



**Planning Commission
Meeting Agenda
August 6, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/88299933219>

- I. Call to Order**
- II. Installation of New Commissioners, Election of Secretary and Approval of Minutes**
 - 1. Installation of New Commissioners** **Informational**
 - 2. Election of Secretary** **Election of Officers**
 - 3. July 16th Meeting Minutes** **Approval of Meeting Minutes**
 - 4. July 31st Meeting Minutes** **Approval of Meeting Minutes**
- III. Consent Agenda**
 - 1. Osage Hills Phase 1 Easement Plat** **Property Line Adjustment**
Southwest Pawhuska Street (PLA24-0016)
 - 2. Lot 234 of the Original Town of Bentonville** **Property Line Adjustment**
408 West Central Avenue (PLA24-0017)
 - 3. Lots 8, 9 , and 10 of Green Acres Subdivision** **Lot Split**
1003 Northwest A Street (LS24-0022)
 - 4. WM Campus Zone 4, Ph 2 - Bldg G (ACT)** **Final Plat**
1500 Southeast 8th Street (FP24-0005)
- IV. New Business**

Advertised Public Hearings

 - 1. Thaden Elementary School** **Conditional Use Permit***
1000 Benton Street (CU24-0010)
Educational Facility in DE, Downtown Edge
 - 2. Rivers Community Church** **Conditional Use Permit***

1803 Southwest Regional Airport Boulevard ([CU24-0011](#))
Religious facility in RO, Residential Office.

3. **Martin** **Rezoning***

505 Northwest C Street ([RZ24-0027](#))

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

4. **Suite Spaces LLC** **Rezoning***

3308 Southwest 14th Street ([RZ24-0028](#))

Future Land Use Map Amendment: Public/Semi-Public to Medium Density
Residential (MDR)

Rezoning: A-1, Agricultural to C-2, General Commercial

5. **Ruiz** **Rezoning***

103 Southeast 13th Street ([RZ24-0029](#))

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

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

6. **Park Street** **Rezoning***

1000 North Main Street ([RZ24-0030](#))

Future Land Use Map Amendment: Public/Semi-Public to Medium Density
Residential (MDR)

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

7. **WINFIELD GROUP LLC** **Rezoning***

1003 Southeast 28th Street ([RZ24-0031](#))

Rezoning: RO, Residential Office to C-2, General Commercial

V. Other New Business

1. **NW 7th St. Townhomes** **Large Scale Development**

421, 423, 425, 427, 429 & 431 Northwest 7th Street ([LSD24-0015](#))

VI. Old Business

VII. Other Business

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

VIII. Adjournment



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

Meeting Recording:

<https://us06web.zoom.us/rec/share/NnZa0mYeYbIJ4Kvwa53ceBCwFduvCDpQQnTN0oCNI0r9oqw25hmKrPuOb5HQhJwU.qcwHq1GJTTPdiwhq?startTime=1721165336000>

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

Commissioners Absent: N/A

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

I. Call to Order

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

II. Approval of Minutes

1. **July 2nd, 2024, Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Haynie, second by Kerr.
 - Minutes are approved 7-0.

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](#))
Extension from 2022 approved CUP for long-term temporary use (24 months).

 - Mr. Adler provides an overview of the staff report.
 - Commissioner Wright opens the public hearing.
 - Commissioner Wright closes the public hearing.
 - Discussion among commissioners on temporary parking lots and how the hotel cannot open until the parking garage opens.
 - The Commissioners add the following condition: "The CUP will expire 90 days after the parking garage to the south obtains a Certificate of Occupancy."
 - Conditional Use Permit with the amended condition is approved 7-0.
2. **Lopez** **Rezoning***

501 Northwest C Street ([RZ24-0024](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Grant Nevill, representing the applicant, is here for any questions.
- Charlotte Stacey of 402 NW 6th Street asks about future development plans outside of a single-story lot, as well as water and sewer availability.
- Commissioner Wright closes the public hearing.
- Discussion on narrative, allowed uses by right for DN-2 zoning, and Municipