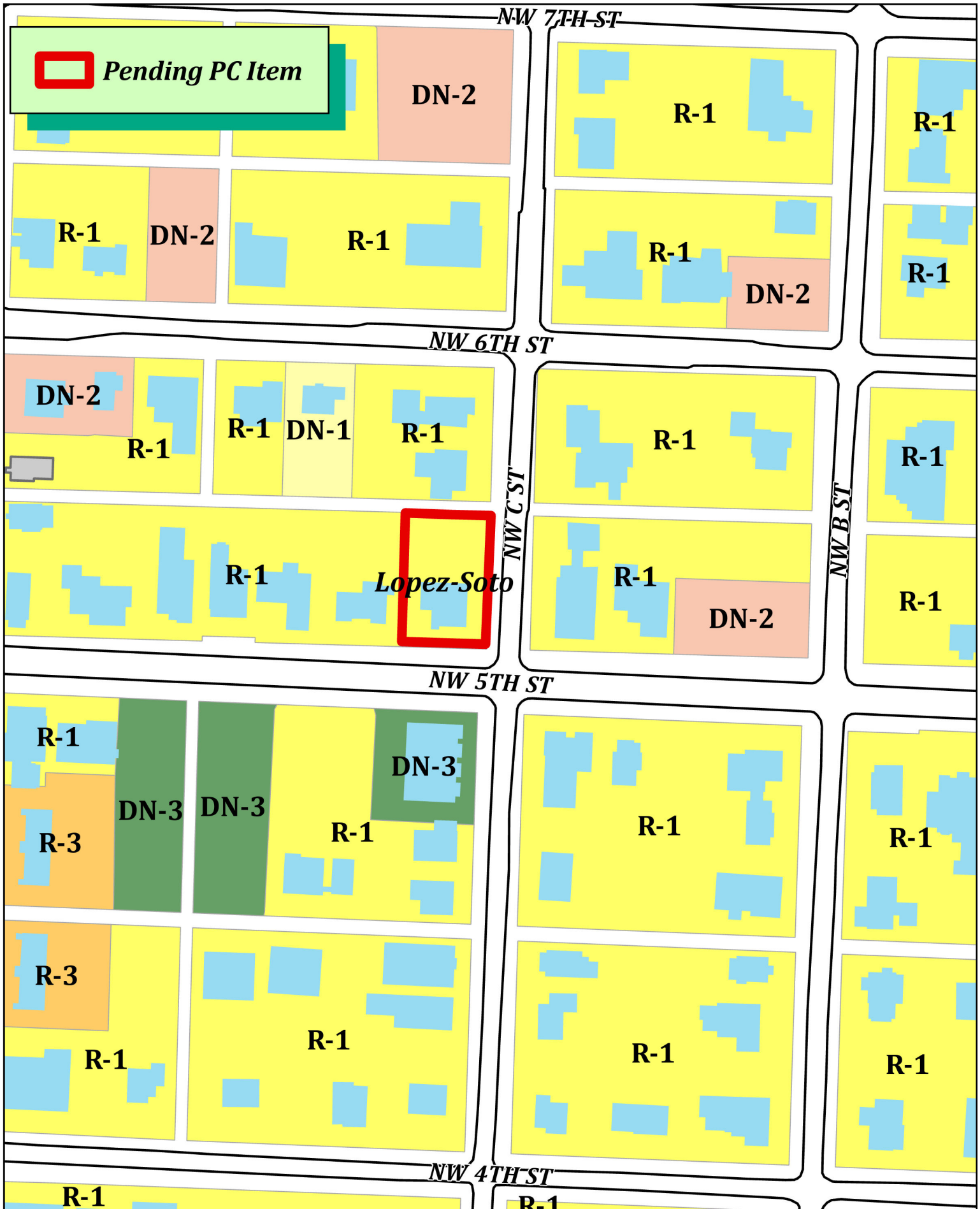
The current surrounding properties are zoned R-1, Low Density Single Family Residential, DN-1, Downtown Low Density Residential, and DN-3, Downtown High Density Residential.

From a built environment lens, this street consists of single-family homes. All public utilities exist and currently service this site. New water meters and sanitary service lines will need to be constructed as necessary for any future development.

Conclusion

Given this property's location within a mix of zoning and land use types for single-family homes, as well as the Community Plan's call for downtown intensification, staff recommends approval of this request.

Additional Details



Rezone Narrative

Owner: Malissa Lopez-Horlock and Nestor Armando Lopez-Soto
Address: 501 NW C St.
Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential

Proposed Zoning: DN-2, Downtown Medium Density Residential

Owner: Malissa Lopez-Horlock and Nestor Armando Lopez-Soto

Reason for rezoning: Small-lot single-family development.

How will property relate to surrounding properties: The current surrounding properties are zoned R-1 Low Density Single Family Residential, DN-1 Downtown Low Density Residential and DN-3 Downtown High Density Residential.

Proposed Use: Downtown Medium Density Residential

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations. None planned.

Appearance: Small-lot single-family development.

Water and Sewer Availability: Water mains to the East and South and a 6" sanitary sewer system to the north are available to serve the property. New water meters and sanitary service lines will need to be constructed as necessary for any future development.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0024)

WHEREAS, Nestor and Malissa Lopez duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 19 AND 20, BLOCK 17, DEMING'S SECOND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 24;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 16, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

	Kirchhofer
	515 Jefferson Street
	PC Date: 7/16/2024

Staff Report Details	
Project Number	RZ24-0026
Applicant / Current Owner	Williams Design Build / Kyle and Jennifer Kirchhofer
Site Area	+/- 0.14 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-Family Home
Related projects	N/A

Property Description
The subject property is located at 515 Jefferson Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Low Density Residential (LDR). The property is a corner lot having direct access to Jefferson Street and abutting Lefors Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the north, south, east, and west; DN-1, Downtown Low Density Residential further to the north and south; and R-2, Medium Density Two family and Townhome Residential plus R-3, Medium-High Density Multifamily Residential further to the north.

Project Details
The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential. The applicant states in their narrative they would like to take advantage of Bentonville's updated downtown zoning codes and to continue complying with the Future Land Use Map designation of Low Density Residential (LDR).

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). Additionally, the adjacent blocks on the north, south, east, and west are classified as Low Density Residential (LDR). The blocks further to the west are designated as Public/Semi-Public, whereas the blocks further to the northwest are classified as High-Density Residential (HDR).

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request aligns with the Future Land Use Map, recommending DN-1, Low Density Residential zoning for Low Density Residential land use. This location is within Priority Area 1 of the Community Plan, which calls for downtown intensification, highlighting reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

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

Analysis / Waivers

The subject property is located within a mix of Low Density Residential (LDR), Public/Semi-Public, and High Density Residential (HDR) designations. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 1 Downtown Intensification.

Similarly, this property lies within a few zoning districts. The property is surrounded by R-1, Low-Density Single-Family Residential to the north, south, east, and west. DN-1, Downtown Low Density Residential is further to the north and south. R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential are further to the north.

From a built environment lens, this neighborhood consists of single-family homes. All public utilities exist and currently service this site.

Conclusion

Given this property's location within a mix of zoning and land use types for single-family homes, as well as the Community Plan's call for downtown intensification, staff recommends approval of this request.

Additional Details



Zoning

- DN-1 Downtown Neighborhood 1
- R-1 Single Family Residential
- R-2 Duplex & Patio Home
- R-3 Medium Density Residential
- PENDING PC Items

RZ24-0026

Kirchofer

Rezone R-1 to DN-1



Williams Design Build LLC

Testa Properties, LLC

17773 Ventris Cove Circle
Rogers, AR 72756

June 7, 2024

Bentonville PLanning Department
305 SW A Street
Bentonville AR 72712

RE: Rezoning Parcel 01-03168-000, From R-1, Low Density Residential to DN-1 Downtown Low Density Residential

Dear Planning staff,

The primary reason for this rezoning request is to take advantage of Bentonville's updated downtown zoning codes and to bring the Property into compliance with Bentonville's Future Land Use Plan "FLUP". The requested rezoning is in compliance with the FLUP, The FLUP designates this parcel Low Density Residential, which allows for DN-1. The majority of the parcels surrounding the property are still zoned R-1. Because DN-1 is low density zoning it is comparable with the surrounding existing zones. There are several parcels that have been rezoned DN-1 locate just to the north and south of this parcel.

This rezoning will not increase traffic, no signage is contemplated, and the single family home being built will conform to Bentonville's Downtown Design Codes. The property has access to public water and sewer along jefferson.

Thank YOu for considering this rezoning request. If you have any questions please feel free to contact me at 479-236-5830 or mwilliams942@gmail.com

Sincerely,

Marcella Williams

Owner/ Residential Builder

NOTICE OF INTENT TO REZONE

Kyle and Jennifer Kirchhofer has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R1 to DN1

The legal description of the property is as follows:

Lot 23 Huffman's Addition on the corner of Jefferson Street and Leflors, as shown in Lot Split file in/as L2017056698

The common description of the property is: Lot 23 Huffman's addition Benton County parcel 01-03168-000

The public hearing will be held July 16, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☒ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

AS 301 Leflors
Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Kyle and Jennifer Kirchhofer has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R1 to DN1

The legal description of the property is as follows:

Lot 23 Huffman's Addition on the corner of Jefferson Street and Leflors, as shown in Lot Split file in/as L2017056698

The common description of the property is: Lot 23 Huffman's addition Benton County parcel 01-03168-000

The public hearing will be held July 16, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☒ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

We would appreciate measures to help with waterflow
washing into the street. We have been battling the water
drainage in our area. A french drain helped in our yard
and our neighbor's yard.

Brad Kamm 512 Jefferson St.
Signature and Physical Address Bentonville, AR
72712

Anita Kamm 512 Jefferson St.
Signature and Physical Address Bentonville, AR

NOTICE OF INTENT TO REZONE

Kyle and Jennifer Kirchhofer has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R1 to DN1

The legal description of the property is as follows:

Lot 23 Huffman's Addition on the corner of Jefferson Street and Leflors, as shown in Lot Split file in/as L2017056698

The common description of the property is: Lot 23 Huffman's addition Benton County parcel 01-03168-000

The public hearing will be held July 16, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

Because DN-1 has the option for owners to build
"cottage courts" I oppose this re-zone. This does not
keep Jefferson Street as a low density residential plan as
outlined by city.

Signature and Physical Address

Joe Plummer

Signature and Physical Address

603 Jefferson St.

Bentonville, AR

72712

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0026)**

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

LOT 23, HUFFMAN'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS SHOWN IN LOT SPLIT FILED IN/AS L2017056698 SUBJECT TO EASEMENTS AND RIGHT OF WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 16, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Walmart Campus PUD Revision 10

Southeast 8th Street

PC Date: 6/4/2024

Staff Report Details

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

Property Description

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

Project Details

The proposed PUD revision updates and adds new information and elements to the plan. Some original zone boundaries and the phases within the zones are being adjusted as parts of the project come online and construction continues. Most of these phase out individual buildings or features so that they can be turned over without having to wait on work to finish on another part of the project. Three parking decks (PD-05, PD-06 and PD-07) along 10th Street will have updated elevations with this revision, and minor updates to the retail facades on PD-02, PD-04, and PD-08 are included as well.

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

Relationship to the General Plan / Projected Traffic Impact

There are no potential traffic changes associated with these revisions.

Public Comment

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

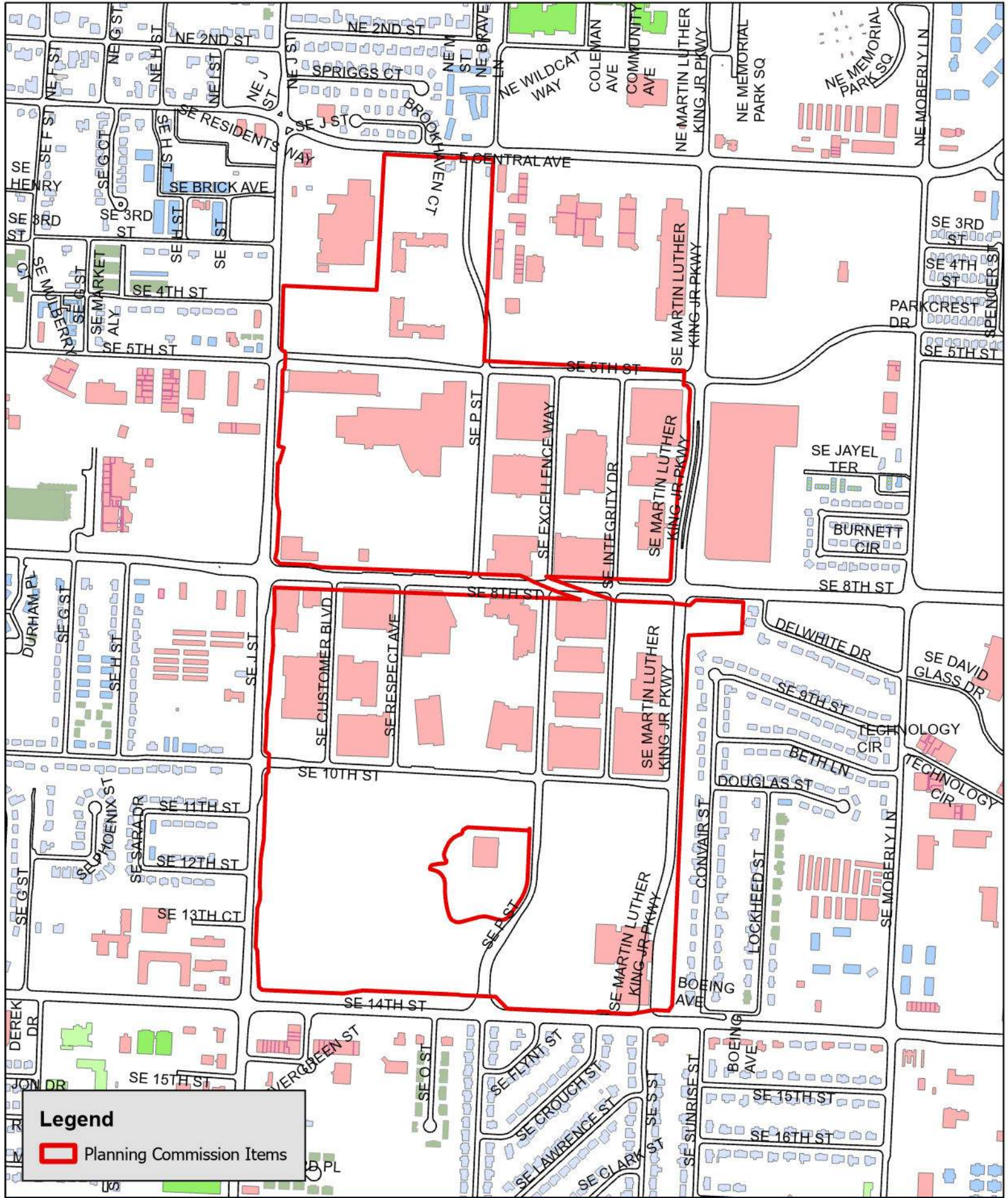
Analysis / Waivers

No waivers are requested with this revision. The proposed revision constitutes some minor changes to zones and phasing that will improve the path forward on project close-out and updates to parking deck elevations that should enhance the interaction with the public domain.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



Legend

 Planning Commission Items



PUD20-0002
Planned Unit Development
Walmart Campus PUD



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STORMWATER

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jpaith@bentonvillear.com

WALMART CAMPUS

PUD SUBMISSION - 10TH REVISED SUBMISSION
JUNE 21, 2024



SHEET INDEX

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- P08 Master Plan | Zones
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- P10 Zone Map | LSD Package Zone 02N
- P11 Zone Map | LSD Package Zone 02NW
- P12 Zone Map | LSD Package Zone 02NE
- P13 Zone Map | LSD Package Zone 02S
- P14 Zone Map | LSD Package Zone 03
- P15 Zone Map | LSD Package Zone 04
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- P17 Zone Map | LSD Package Zone 05
- P18 Zone Map | LSD Package Zone 06
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ZONE 03 - ELEVATIONS & MATERIALS

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- P58 Building G-04 | Auditorium, Conference and Training Center
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ZONE 05 - ELEVATIONS & MATERIALS

P63 Building M-05 | Coffee Shop

PROJECT DIRECTORY

P02



OWNER

Walmart
Bentonville, AR



PARKING AND ADVISORY

Walker Consultants
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Hoffman Estates, IL 60169



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CIVIL ENGINEER

CEI
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Bentoville, AR 72712



ARCHITECT

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Durham, NC 27701



CIVIL ENGINEER

Walter P Moore
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Houston, TX 77010



ARCHITECT

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Bentonville, AR 72712



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8th Floor
Los Angeles, CA 90017



ARCHITECT

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Suite One
Houston, TX 77002



ARCHITECT

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



ARCHITECT

Marlon Blackwell Architects
42 East Center St
Fayetteville, Arkansas 72701



Walmart Home Office Campus

PUD Submission - Revision 10
June 21, 2024

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

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

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

Smart and Sustainable Design

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

Connected Campus

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

Rooted in our Community

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

401.10(b) Minimum area required for PUD districts.

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

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P20.

401.10(e) Density requirements.

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

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

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P21, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P22-P28 Street Sections. Minimum Tree Size at Time of Planting: As required for similar developments, except minimum size requirements for shrubs, flowering perennials, and other ground cover shall not apply.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P22-P28 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

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

401.10(f)(3) Encroachment standards.

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

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

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

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

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

See P30, Open Space Area, for required details.

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

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

See P20, Phasing Plan, for additional details.

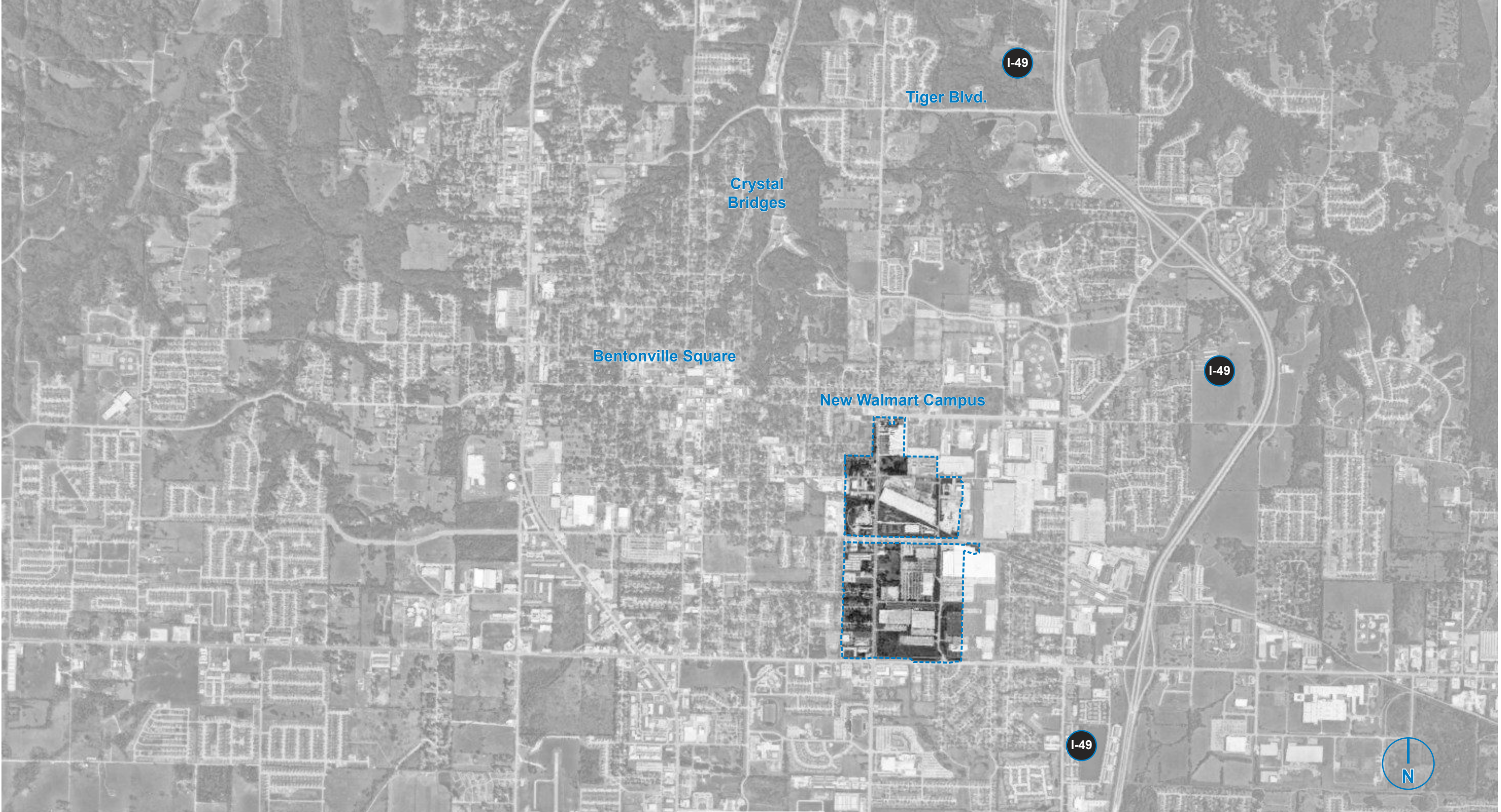
401.10(g)(3) PUD districts perimeter requirements.

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

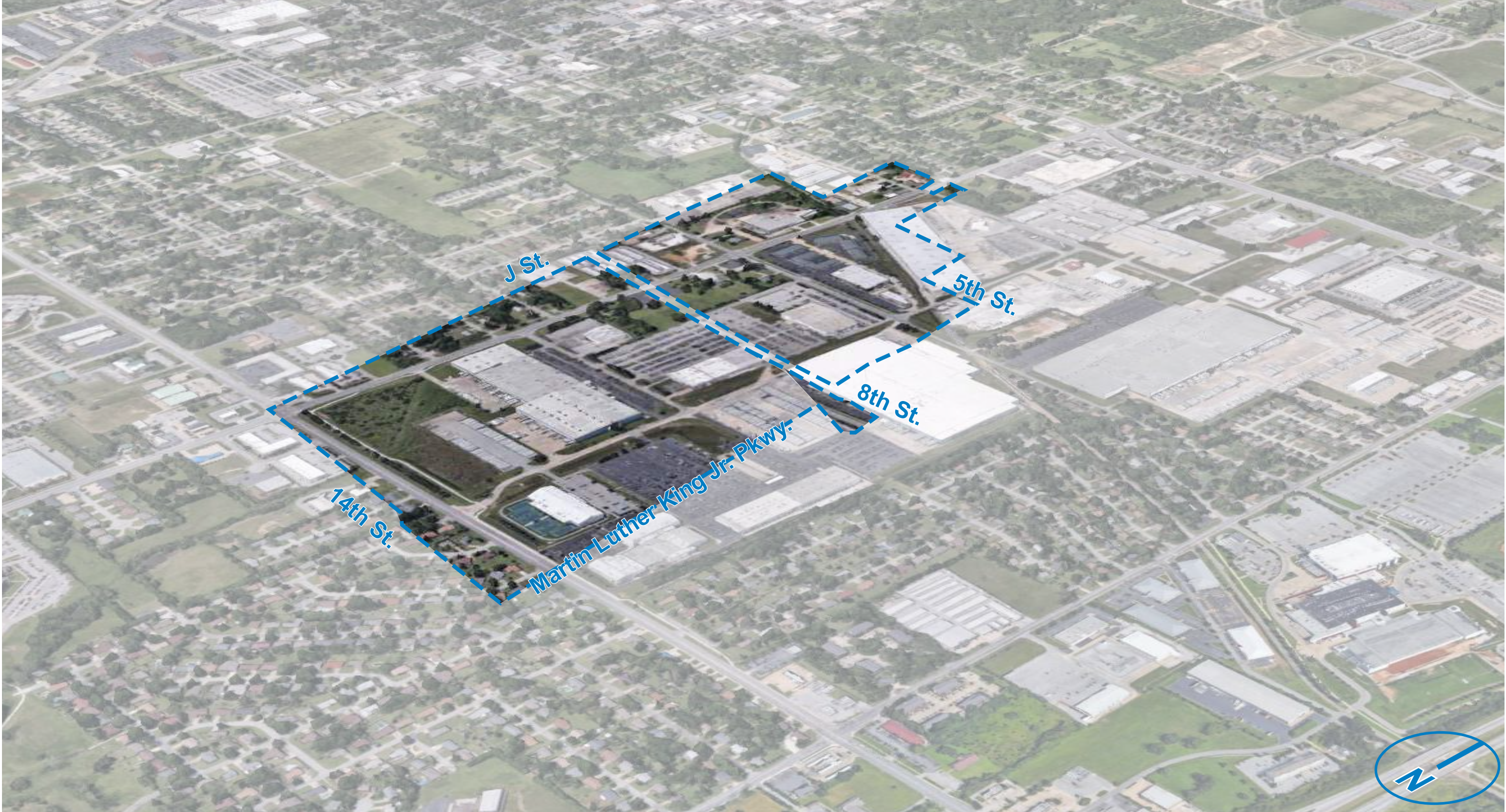
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

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

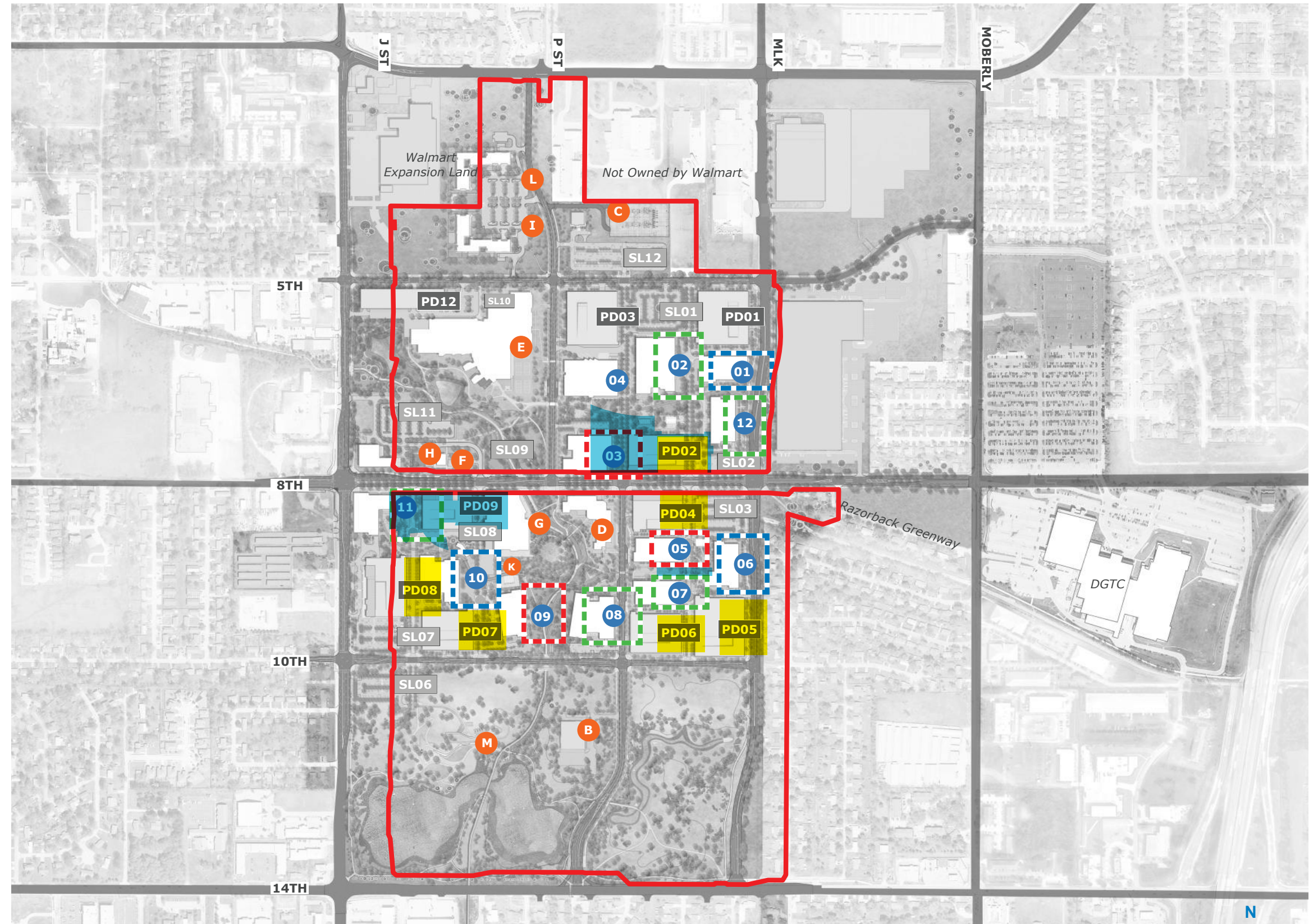
Refer to P31 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

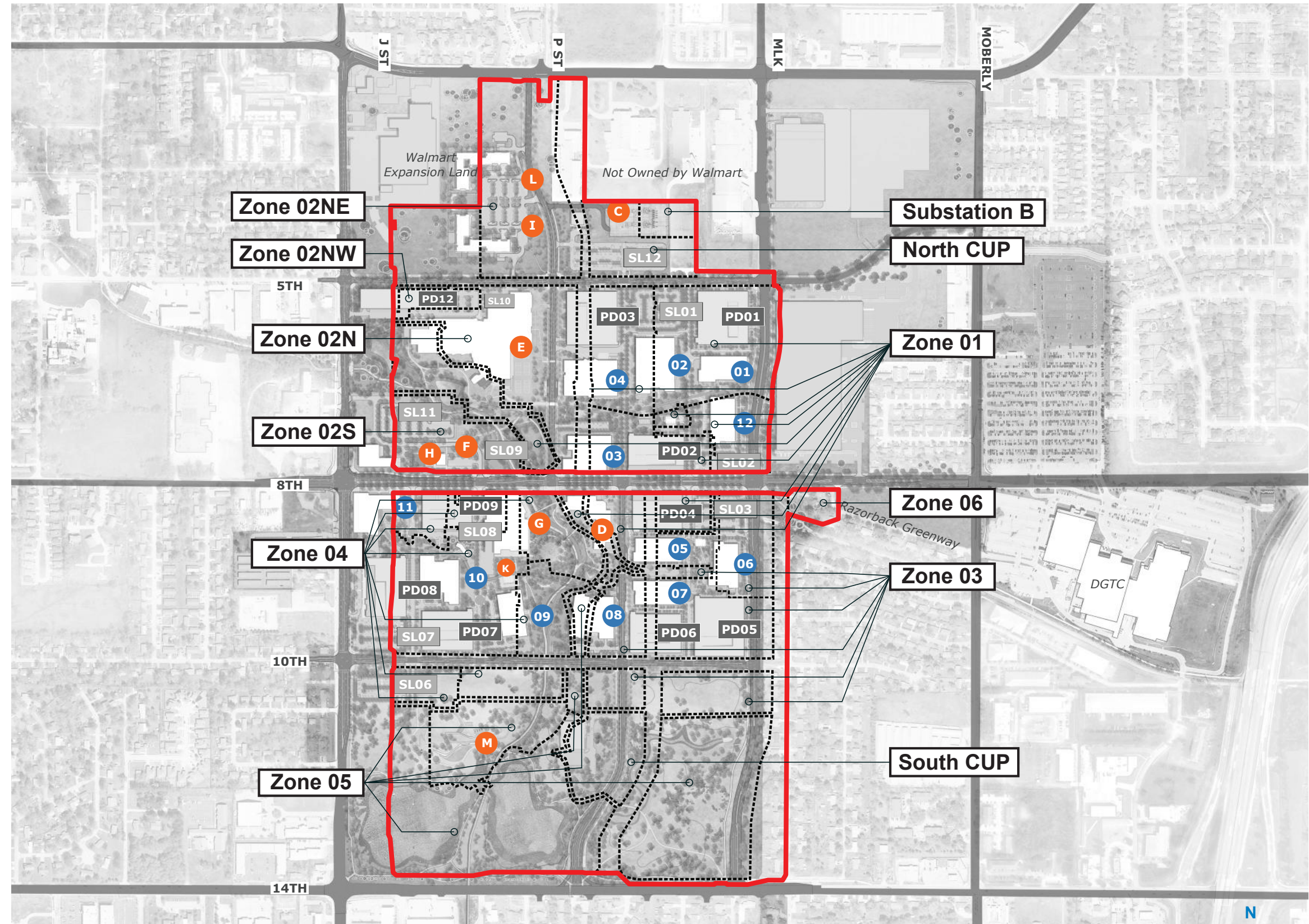


Google Maps



Legend

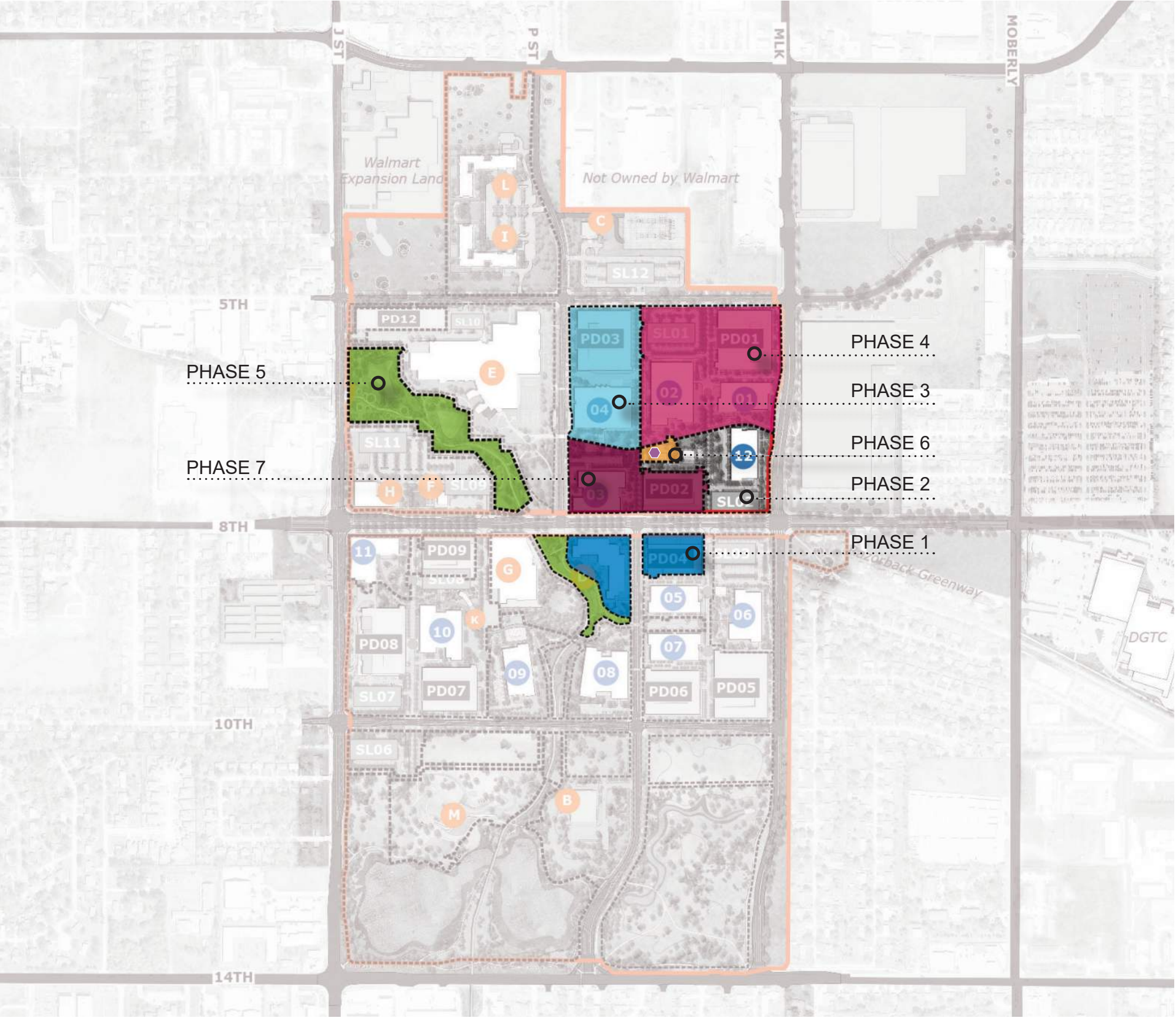
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building
- Elevations Revised from Previous Submission
- Zone Phases Revised from Previous Submission

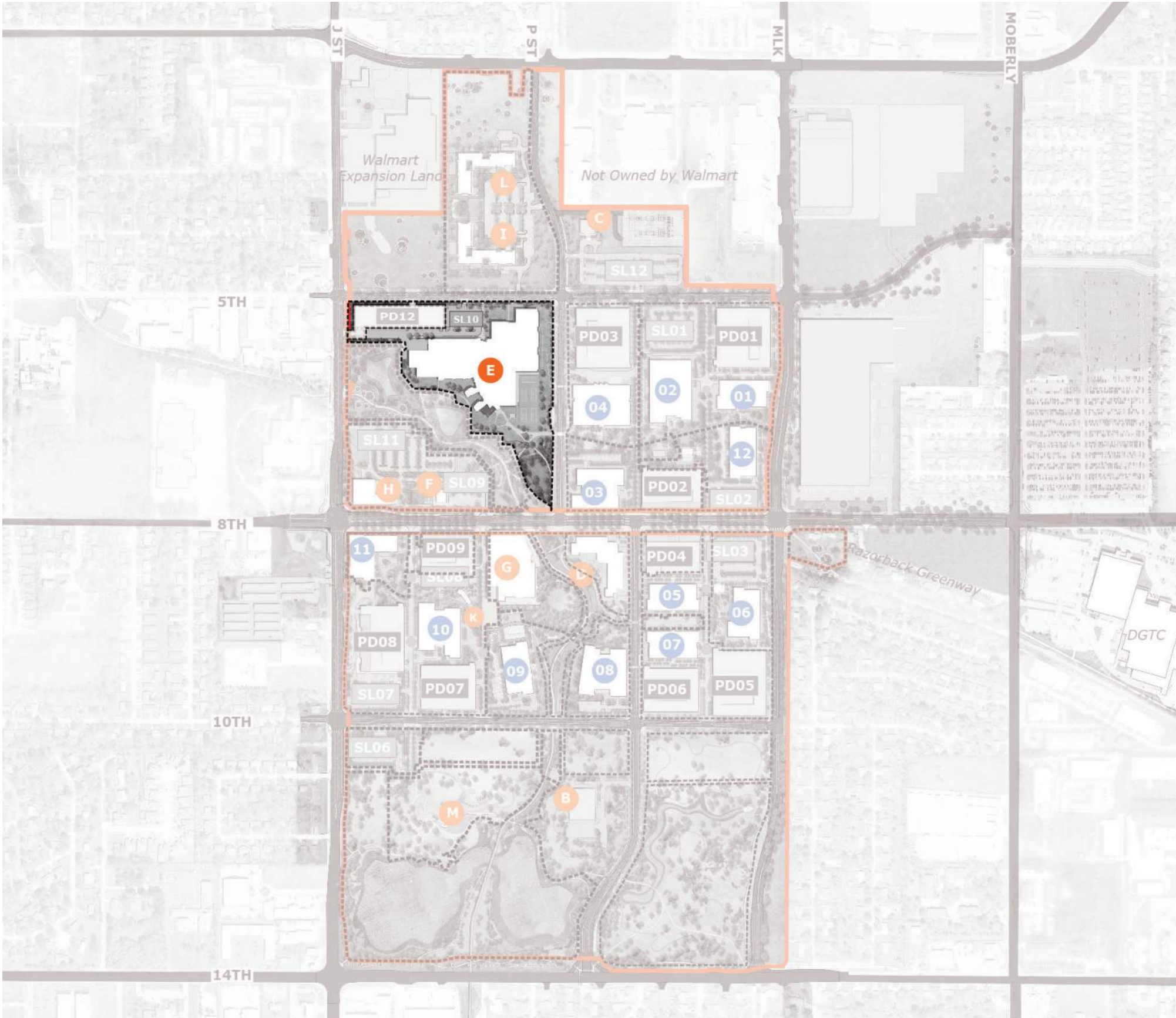


Legend

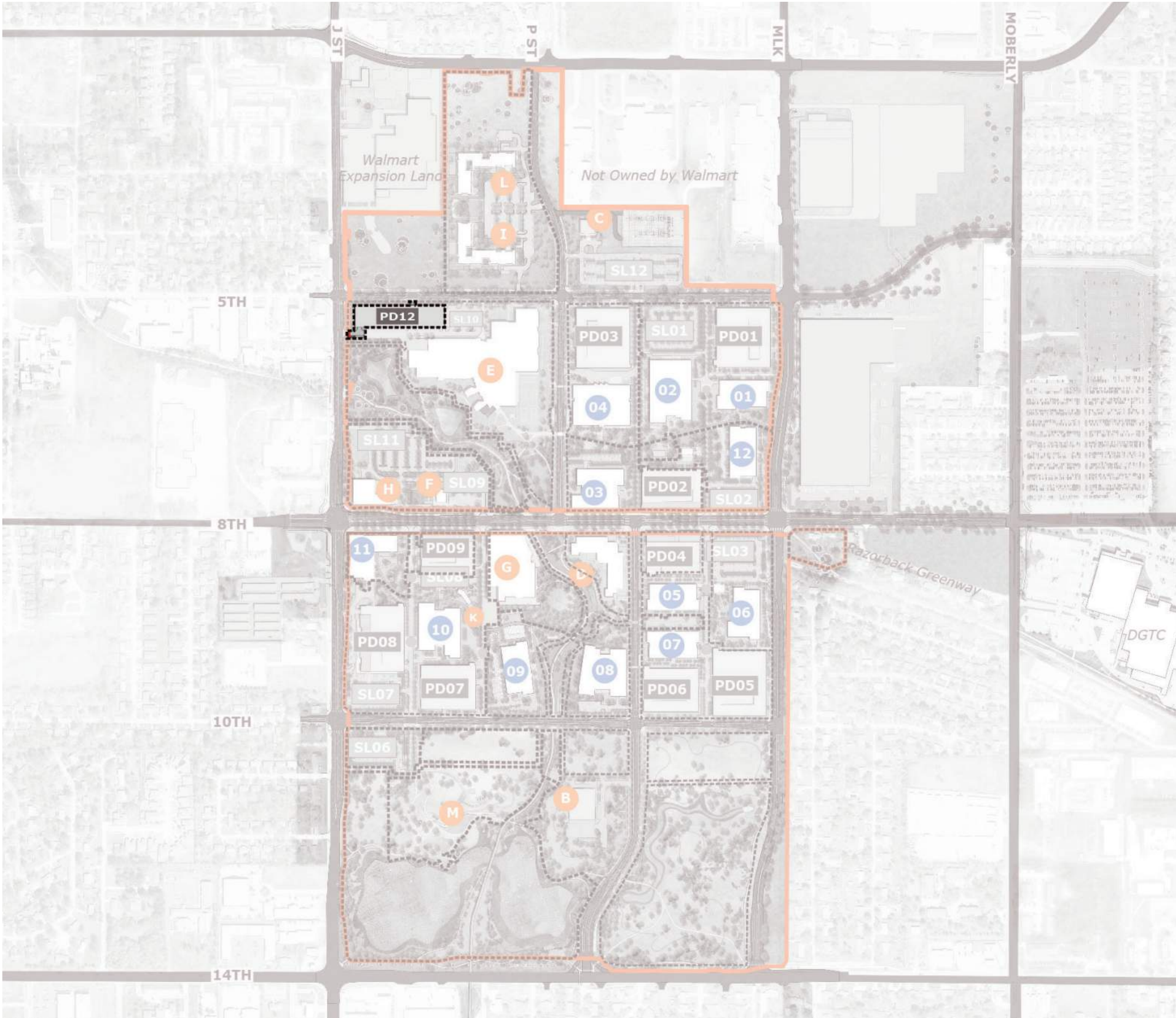
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- Zone Boundary

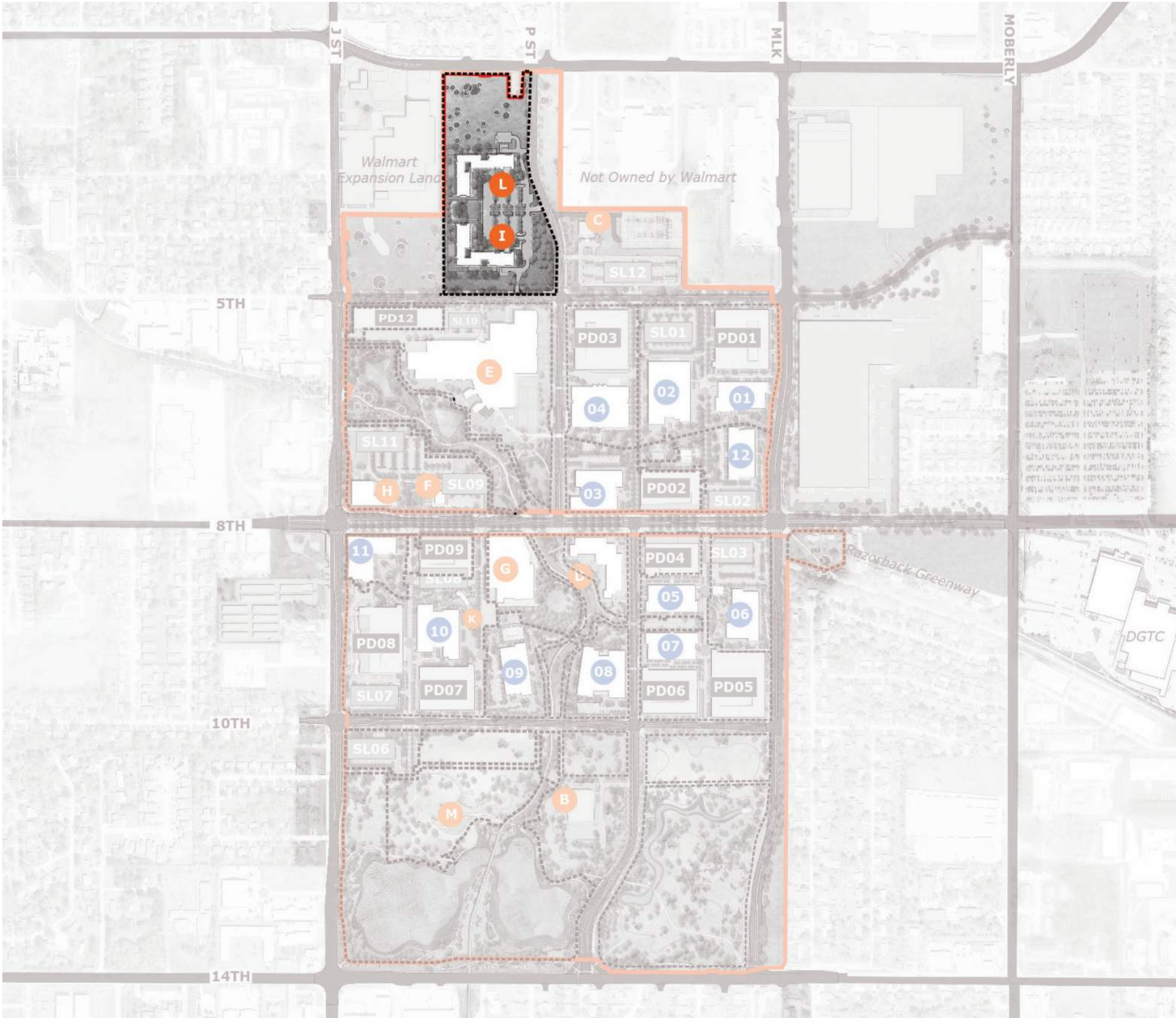
 Barn Water Feature

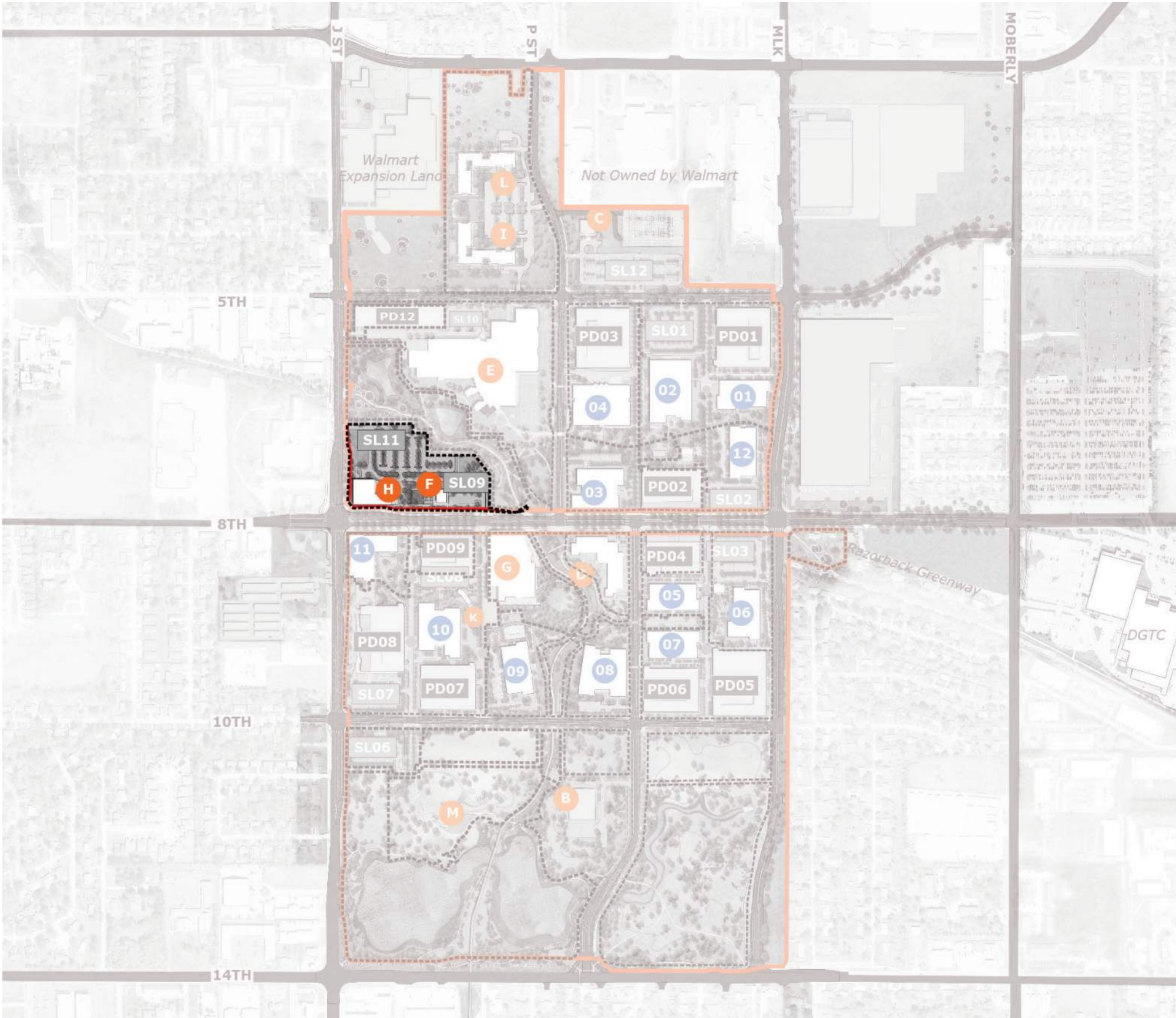




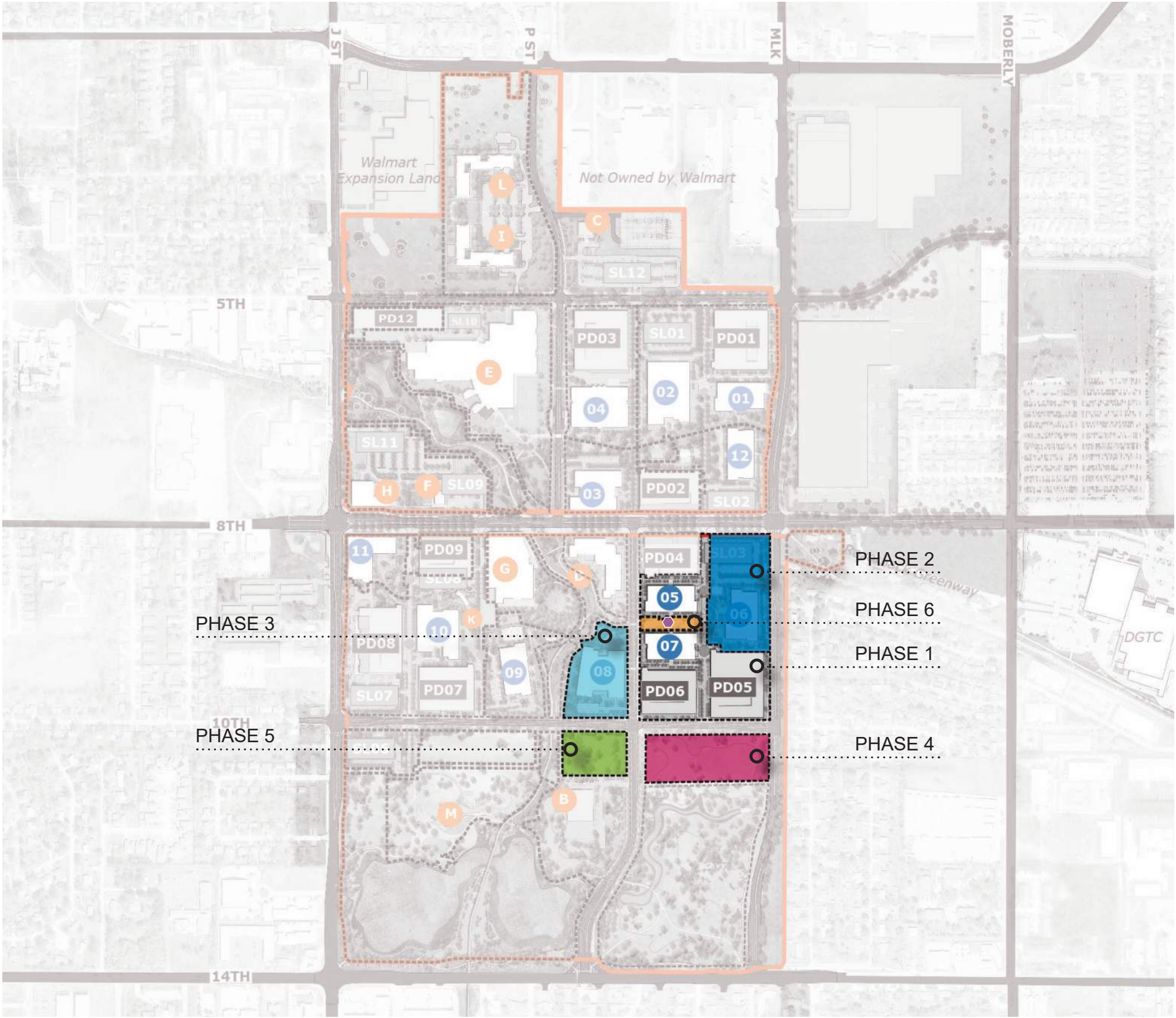
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.



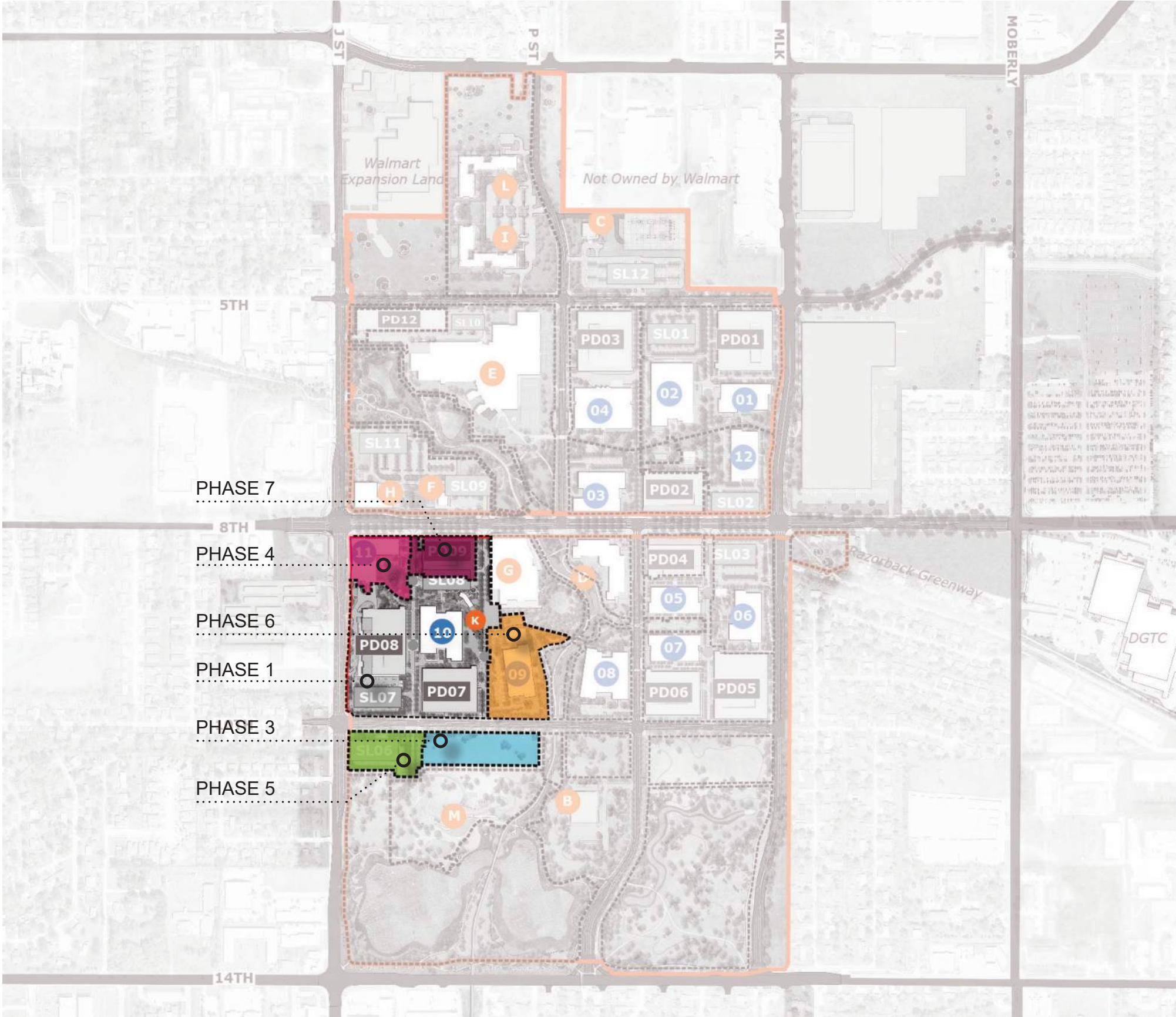


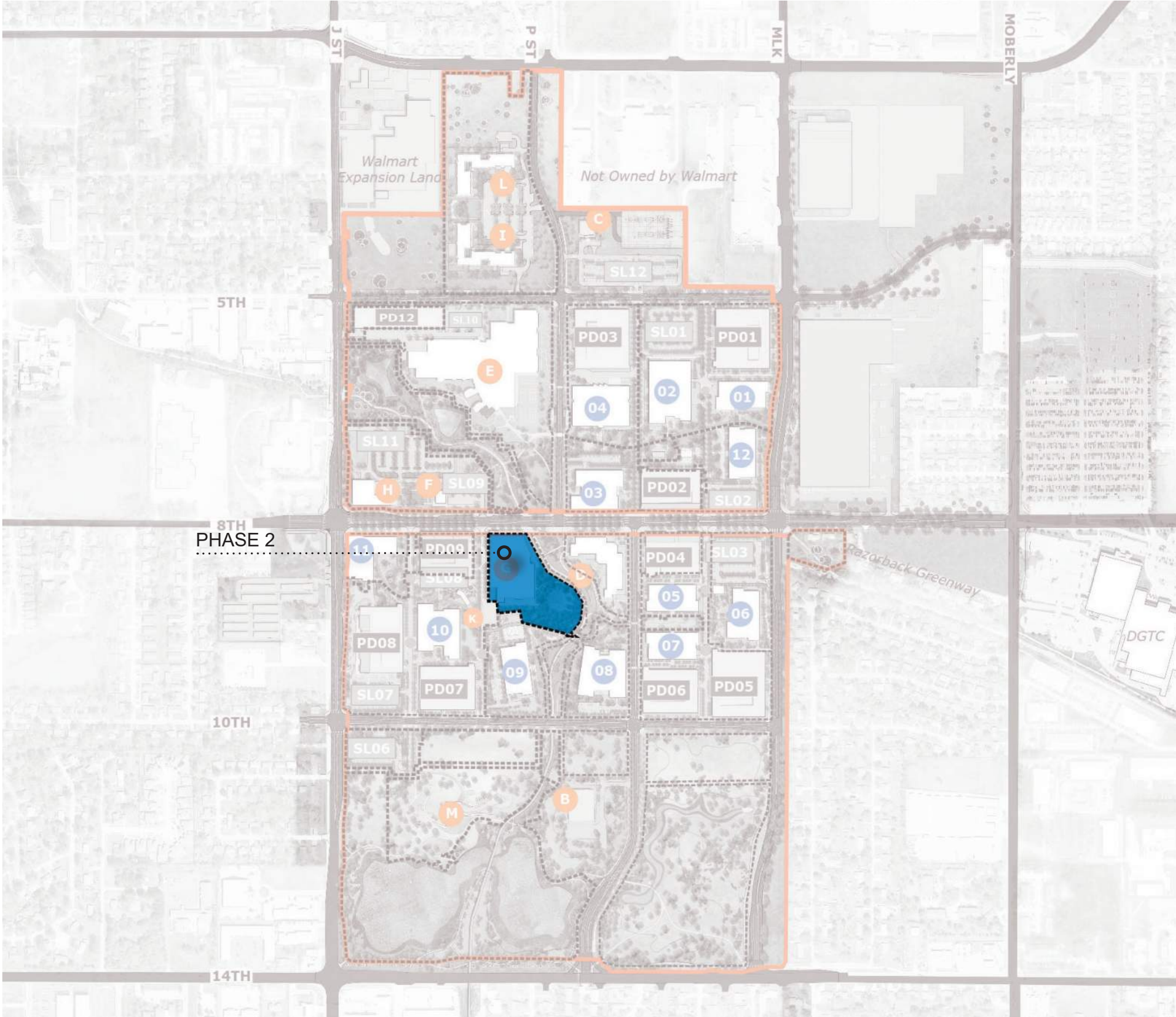


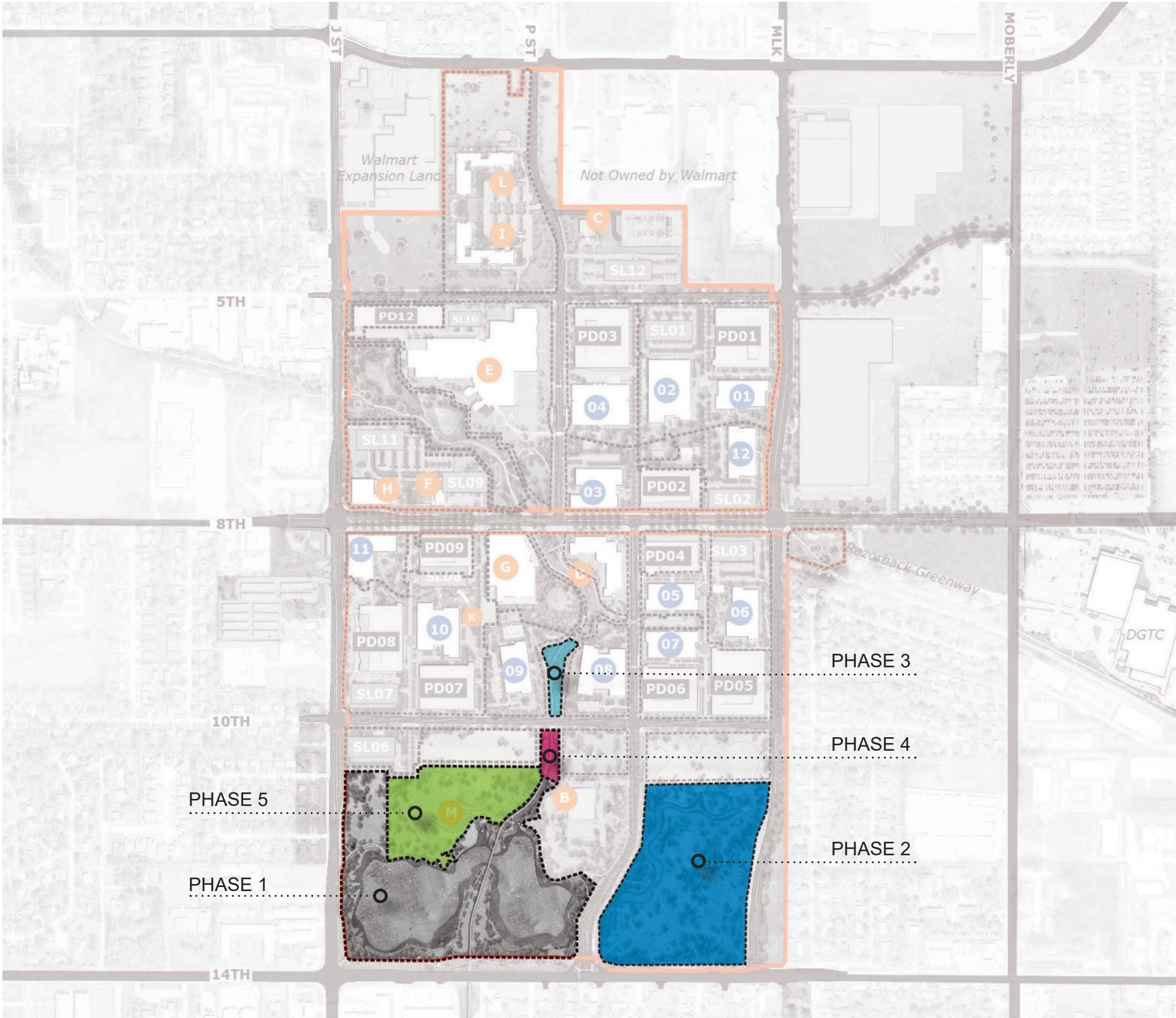
Stream Spring Water Feature

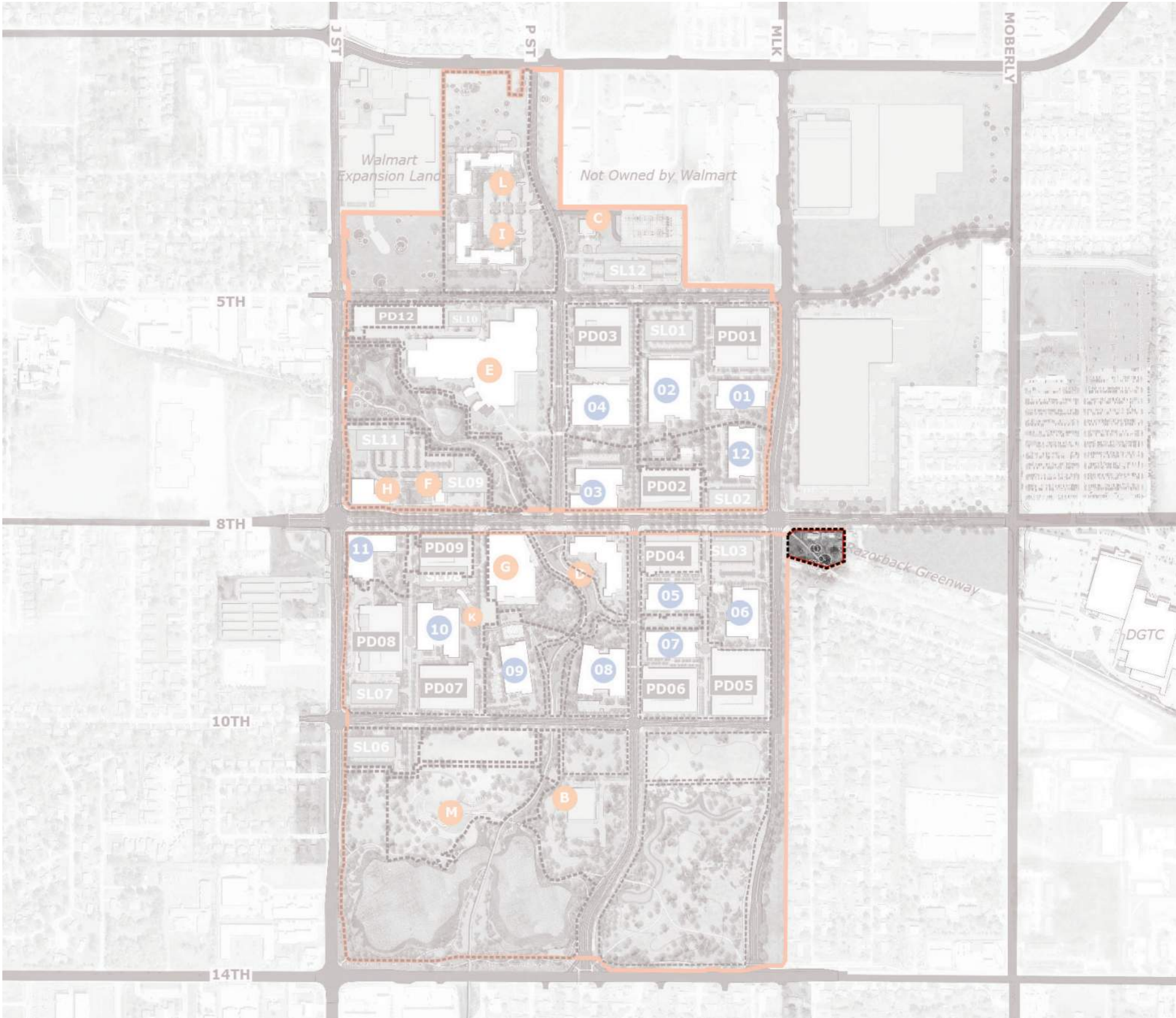


Zone 4 Phase 2 is permitted under a separate number from the rest of Zone 4. Please refer to the next page for the extents of Zone 4 Phase 2.

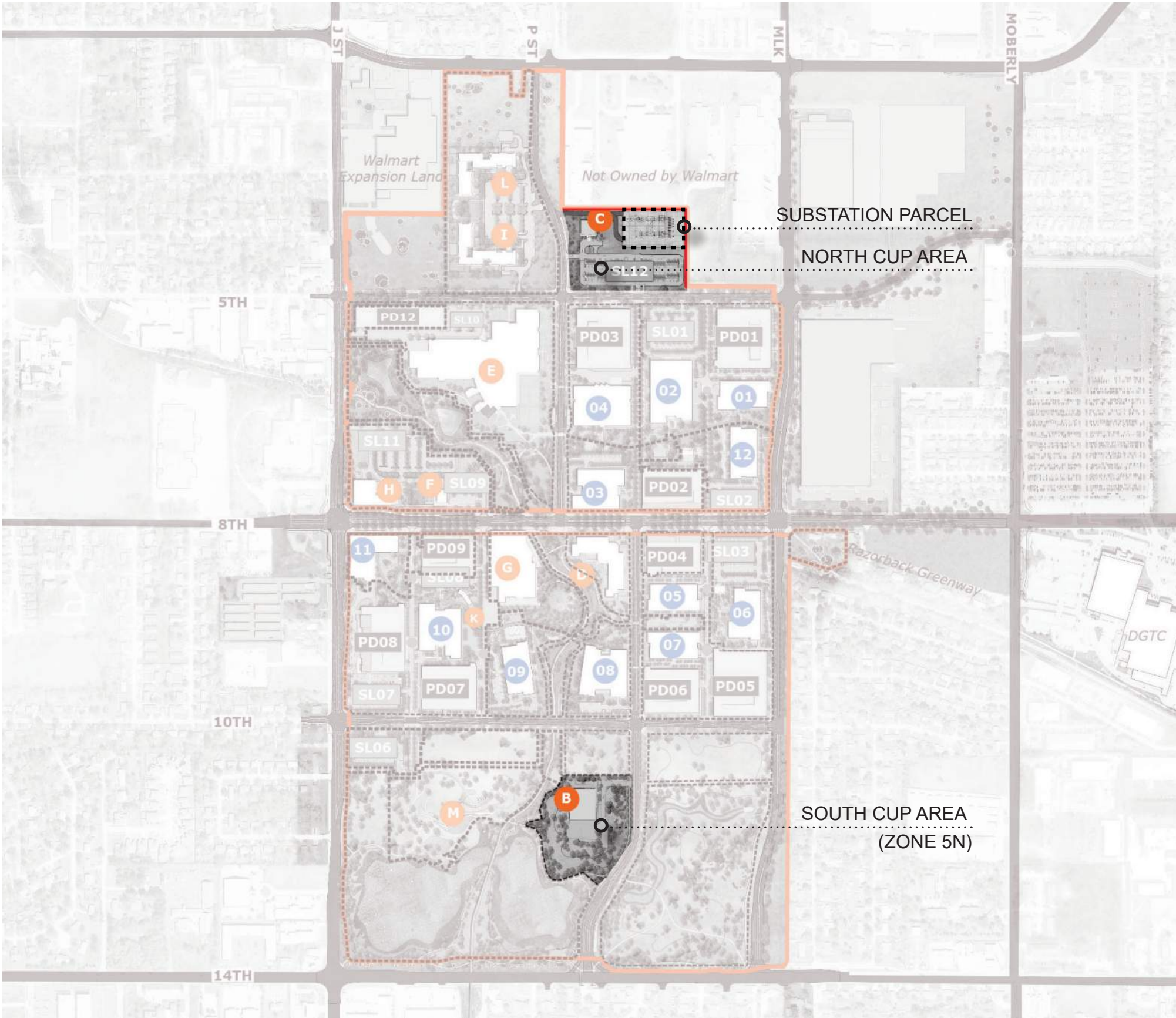


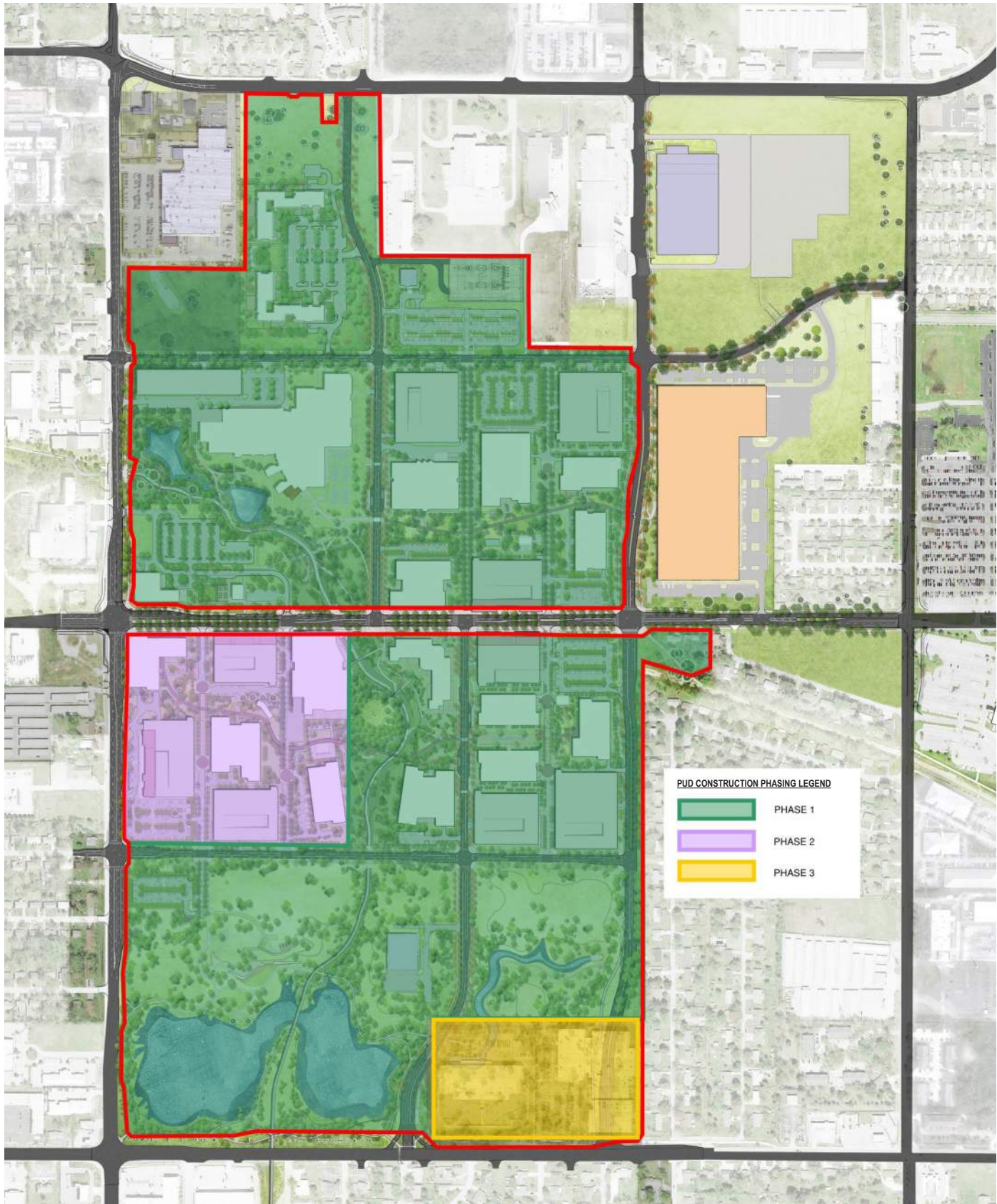






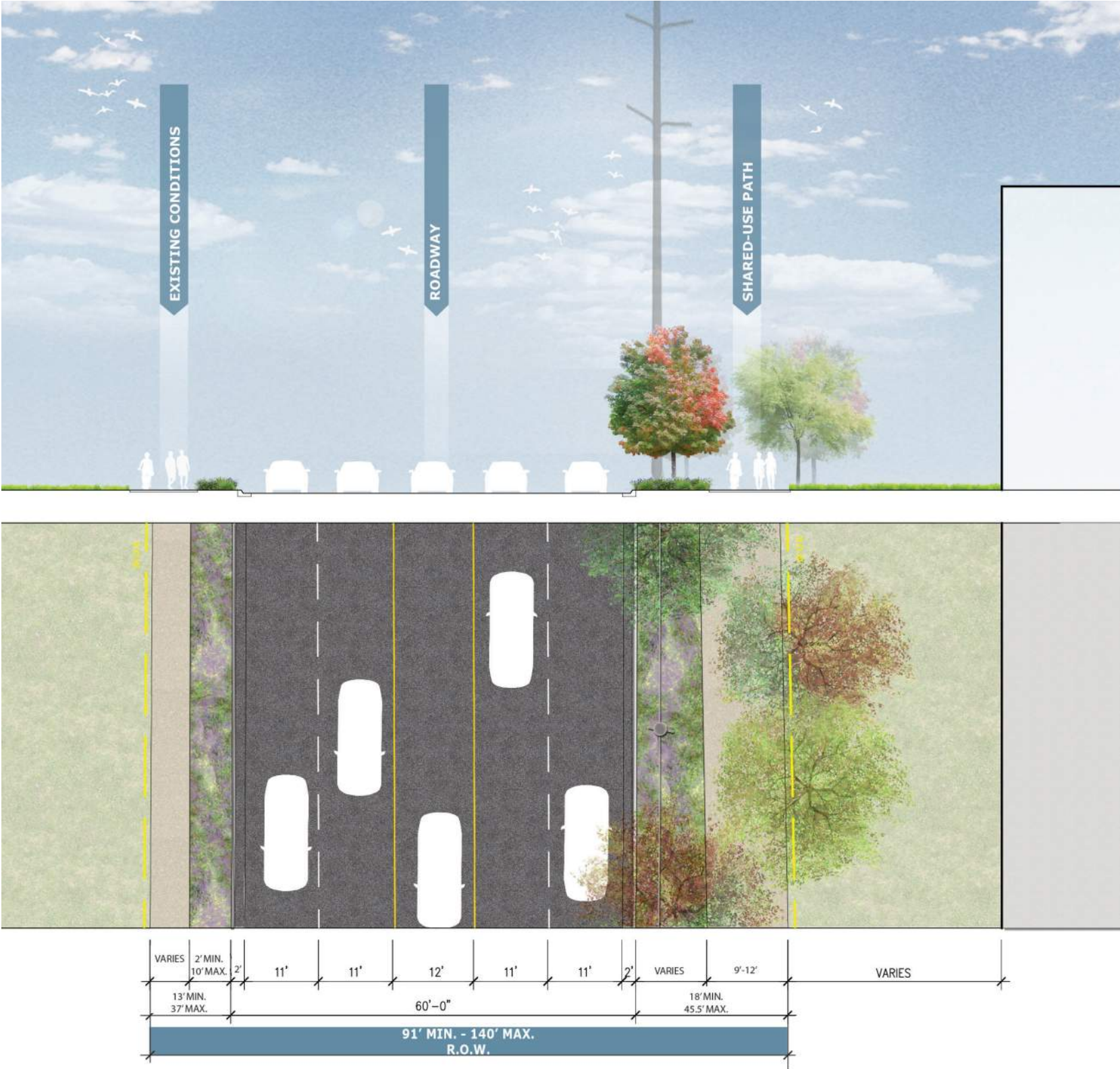
The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.





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





PROPOSED GUIDELINES

EAST

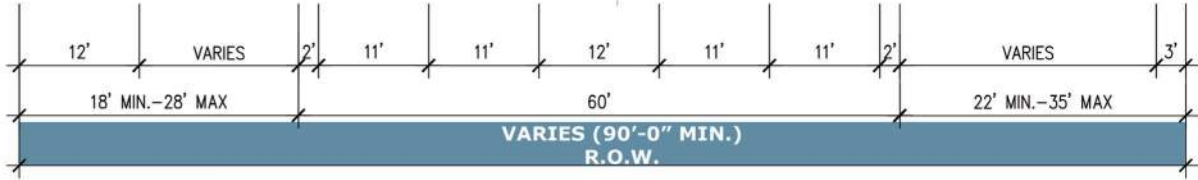
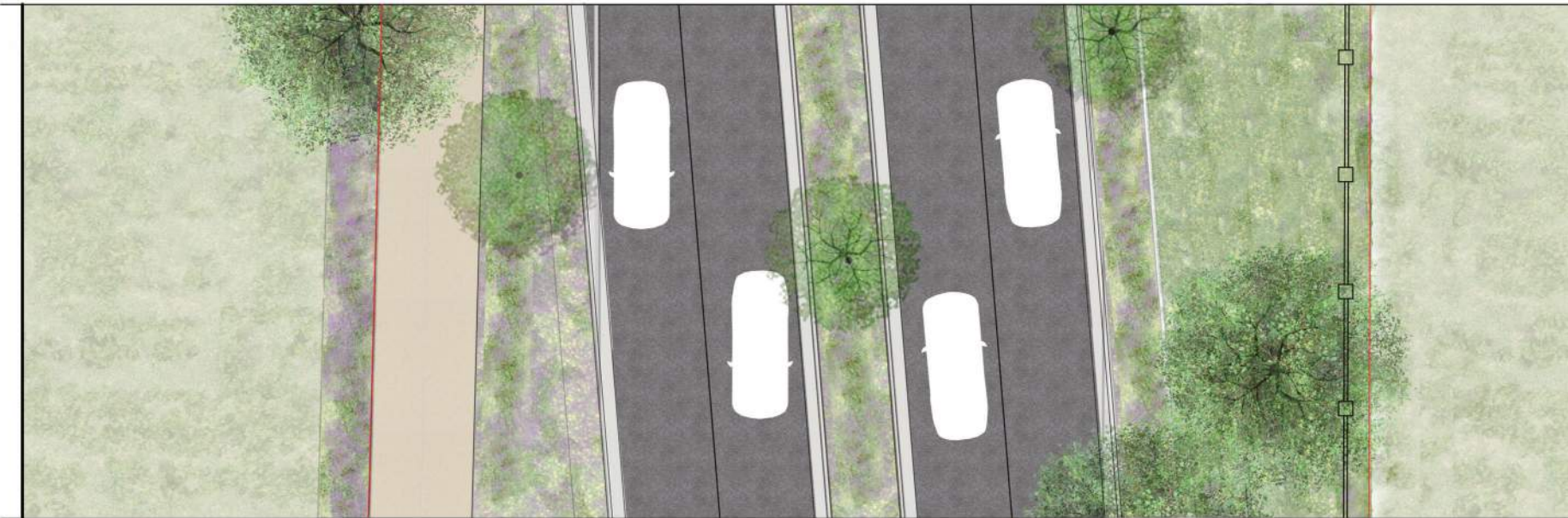
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted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

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

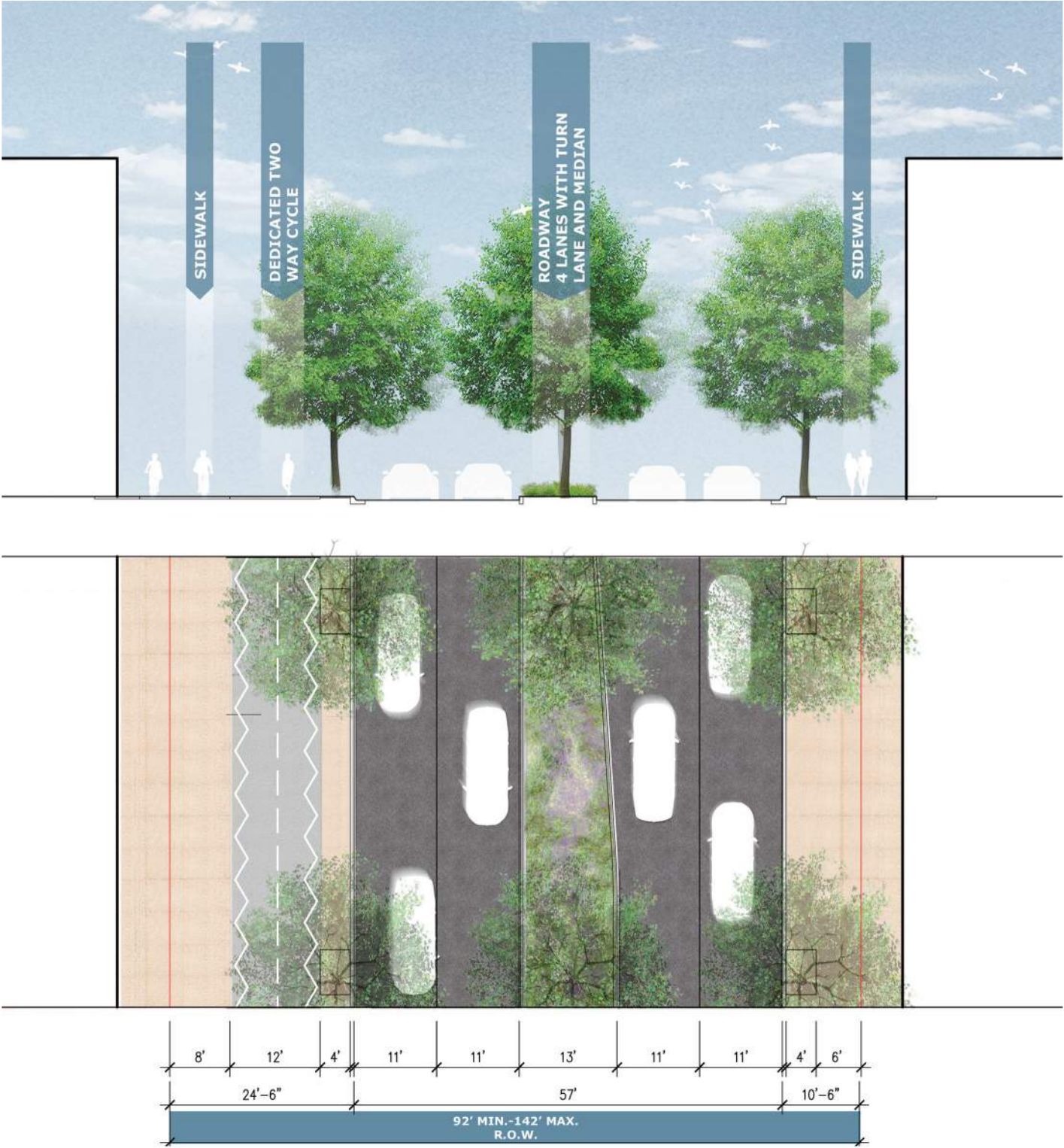


**PROPOSED GUIDELINES
EAST & WEST**

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



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



PROPOSED GUIDELINES

NORTH

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

SOUTH

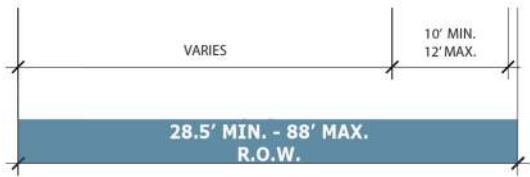
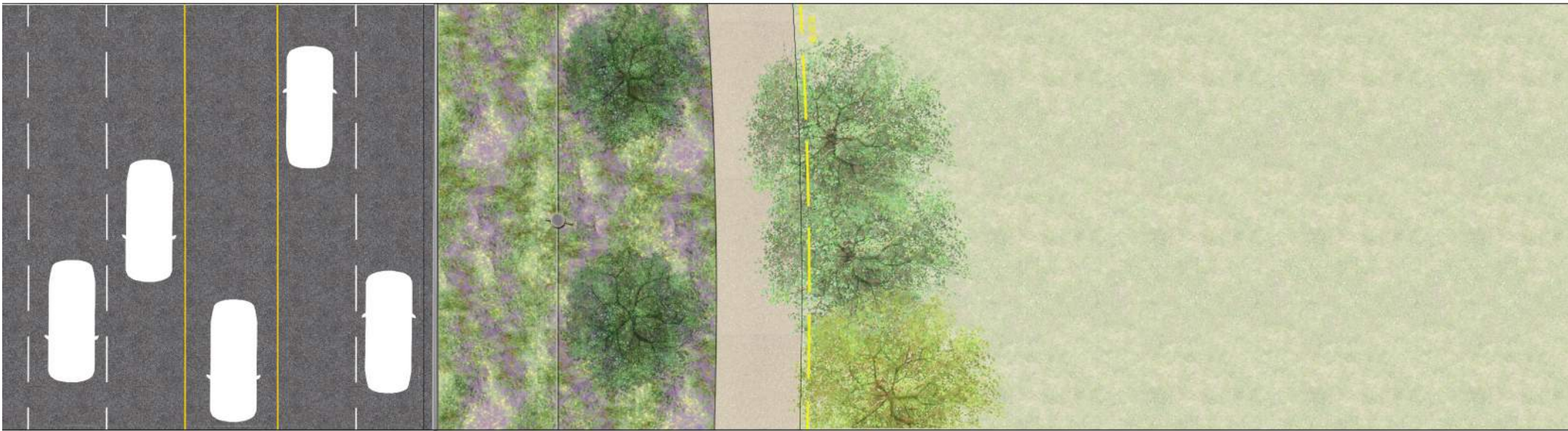
- 4' paved curb zone
- 12' wide two-way cycle path
- 8' Min. wide sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

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



PROPOSED GUIDELINES
NORTH

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



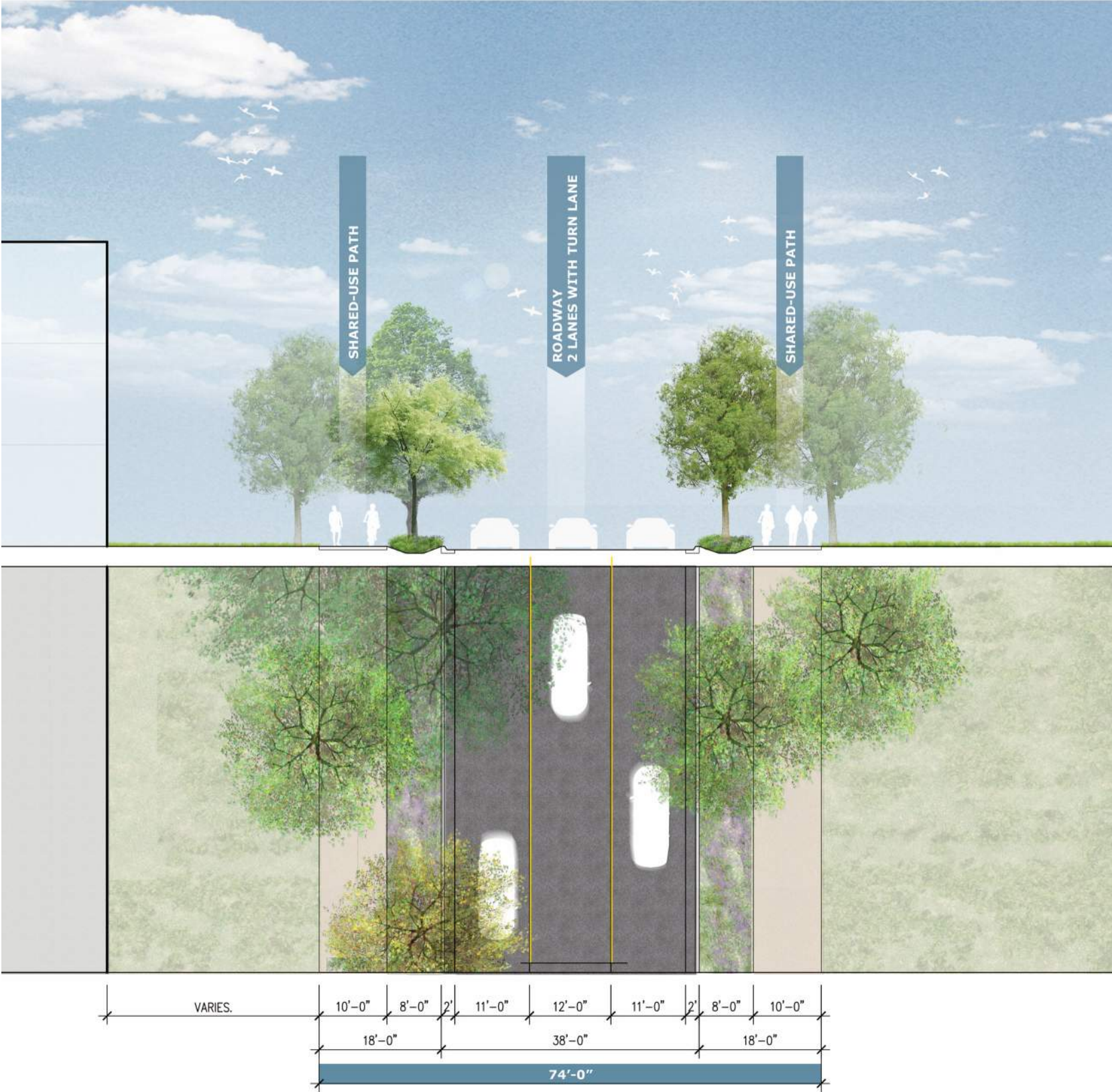
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



PROPOSED GUIDELINES

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

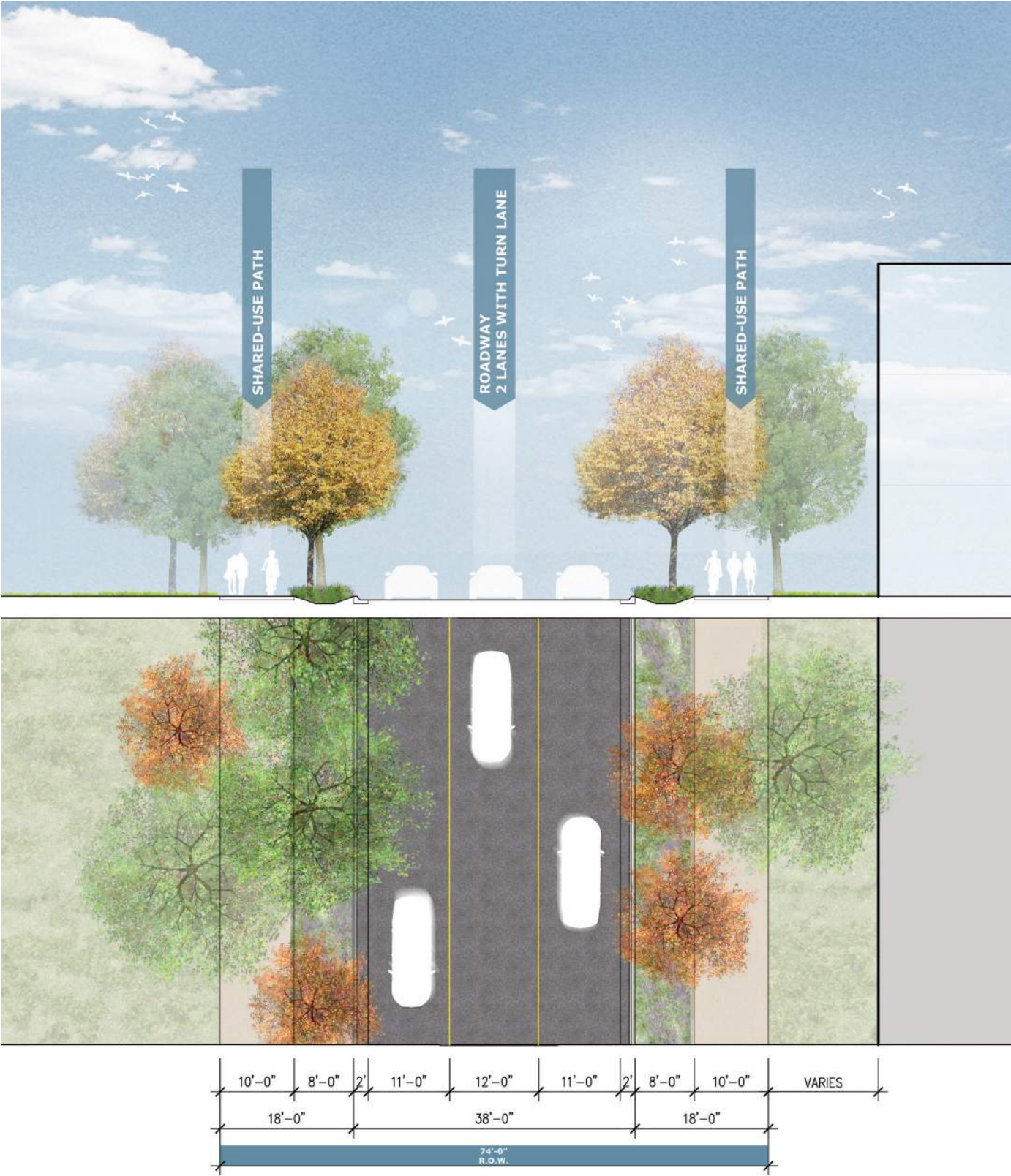
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

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

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



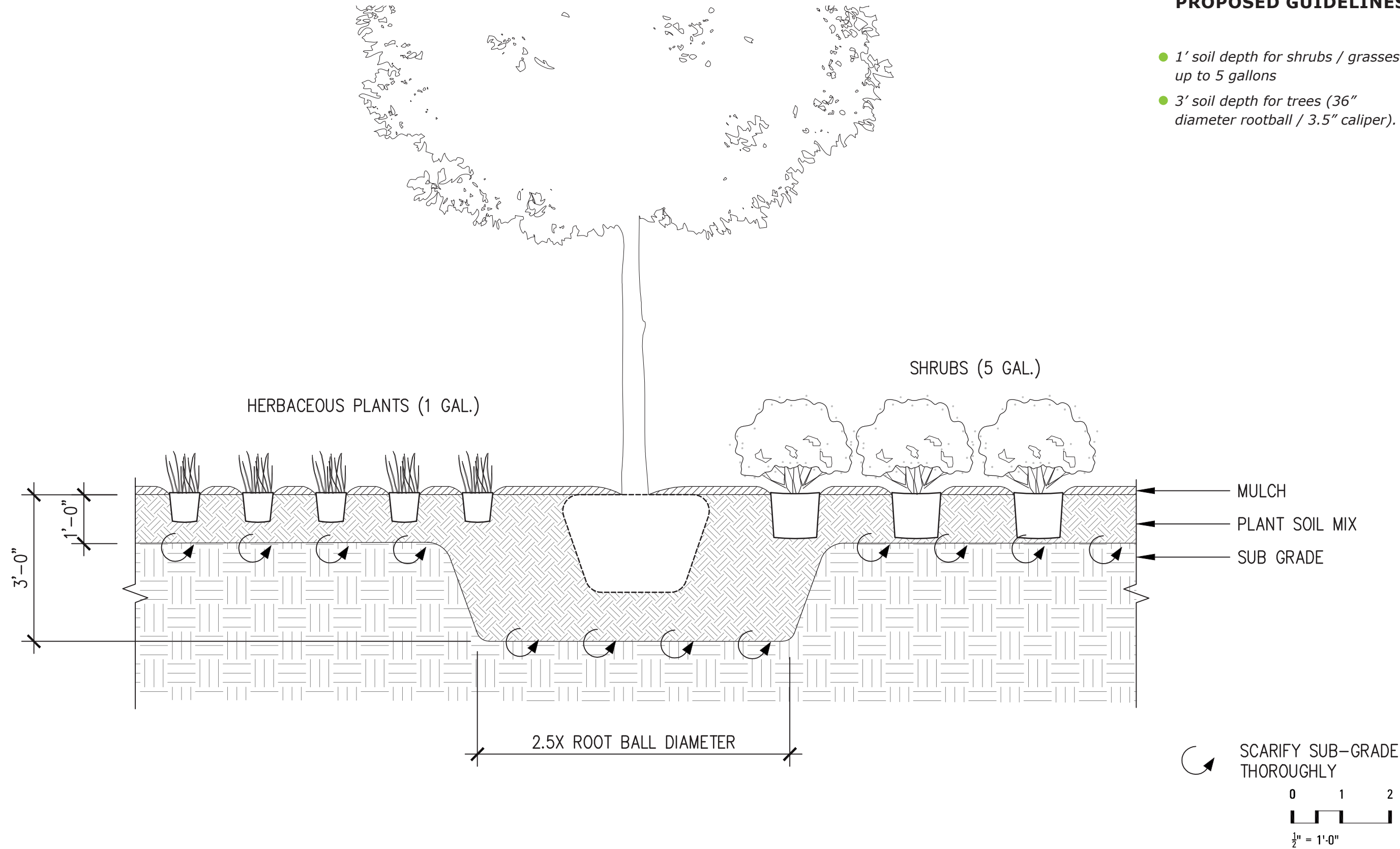
PROPOSED GUIDELINES

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

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

PROPOSED GUIDELINES

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



OPEN SPACE AREA



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

ZONE 1 PHASE 2
AREA: 5.58 acres
OPEN SPACE: 3.56 acres
OPEN SPACE PERCENTAGE: 64%
(44% ABOVE REQUIREMENT)

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

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

ZONE 1 PHASE 5
AREA: 11.09 acres
OPEN SPACE: 9.89 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

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

ZONE 1 PHASE 7
AREA: 5.19 acres
OPEN SPACE: 1.6 acres
OPEN SPACE PERCENTAGE: 31%
(11% ABOVE REQUIREMENT)

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

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

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

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

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

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

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

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

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

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

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

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

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

ZONE 4 PHASE 4
AREA: 2.51 acres
OPEN SPACE: 1.33 acres
OPEN SPACE PERCENTAGE: 53%
(33% ABOVE REQUIREMENT)

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

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

ZONE 4 PHASE 7
AREA: 2.15 acres
OPEN SPACE: 0.18 acres
OPEN SPACE PERCENTAGE: 8%
(12% BELOW REQUIREMENT)

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

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

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

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

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

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

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

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

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

Note: PUD Revision 10 includes identifying the addition of Phase 7 in Zone 1, and the addition of Phase 7 in Zone 4.



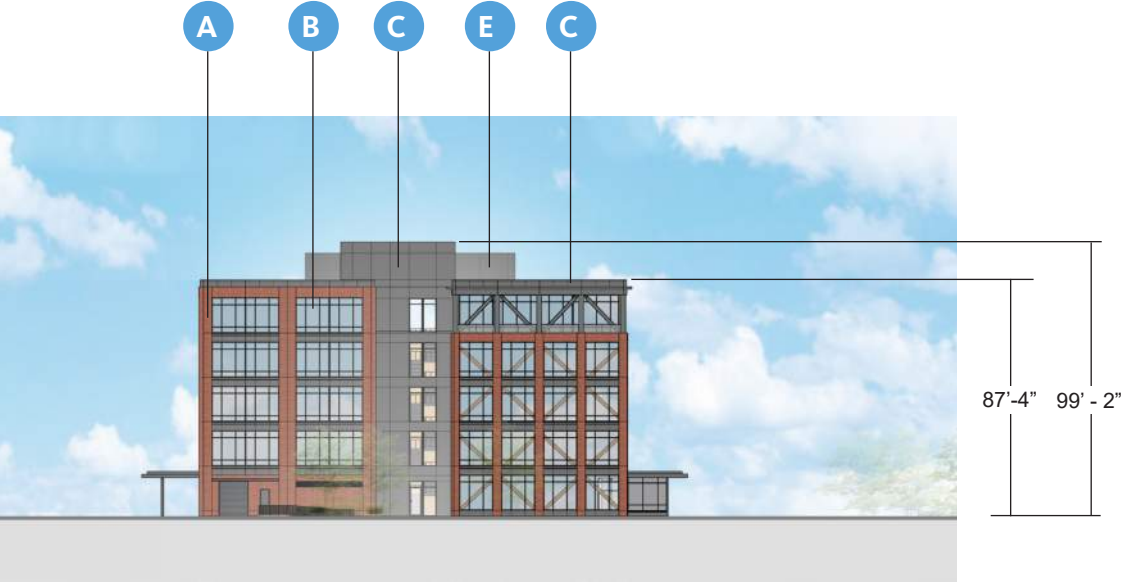
NORTH ELEVATION



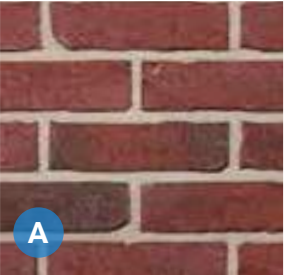
SOUTH ELEVATION



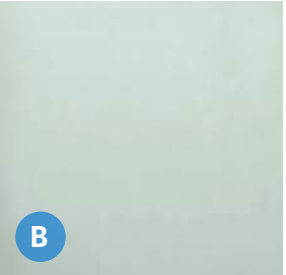
EAST ELEVATION



WEST ELEVATION



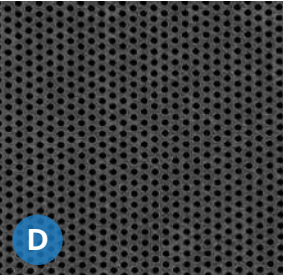
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



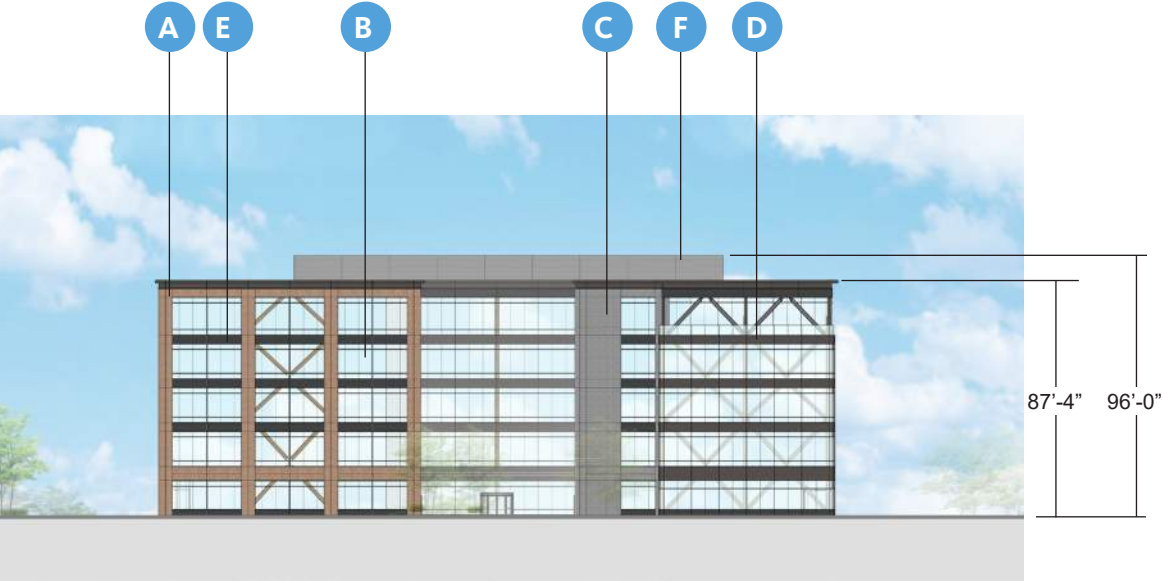
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



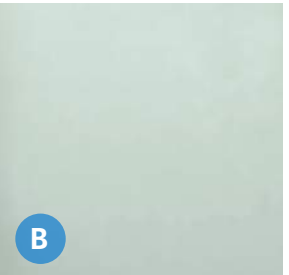
NORTH ELEVATION



SOUTH ELEVATION



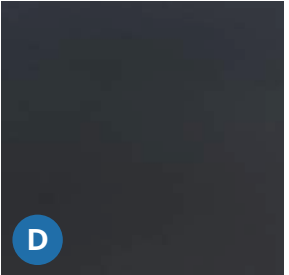
BR02- RED THIN BRICK



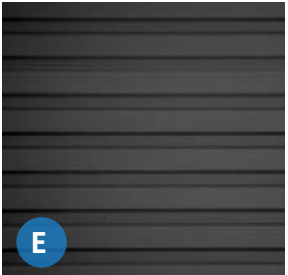
GL01- VISION GLASS



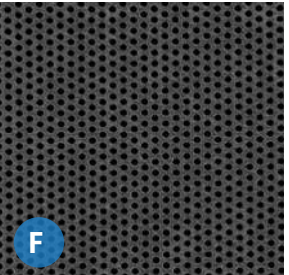
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



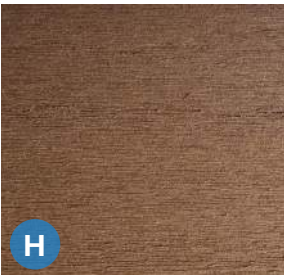
MP05- PERFORATED METAL MINIMUM 24 GAUGE



EAST ELEVATION



WEST ELEVATION



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



BR05- RED THIN BRICK



NORTH ELEVATION



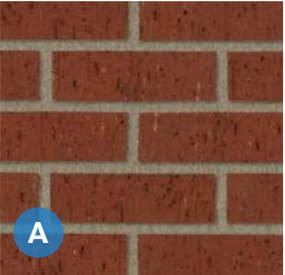
SOUTH ELEVATION



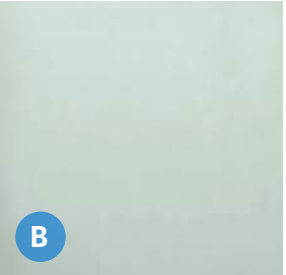
EAST ELEVATION



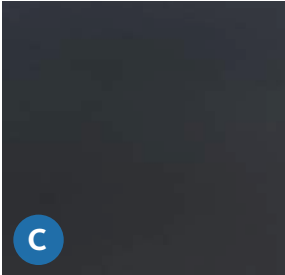
WEST ELEVATION



BR01- RED THIN BRICK



GL01- VISION GLASS



MP03- BLACK METAL
MINIMUM 24 GAUGE



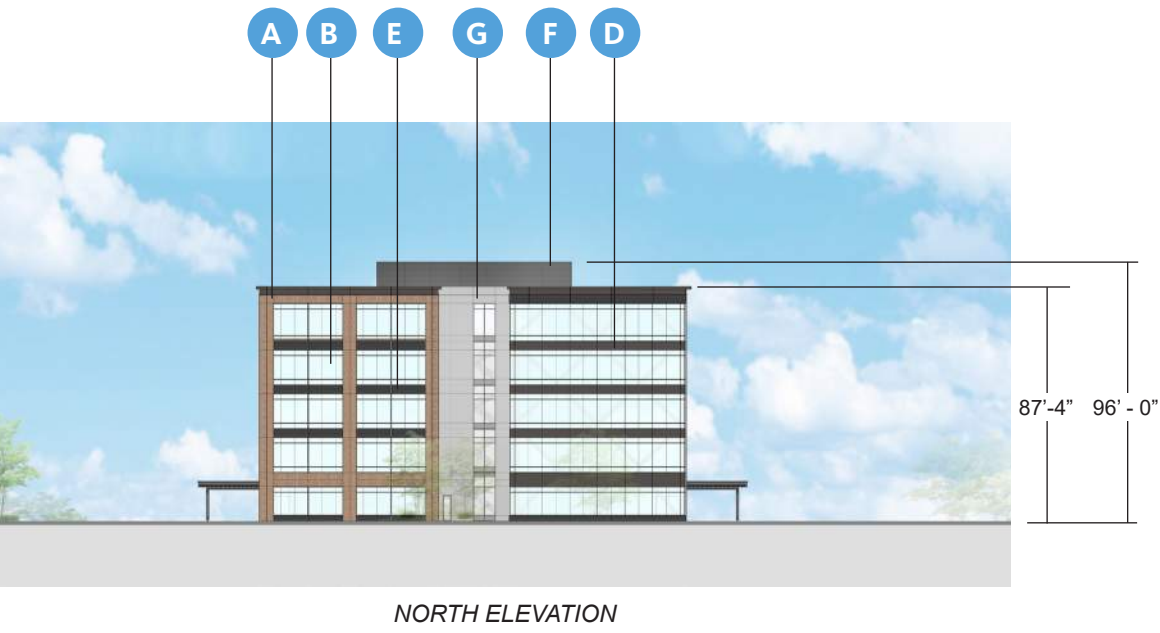
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



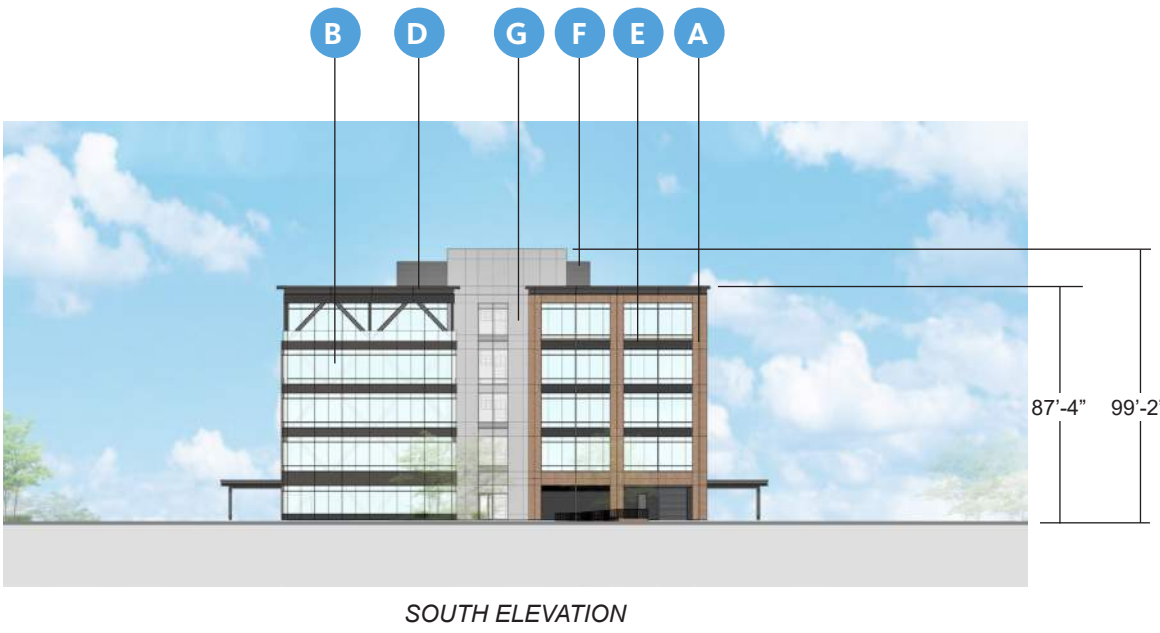
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



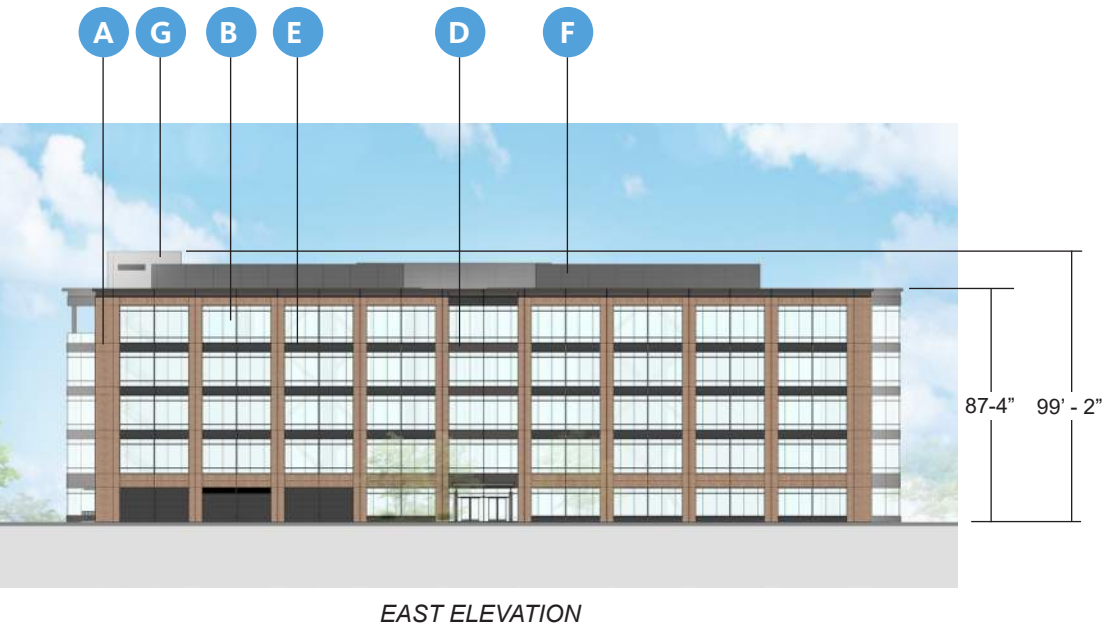
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



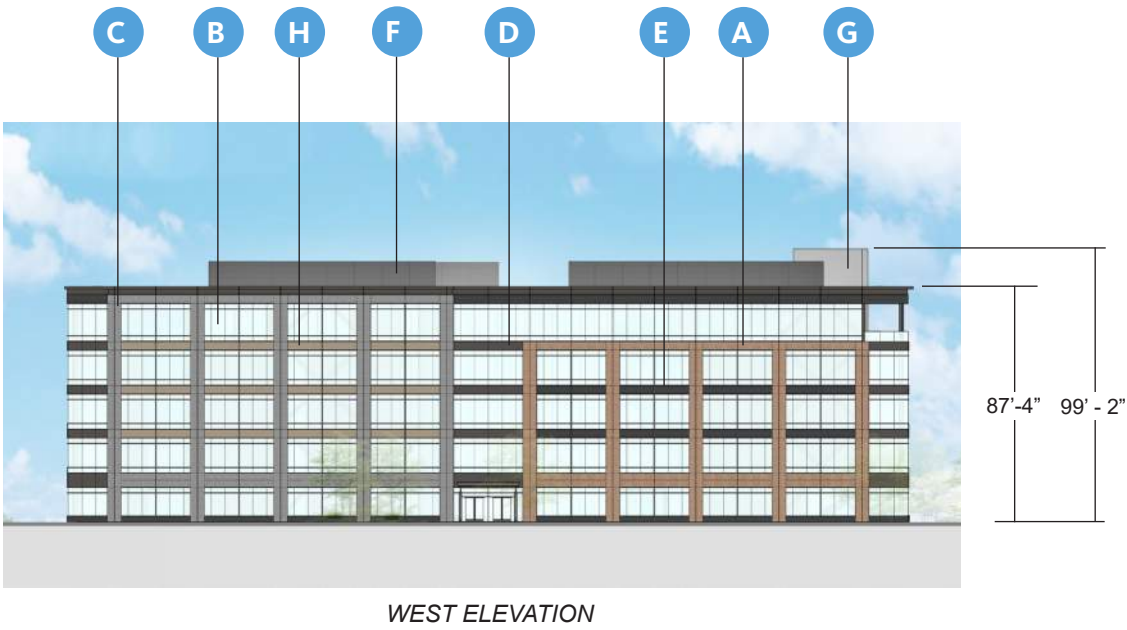
NORTH ELEVATION



SOUTH ELEVATION



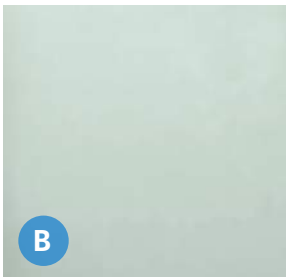
EAST ELEVATION



WEST ELEVATION



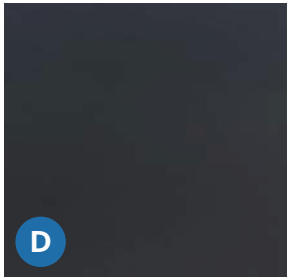
BR02- RED THIN BRICK



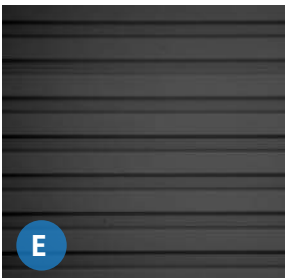
GL01- VISION GLASS



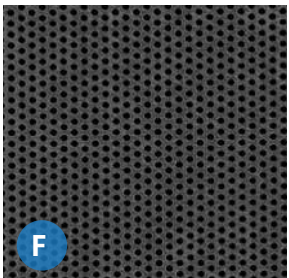
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



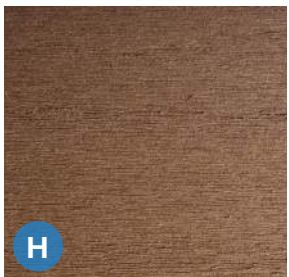
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



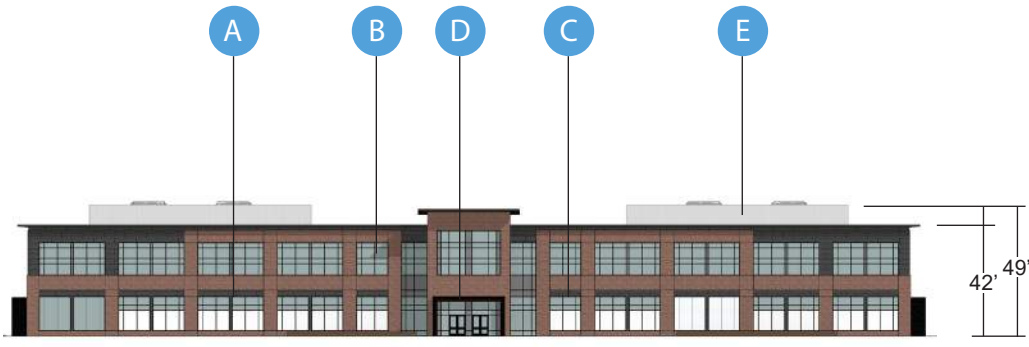
MP01- GRAY METAL
MINIMUM 24 GAUGE



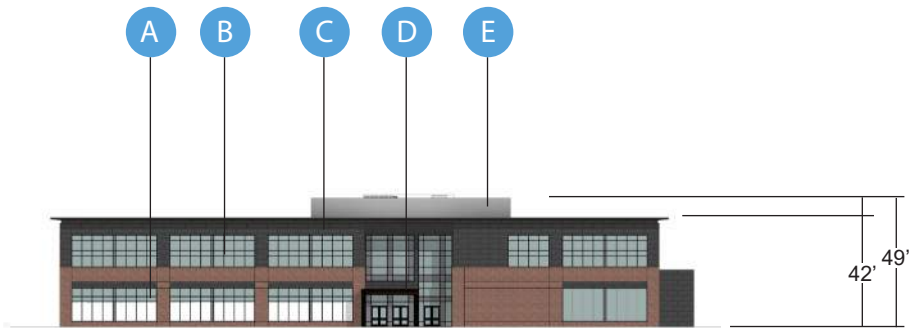
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



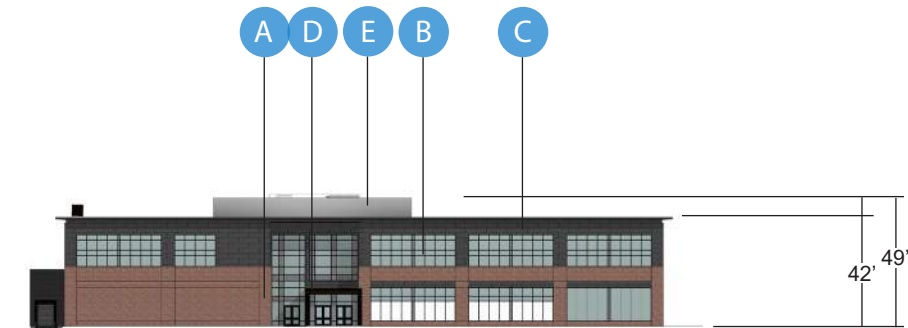
NORTH ELEVATION



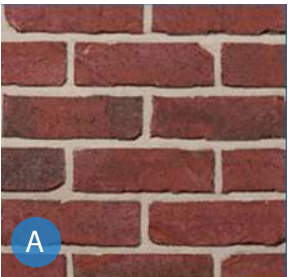
SOUTH ELEVATION



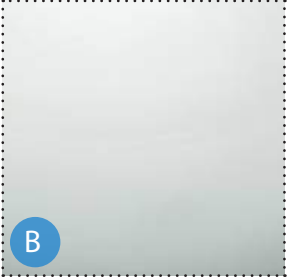
EAST ELEVATION



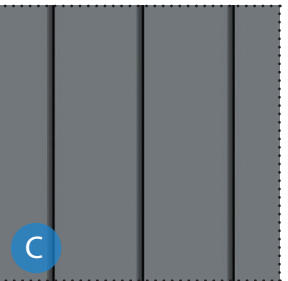
WEST ELEVATION



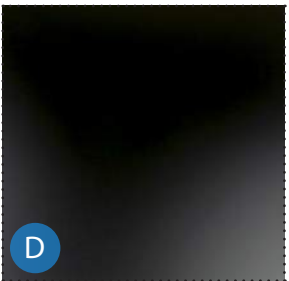
BR01- RED BRICK



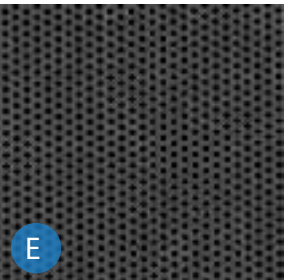
GL01- VISION GLASS



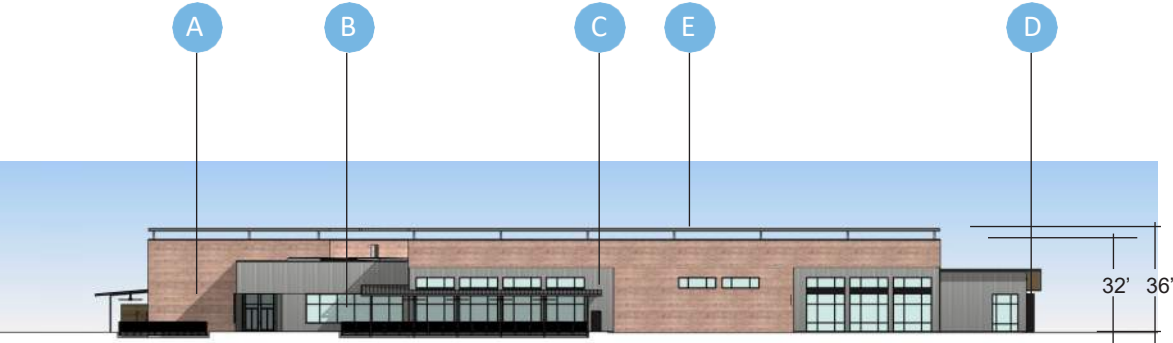
MP01- GRAY METAL
MINIMUM 24 GAUGE



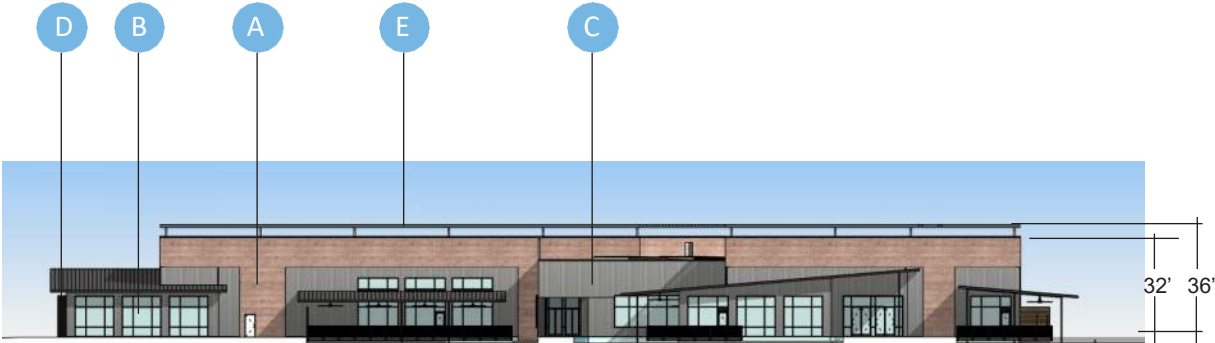
MP03- BLACK METAL
MINIMUM 24 GAUGE



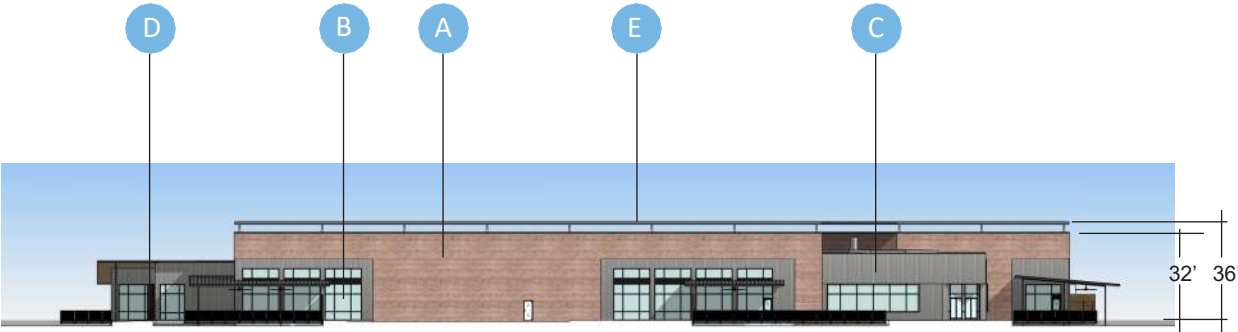
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



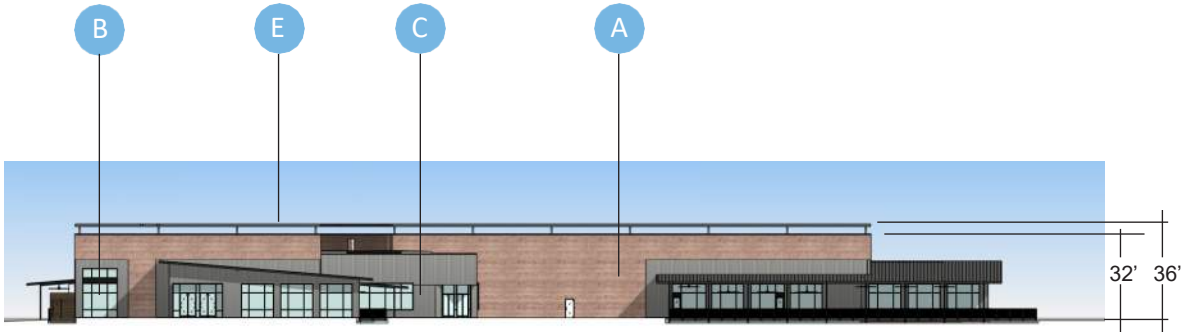
NORTH ELEVATION



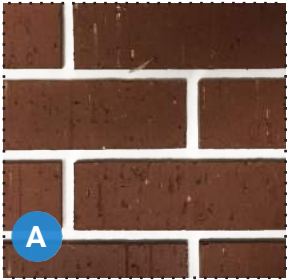
SOUTH ELEVATION



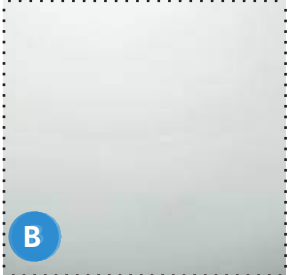
EAST ELEVATION



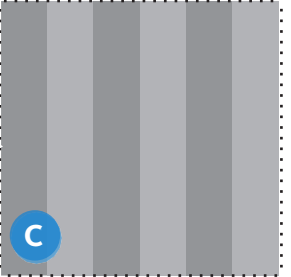
WEST ELEVATION



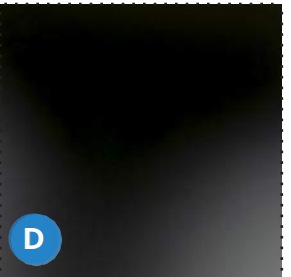
BR01- RED BRICK



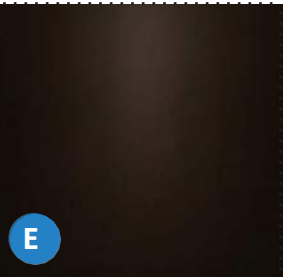
GL01- VISION GLASS



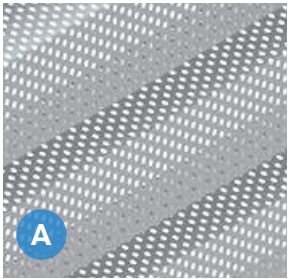
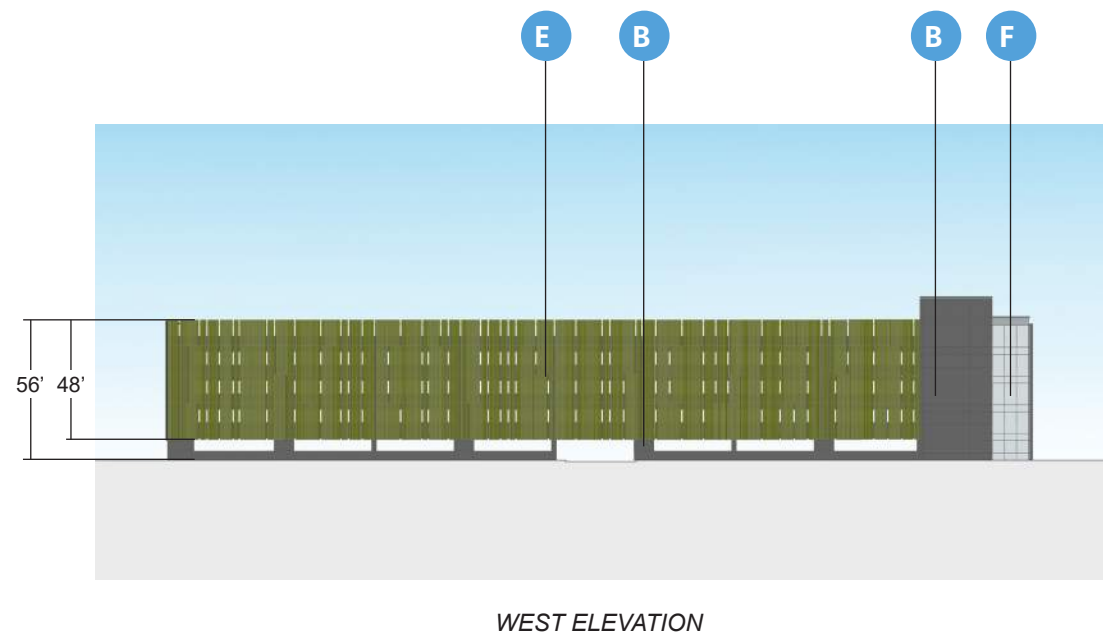
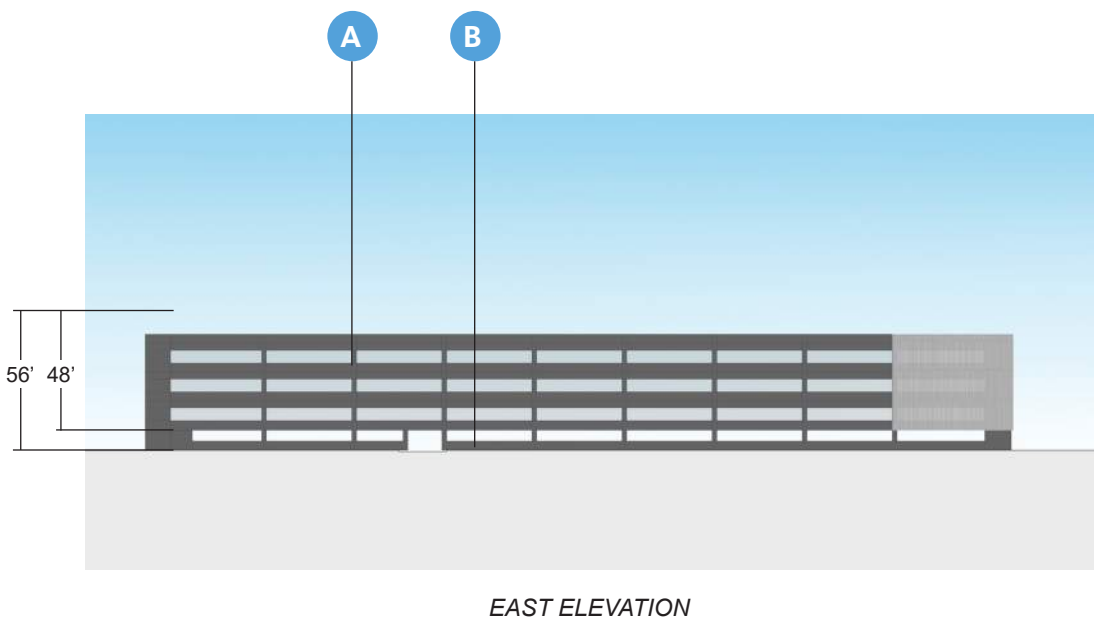
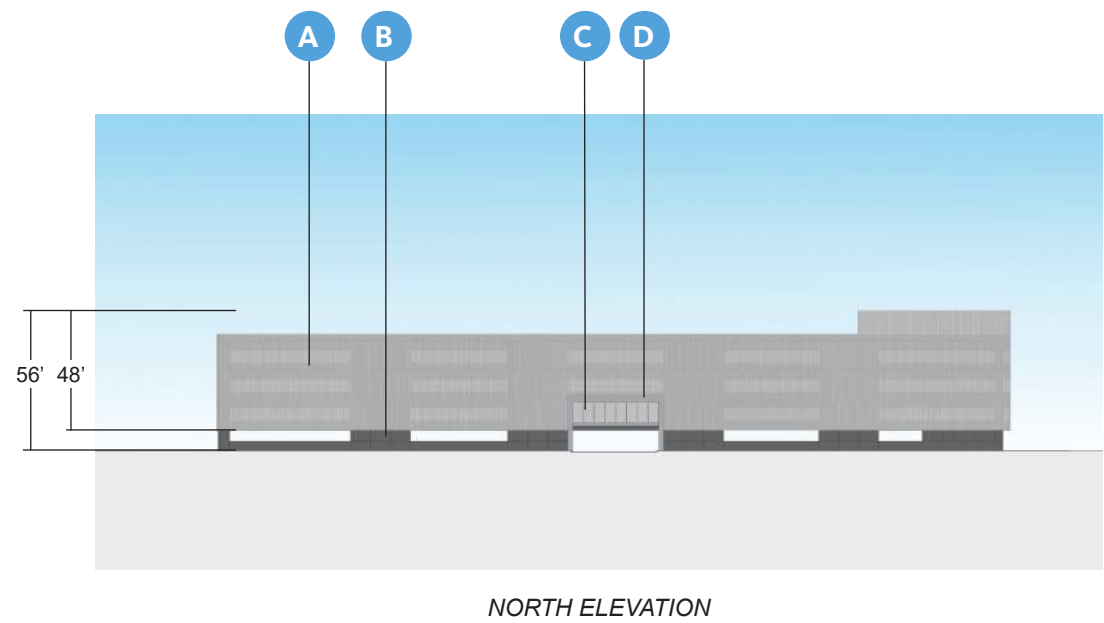
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



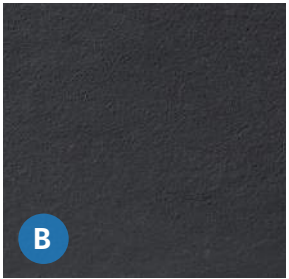
MP02- DARK METAL
MINIMUM 24 GAUGE



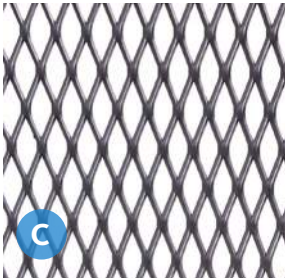
RS01- DARK BRONZE
ALUMINUM ROOF SCREENING



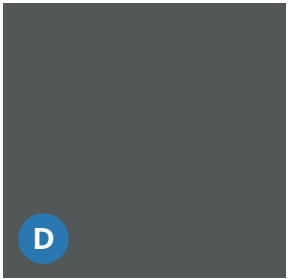
A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



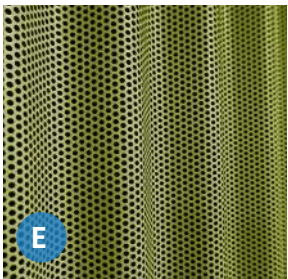
B
EXISTING PAINTED
PRECAST CONCRETE



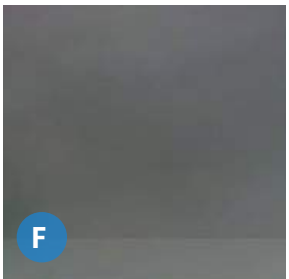
C
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



D
EXISTING MCM PANEL



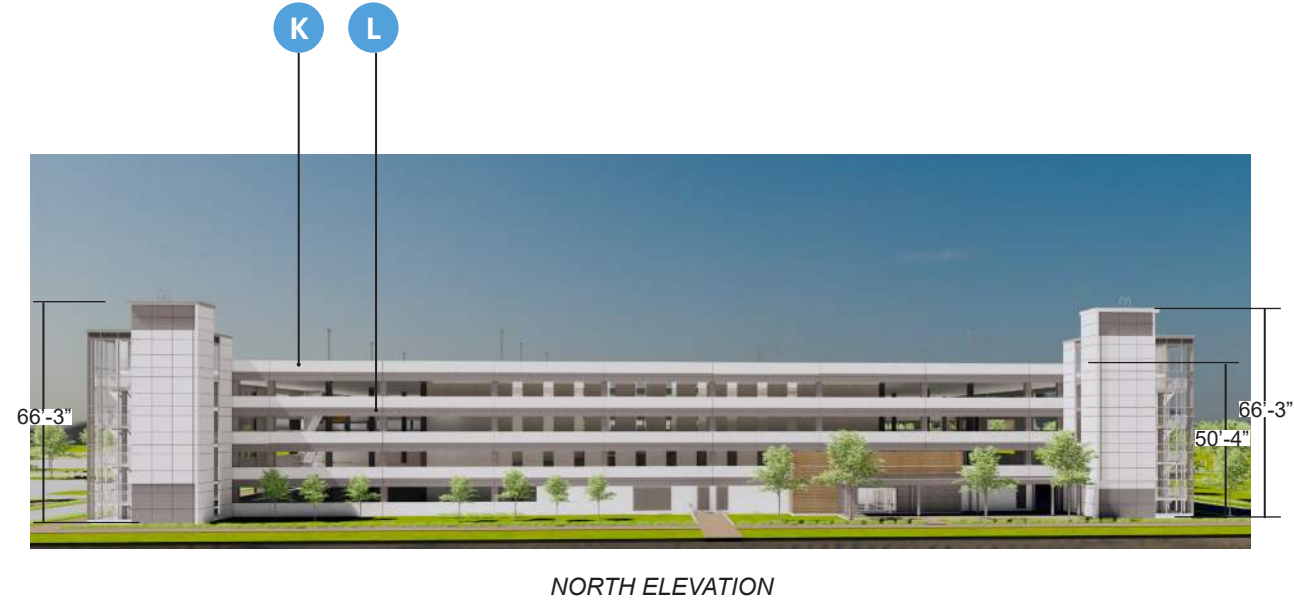
E
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



F
EXISTING GLASS

PARKING GARAGE | PD02

*NOTE: Canopies encroach up to 16' into ROW



*ALL METAL PANEL
MINIMUM 24 GAUGE

P38

A

MP01 - METAL
MORIN PANEL 1

B

BR01 - CLOUD
GREY

C

MP02 -
PERFORATED
CUSTOM PANEL

D

BR02 -
IRONSPOT
VELOUR

E

MP04 -
GARAPA WOOD

F

MP03 - CUSTOM
METAL PANEL
COLORS

G

MF01 - MESH
FABRIC - SERGE
FERRARI

H

METAL MORIN
PANEL 2

I

BR03 - RUBY
RED VELOUR

J

GL01-
STARPHIRE
GLASS

K

PC01 - PRECAST
LIGHT

L

PC02 - PRECAST
DARK

M

MP05 - METAL
GRAPHITE GREY

Previously Approved



EAST ELEVATION

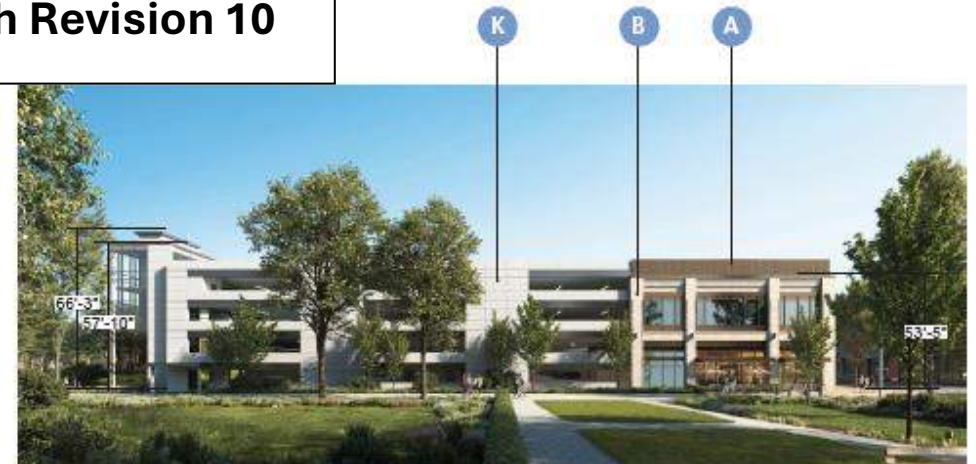


WEST ELEVATION

Proposed with Revision 10

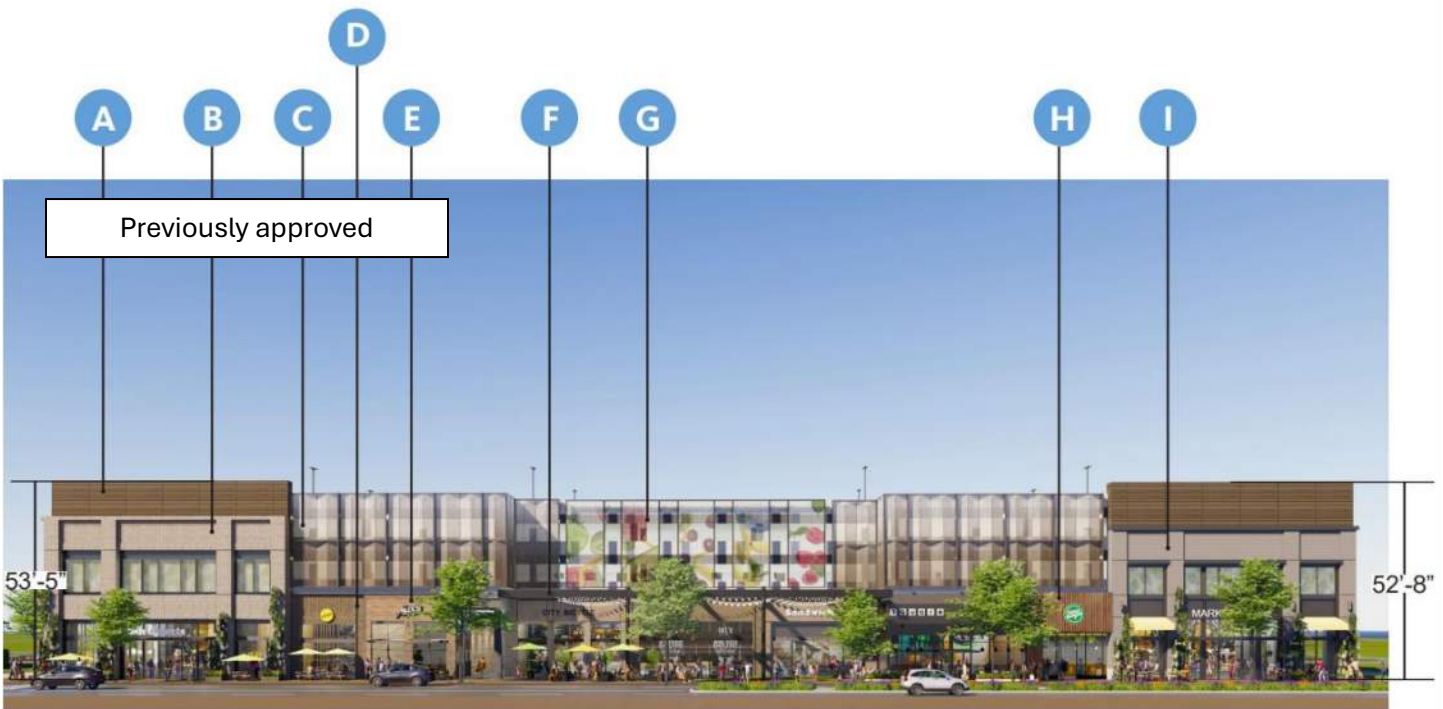


EAST ELEVATION



WEST ELEVATION

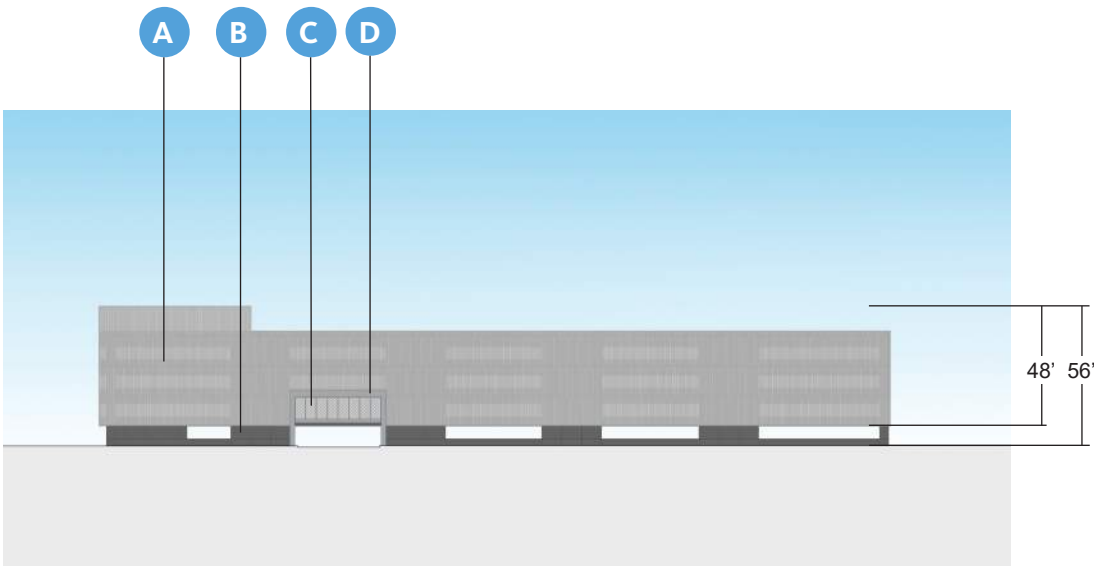
PD2



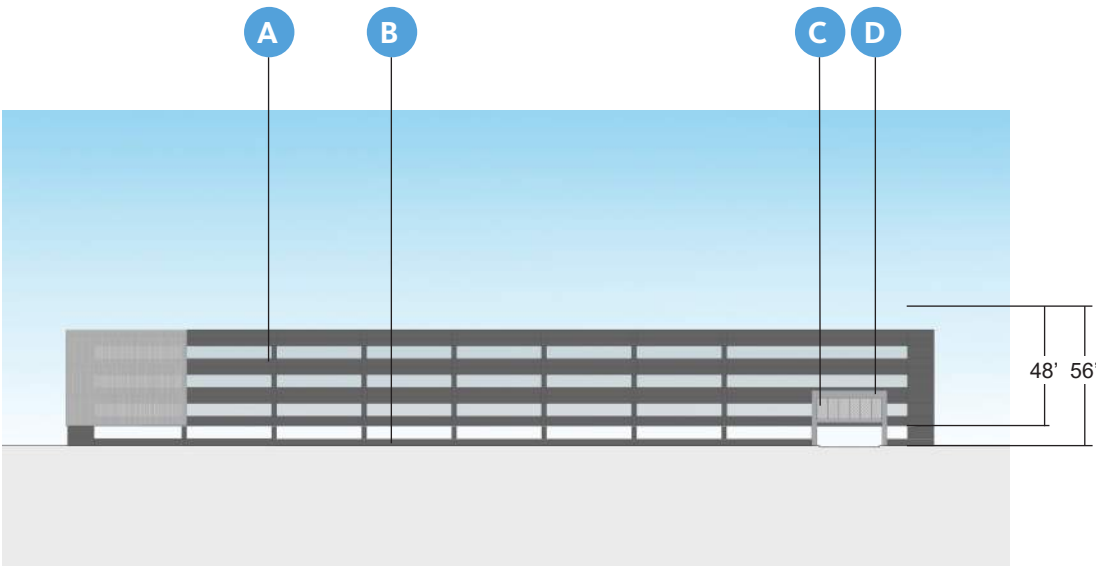
SOUTH ELEVATION



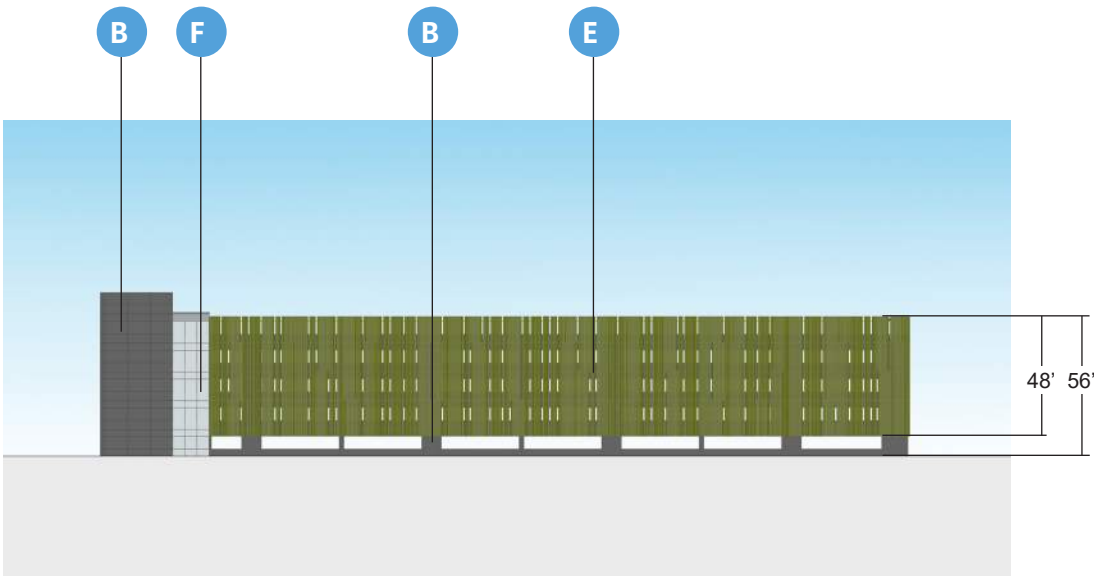
SOUTH ELEVATION



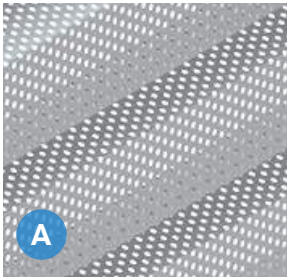
NORTH ELEVATION



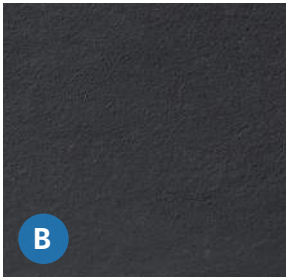
WEST ELEVATION



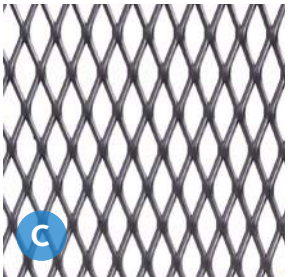
EAST ELEVATION



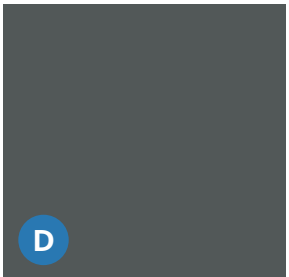
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



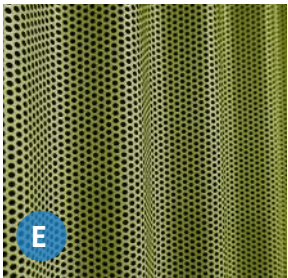
EXISTING PAINTED
PRECAST CONCRETE



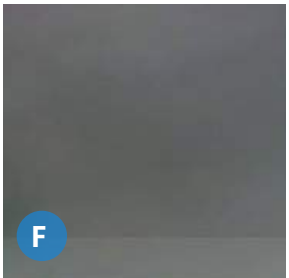
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING MCM PANEL



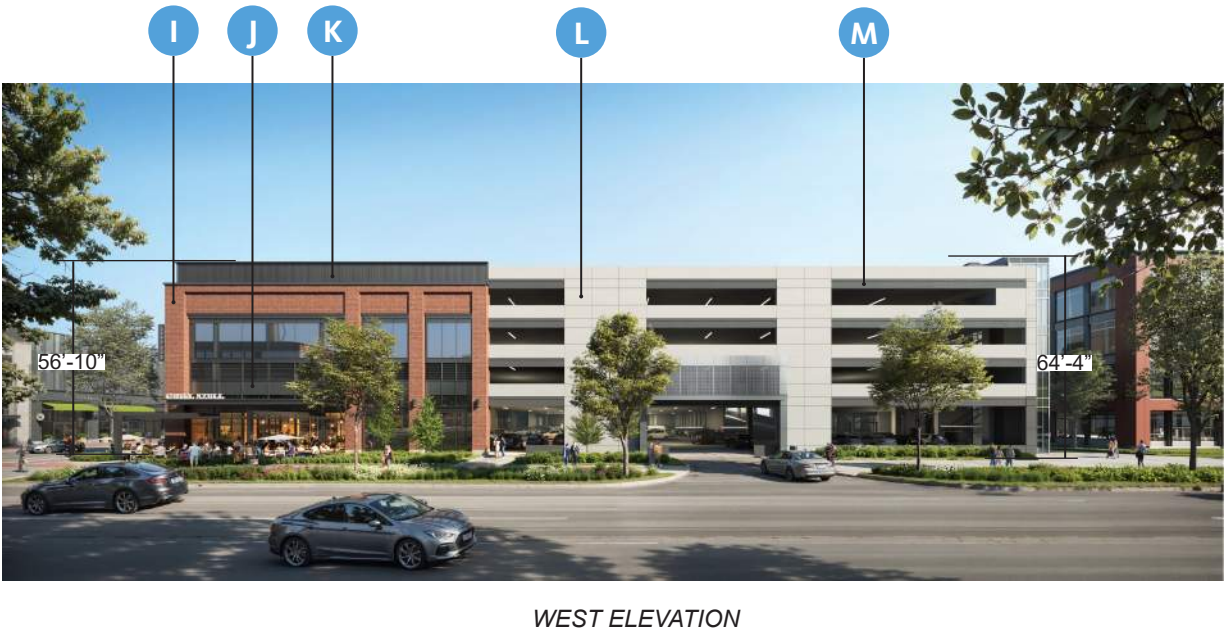
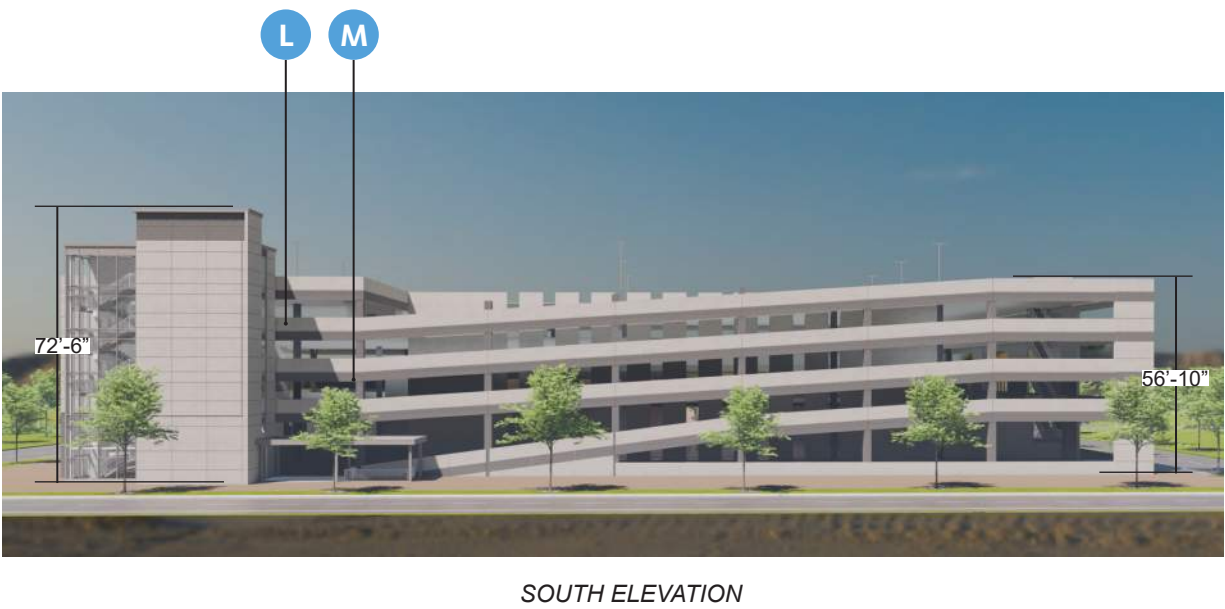
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



EXISTING GLASS

PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



*ALL METAL PANEL
MINIMUM 24 GAUGE

P40

A

MP01- METAL
MORIN PANEL 1

B

ST01 -
LIMESTONE
CLARA

C

MP04- METAL
URBAN BRONZE

D

MP02 -
PERFORATED
CUSTOM PANEL

E

BR02 - 500
HARVARD

F

MP03 - CUSTOM
METAL PANEL
COLORS

G

MF01 - MESH
FABRIC - SERGE
FERRARI

H

GL01-
STARPHIRE
GLASS

I

BR03 - RUBY
RED VELOUR

J

MP05- METAL
GRAPHITE GREY

K

METAL MORIN
PANEL 2

L

PC01 - PRECAST
LIGHT

M

PC02 - PRECAST
DARK

PD4

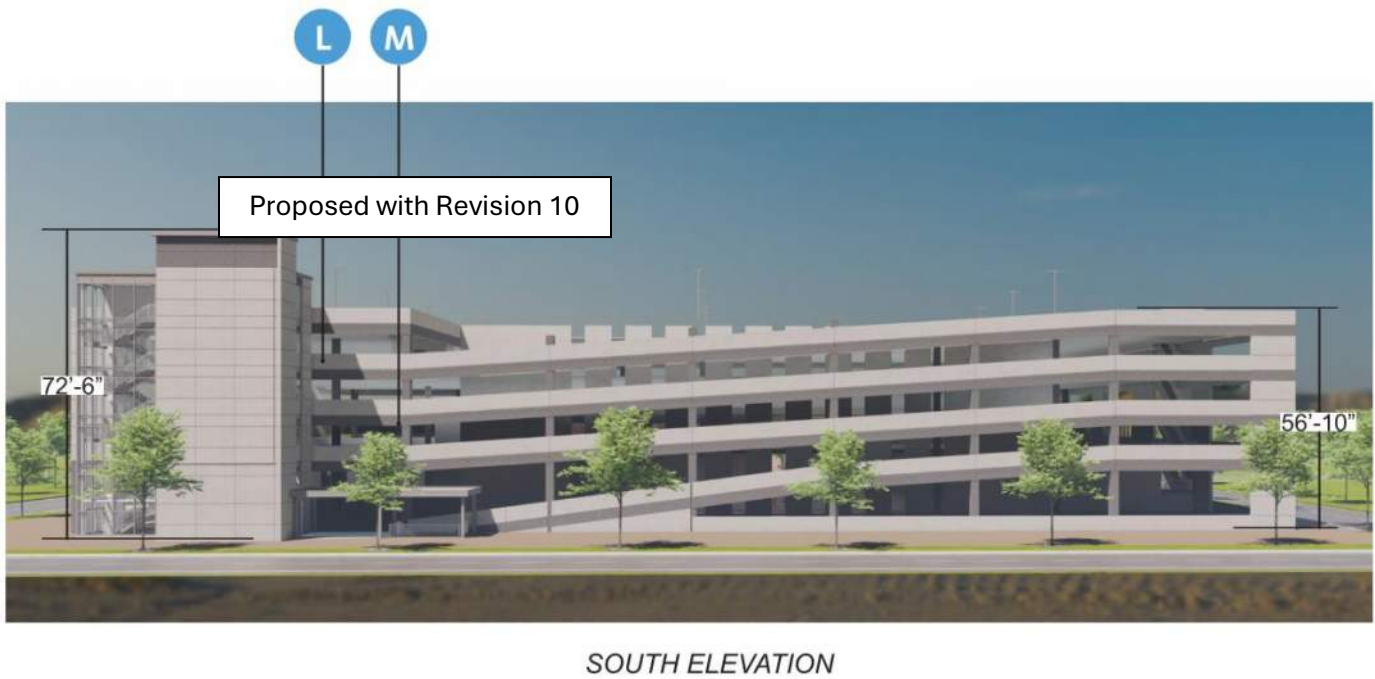
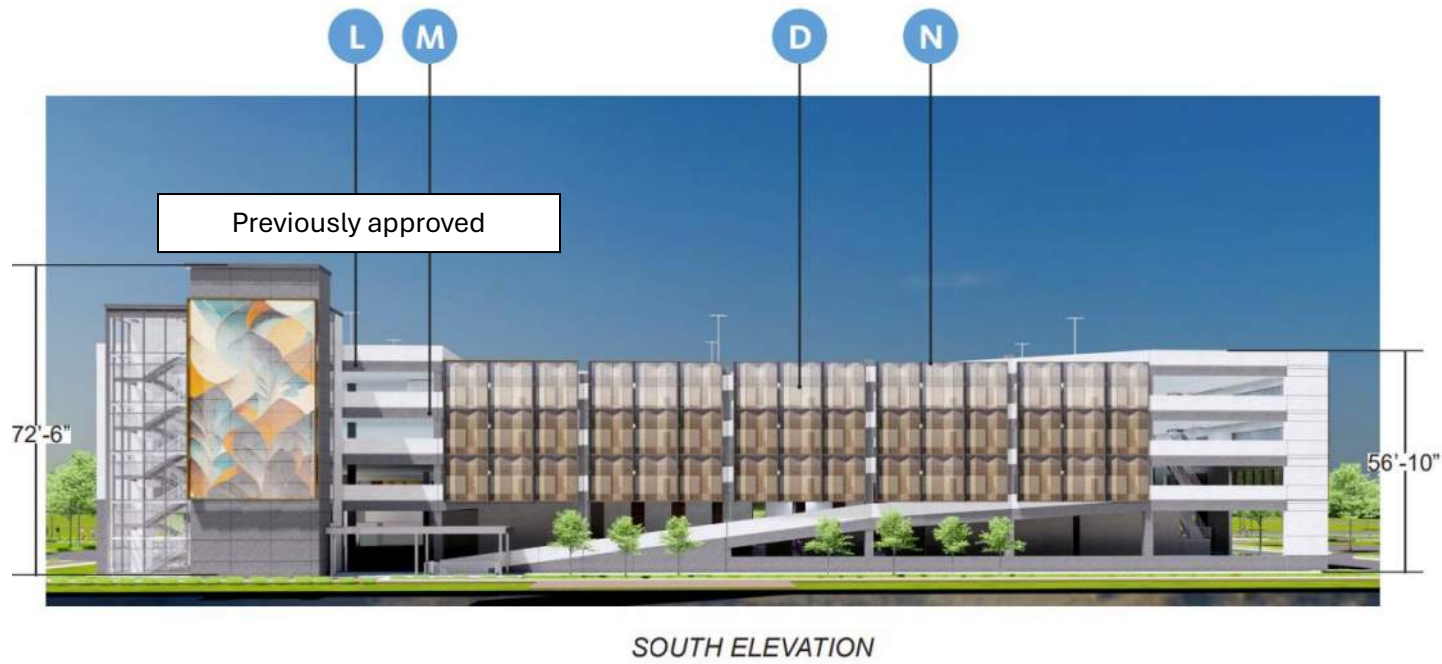


NORTH ELEVATION



NORTH ELEVATION

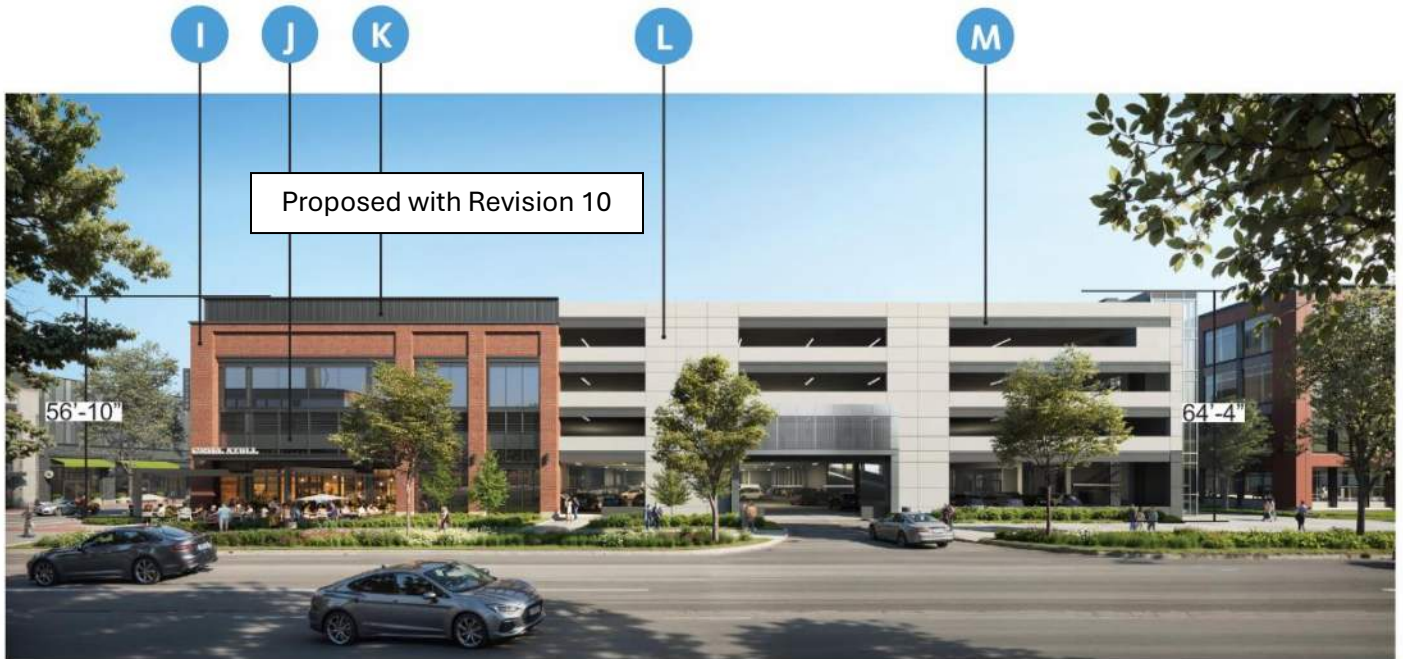
PD4



PD4



WEST ELEVATION



WEST ELEVATION

PD4



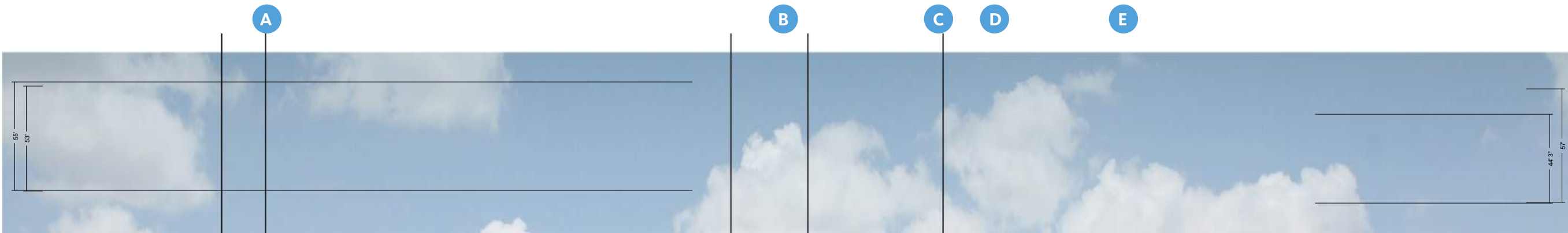
EAST ELEVATION



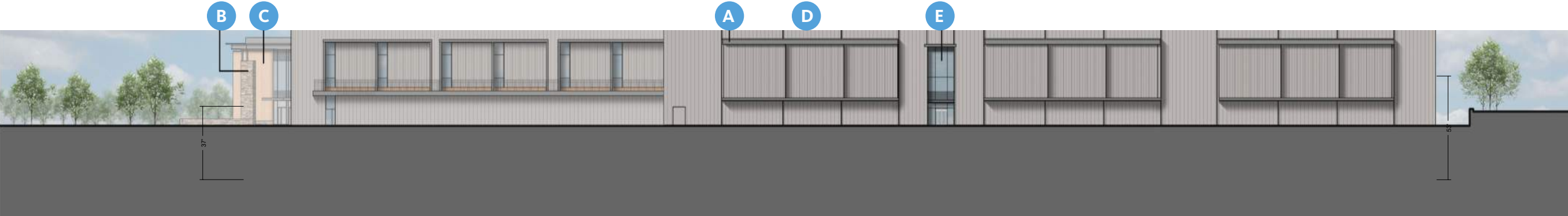
EAST ELEVATION

BUILDING E-02 | FITNESS CENTER

P41



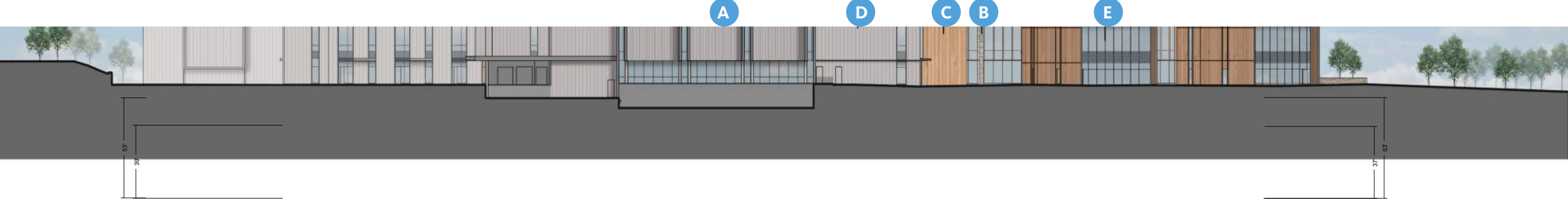
NORTH ELEVATION



EAST ELEVATION



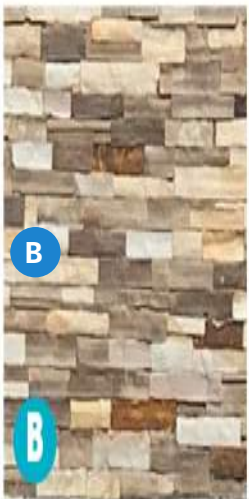
SOUTH ELEVATION



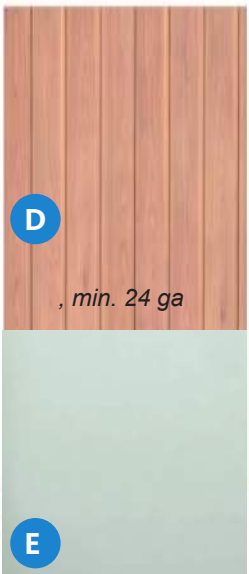
WEST ELEVATION



MCM1 - Florupon
Classic II



ST1 - Hackett Blue-
Brown Multi-Strip



Walmart Campus

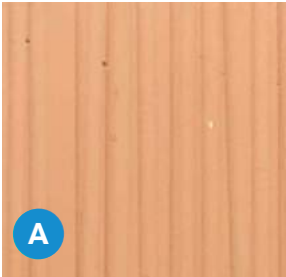


Bentonville, AR | Zone 02N - Elevations & Materials

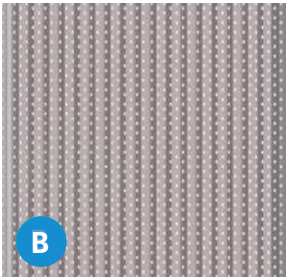
PUD SUBMISSION

JUNE 21, 2024

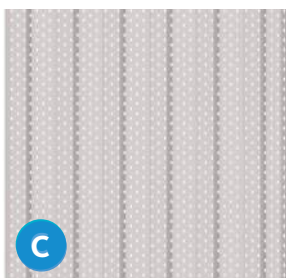




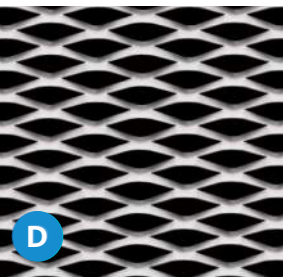
CFP- Concrete Facade Panel
(Taktl' Arbos)



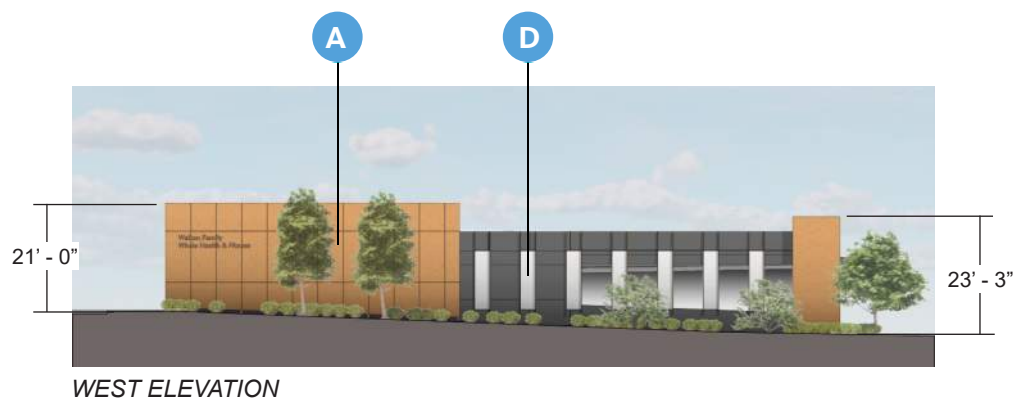
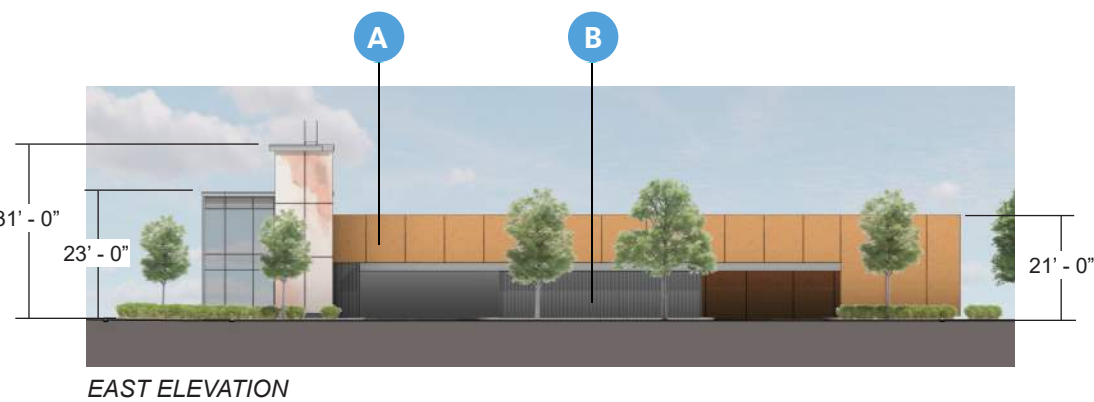
MWP1- Corrugated Metal
Panel, min. 24 ga.



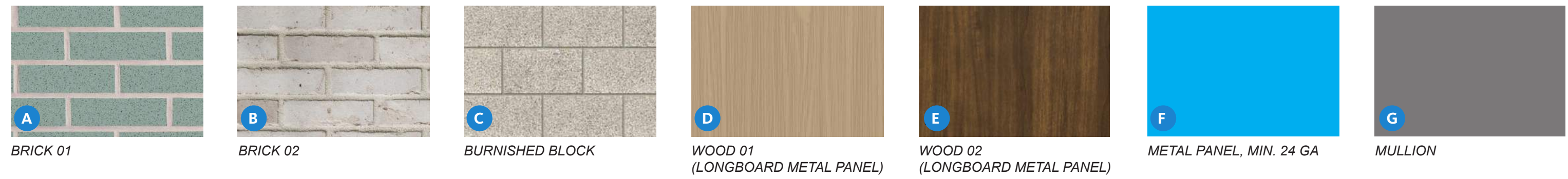
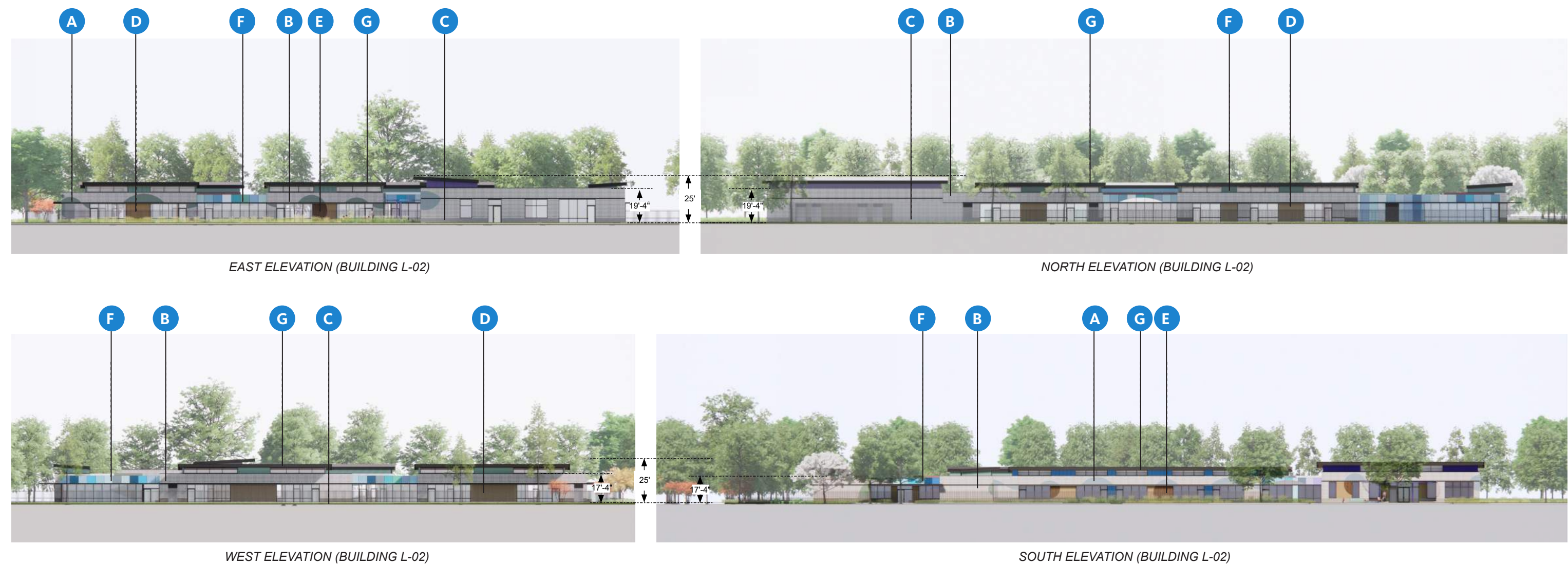
MWP2- Corrugated Metal
Panel, min. 24 ga.

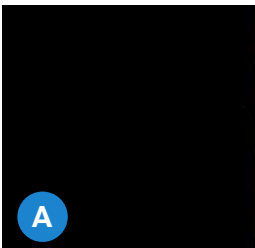
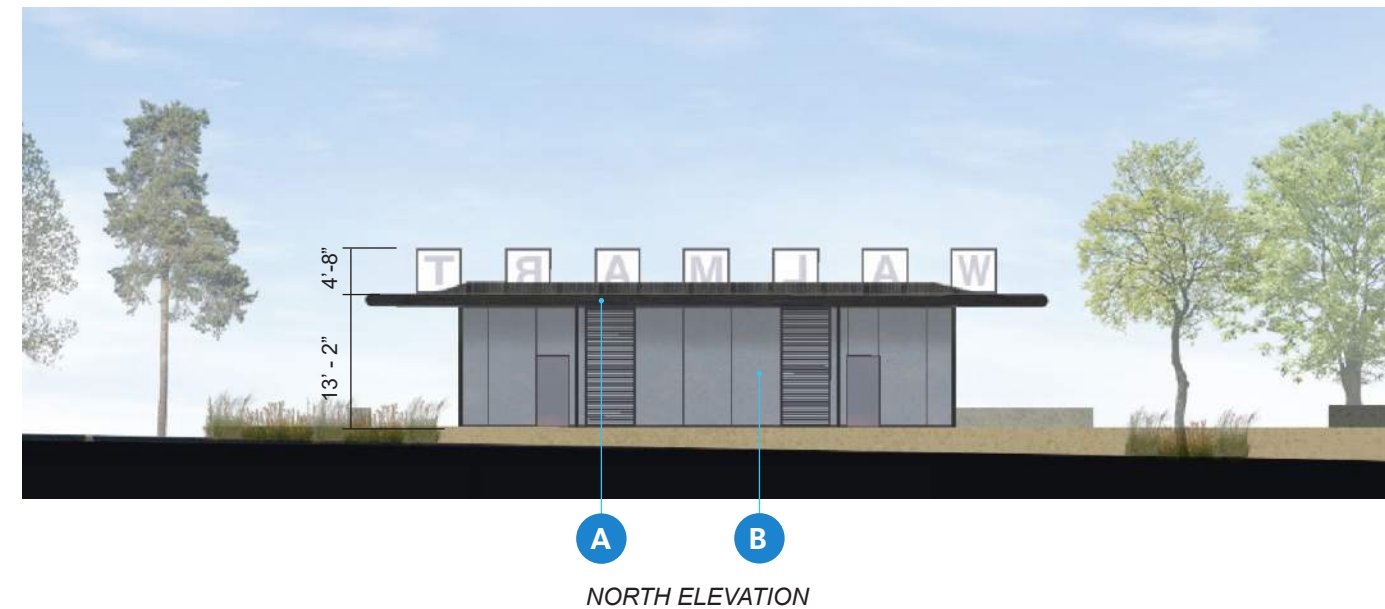


EMP- Expanded Metal
Panel, min 1/8 in.

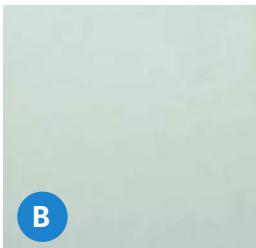


NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)



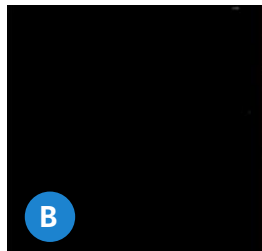
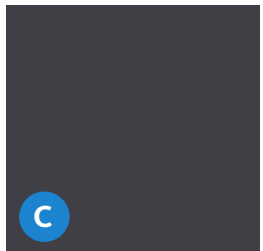
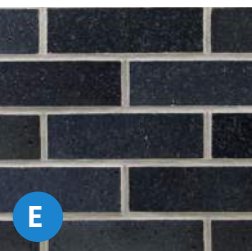
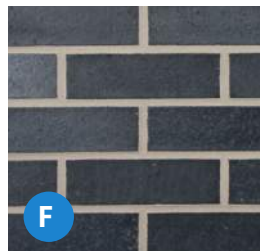
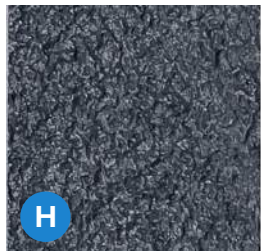
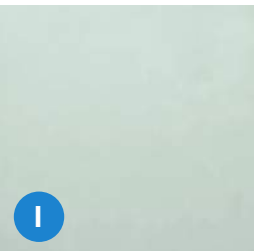


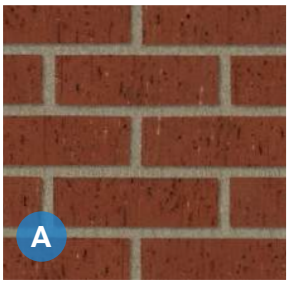
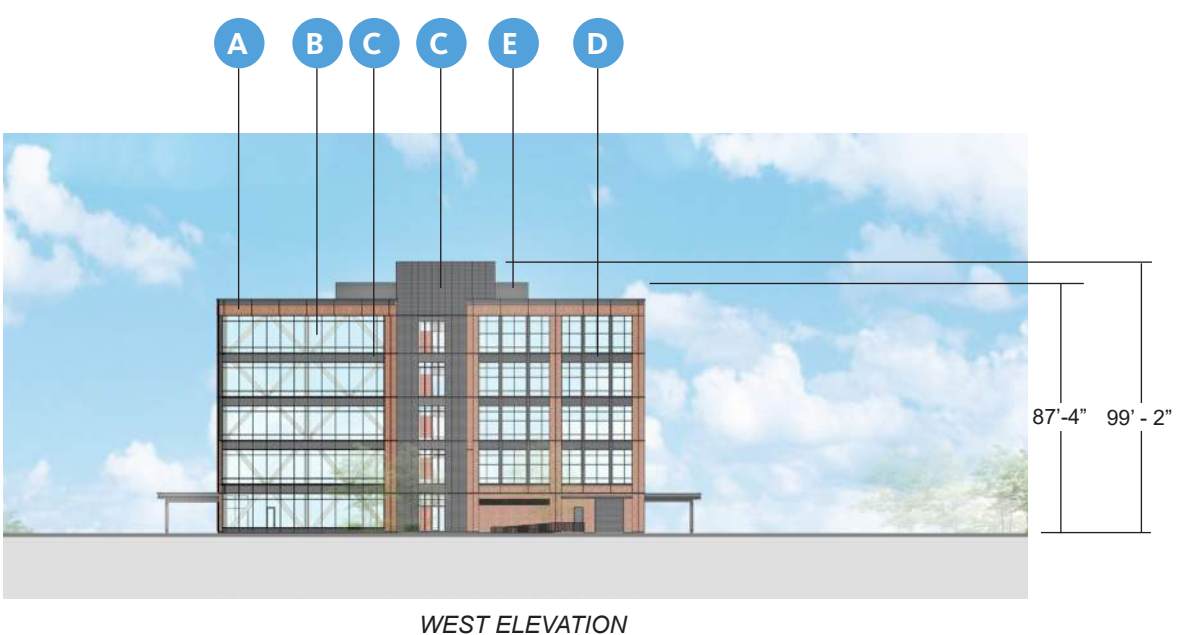
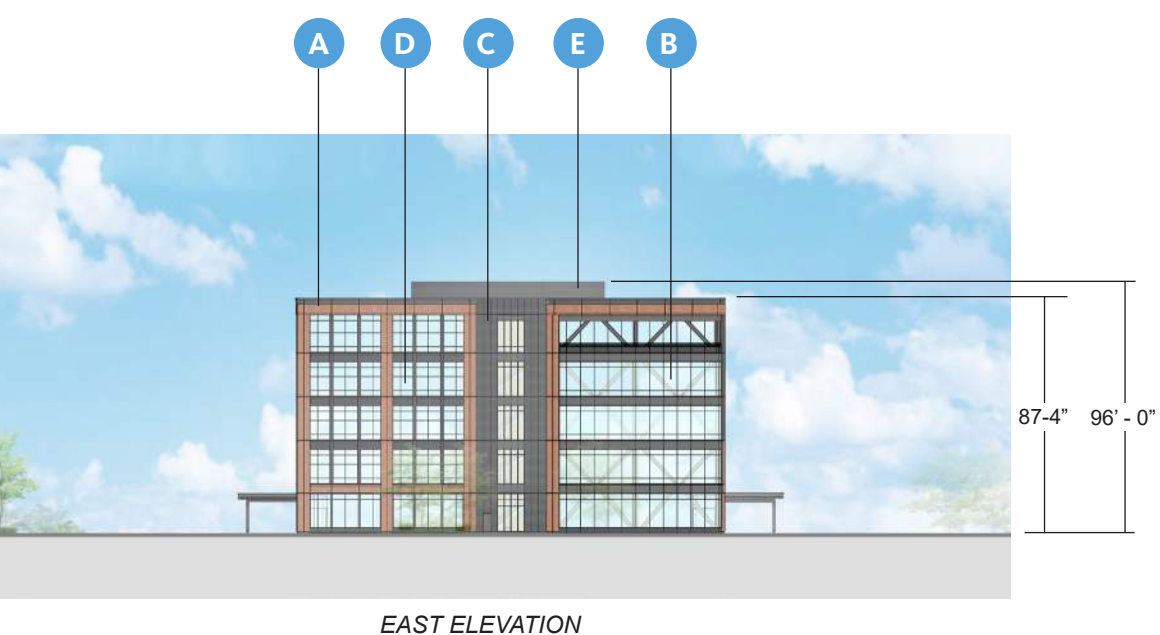
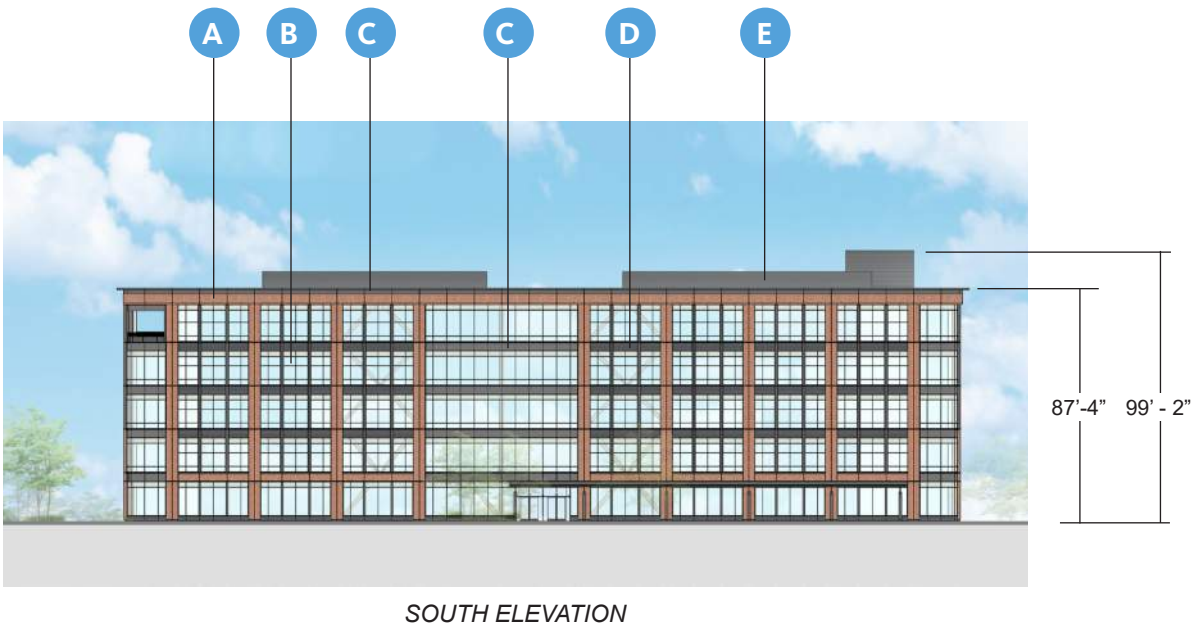
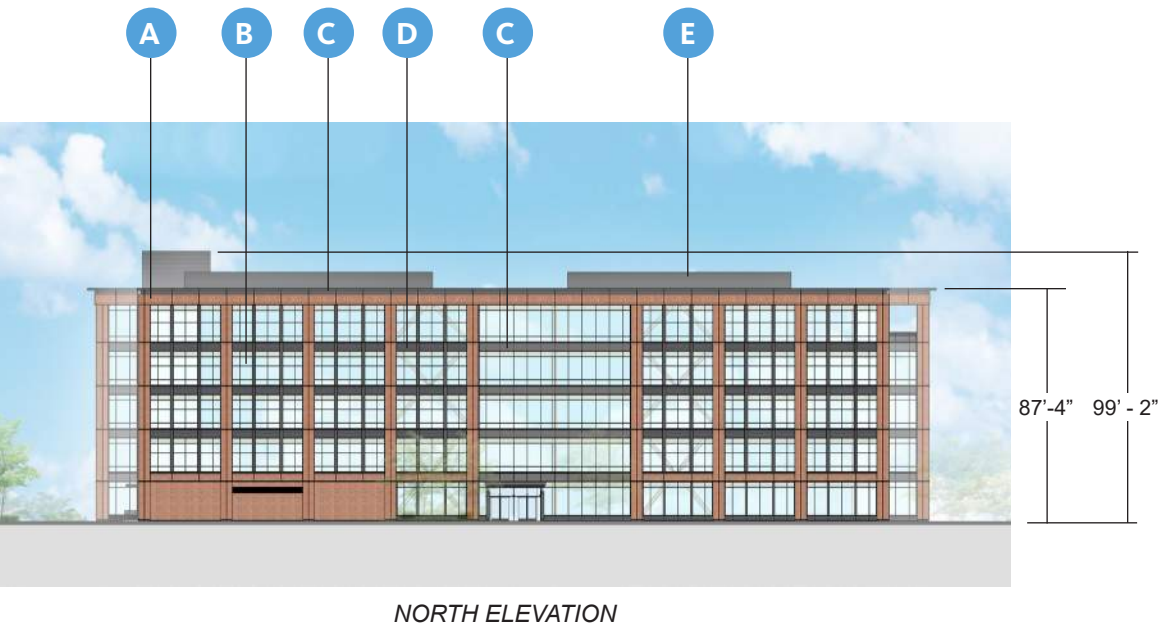
ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



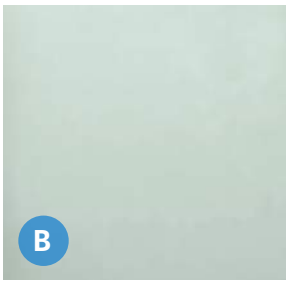
VISION GLASS



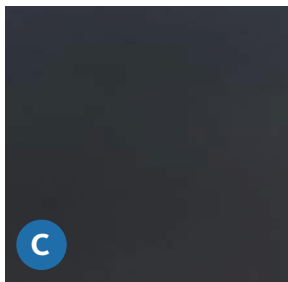
 A ACM PANEL 01 TRICORN BLACK MINIMUM 24 GAUGE	 B METAL, PAINTED TO MATCH TRICORN BLACK MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	 C ACM PANEL 02 DUSTY CHARCOAL II MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	 D BRICK 01 GLAZED WHITE VC1 VELOUR TEXTURE	 E BRICK 02 MANGANESE IRONSPOT, VELOUR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



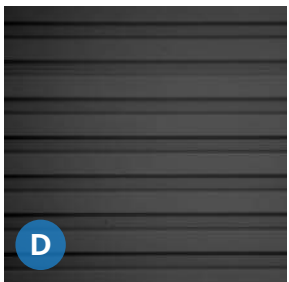
BR01- RED THIN BRICK



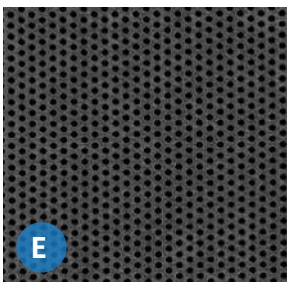
GL01- VISION GLASS



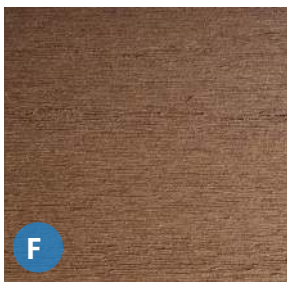
MP03- BLACK METAL
MINIMUM 24 GAUGE



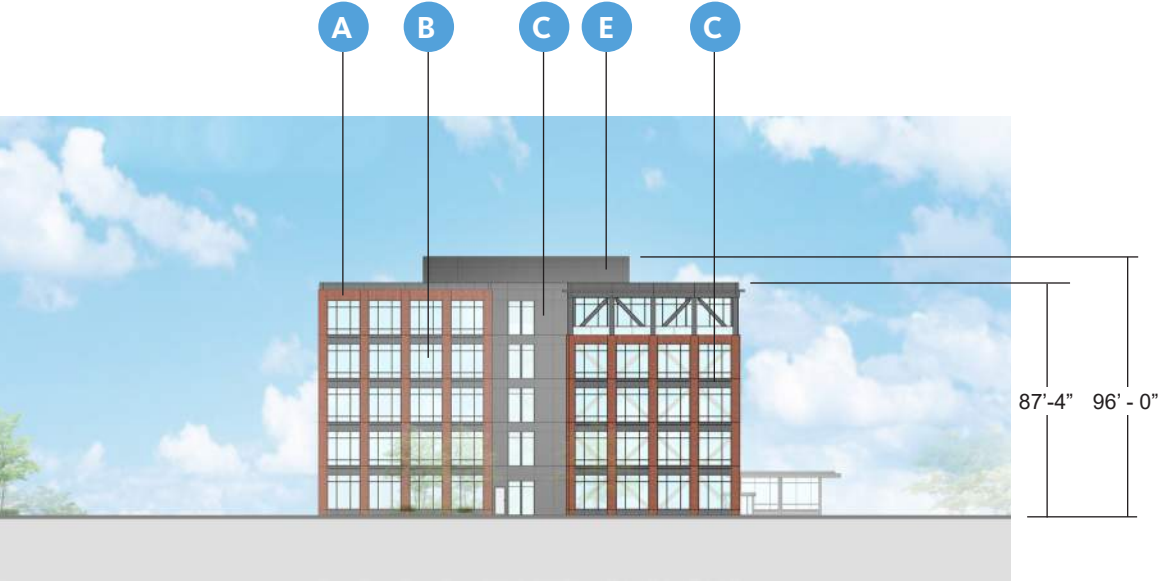
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



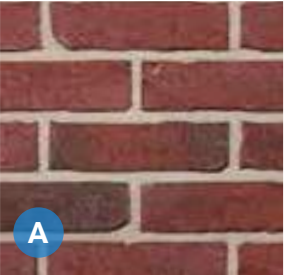
SOUTH ELEVATION



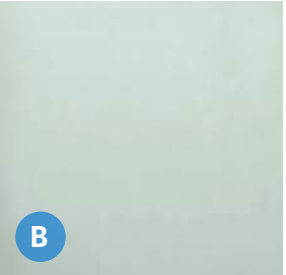
EAST ELEVATION



WEST ELEVATION



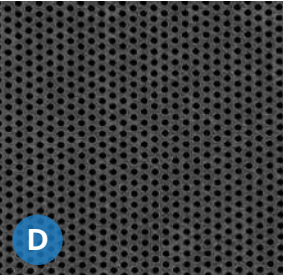
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



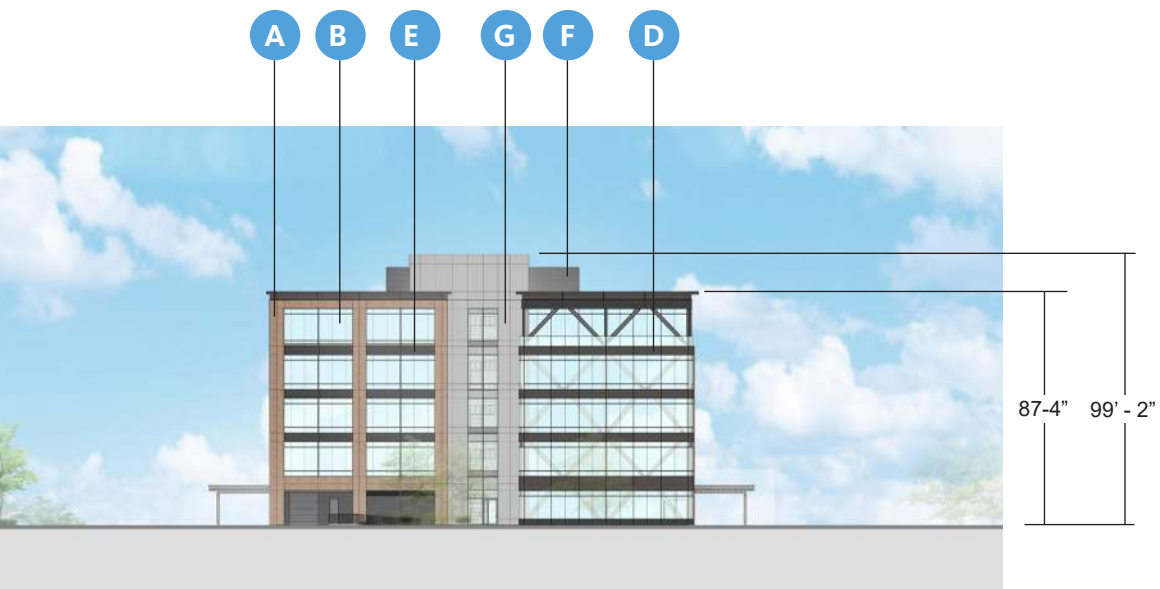
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



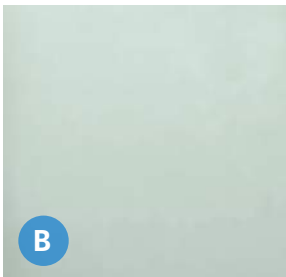
EAST ELEVATION



WEST ELEVATION



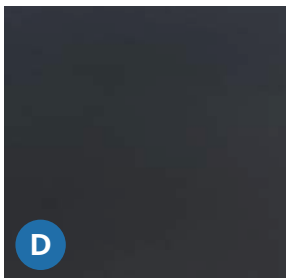
BR02- RED THIN BRICK



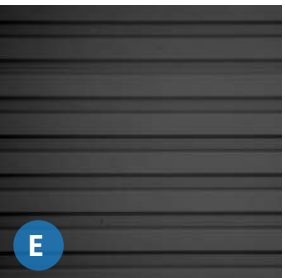
GL01- VISION GLASS



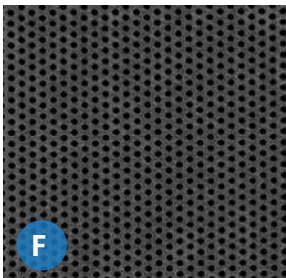
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



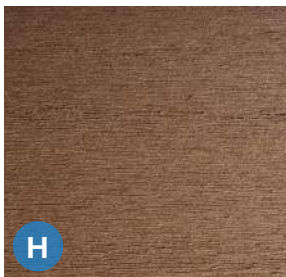
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



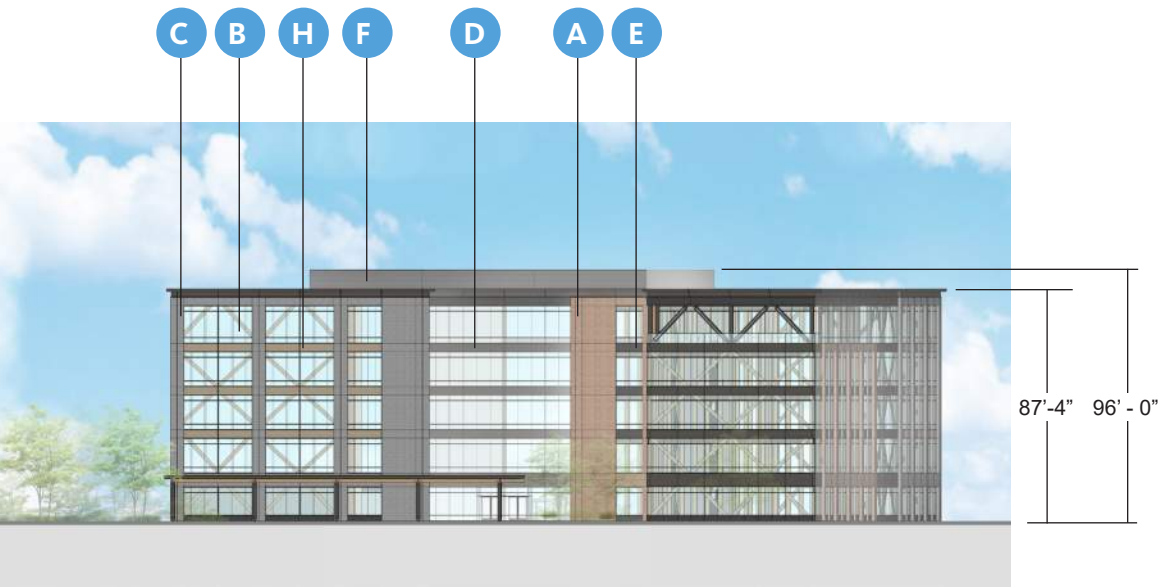
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



MP01- GRAY METAL
MINIMUM 24 GAUGE



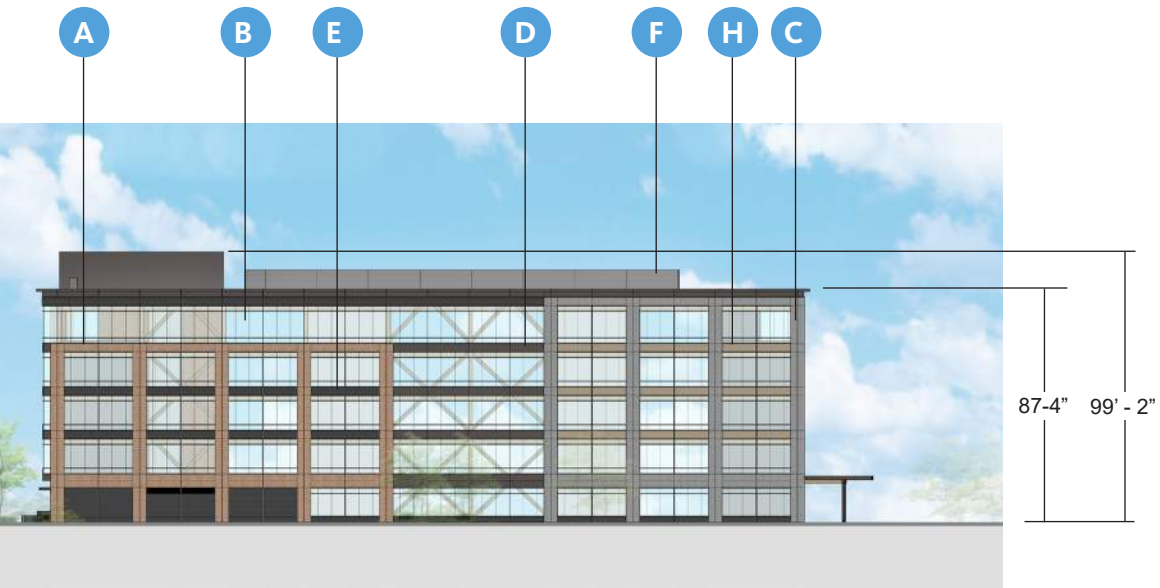
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



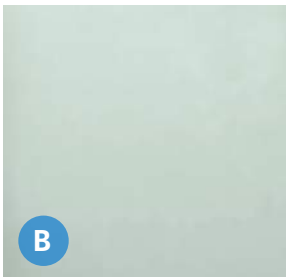
EAST ELEVATION



WEST ELEVATION



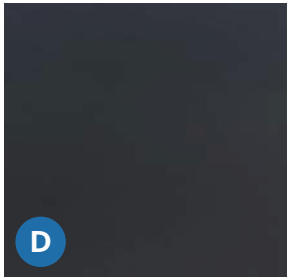
BR02- RED THIN BRICK



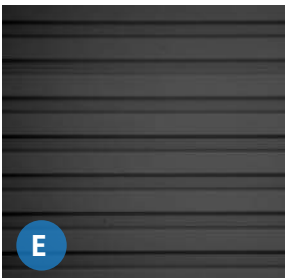
GL01- VISION GLASS



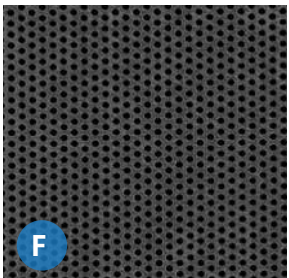
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



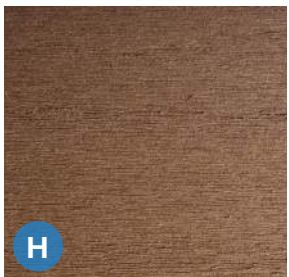
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



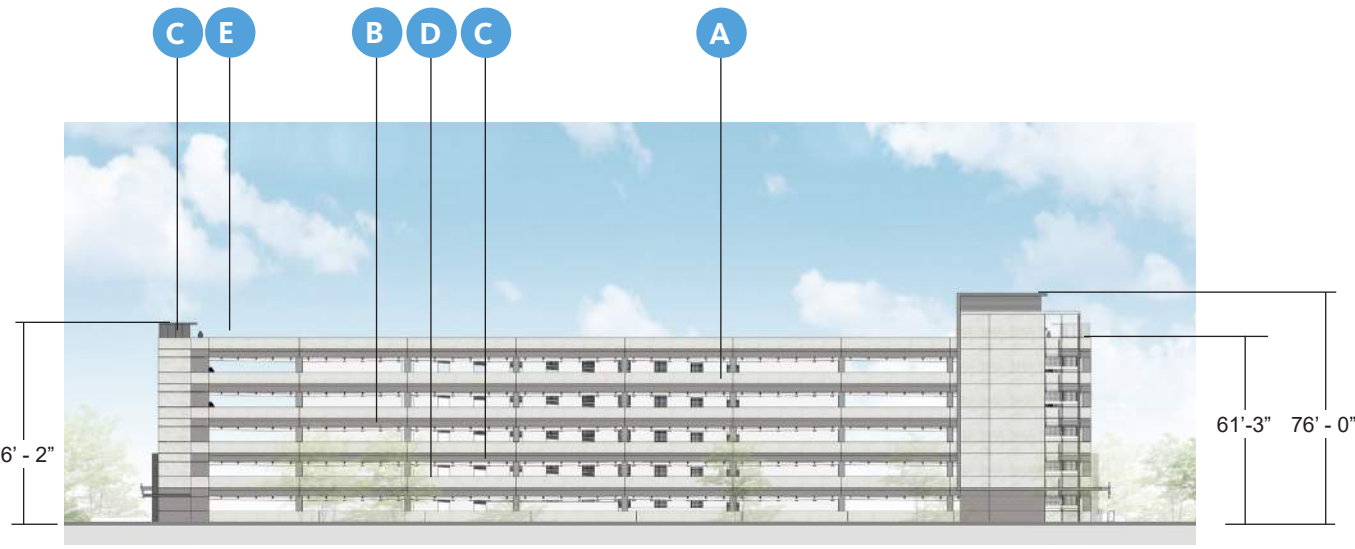
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



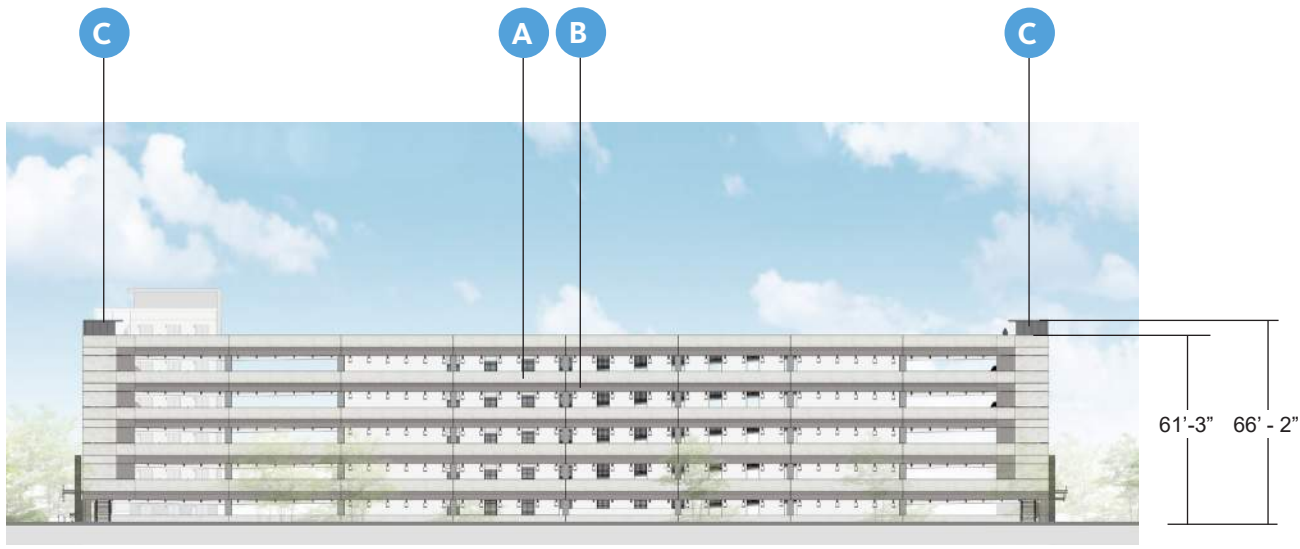
MP01- GRAY METAL
MINIMUM 24 GAUGE



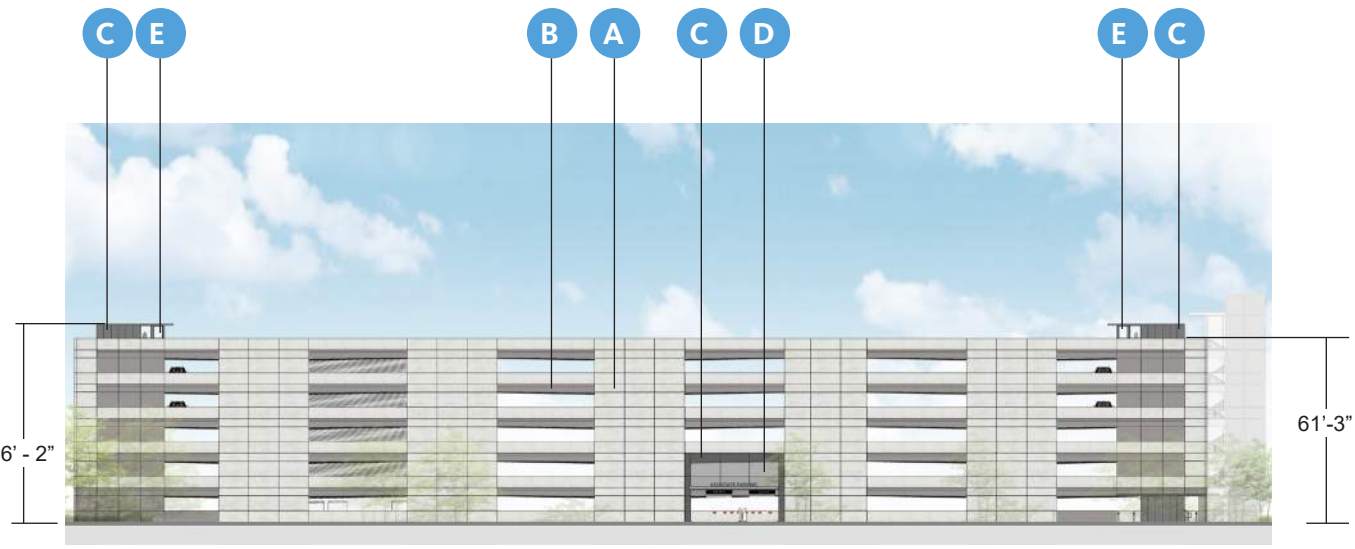
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



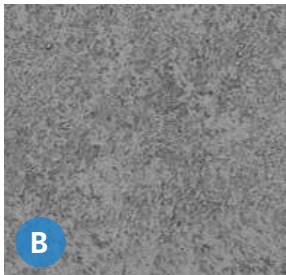
EAST ELEVATION



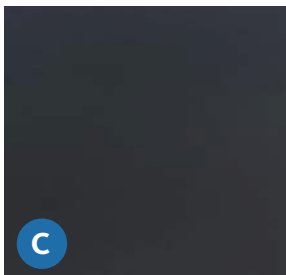
WEST ELEVATION



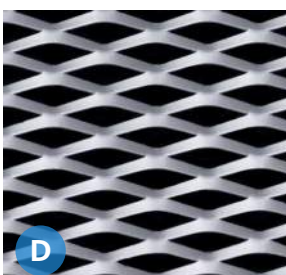
PC01- PRECAST LIGHT



PC02- PRECAST DARK



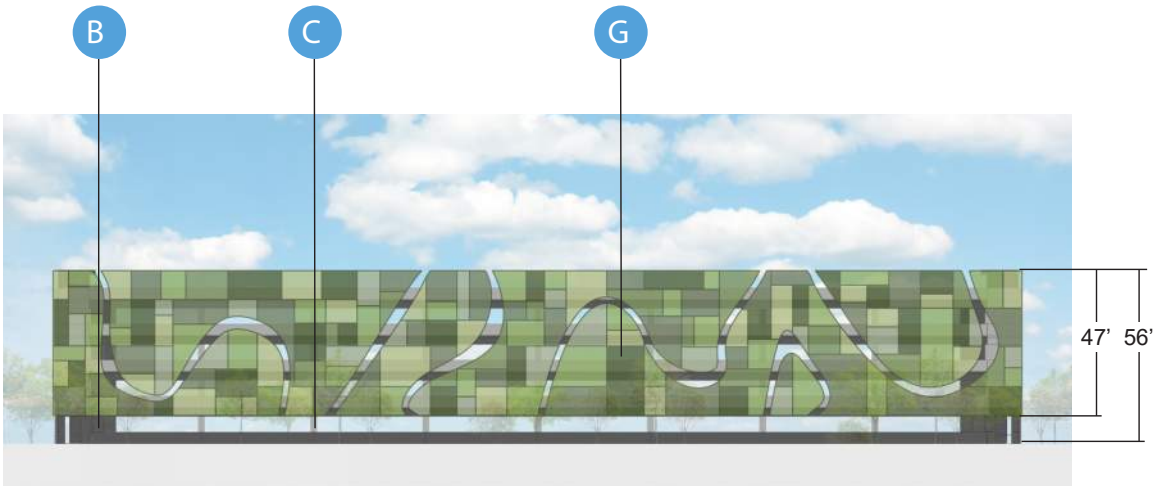
MP03- BLACK METAL
MINIMUM 24 GAUGE



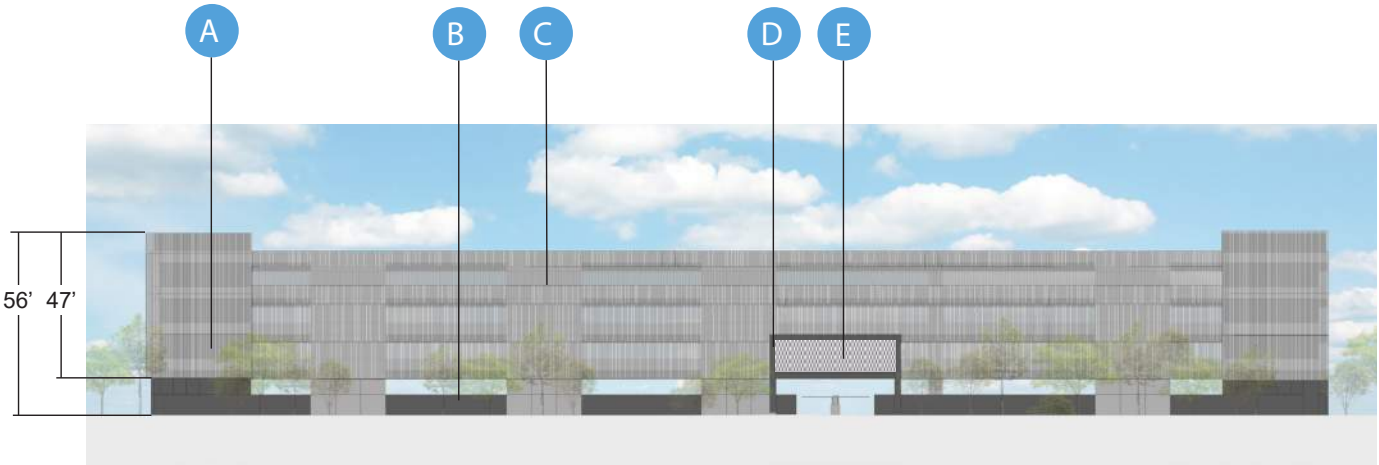
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



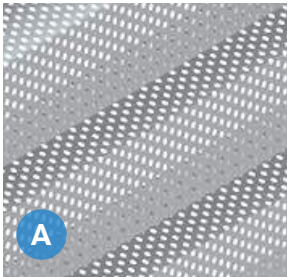
GL01- VISION GLASS



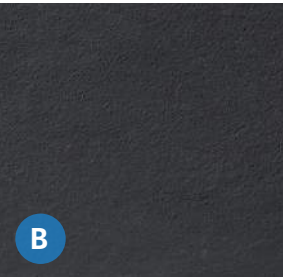
SOUTH ELEVATION



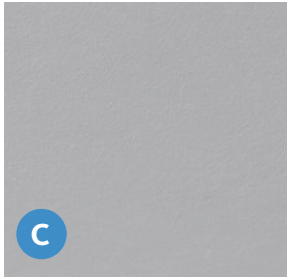
EAST ELEVATION



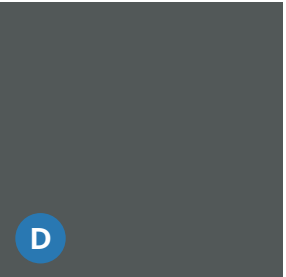
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



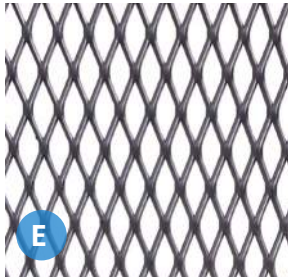
EXISTING PAINTED
PRECAST CONCRETE



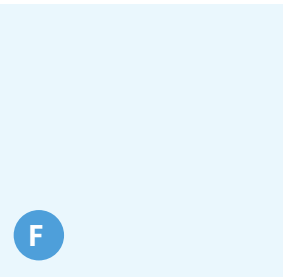
EXISTING PAINTED
PRECAST CONCRETE



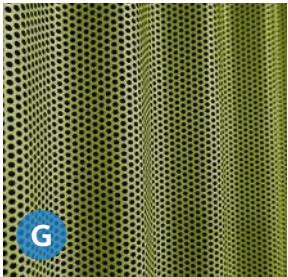
EXISTING MCM PANEL
MINIMUM 24 GAUGE



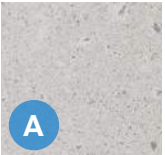
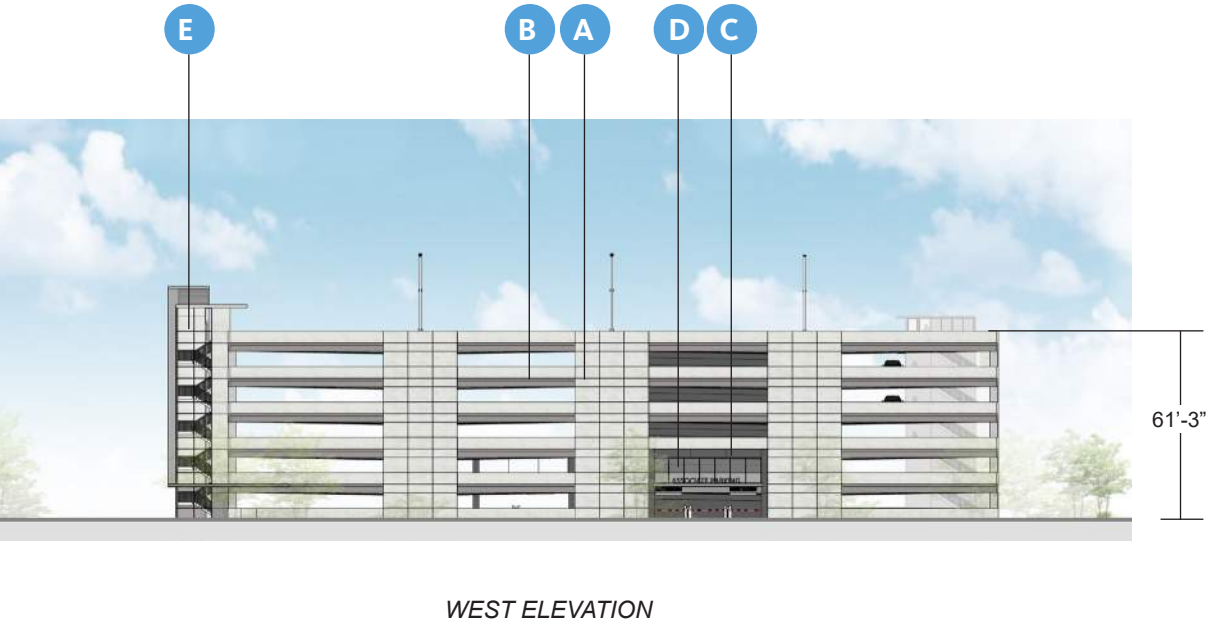
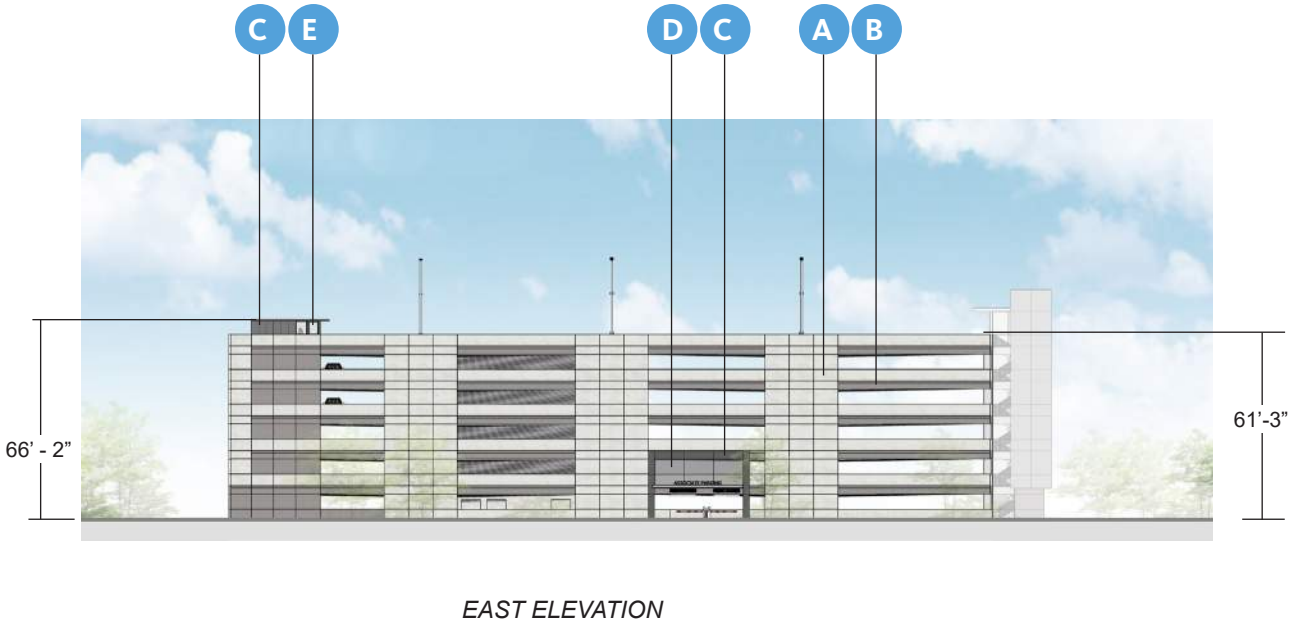
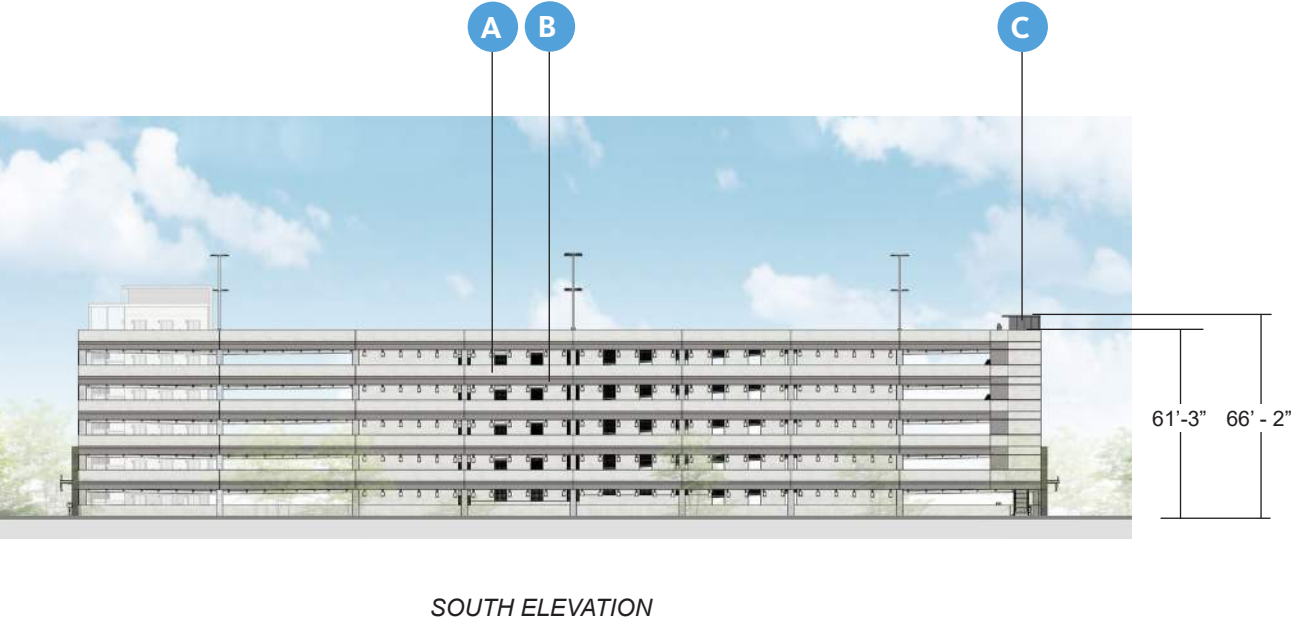
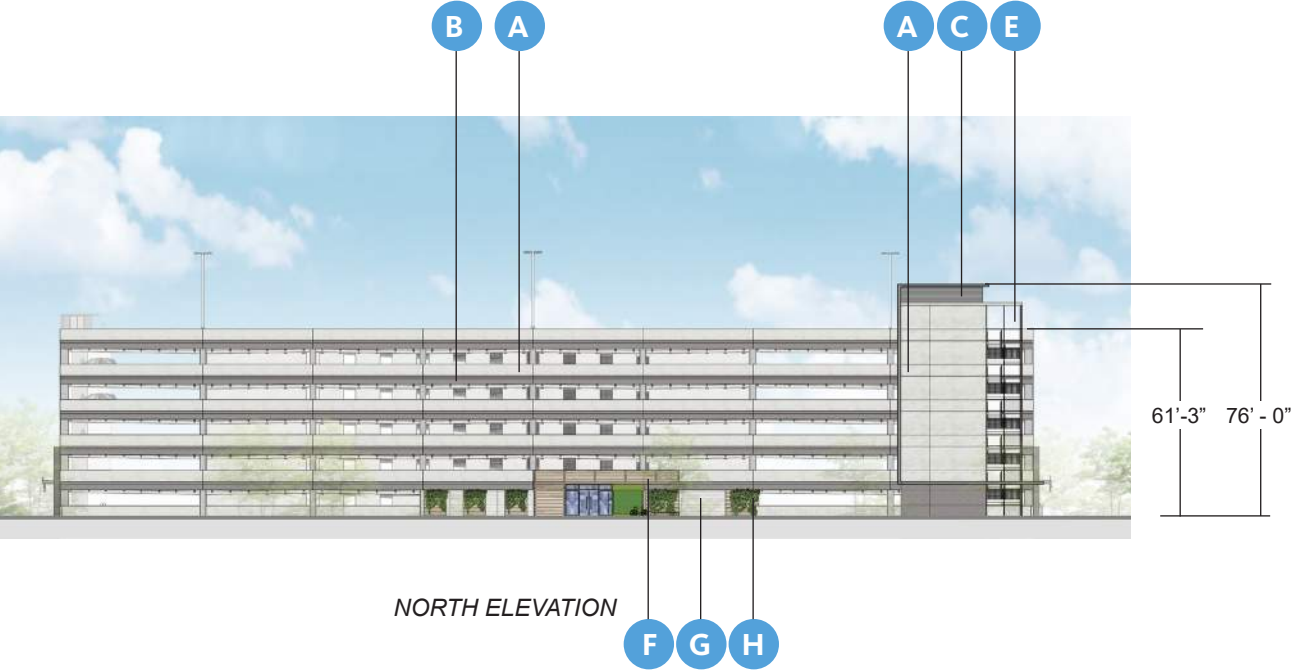
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



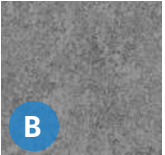
EXISTING GLASS



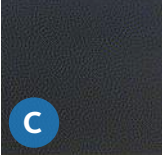
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



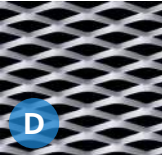
PC01- PRECAST LIGHT



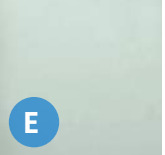
PC02- PRECAST DARK



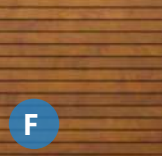
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



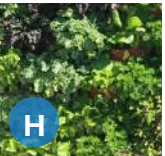
GL01- VISION GLASS



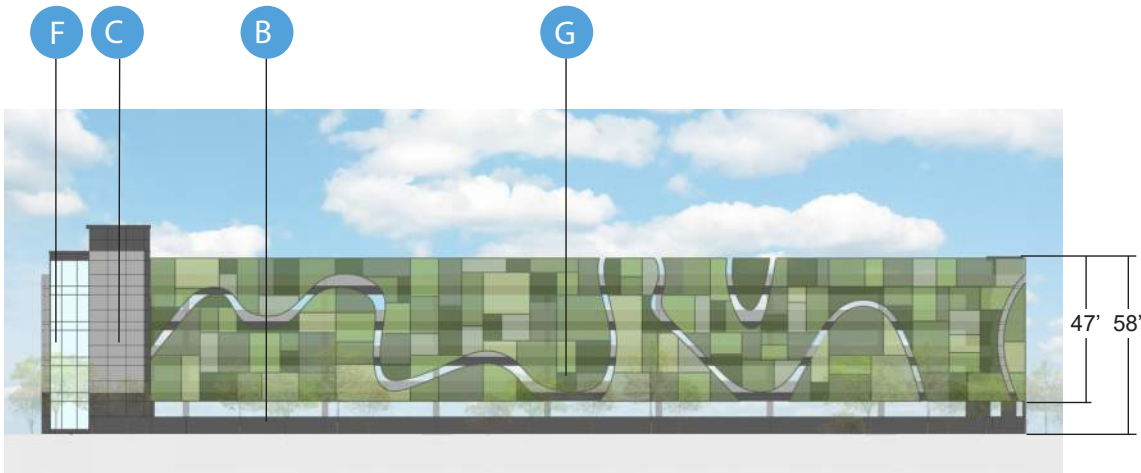
WD01 - WOOD VENEER



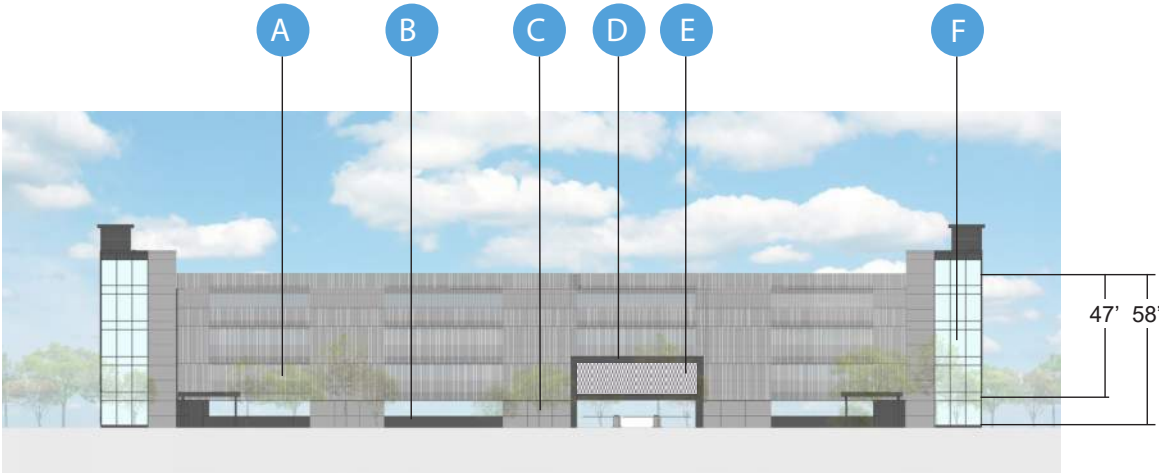
BR01 - BRICK VENEER



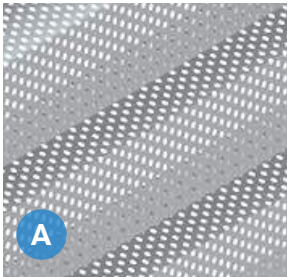
WC01 - GREEN WALL



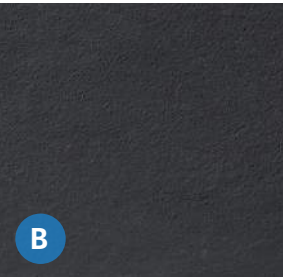
SOUTH ELEVATION



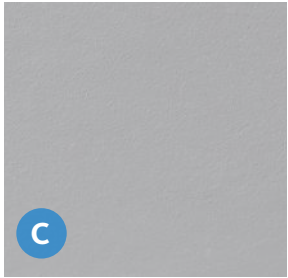
WEST ELEVATION



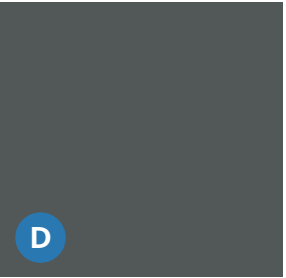
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



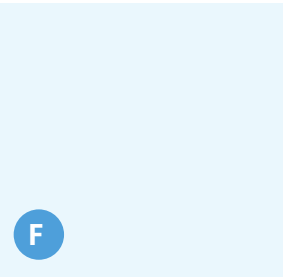
EXISTING PAINTED
PRECAST CONCRETE



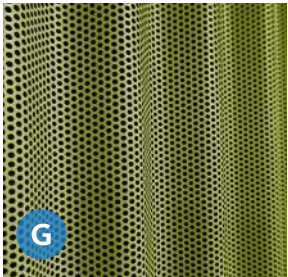
EXISTING MCM PANEL
MINIMUM 24 GAUGE



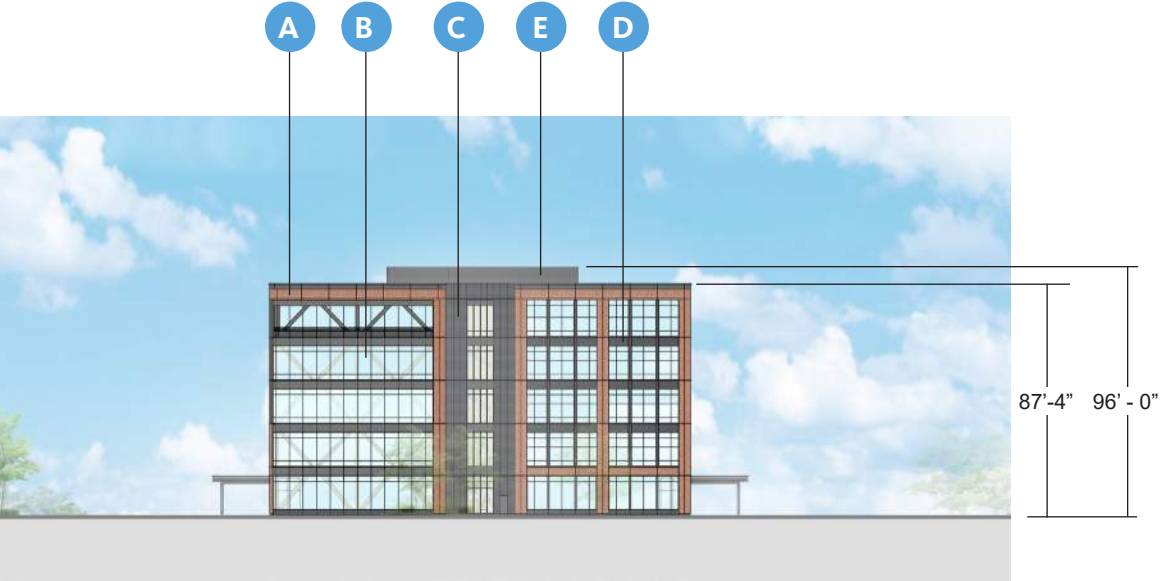
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



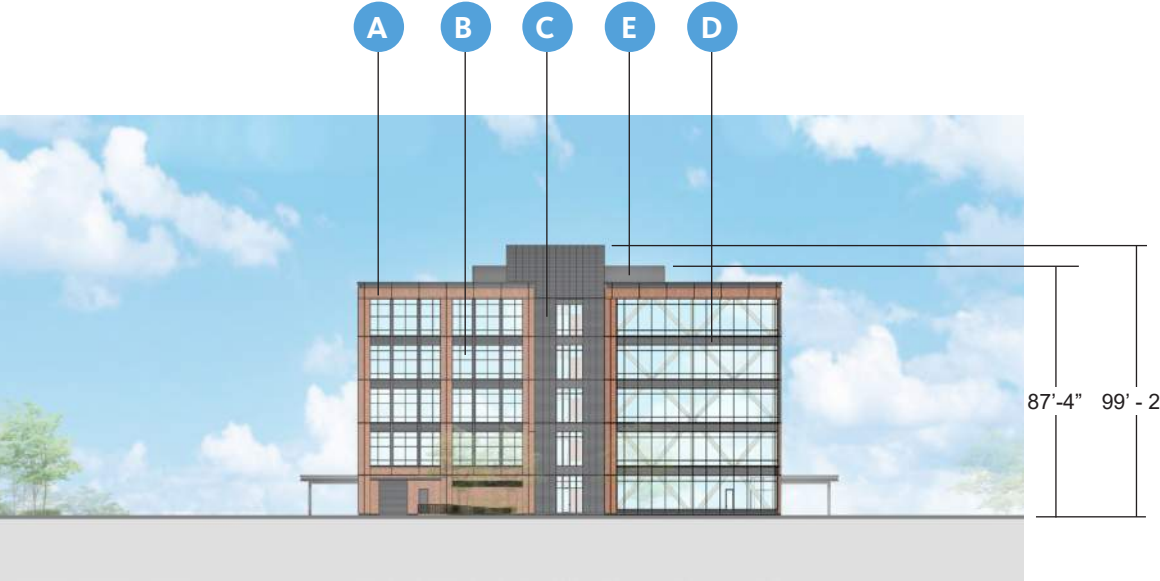
EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



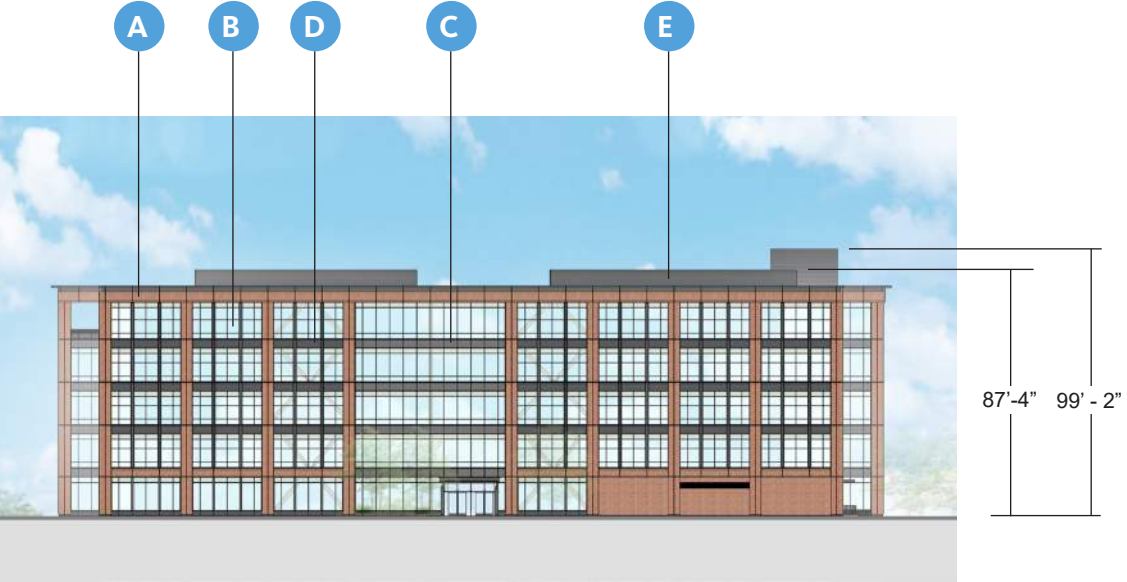
NORTH ELEVATION



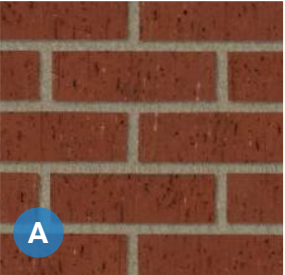
SOUTH ELEVATION



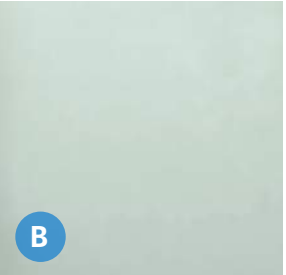
EAST ELEVATION



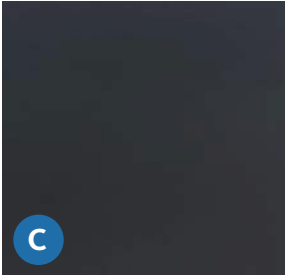
WEST ELEVATION



BR01- RED THIN BRICK



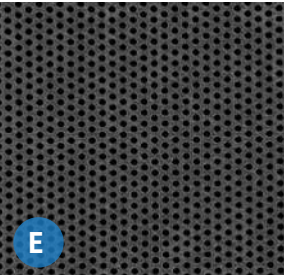
GL01- VISION GLASS



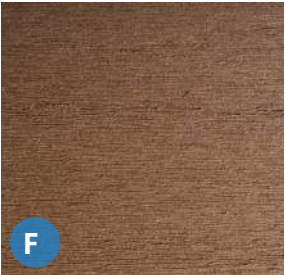
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



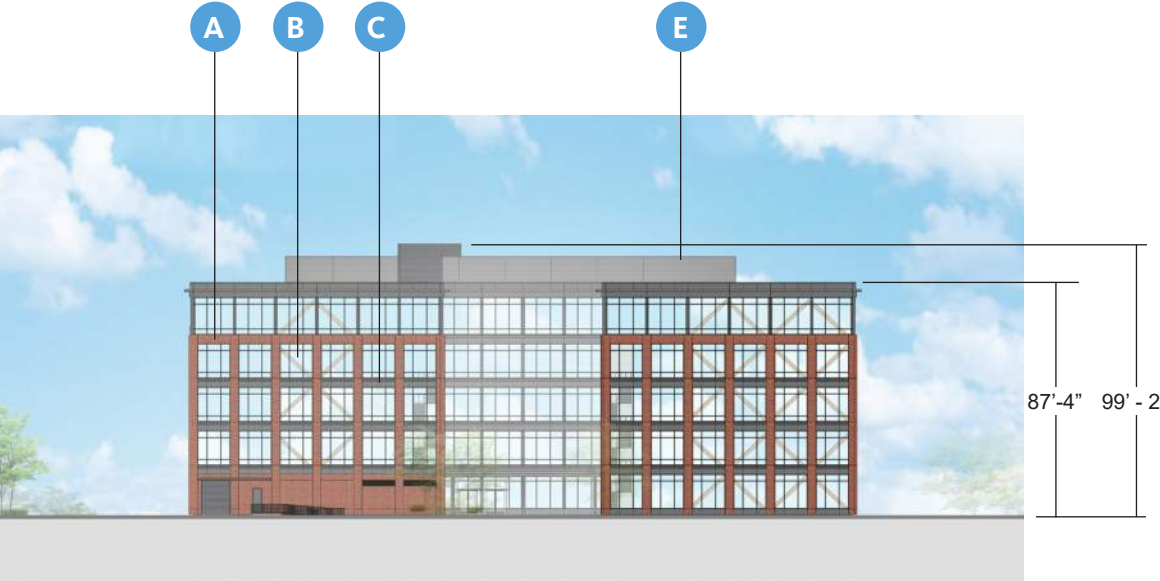
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



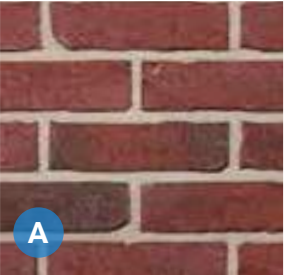
SOUTH ELEVATION



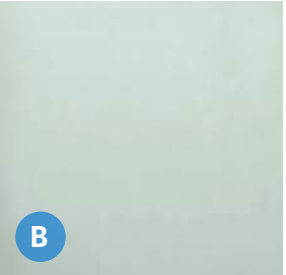
EAST ELEVATION



WEST ELEVATION



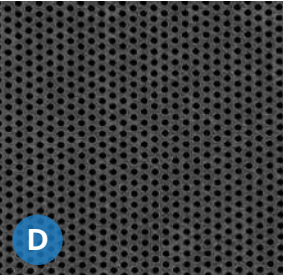
BR01- RED THIN BRICK



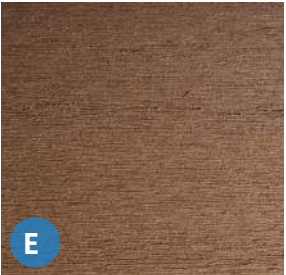
GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



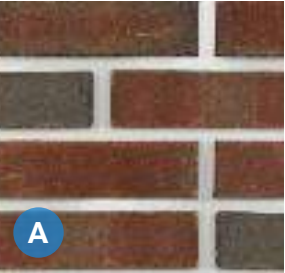
SOUTH ELEVATION



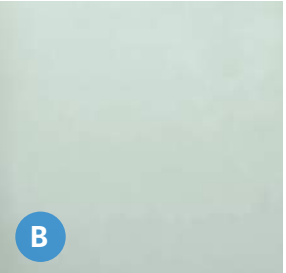
EAST ELEVATION



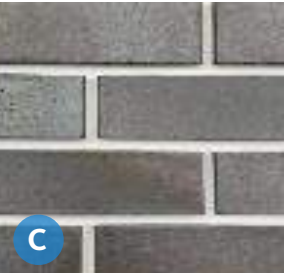
WEST ELEVATION



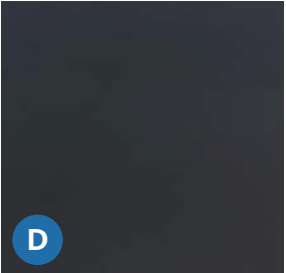
BR02- RED THIN BRICK



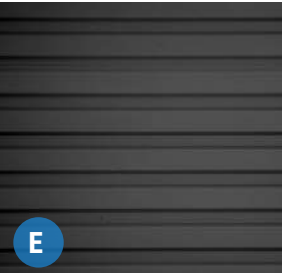
GL01- VISION GLASS



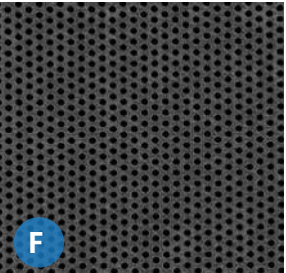
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



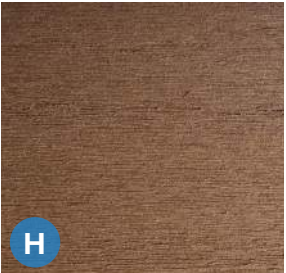
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



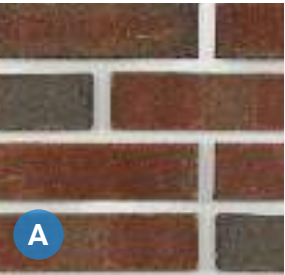
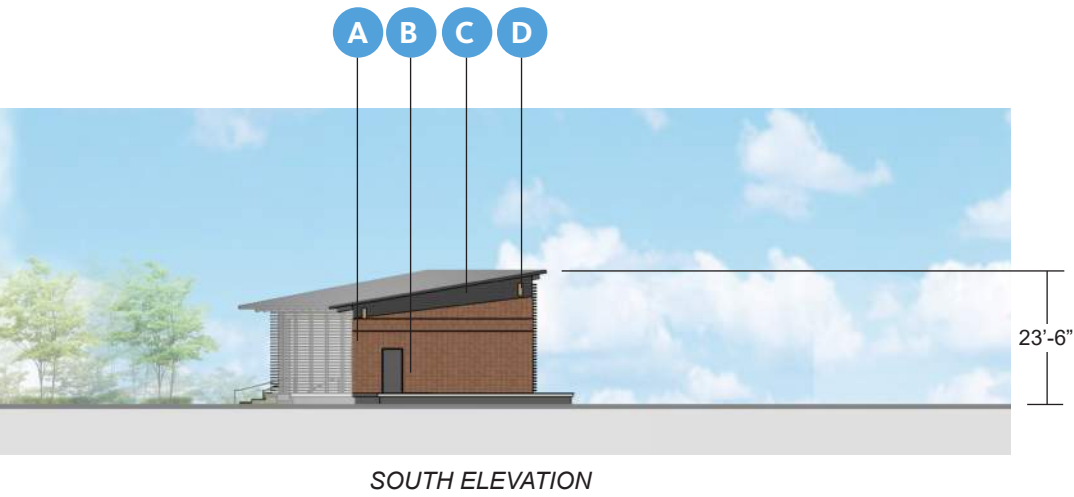
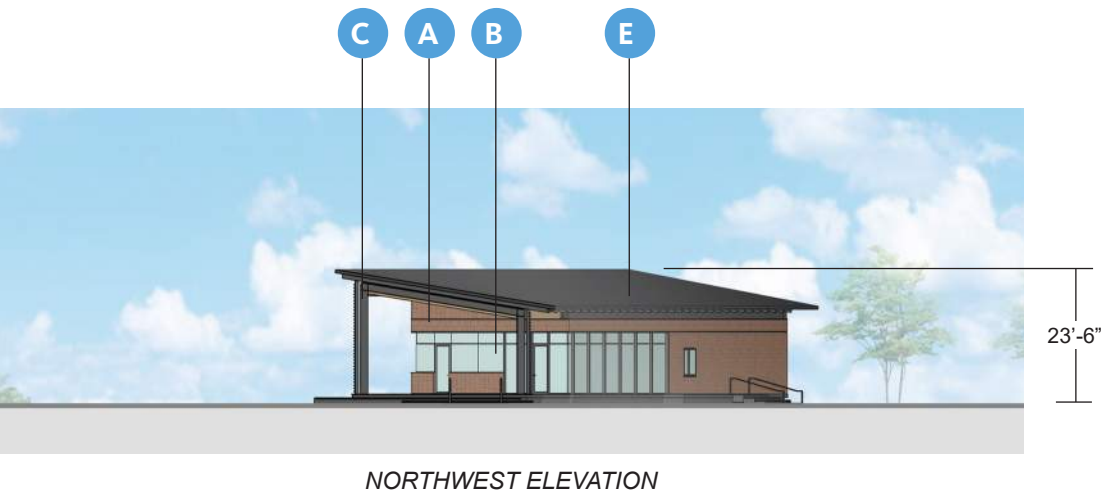
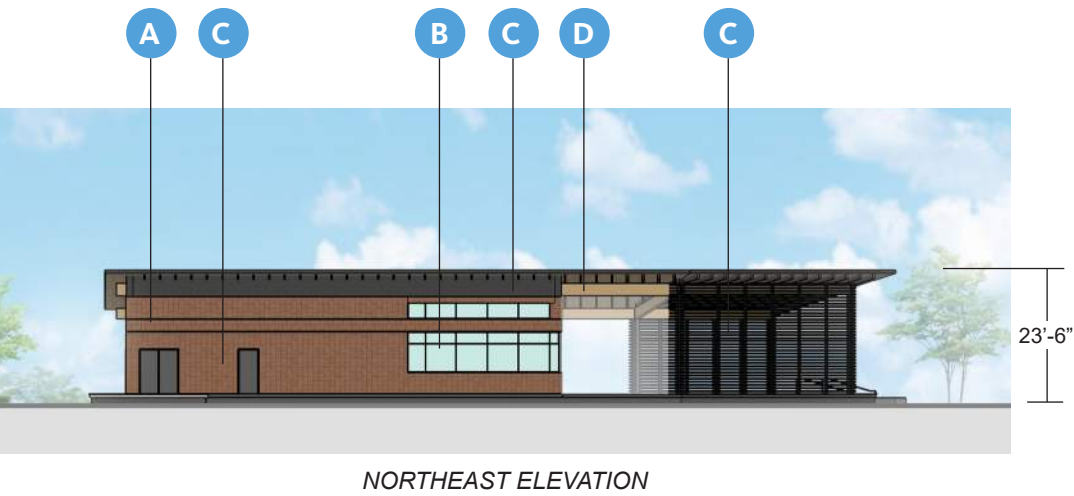
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



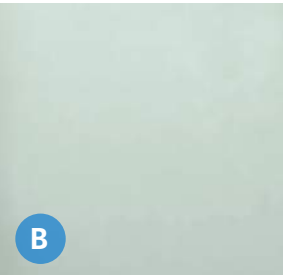
MP01- GRAY METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



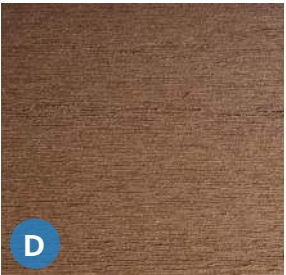
BR02- RED THIN BRICK



GL01- VISION GLASS



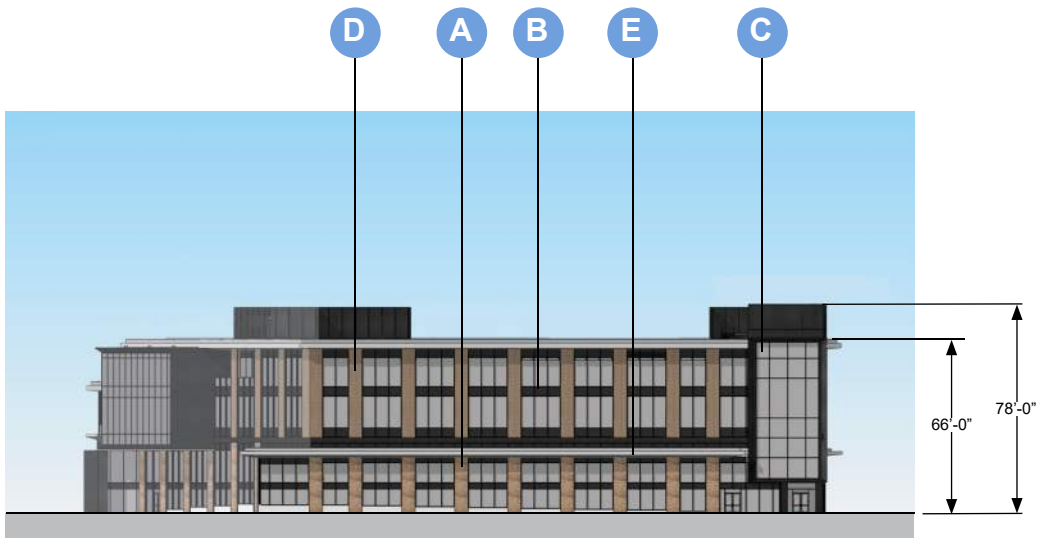
MP01- GRAY METAL
MINIMUM 24 GAUGE



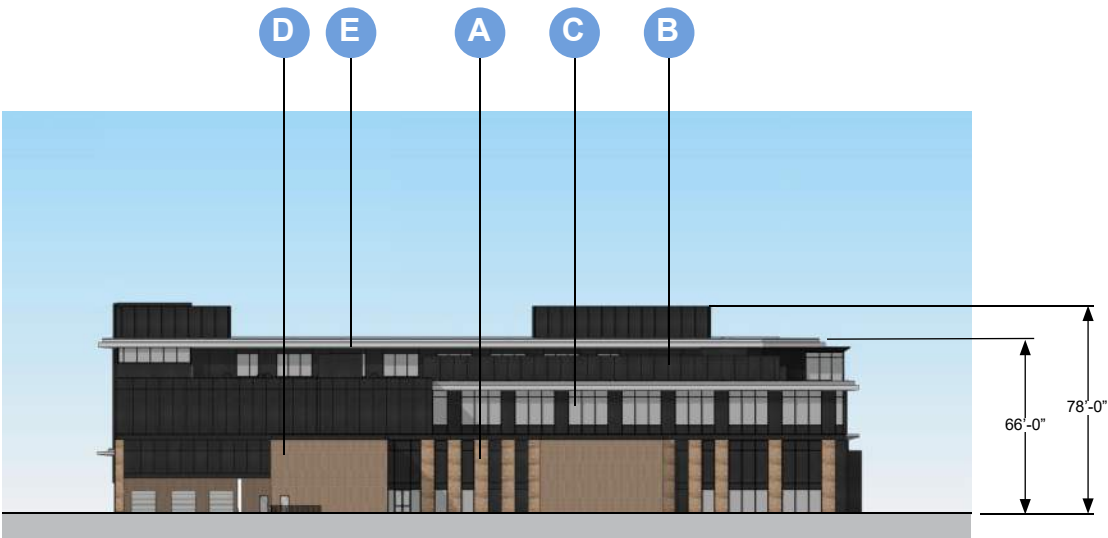
WD01- WOOD FINISH
(CANOPY SOFFITS)



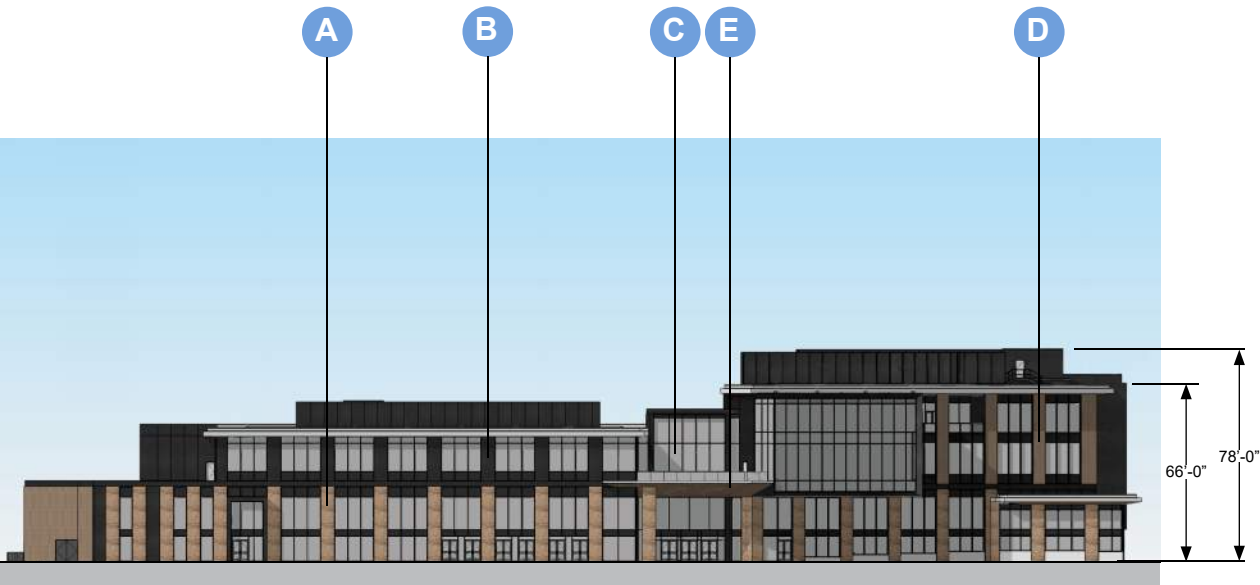
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



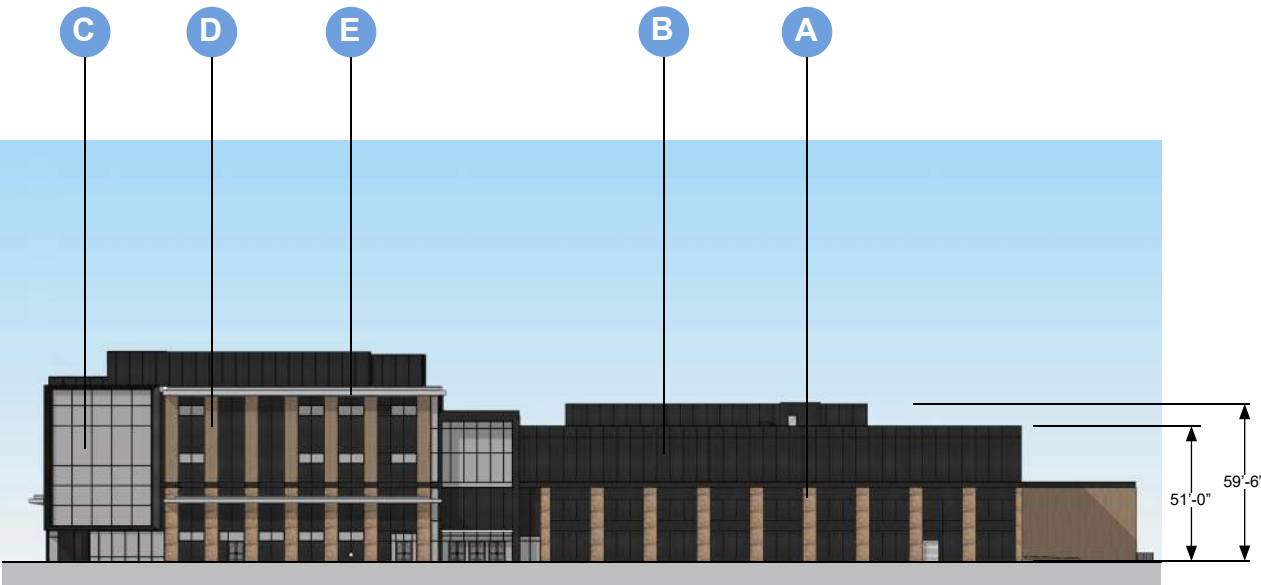
NORTH ELEVATION



SOUTH ELEVATION



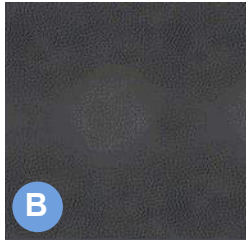
EAST ELEVATION



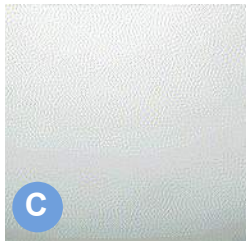
WEST ELEVATION



ST9 STONE VENEER



MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



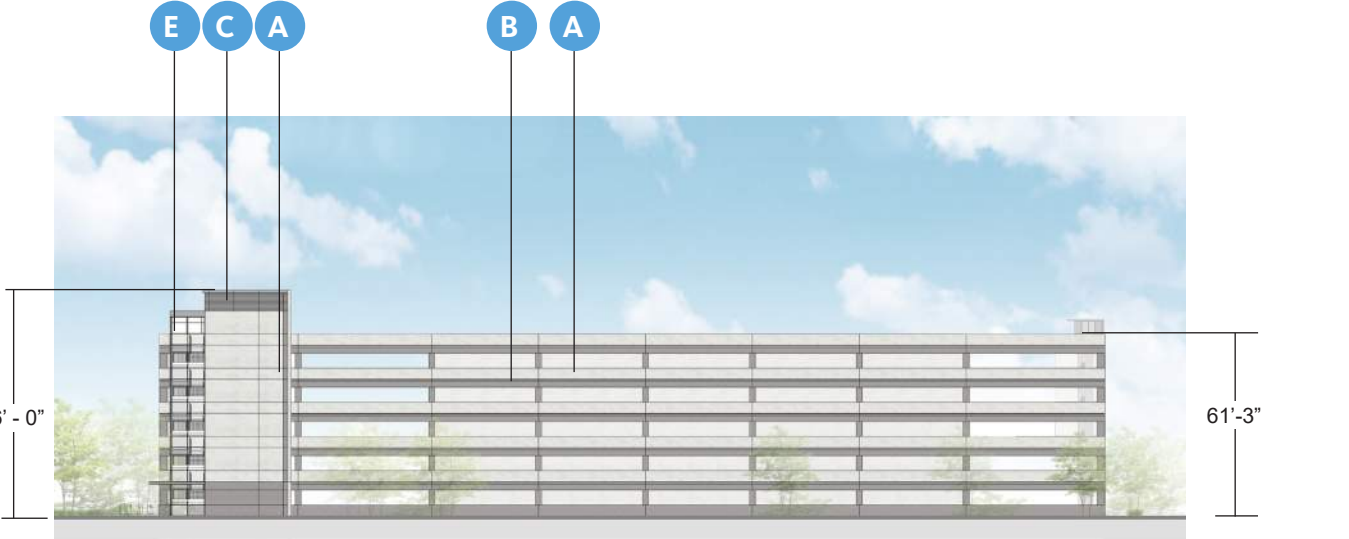
GL9 VISION GLASS



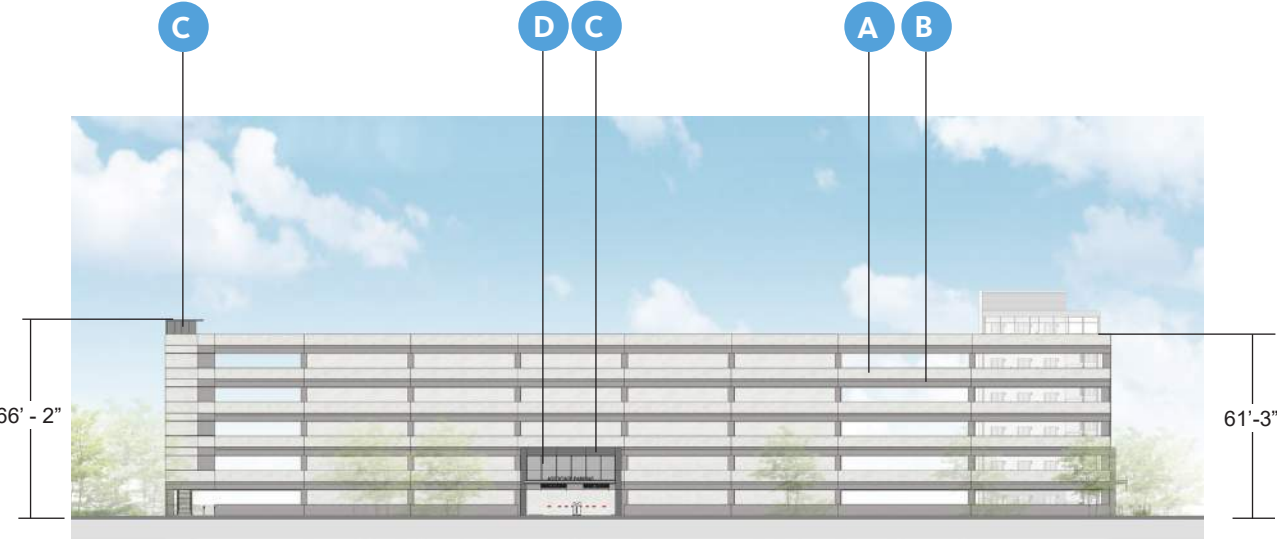
BR9 MODULAR BRICK VENEER



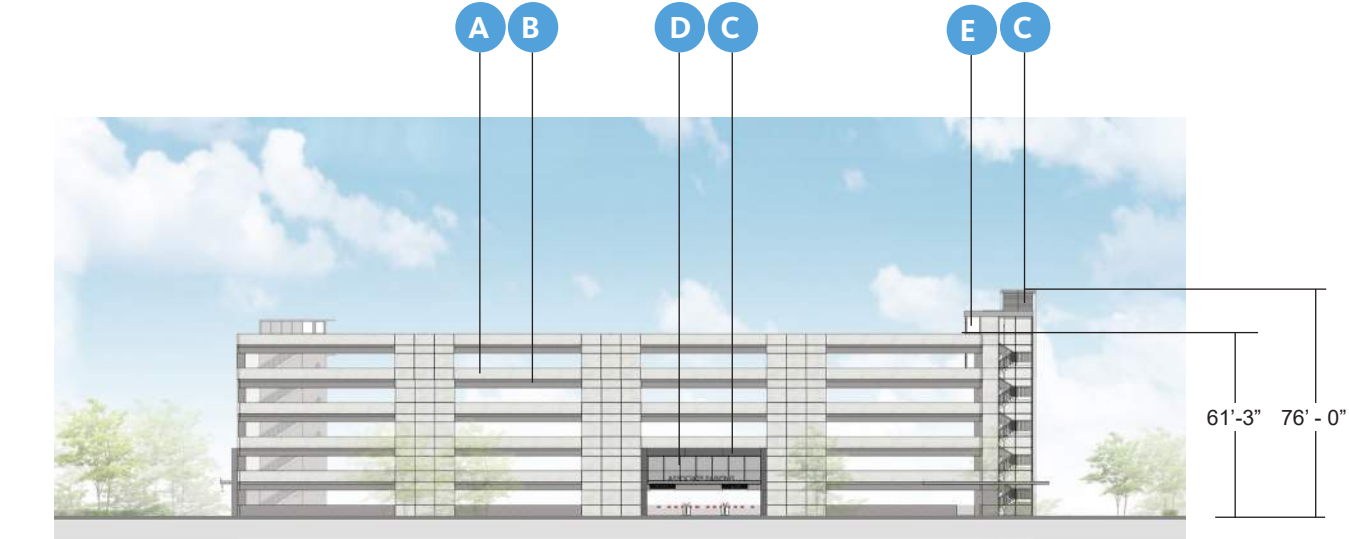
WD9 WOOD FINISH ALUMINUM SOFFIT



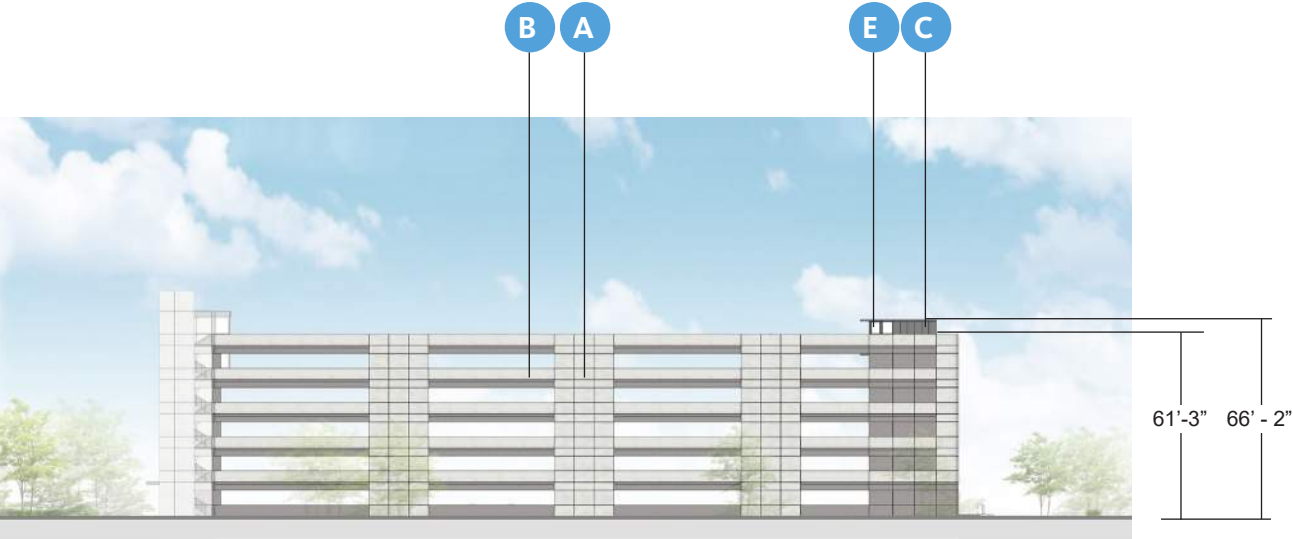
NORTH ELEVATION



SOUTH ELEVATION



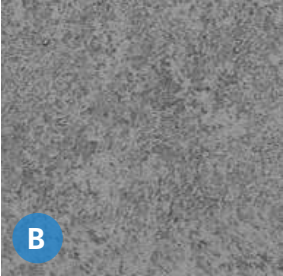
EAST ELEVATION



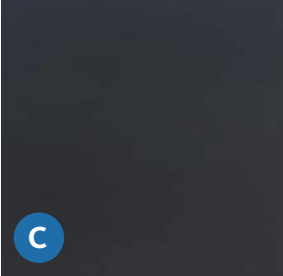
WEST ELEVATION



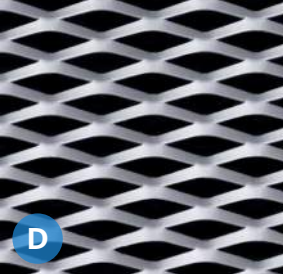
PC01- PRECAST LIGHT



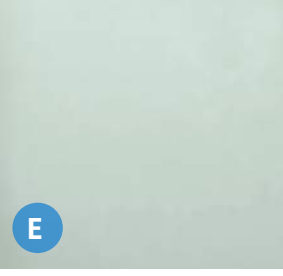
PC02- PRECAST DARK



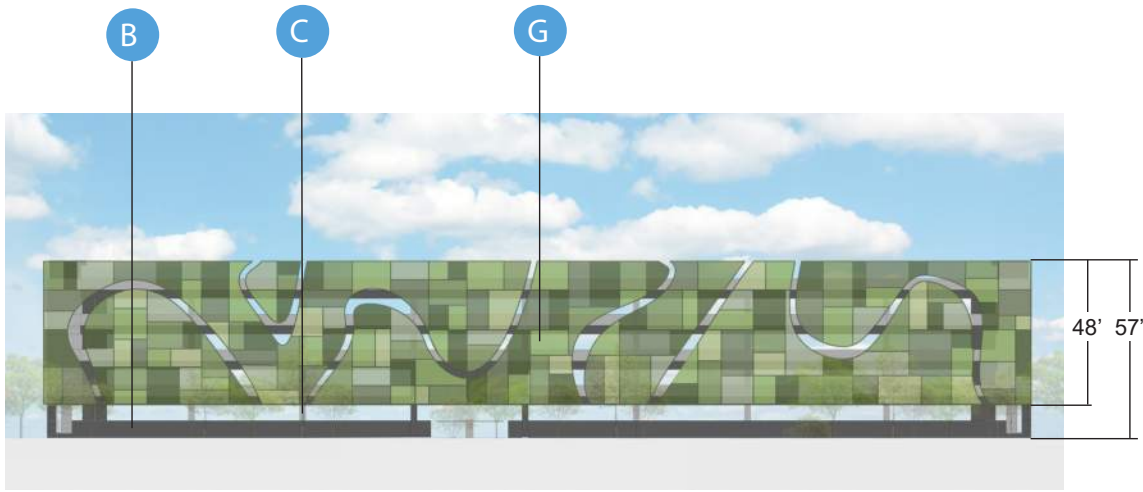
MP03- BLACK METAL
MINIMUM 24 GAUGE



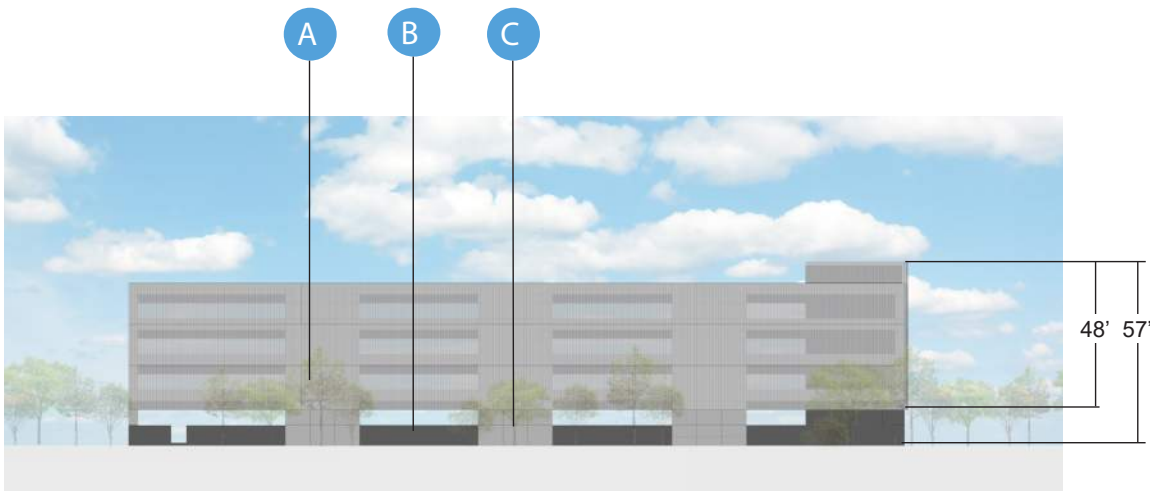
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



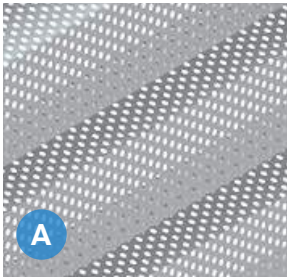
GL01- VISION GLASS



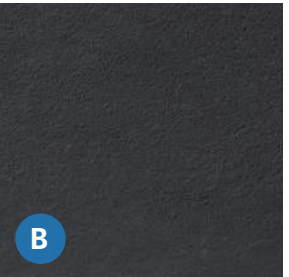
SOUTH ELEVATION



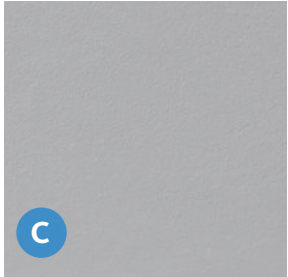
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



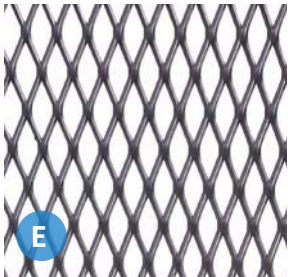
EXISTING PAINTED
PRECAST CONCRETE



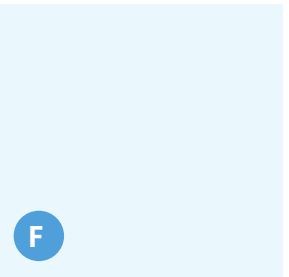
EXISTING PAINTED
PRECAST CONCRETE



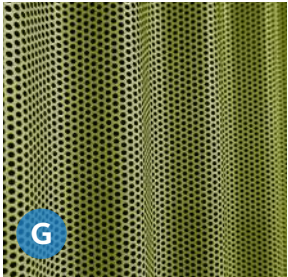
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



NORTH ELEVATION



SOUTH ELEVATION



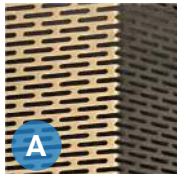
EAST ELEVATION



WEST ELEVATION

*ALL METAL PANEL
MINIMUM 24 GAUGE

P61



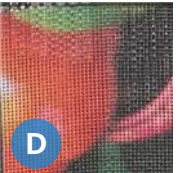
A
MP02 -
PERFORATED
CUSTOM PANEL



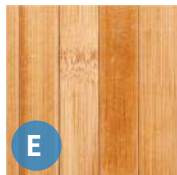
B
BR02 -
IRONSPOT
VELOUR



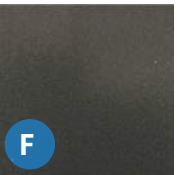
C
GL01 -
STARPHIRE
GLASS



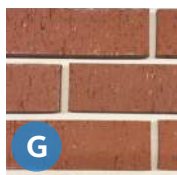
D
MF01 - MESH
FABRIC - SERGE
FERRARI



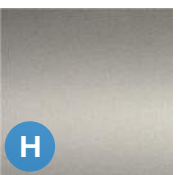
E
MP04 -
GARAPA WOOD



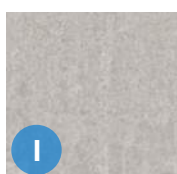
F
MP05 - METAL
GRAPHITE GREY



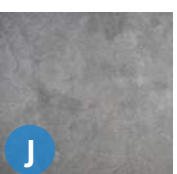
G
BR03 - RUBY
RED VELOUR



H
MP06 - METAL
STEEL HORIZON



I
PC01 - PRECAST
LIGHT



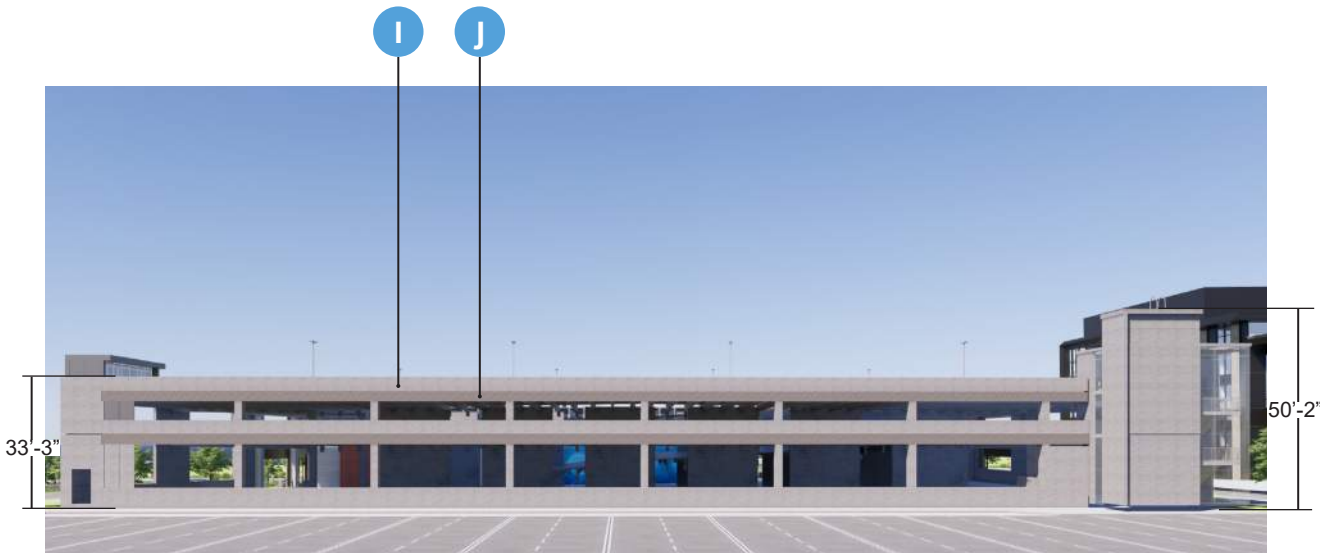
J
PC02 - PRECAST
DARK



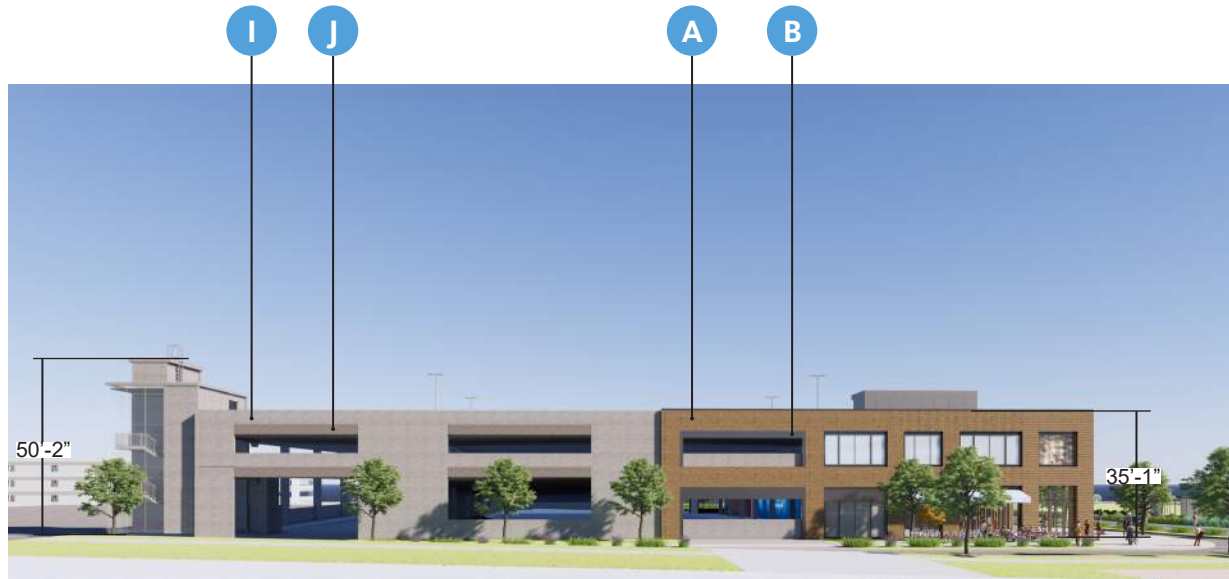
K
MP01 - METAL
MORIN PANEL



NORTH ELEVATION



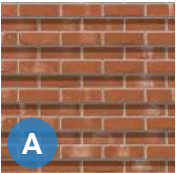
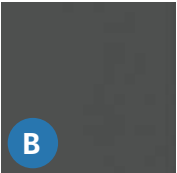
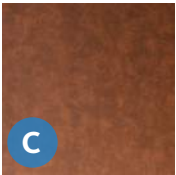
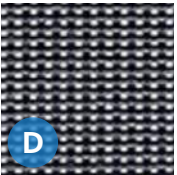
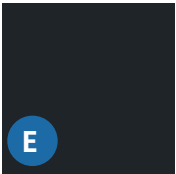
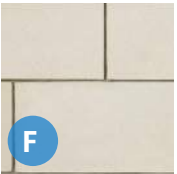
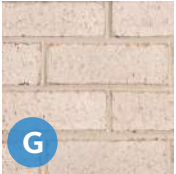
SOUTH ELEVATION

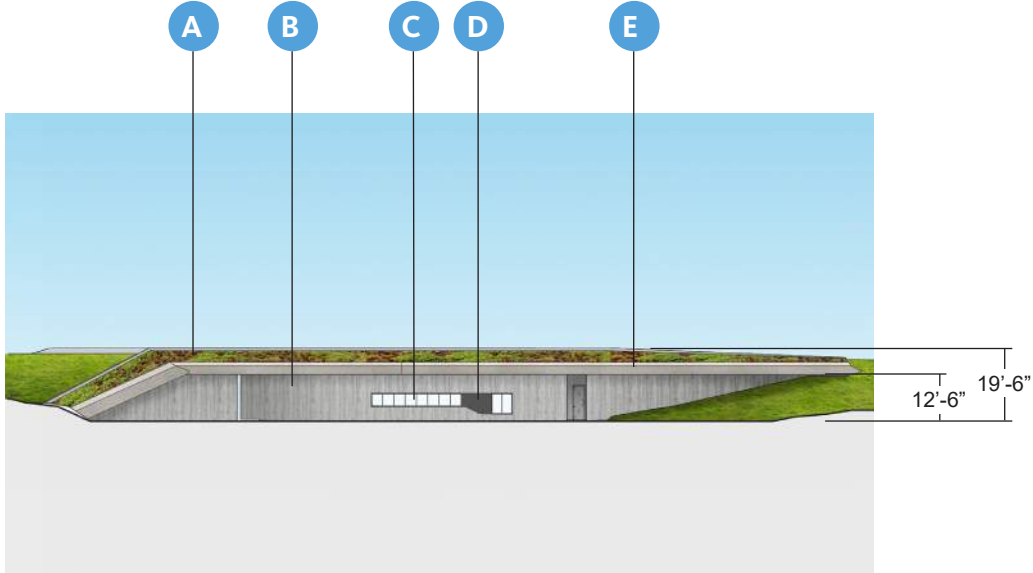


EAST ELEVATION

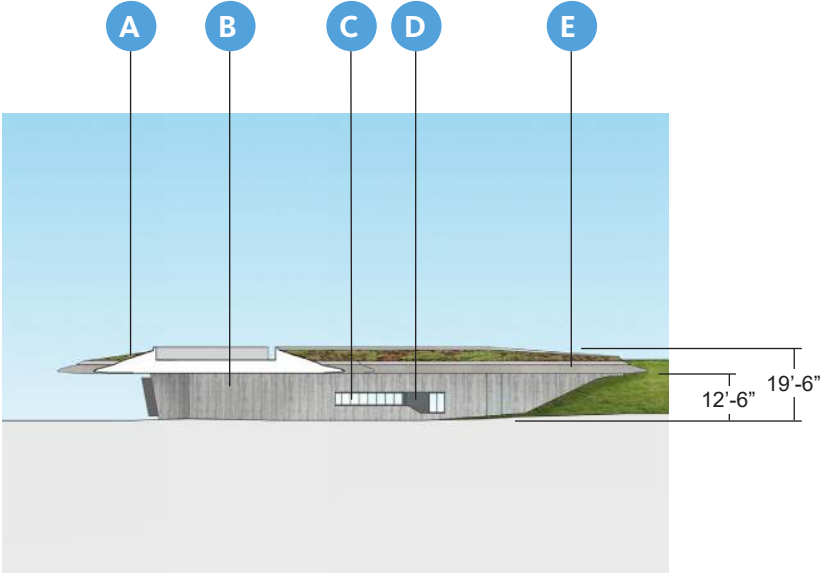


WEST ELEVATION

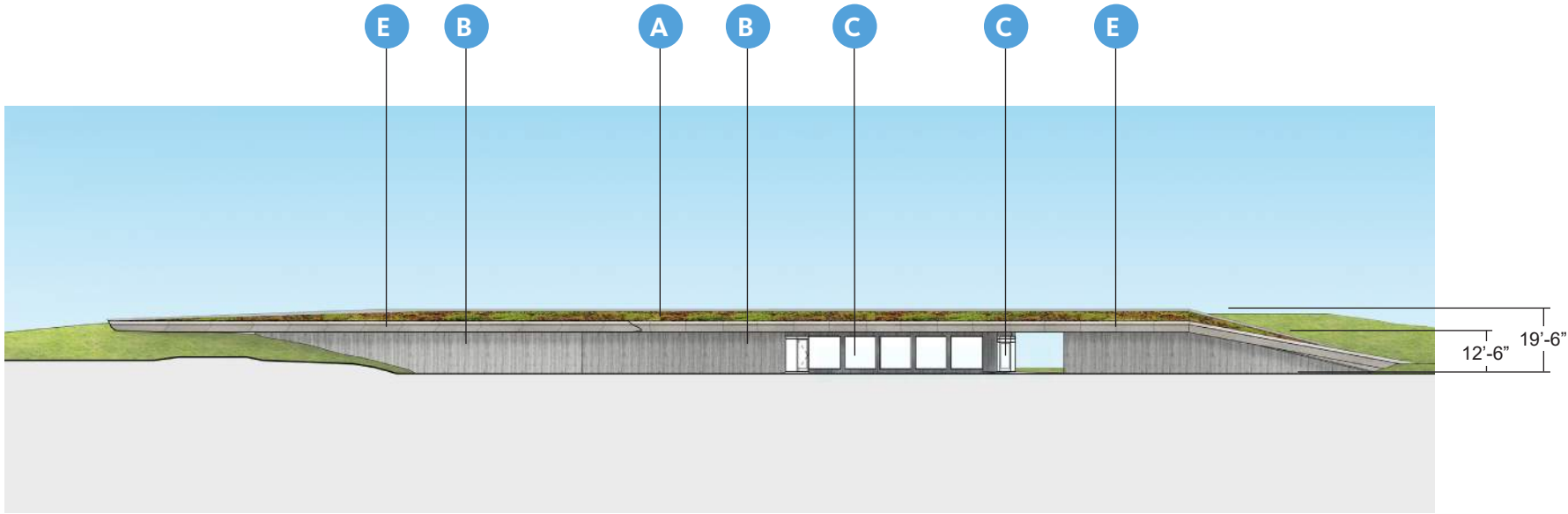
 A BR01 - CORBELLED BRICK	 B MP01 - CHARCOAL – METAL PANEL MINIMUM 24 GAUGE
 C MP02 - BRONZE ALUMINUM PANEL MINIMUM 24 GAUGE	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP03 - DARK METAL PANEL MINIMUM 24 GAUGE	 F ST01 - LIMESTONE CALCIUM SILICATE
 G BR01 - BRICK CHARTER WHITE	 H MP04 - DARK BRONZE ALUMINUM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



NORTH ELEVATION



EAST ELEVATION



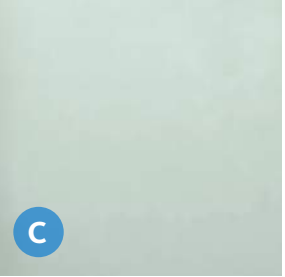
SOUTH ELEVATION



GREEN ROOF



BOARD FORMED
CONCRETE



VISION GLASS



PAINTED STEEL PANEL
MINIMUM 24 GAUGE



GLASS FIBER
REINFORCED
CONCRETE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORD 2024-90; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PUD20-0002)

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

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

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

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

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

WHEREAS, PUD20-0002 was amended on June 11, 2024 with ORD2024-90;

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

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

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 16, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, the amendments include phasing changes to the PUD and updated elevations for PD08 garage; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said PUD be amended as shown on the attached “Wal-Mart Campus PUD Revision 10”.

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Catalpa Cottages

515 Northwest D Street

PC Date: 7/16/2024

Staff Report Details

Project Number	PRD24-0003
Applicant / Current Owner	Mark Haney (applicant), Suen Family Trust (owner)
Site Area	+/- 3.98 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	1-3 bedroom Townhome units
Related projects	N/A

Property Description

The subject property is currently a single lot addressed as 515 Northwest D Street that is presently occupied by a one single family residence that has direct access to Northwest D Street and Hook Street, both of which are classified as local streets on the most recent Master Street Plan.

The property is presently zoned R-E, Residential Estate with a land use designation of Medium Density Residential (MDR). Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the North and R-1, Low-Density Single-Family Residential to the North, East, and South. Planned Residential Development (PRD), R-1, Low-Density Single-Family Residential and DN-2, Downtown Medium Density Residential zoning districts all border the property to the West.

Project Details

The applicant is proposing a PRD on the subject property, to include eight total structures collectively consisting of 36 units. All structures are designed to be townhomes that are a mix of for sale and for lease. Two of the townhome units would directly front Northwest D Street, while the other six units will be tucked beyond the units that front Northwest D Street and also be located behind the existing properties that front onto Northwest 5th Street, Bella Vista Road and Northwest 9th Street. The unit mix consists of 1-

Project Details

bedroom, 2-bedrooms and 3 bedrooms each containing either a single or two-car garage. The exterior of the proposed structures will be composed of full brick with Hardie Board trim accents that incorporate gables, dormers and accented front entries.

All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design. The housing types in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, the applicant seeks to diversify the housing products available in the neighborhood while retaining the residential character.

The proposed project will exceed the 15% minimum open space requirement by providing +/-1.3 acres or 33% of common usable open space that will be maintained by a Property Owner Association. This area is identified as "Shared Community Commons" on the included site plan. This area is primarily located in the valley or low point that traverses the middle of the project with additional walking trails, terraced landscaping and side yards distributed between the proposed structures.

The applicant is proposing to build two off-street parking spaces for the 21 of the proposed 36 units with two car attached garages. One off-street parking space is provided for each one-car garage for the one-bedroom units. The parking ratio is 1.58.

The only allowable uses the applicant is proposing are the four uses they are showing on their site plan, being single-family, two-family, townhomes, and condos. Street improvements are proposed to Northwest D Street and Hook Street in addition to the construction of two new public streets internal to the project.

The applicant is proposing development in two phases with structures "G" and "H" as identified on the site plan as a second phase.

Relationship to the General Plan / Projected Traffic Impact

This property has a future land use designation of Medium Density Residential (MDR), which aligns with a PRD zoning request. This is also located in Priority Area 1, Downtown Intensification. This proposed development does intensify the property, and does so with respect to the surrounding neighborhood, keeping the building scale and form limited. While vehicle traffic will increase from the site due to the increase in total units, many trips will be replaced by walking or biking due to the proximity to downtown as well as the well-established street grid in this part of town.

Public Comment

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

Analysis / Waivers

This proposal appears to meet the intent of the Community Plan by increasing intensity in the downtown area. The project proposes to keep the structures consistent in scale with the surrounding neighborhood

Analysis / Waivers

while the location of the property at lower elevation than the surrounding properties keeps the building heights low while increasing the unit counts, allowing the proposed development to blend in with the existing neighborhood. The lot coverage of the proposed development is consistent with some of the larger single-family homes in the vicinity.

The property proposes a high-quality product, being both the site design and landscaping as well as the building design and form. The site is designed to preserve the natural areas located in the valley portion of the site, which is the head waters area of Black Apple Creek and could be an amenity to this development and the surrounding community.

While the immediate neighborhood is predominately single-family, the zoning nearby is somewhat more of a mix, with some DN-2 and PRD zoning designations immediately adjacent to this property.

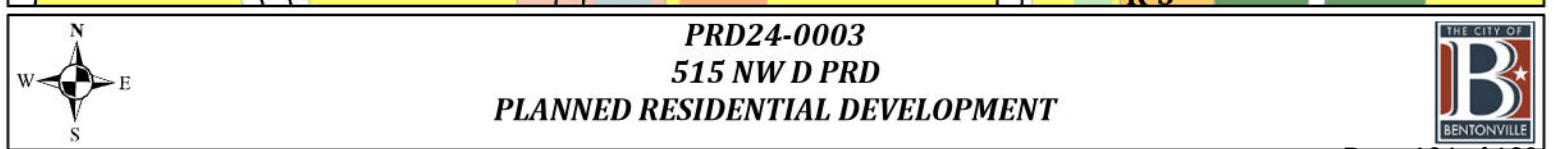
All landscape requirements, including buffering, will be followed and will be reviewed at the Large Scale Development stage. These items are not modifiable through the PRD.

Conclusion

Staff recommends approval of this PRD request as it follows the intent of the Bentonville Community Plan and aligns with the land use designation. The following conditions of approval are proposed for the project:

1. The developer shall demonstrate that a minimum of 1,500 square feet of open space per dwelling has been turned over to the POA for ownership and maintenance in perpetuity prior to each certificate of occupancy for the project.
2. The developer shall construct all open space trails and sidewalks proposed for the entire PRD with the first phase of the project.
3. The developer shall construct the full 20' width of Hook St and dedicate all required right of way from the project to NW 5th St prior to any certificate of occupancy for structures "G" and "H".
4. No building, trash enclosure or roadway shall be constructed closer than 7' from the perimeter of the overall project (i.e buildings "E" and "F" to be 7' southerly of the northerly property line; the road and trash enclosure on the westerly property line to be 7' from the westerly property line; the road and trash enclosure on the southerly property line to be 7' north of the southerly property line).

Additional Details





MARK RUSSELL
HOMES

515 NW D St Bentonville PRD Application

Mark Haney

Jun 12, 2024



"Catalpa Cottages"

The Catalpa Cottages will provide a variety of housing types within one of Bentonville's most treasured residential areas, while preserving the unique natural features of this site, including Black Apple Creek's headwaters and existing tree canopy within the valley. The proposed development features a mix of townhomes ranging from 1-3 bedroom options with one and two car garages. The homes are designed to maximize views and access to the valley as a shared neighborhood amenity to foster community and promote a strong sense of place. There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan. The current zoning is Residential Estate and current land use map indicates medium density residential.

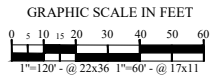
Phasing Plan

The Southwest corner, including townhomes "G" and "H" along with the associated street and utilities including Hook St may be developed as a second phase, pending feasibility of the project as a whole. See attached Master Site Plan and architectural elevations for all proposed structures, streets, and lot lines.

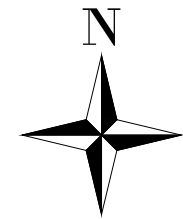
Development Criteria for Catalpa Cottages PRD

1. Common open space
 - a. The "Shared Community Commons" of ~1.3 acre (33%) will be permanently devoted to common usable open space, maintained by the POA
 - b. Equitable distribution – the open space is primarily the valley in the center of the parcel, with additional walking trails, terraced landscaping, and side yards distributed between the proposed structures
 - c. Preservation – the Property Owner Association will maintain the common open space, and the POA agreements may be reviewed by Bentonville Planning staff prior to certificate of occupancy
 - d. Accessibility – Common open space shall be open to residents within the PRD and the general public
 - e. Common open space allocations (rough estimates)
 - i. Wetlands and water bodies – 5% (wet weather natural low area)
 - ii. Lawns – 5%
 - iii. Pedestrian paths – 5%
 - iv. Central gathering spaces – 65% (existing valley, to be enhanced with additional landscaping, seating, and other features to create a park-like feel)
 - v. Landscape areas – 20%
 - vi. Recreational areas/facilities – no formal facilities, but the central gathering space may be used for outdoor recreation (picnic, play and relax areas), and a basketball hoop will be added between townhome structures in the Southwest corner on the fire hammerhead turnaround pavement area
2. Parking and off-street loading
 - a. Two (2) off street parking spaces are provided for 21 of the proposed 36 homes with two car attached garages. One (1) off street parking spaces are provided for 15 of the proposed 36 homes with one car attached garages. The 15 homes with one car garages include only one bedroom homes. The parking ratio is 1.58.
3. Perimeter requirements

- a. Proposed setbacks are described on the site plan and there is no minimum setback requirement. On the NW D frontage, front buildings will be at least 20' away from overhead power lines in the right of way, per BEUD requirements. All other setback minimums will be 0', but the homes and lots are designed to allow for side yards, utilities, and buffers between adjacent properties as labeled on the site plan with varying setbacks designed accordingly. Building heights will not exceed 40', with all eaves under 30' for fire access.
 - b. Within this PRD, there are no lot area, width, or ROW frontage requirements or minimums. All proposed lot sizes are indicated on the site plan.
4. Density
 - a. The proposed density is 36 homes on 4 acres, or 9 per acre. This is less than the suggested 10-12 homes per acre in medium density land use areas as the land use map designates this parcel.
5. Authorization of housing types
 - a. All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design, thus Condos, two family, and multifamily structures are a permissible housing type within this PRD along with townhomes and single family homes. The housing type in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, we will diversify the housing product available in the neighborhood while retaining the residential character. By providing 1 bed, 2 bed, and 3 bed options, a variety of sizes and price points will be available. Residential accessory structures and dwelling units including sheds, garages, carports, and guest houses are permissible as long as they conform to POA guidelines. Home occupations including Type A and Type B are permissible. Any homeowner wishing to have a Type B home occupation must secure a conditional use permit per the requirements of Land Development Code Sec 601.12.
6. Structural design standards
 - a. The homes are entirely designed around the natural site conditions, including the frontage on NW D, secondary access via Hook St, and a valley that holds the headwaters of Black Apple Creek. The homes are connected via a series of public alleys for mirrored garage access, with frontages proposed to face the valley/common green, NW D, or in the case of the "F" block of townhomes, a small shared front yard area. All structures will be designed in the style of the elevations and watercolor included in this application, featuring full brick veneer and hardi-board trim accents with thoughtfully designed gables, dormers, and front entry. There will be minor variations in the building heights and roofline articulation as indicated on the elevations, and according to the size of each home ranging from 1-3 bedroom. All homes include rear-loading garages access from a shared public alley in order to maximize views over the valley, efficiency in utility design, and constraints of the site's unique shape and topography.

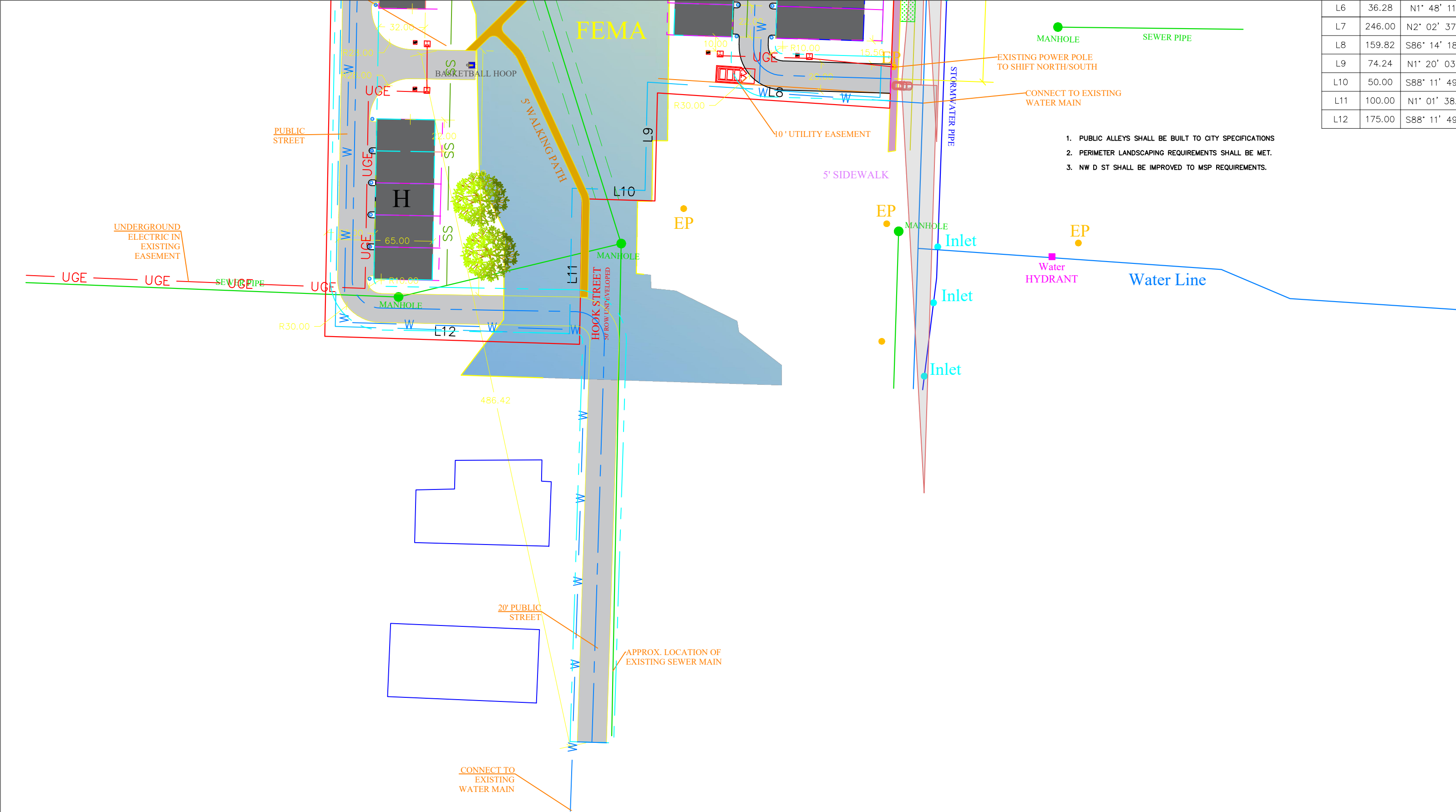


- TOWNHOUSE 60' x 22' 
- TOWNHOUSE 40' x 22' 
- TOWNHOUSE 32' x 18' 



1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.
4. IF OFFSITE EASEMENTS ARE REQUIRED, THEY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

Parcel Line Table		
Line #	Length	Direction
L1	571.00	S1° 01' 38.00"W
L2	225.00	N88° 11' 49.00"W
L3	225.00	N88° 11' 49.00"W
L4	120.13	N1° 00' 01.00"E
L5	127.83	N88° 16' 25.00"W
L6	36.28	N1° 48' 11.00"E
L7	246.00	N2° 02' 37.00"E
L8	159.82	S86° 14' 18.00"E
L9	74.24	N1° 20' 03.00"E
L10	50.00	S88° 11' 49.00"E
L11	100.00	N1° 01' 38.00"E
L12	175.00	S88° 11' 49.00"E



L6	36.28	N1° 48' 11"
L7	246.00	N2° 02' 37"
L8	159.82	S86° 14' 18"
L9	74.24	N1° 20' 03"
L10	50.00	S88° 11' 49"
L11	100.00	N1° 01' 38"
L12	175.00	S88° 11' 49"

1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY

TREE INVENTORY

#	DBH	SPECIES	CANOPY
1.	30"	ELM	80'
2.	30"	ELM	80'
3.	24"	HORNBEAM	40'
4.	16"	PECAN	40'
5.	20"	DBL ELM	35'
6.	16"	DBL BLACK CHERRY	45'
7.	14"	MAPLE	45'
8.	28"	ELM	60'
9.	16"	PECAN	45'
10.	12"	ELM	35'
11.	12"	HICKORY/PECAN	20'
12.	06"	DOGWOOD	15'
13.	12"	DOGWOOD	20'
14.	03"	DBL DOGWOOD	15'
15.	32"	POST OAK	70'
16.	08"	HICKORY	20'
17.	30"	POST OAK	50'
18.	26"	CATALPA	45'
19.	18"	MAPLE	55'
20.	30"	CATALPA	40'
21.	40"	CATALPA	45'
22.	24"	PIN OAK	30'
23.	16"	CATALPA	40'
24.	14"	BLACK WALNUT	30'
25.	16"	BLACK WALNUT	30'
26.	12"	BLACK WALNUT	30'
27.	20"	CATALPA	25'
28.	10"	MULBERRY	35'
29.	12"	ELM	45'
30.	12"	BOX ELDER MAPLE	25'
31.	20"	CATALPA	40'
32.	16"	CATALPA	30'
33.	08"	DOGWOOD	15'
34.	08"	DBL REDBUD	20'
35.	10"	REDBUD	20'
36.	10"	EUROPEAN ASPEN	20'
37.	12"	BRADFORD PEAR	20'
38.	16"	PINE	35'
39.	24"	BLACK WALNUT	45'
40.	30"	ELM	55'
41.	26"	ELM	60'
42.	16"	ELM	45'

SANITARY SEWER INVERT INFORMATION:

SSMH #1:
RIM ELEV. 1267.48'
8" VCP IN (W) 1263.80'
8" VCP OUT (E) 1263.56'

SSMH #2:
RIM ELEV. 1259.46'
8" PVC IN (SW) 1253.57'
8" PVC IN (SW) 1255.10'
4" PVC IN (NE) 1253.56'
12" PVC IN (S) 1252.87'
10" PVC OUT (NW) 1252.76'

SSMH #3:
RIM ELEV. 1251.74'
10" VCP IN (SE) 1247.82'
10" VCP OUT (NW) 1247.79'

SSMH #4:
RIM ELEV. 1248.77'
10" VCP IN (SE) 1242.49'
10" VCP OUT (N) 1242.40'

FIELD WORK:
MARCH 28,
APRIL 9, 10 & 11, 2024

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

CONTOUR INTERVAL:
1 FOOT

PROPERTY ZONED:
R-E, RESIDENTIAL ESTATE

BUILDING SETBACKS:
FRONT 30ft
SIDE INTERIOR 30ft
SIDE EXTERIOR 30ft
REAR 30ft

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30ft FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20ft FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20ft FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS,
SEPARATE DWELLING UNITS):

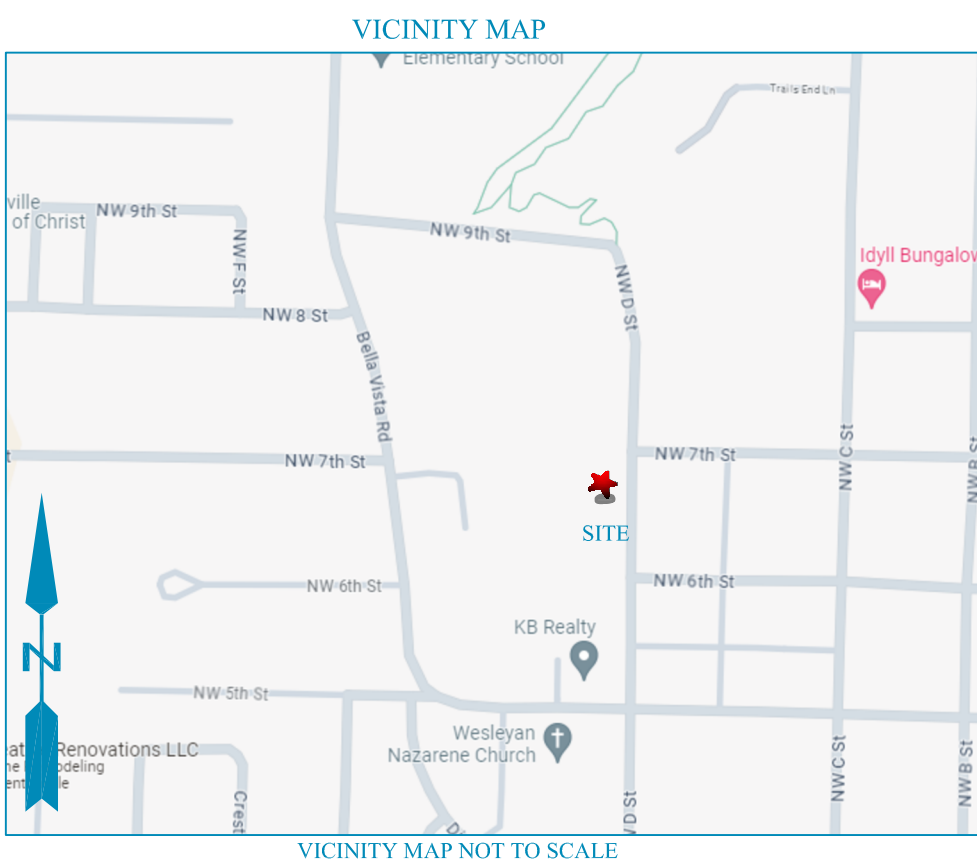
DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY
DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 07ft
REAR 07ft

ATTACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE AS REQUIRED BY DISTRICT
REAR AS REQUIRED BY DISTRICT

*ON CORNER LOTS: STRUCTURE SHALL NOT PROJECT
BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE
ON THE ADJACENT LOT

REFERENCE DOCUMENTS:

- 1) REPLAT OF SURVEY FILED IN BOOK P3 AT PAGE 957
- 2) PLAT OF SURVEY FILED IN BOOK 18 AT PAGE 121
- 3) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 582
- 4) PLAT OF SURVEY FILED IN BOOK 18 AT PAGE 6481
- 5) PLAT OF SURVEY FILED IN BOOK 2022 AT PAGE 10256456
- 6) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 67702
- 7) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 58717
- 8) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 02877
- 9) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 280
- 10) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 310
- 11) PLAT OF SURVEY FILED IN BOOK 2023 AT PAGE 09011408
- 12) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 39972
- 13) WARRANTY DEED FILED IN BOOK 2013 AT PAGE 33662
- 14) COMMITMENT FOR TITLE INSURANCE FILE NO. 23-1901
- AND ALL OF THE DOCUMENTS CONTAINED THEREIN



EXISTING WARRANTY DEED DESCRIPTION (B. 2013, P. 33662):
LOT 2 OF THE PROPERTY LINE ADJUSTMENT OF PHILLIPS VALLEY ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P3 AT PAGE
957, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

PLAT NOTES:

1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER REPLAT FILED IN BOOK P3
AT PAGE 957.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE
FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF
ABOVE-GROUND APPURTENANCES, GPS UTILITY LOCATION, GIS, AND/OR UTILITY
MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY
HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. 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.

4) THE TREE SPECIES LISTED ON THIS PLAT WERE DETERMINED TO THE BEST OF OUR
KNOWLEDGE AND ABILITY. SOME TREES ON THIS PLAT MAY NOT BE THE EXACT
SPECIES LISTED. PLEASE CONSULT A LICENSED ARBORIST IF EXACT TREE SPECIES
ARE NEEDED.

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 #05007C090U). DATED 09/28/2007.

A PORTION OF THIS PROPERTY IS WITHIN THE CITY OF BENTONVILLE'S BASE LEVEL ENGINEERING (BLE) AREA,
WHICH IDENTIFIES ADDITIONAL AREAS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREAS THAT ARE
SUBJECT TO PERIODIC FLOODING EVENTS THAT RESULT IN LOSS OF LIFE OR PROPERTY, POSE HEALTH AND
SAFETY HAZARDS, DISRUPT COMMERCE AND GOVERNMENTAL SERVICES, AND CAUSE EXTRAORDINARY
PUBLIC EXPENDITURES FOR FLOOD PROTECTION AND RELIEF, ALL OF WHICH ADVERSELY AFFECT THE
PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

FOR MORE INFORMATION ON THE BENTONVILLE BASE LEVEL ENGINEERING AREAS, PLEASE VISIT:

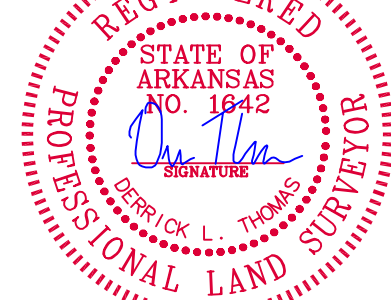
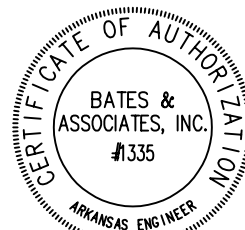
https://www.bentonville.com/DocumentCenter/View/10027/Ord-No-2022-099_BLE-Flood-data

AND

<https://webapps.usgs.gov/infrm/outBFE/>

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS 11TH DAY OF APRIL, 2024.



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

FOR USE AND BENEFIT OF:

MARK HANEY

ADDRESS: 615 NORTHWEST D STREET
BENTONVILLE, ARKANSAS 72704-4742
DATE: 06/29/24 SCALE: 1"=30'
LOCATION: PHILLIPS VALLEY
ADDITION
LOT 2
SURVEYED: RW
DRAFTED: HH
REVIEWED: DT
CDA #1335



LEGEND
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- (R) RECORD BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND AXLE
- FOUND 1/2" REBAR
- FOUND 3/4" REBAR
- CABLE FEDESTAL
- ELECTRICAL METER
- ELECTRICAL BOX
- ELECTRICAL OUTLET/FLAGPOLE

- POWER POLE
- GUY ANCHOR
- GAS METER
- CLEANOUT
- SANITARY SEWER MH
- GRAVED/ALERT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- ELECTRICAL METER
- ELECTRICAL BOX
- ELECTRICAL OUTLET/FLAGPOLE

- BOUNDARY LINE (MEASURED)
- CENTERLINE OF ROAD
- CABLE/COMMUNICATION LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- W5 - WATER SERVICE LINE
- S - SEWER LINE
- SSV - SEWER SERVICE LINE
- OVH - OVERHEAD POWER LINE
- GUY WIRE
- FLOW LINE

- FENCE
- RIGHT-OF-WAY
- UGC - UTILITY GROUND COVER
- UGE - UTILITY GROUND EASEMENT
- GAS LINE
- WATER LINE
- W5 - WATER SERVICE LINE
- S - SEWER LINE
- SSV - SEWER SERVICE LINE
- OVH - OVERHEAD POWER LINE
- GUY WIRE
- FLOW LINE



3 bedroom home elevation, typ



3 bedroom home elevation, typ
full brick veneer

2 bedroom home elevation, typ full brick veneer



1 bedroom home elevation, typ full brick veneer



NOTICE OF INTENT TO REZONE

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate

to

PRD, Planned Residential Development

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held July 16, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

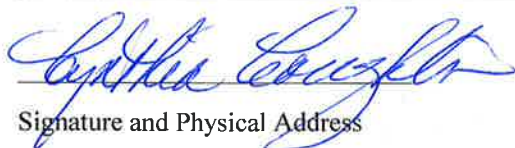
This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- ☒ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:


Signature and Physical Address

11713 Hwy 279

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Mark Russell LLC

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☐ I / we object to the rezoning because:

Signature and Physical Address

11713 Hwy 279
Signature and Physical Address Bentonville
AR 72712

NOTICE OF INTENT TO REZONE

Mark Russell LLC

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

1) Currently Zone Residential RE-2) overlooking all local ut. lites 3) Currently The Area Has 35 Residences - 26 are R-1 (75%) The Proposed 36 units will more Than Double The Dens. by in The mapped Area Alone.
4) No Valid Reason to increase dens. by other than making The Number work, leaving The Current Residents with a Result that is not a good solution. Please Reject!!
Step Lockwood 704 NW D St

Signature and Physical Address

Signature and Physical Address

5) Traffic by Thomas Jefferson + Sugar Creek elementary schools is already a huge issue - Doubling the density is only going to make this worse!

NOTICE OF INTENT TO REZONE

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate

to PRD, Planned Residential Development

The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held July 16, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
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☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Traffic, roads aren't built to accommodate
this additional housing

502 Bella Vista Rd Bentonville

Signature and Physical Address

Shannon Baker

111 Somerset Bentonville AR

Signature and Physical Address

72712

NOTICE OF INTENT TO REZONE

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☐ I / we have no objections to the rezoning.

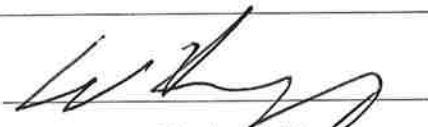
☒ I / we object to the rezoning because:

See attached letter



Signature and Physical Address

612 Bella Vista Rd



Signature and Physical Address

612 Bella Vista Rd

July 8, 2024

Dear Bentonville Planning Commission,

We are writing you today to express our opposition to the proposed residential development at 515 D Street. Our neighborhood was one of the hardest hit during the May 26th storms. Today, if you walk down D street where the property borders, you'll find piles and piles of dead tree limbs on the sidewalk. Our once extensive tree canopy around the entrance to the Black Apple Creek trail is nearly obliterated. Widow makers still tower over 9th street and Hook St. There are mountains of debris piled up on 7th and Walton, and the neighborhood looks exposed and broken. Roofs remain tarped. Park Springs Park - a jewel in the neighborhood - has been roped off this summer, deemed too unsafe to enter. Somehow the spectacular old growth trees in the field of the 515 property have survived. Today the shade of the trees and the creek are a refuge for hawks, deer, foxes, and countless fireflies. Will they survive two new roads and 36 new homes? That remains to be seen. While the developer claims to have the interests of the open space in mind, he also plans to build on a wetland/grassland habitat that's never been developed. The creek, field, and trees are home to abundant wildlife which will be displaced by digging foundations, building erosion control structures, paving roads, adding urban heat, and pollution regardless of whatever small "common area" might be allowed between large multi level townhouse units and their access roads. Replacing the natural habitat with juvenile trees and decorative landscaping simply will not bring this wildlife back. Buildings will cover the grassland that is currently home to many animals and stores a significant amount of carbon. For environmental reasons alone, this unique space should be valued and conserved.

Yet, there are other practical reasons the PRD should not be approved. Traffic congestion needs to be addressed. The main outlets for the proposed development are D st and Hook st. D street is a key avenue for school pickup traffic, cars line up and down the street blocking driveways each day to access Thomas Jefferson Elementary. Drivers have a blind curve going up the hill of 9th street and the sidewalk network is incomplete. Pedestrian and vehicle safety are already compromised during peak traffic times. We can expect this issue to continue to worsen as more development occurs in the area, most notably the approved Remote Hub at 7th and Walton which is expected to have 292 residential units. This development is blocks away from the proposed PRD. It is not realistic to expect less car use in the nearterm. ORT does not service at a reliable schedule, and while downtown is walking distance, access to doctors' offices, work, nature trails, and community events may be outside safe walking/biking range. Weather also inhibits safe bike and pedestrian travel often in Arkansas summers and winters. The average American household owns 2.28 vehicles. The parking ratio in the proposed PRD is 1.58. Where will the additional cars park? Likely on D st where access and congestion are already daily battles.

Wastewater also must be addressed more comprehensively. Currently, some of the proposed units are below the grade for the sewer line. Will the developer build a pumphouse to direct the sewage? Will each unit below grade have its own electric pump? When the power goes out and

36 homes potentially are pumping their own wastewater - what happens? Does the sewage overflow into the creek?

Stormwater also needs to be addressed. Adding new structures and roads to a natural drainage spot will change the way stormwater will drain in the area. Does this fit with the infrastructure developed on 5th st, or will the city have to invest more money into stormwater so this developer can make the biggest return on his investment. The map on the plan has FEMA shaded around the common area - is this a FEMA flood zone? Please address this before planning to build houses next to it and roadways over it.

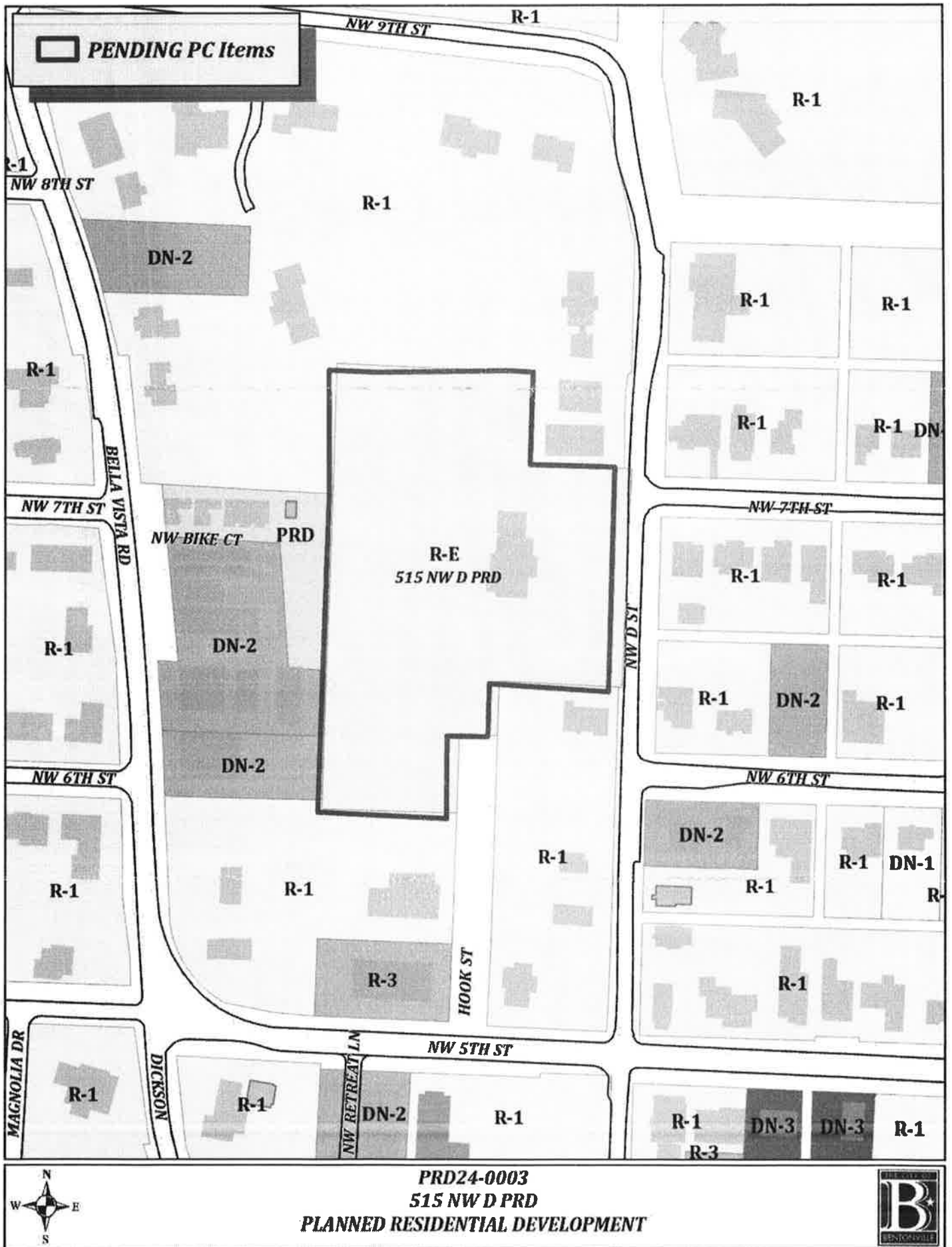
Land use - the developer and the planning department have suggested that this fits with medium density outlined in the community plan. However, this address is listed for one single family unit. This PRD will increase the density in the area dramatically in an already inconvenient spot where traffic flows into two small streets that are and will continue to be avenues for school traffic. Please note, the community plan also says "growth ought to be more sustainable, including natural preservation, solar farms on vacant land, and awareness of open space and environmental issues." The developer has not provided proof that construction will not destroy the natural wetland habitat and root systems of the trees on this property and neighboring properties. The plan also says "there is a significant amount of vacant land within Bentonville's established developed areas. Almost all of this land is already served by existing infrastructure and roadways." Why is it necessary to build on this sensitive terrain, construct new roadways and lay down new utilities when there are more sustainable and appropriate areas for this land use elsewhere?

Lastly, the developer shows little regard for neighborhood input in the planning process. His plans have been very difficult to obtain, and he has not reached out to affected landowners prior to the hearing. In fact, the certified letters notifying us of the upcoming public hearing were delivered two days before the Fourth of July holiday, impeding our ability to contact the city government for more information and making it more likely that residents would be out of town when delivery of the letters was attempted. This exact scenario happened the last time the same developer presented plans before a public hearing- he notified the public two days before Thanksgiving. This shows a lack of regard for the public comment process and the existing neighborhood's perspective.

We implore you the planning commission to object to this proposal and save the natural landscape. Is it worth sacrificing a natural ecosystem so a landowner and developer can profit the most?

Shannon and William Reyenga

The image shows two handwritten signatures in black ink. The signature on the left is 'Shannon' and the one on the right is 'William'. Both are written in a cursive, flowing style.



NOTICE OF INTENT TO REZONE

Mark Russell LLC

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I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Traffic backs up on D St already because of Thomas Jefferson. We need a 4-way stop on 5th & D.

There aren't good sidewalks. Lots of cyclists & pedestrians

Uma

Signature and Physical Address

505 NW D St
Bentonville

[Signature]

Signature and Physical Address

505 NW D St
Bentonville, AR

on this road. Adding

60-80 more cars on this street will add to the traffic & danger. Also - this

valley floods. Worried about trash & waste w/ this many additional people

515 N.W. D ST

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

Photos ① and ②

1. SAFETY. Existing high vehicle traffic, especially during children drop-off and pick-up school times (twice a day for approx. 180 days per year) would increase to unsafe level a. and b. not wide enough for townhome street parking. b. even should townhome street parking be allowed townhome vehicles would be blocked during drop-off and pick-up times
2. Run-off (drain) water (moderate/heavy rain) already an issue in valley to west of NW 9th, partly due to holding pond built years ago at corner of NW 10th and NW 5th. water volume would increase due to the proposed in fast-tracker of townhomes and parking areas. Photos ③ and ④

Thank you,

Melinda Beck
503 NW 9th

Melinda Beck
503 NW 9th



2 Times A DAY (180 days)
Children Drop off PER year
+ Pick up



2 Times A DAY (180 days)
Children Drop off PER year
+ Pick up



- Result of City Holding Pond (South of NW 5th)
- Average of 6-10 times a year

Page 1 of 1



- Result of City Holding Pond (South of NW 5th)
- Average of 6-10 times a year

Page 1 of 1

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-E,
RESIDENTIAL ESTATE TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND
FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0003)**

WHEREAS, Terry and Catherine Suen 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-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2 OF THE PROPERTY LINE ADJUSTMENT OF PHILLIPS VALLEY ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P3 AT
PAGE 957;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 16, 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-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT.

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-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



NWA Townhomes

Been Road

PC Date: 7/16/2024

Staff Report Details

Project Number	LSD24-0018
Applicant / Current Owner	Halff Associates/NWA Multiplex Investors LLC
Site Area	+/- 14.41 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Townhomes
Related projects	LS24-0016

Property Description

The subject property is located between Been Road and Southwest Featherston Road. It is presently zoned R-2, Medium Density Two Family and Townhome Residential with a future land use designation of Medium Density Residential (MDR). Surrounding zoning districts include R-2, Medium Density Two Family and Townhome Residential to the North and South, R-ZL, Zero Lot Line Residential to the West, R-3, Medium-High Density Multifamily Residential to the East and South, C-1, Neighborhood Commercial to the South, and Planned Residential Development (PRD) to the North. The property has direct access to Been Road, Featherston Road, and existing built or under construction stubs of Southwest Endurance Way.

Project Details

The applicant is proposing a townhome development consisting of 14 structures making up 84 units. The structures are oriented towards the street, and provide garage and driveway parking. Each structure meets the minimum material requirements with brick and glass making up at least 75% on each elevation, the remainder being a 24 gauge metal panel. The units are articulated both at the unit level and along the entire facade. The development does link up with the neighborhood to the north through Endurance Way and that continues to the planned stub from the development to the south that is under construction.

Relationship to the General Plan / Projected Traffic Impact

As this property redevelops from a vacant tract to townhomes, traffic will increase. The connected street network will help to disperse the traffic out to both Been and Featherston. This project is proximate to schools, parks, and trails that may allow for some instances of walking and biking to replace vehicle trips.

Public Comment

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

Analysis / Waivers

Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping Required to allow for alternative tree planting locations.

Waiver 2: A waiver from Sec. 3.4.1 Item 3 of the Stormwater Management and Drainage Manual to match the crown rather than flow line of pipes.

Given the conflict with curb cuts, the applicant has provided the same number of required trees scattered elsewhere throughout the site. Staff would recommend approval of Waiver 1.

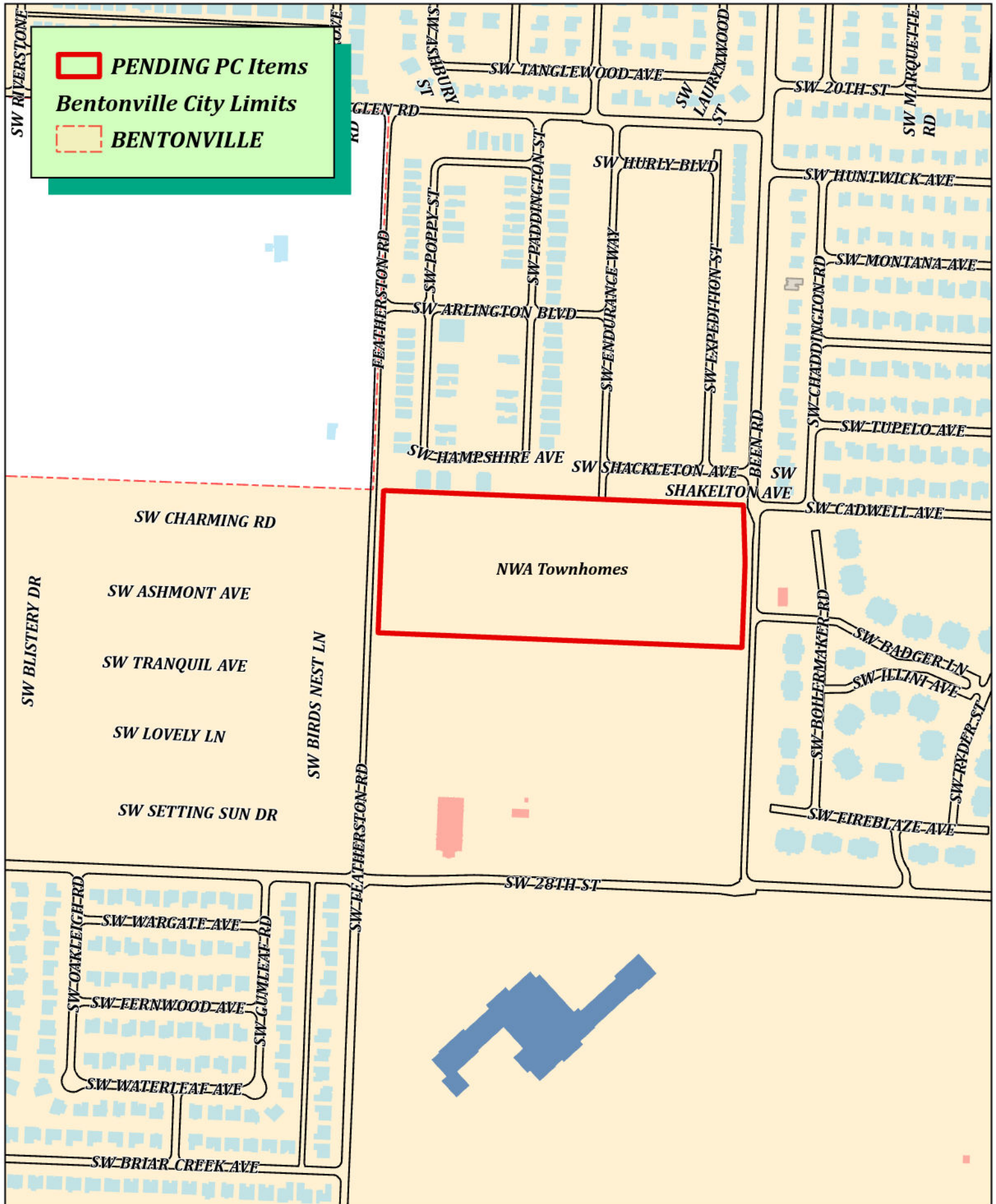
Conclusion

Staff recommends approval of this Large Scale should both waivers be approved. If both waivers are not approved, staff recommends tabling the item to allow the applicant the chance to revise their plans.

Staff recommends the following condition of approval:

Condition 1: A 12-foot multi-use sidepath shall be built along the west side of the Been Road improvements as stipulated in the Master Trails Plan.

Additional Details



LSD24-0018
NWA Townhomes
Large Scale Development





May 17, 2024

56524.001

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

**RE: NWA Townhomes
LSD24-0018**

To whom it may concern,

Halff, on behalf of NWA Multiplex Investors LLC, is requesting waivers from the following codes and manuals on the NWA Townhomes LSD located along the east side of Been Road in Bentonville, AR.

City of Bentonville Code of Ordinances Section 1400.06 Street Frontage Buffer Landscaping Required

Due to the inherent nature of townhomes, the driveways, and utilities in the front of the buildings do not allow enough space for the entire amount of required street frontage trees. Trees have been proposed along the street where possible and additional trees are proposed between the buildings, around the detention pond, and along the exterior of the property. The required number of trees is still being met with the proposed plantings, therefore meeting the intent of the code for tree plantings.

City of Bentonville Stormwater Management and Drainage Manual Section 3.4.1 Item 3 - At changes in pipe sizes, match the soffits or crown of the two pipes at the same level rather than matching the flow lines.

Due to cover and minimum slope constraints, we are requesting a waiver from the code for matching crowns of pipe at junction structures. Pipe crowns were matched when cover and slope allowed; however, in instances where the pipe would have to be less than minimum slope or have less than minimum cover, the crowns were not matched. Hydraulic analysis of the storm system shows that the hydraulic gradient still meets city requirements and therefore the design is still meeting the intent of the code.

If there are any questions regarding this matter, please don't hesitate to contact me via email at callison@halff.com or via phone at (479) 579-3973.

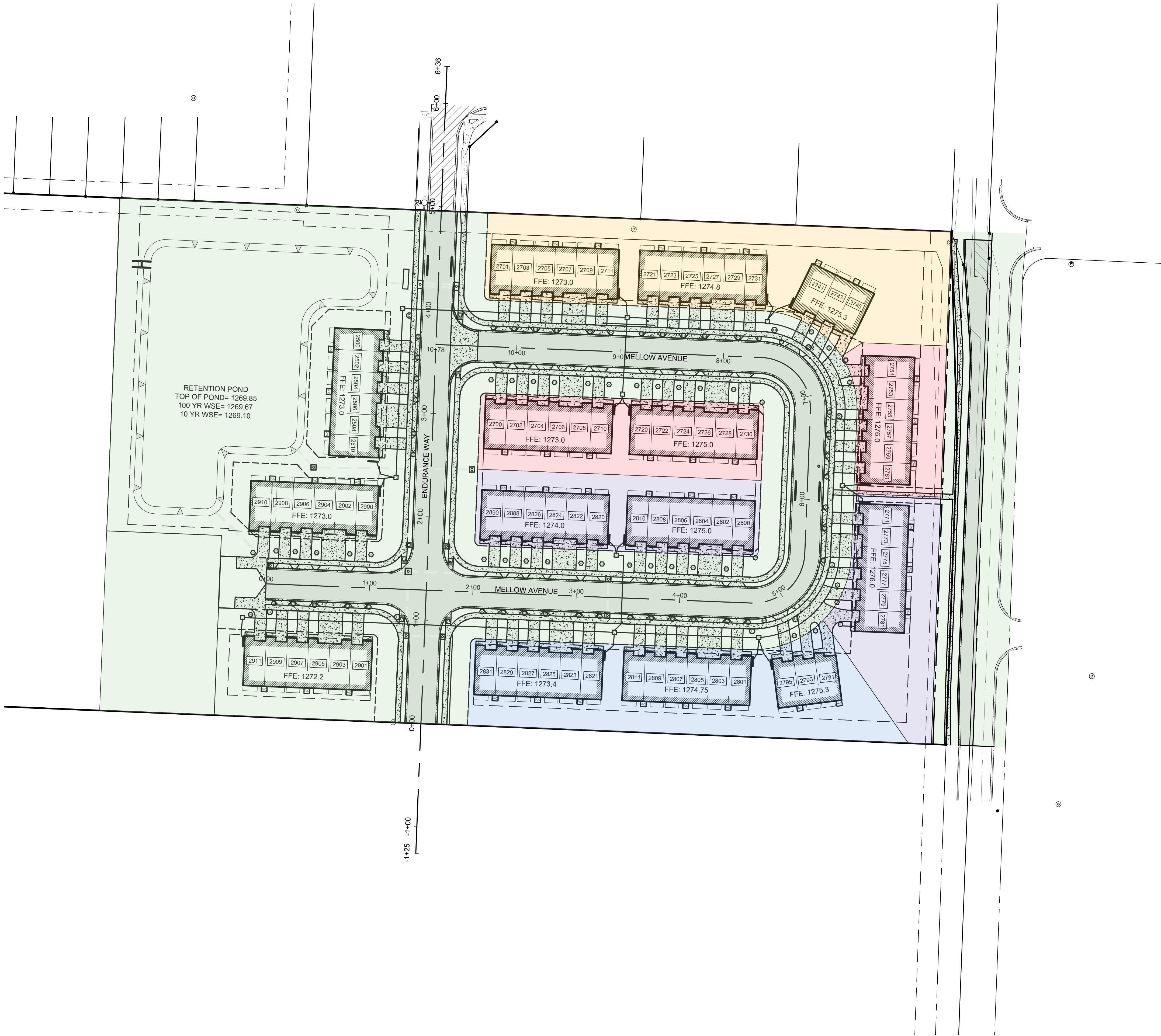
Sincerely,

HALFF

A handwritten signature in black ink that reads "Chase Allison". The signature is fluid and cursive, with the first and last names clearly legible.

Chase Allison, PE
Civil Engineer

FILE NAME: A:\66000s\66524\001\LD\CADD\Sheets\C-66524-SITE-PLAN.dwg DATE: May 31, 2024, TIME: 4:29 PM, USER: ah5469



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

CITY PROJECT: LSD24-0018

NWA TOWNHOMES

BENTONVILLE, AR

NWA MULTIPLEX INVESTORS, LLC

4144 CAERLEON CIR.

BENTONVILLE, AR 72712



1201 NORTH BOWSER RD.
RICHARDSON, TEXAS 75081-2275
TEL: (214) 346-6600

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

CHASE K ALLISON21939

NAMEPE LICENSE NO.

5/31/2024

DATE

1470AR

FIRM / BUSINESS NO.STATE

PROJECT NO.: 56524

ISSUED: 05-17-2024

DRAWN BY: KES

CHECKED BY: CKA

SCALE: 1" = 50'

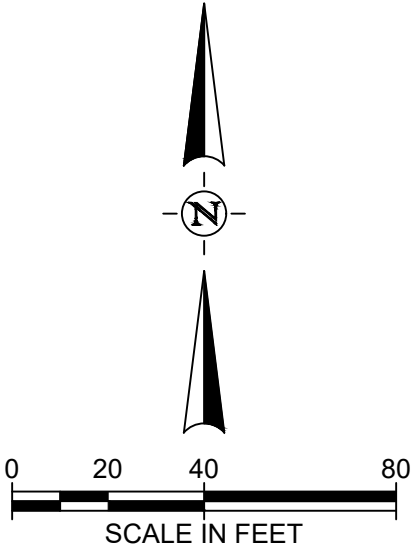
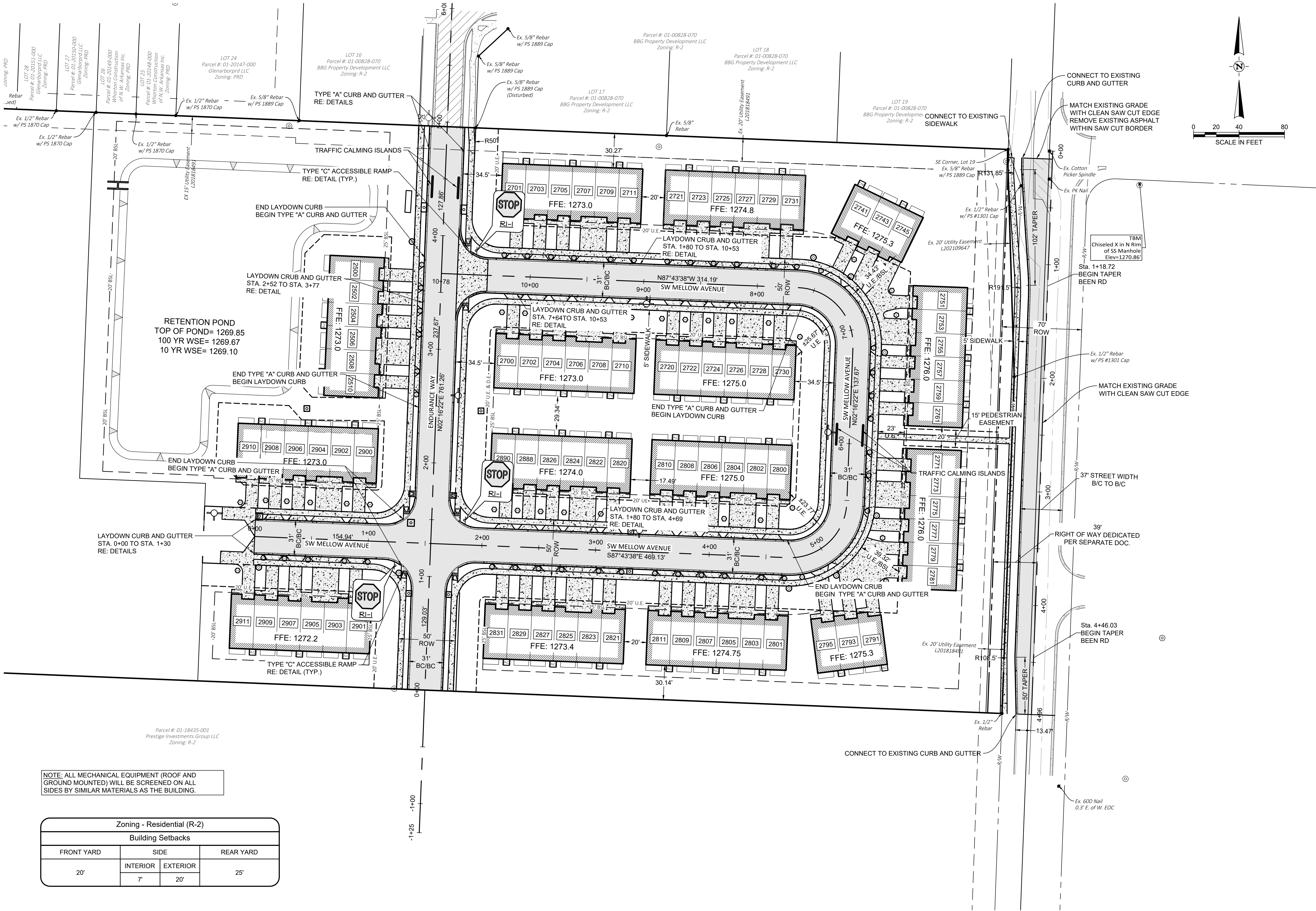
SHEET TITLE:

PHASING PLAN

G003

Page 133 of 139

FILE NAME: A:\66000s\66524\01\LD\CADD\Sheets\C-56524-SITE-PLAN.dwg DATE: May 31, 2024, TIME: 4:29 PM, USER: ah5459



NWA TOWNHOMES
BENTONVILLE, AR
NWA MULTIPLEX INVESTORS, LLC
4144 CAERLEON CIR.
BENTONVILLE, AR 72712

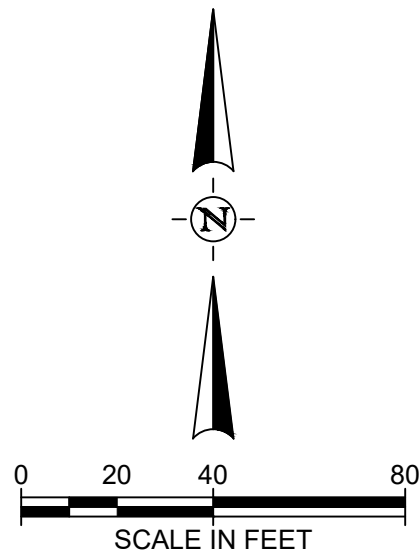
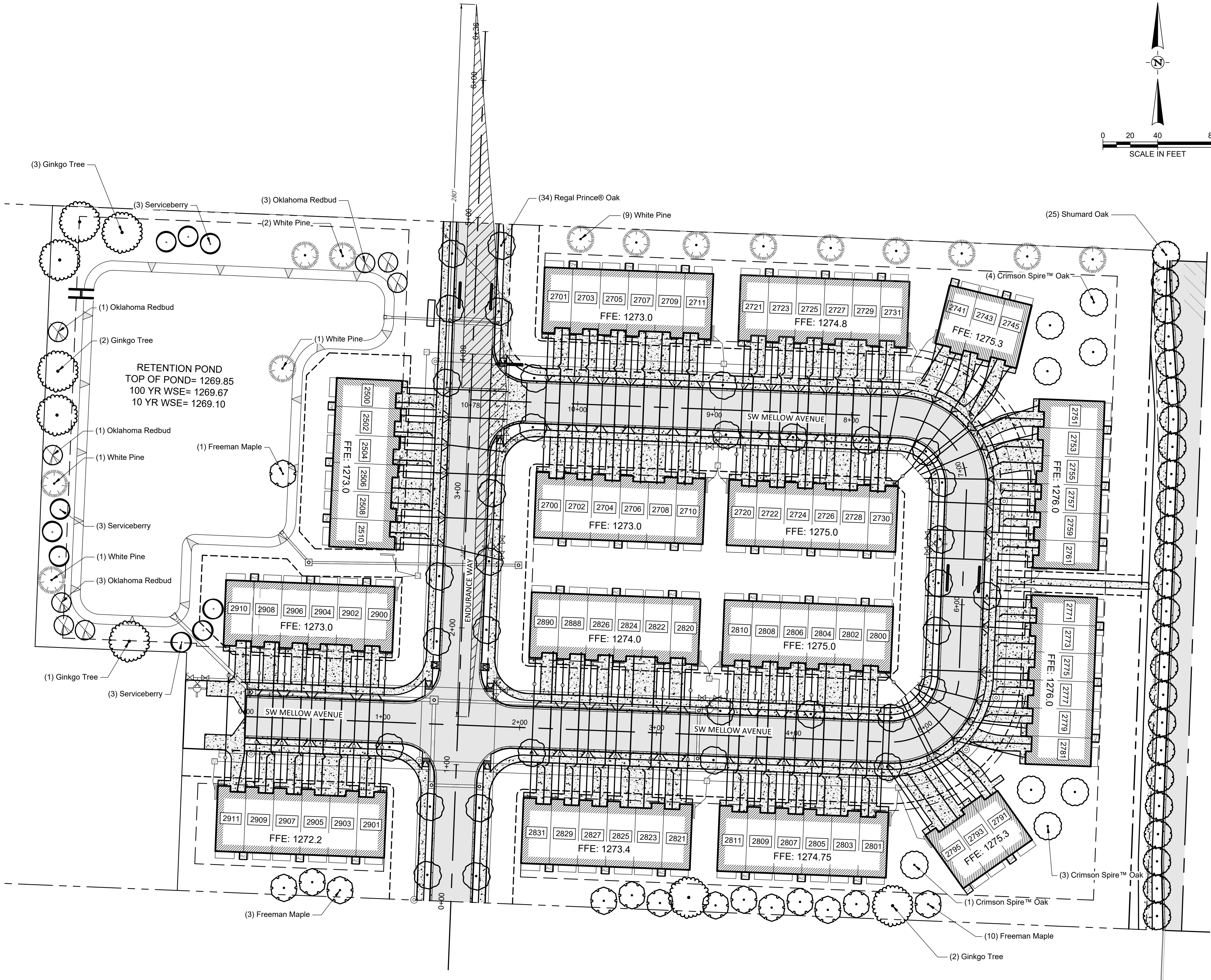


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NAME: CHASE K ALLISON 21939 PE LICENSE NO.
DATE: 5/31/2024
FIRM / BUSINESS NO.: 1470 AR STATE

PROJECT NO.: 56524
ISSUED: 05-17-2024
DRAWN BY: KES
CHECKED BY: CKA
SCALE: 1" = 40'
SHEET TITLE: STREET PLAN

FILE NAME: A:\56000\56524\001\LD\CADD\Sheets\C-56524-LAND-PLAN.dwg DATE: July 9, 2024, TIME: 9:14 AM, USER: ah5458



PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HT
TREES					
	8	Crimson Spire™ Oak / Quercus robur x alba 'Crimschmidt'	B&B	2.5" Cal	
	14	Freeman Maple / Acer x freemanii	B&B	2.5" Cal	
	8	Ginkgo Tree / Ginkgo biloba	B&B	2.5" Cal	
	8	Oklahoma Redbud / Cercis canadensis 'Oklahoma'	B&B	2" Cal	
	34	Regal Prince® Oak / Quercus robur x bicolor 'Long'	B&B	4" Cal	
	9	Serviceberry / Amelanchier alnifolia	B&B	2.5" Cal	
	25	Shumard Oak / Quercus shumardii	B&B	4" Cal	
	14	White Pine / Pinus alba	B&B		6'-8' Ht

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 2-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE WITH HUNTER PGP ROTARY HEADS, HUNTER "8" TYPE SPRAY HEADS, HUNTER ICC 40 STATION CONTROLLER, RAIN AND FREEZE SENSORS, RAINBIRD PROFESSIONAL SERIES VALVES. ALL PROPOSED SOD AND BED AREAS SHALL BE IRRIGATED.
- ALL LAWN AREAS ARE TO BE IRRIGATED ON SEPARATE STATIONS AS LANDSCAPE BEDS.
- CONTRACTOR SHALL PROVIDE A THREE YEAR WARRANTY ON THE IRRIGATION SYSTEMS PARTS AND LABOR.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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 MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- UTILITY LOCATIONS SHALL BE FIELD VERIFIED WHERE ANY POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING.
- ALL PROPOSED TREES SHALL BE MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

LANDSCAPE CALCULATIONS:

STREET TREES:
1 TREE PER 20 LF
496/20 = 25 TREES REQUIRED
25 TREES PROVIDED

INTERIOR STREET TREES:
1 TREE PER 50 LF
2,902/50 = 58 SHADE TREES REQUIRED
34 SHADE TREES PROVIDED ALONG INTERIOR STREETS
19 SHADE TREES PROVIDED ELSEWHERE DUE TO CONFLICTS
58 SHADE TREES PROVIDED

PERIMETER TREES:
1 TREE PER 50 LF
2,086/50 = 42 TREES REQUIRED
42 TREES PROVIDED

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

NWA TOWNHOMES

BENTONVILLE, AR

NWA MULTIPLEX INVESTORS, LLC

4144 CAERLEON CIR.
BENTONVILLE, AR 72712



2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 275-2255

REVISION NO.	DATE	DESCRIPTION



PROJECT NO.:	56524
ISSUED:	06.14.2024
DRAWN BY:	KES
CHECKED BY:	PRF
SCALE:	1" = 40'
SHEET TITLE:	

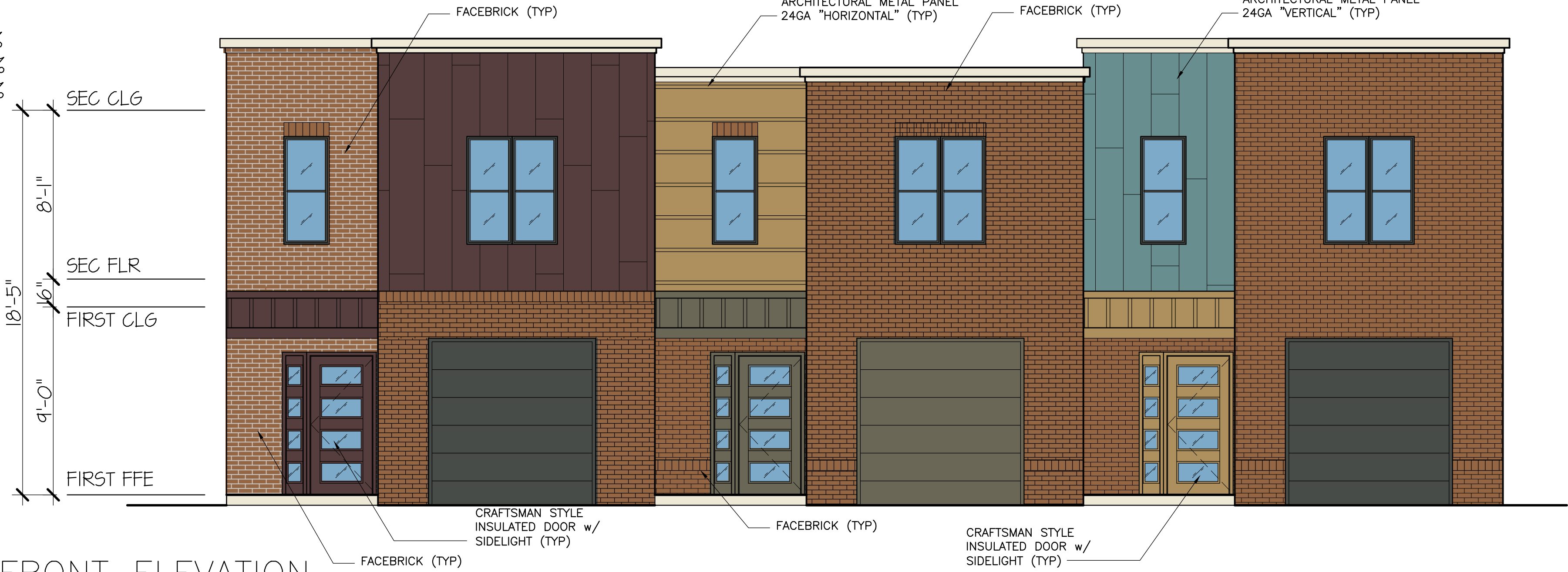
LANDSCAPE
PLAN

L100

CITY PROJECT: LSD24-0018

MATERIALS:
GLASS
24G METAL
FACEBRICK

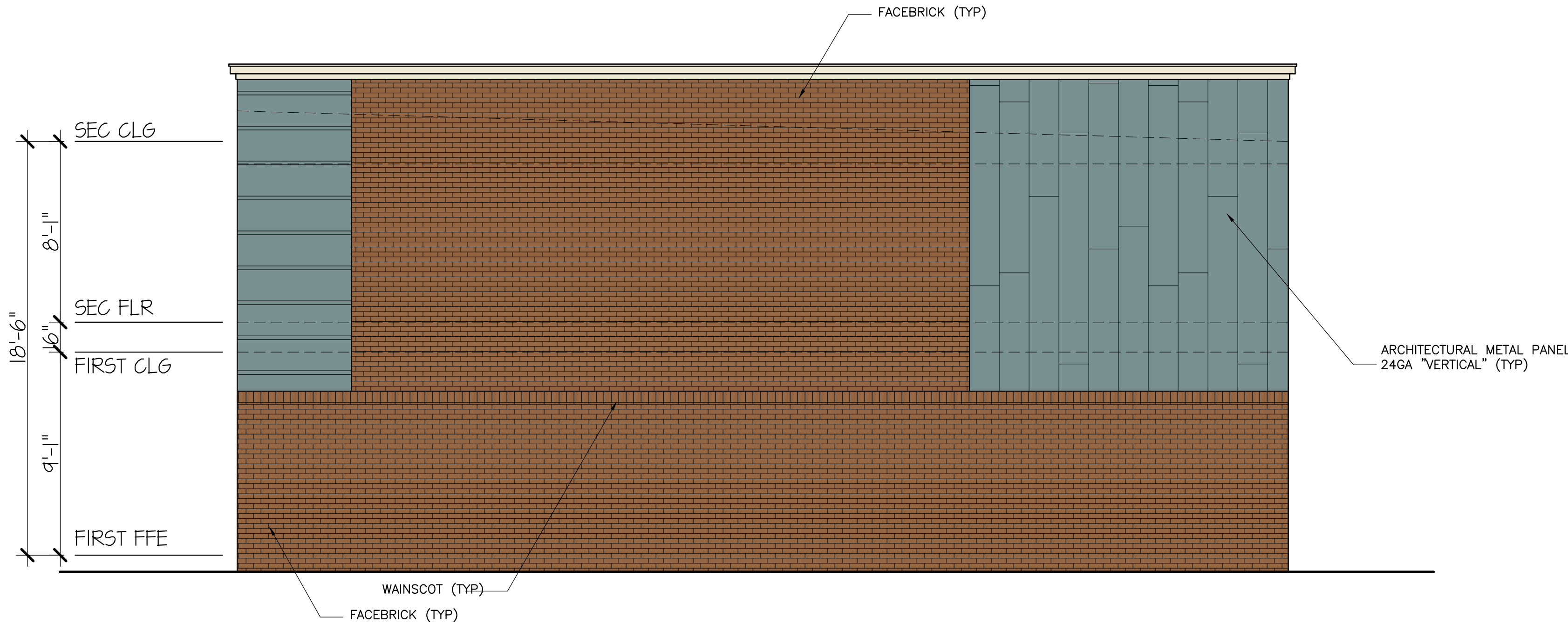
15%
25%
60%



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS:
GLASS
24G METAL
FACEBRICK

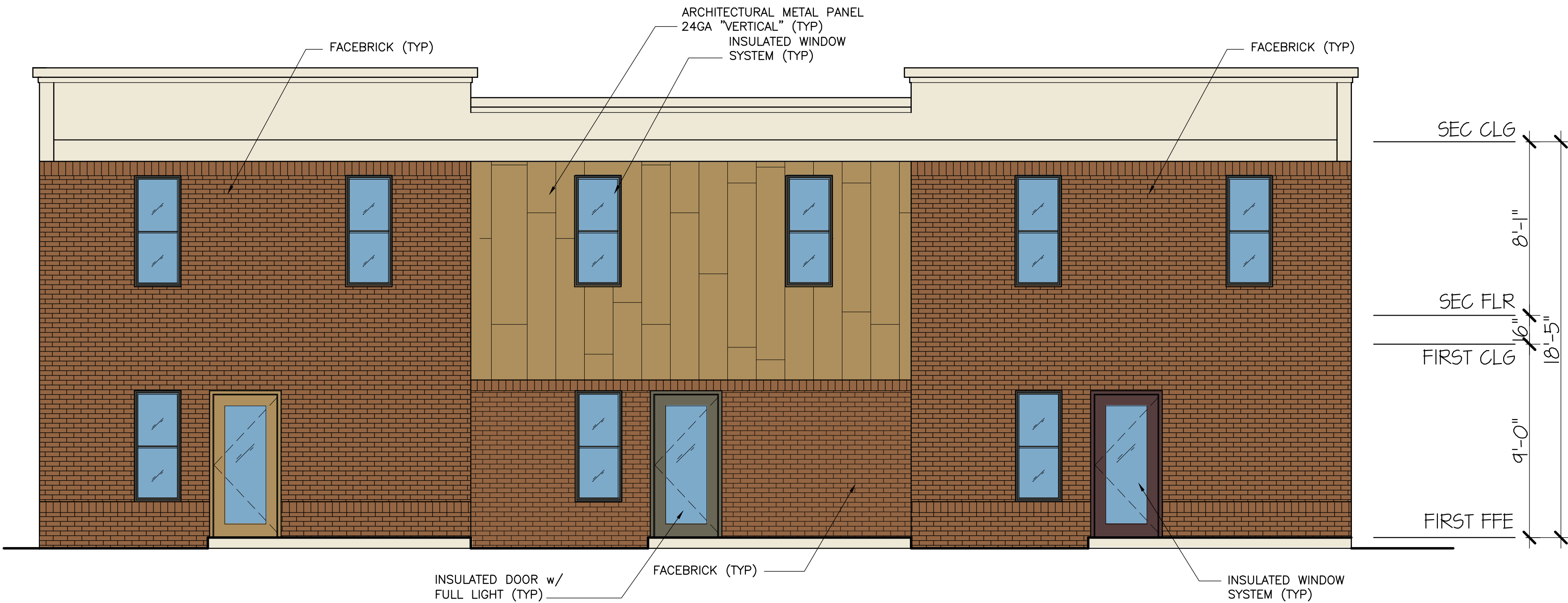
0%
25%
75%



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS:
GLASS
24G METAL
FACEBRICK

16%
19%
65%



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479 530-9693

DRAWN BY: MDS - BM
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

JOB # 101324

NWA MULTIPLEX
TOWNHOUSES

EXTERIOR ELEVATIONS 3-PLEX

DATE: 2.27.2024

BENTONVILLE, ARKANSAS

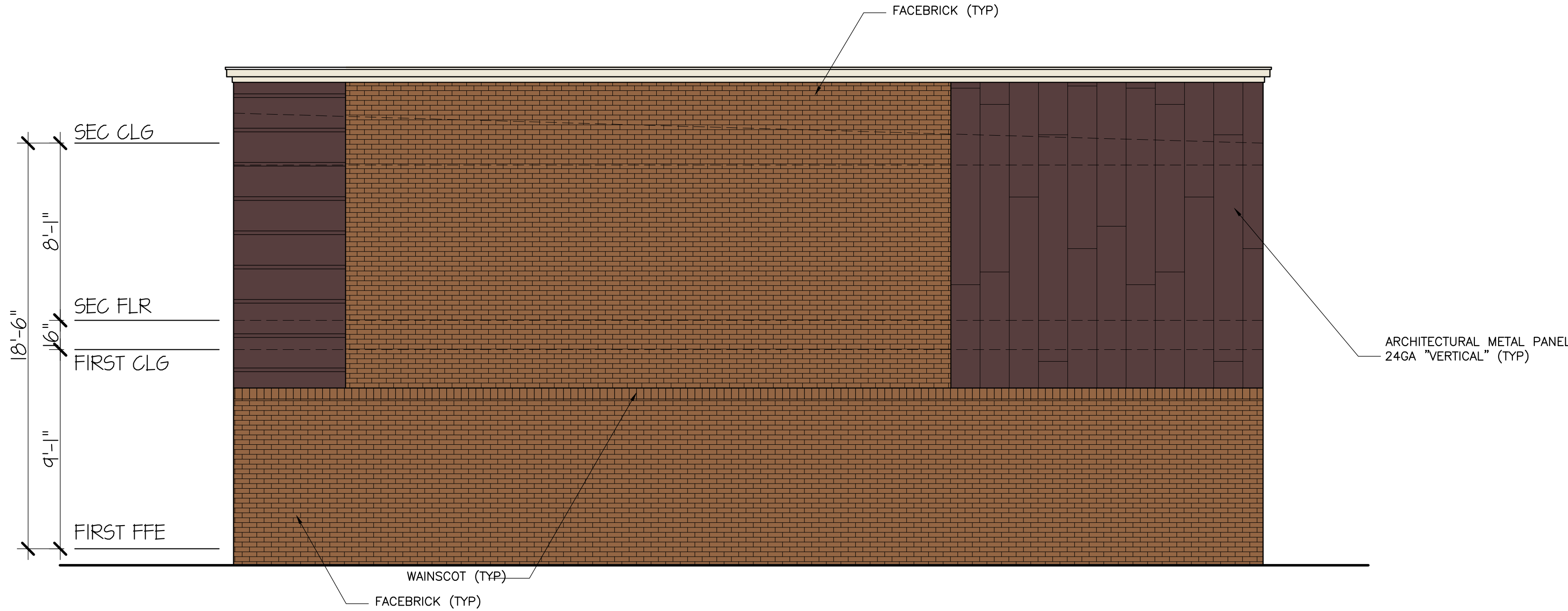
A2.0

MATERIALS:
GLASS 18%
24G METAL 25%
FACEBRICK 57%



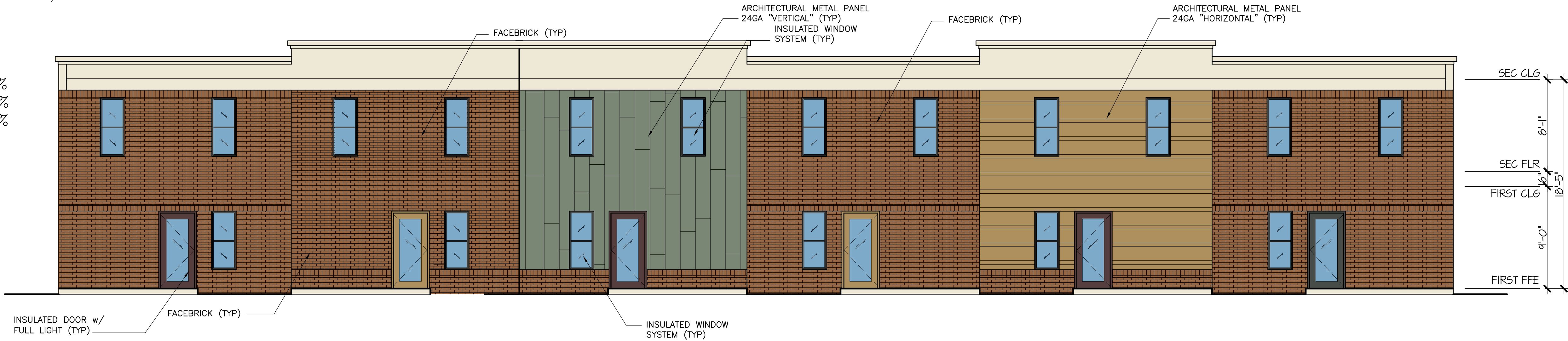
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS:
GLASS 0%
24G METAL 25%
FACEBRICK 75%



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS:
GLASS 16%
24G METAL 24%
FACEBRICK 60%



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479-530-9693

DRAWN BY: MDS - BM
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

JOB # 101324

NWA MULTIPLEX
TOWNHOUSES

BENTONVILLE, ARKANSAS

EXTERIOR ELEVATIONS 6-PLEX

DATE: 2.27.2024

A2.1



Plan Bentonville update

PC Date:

Staff Report Details

Project Number	2024-321
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details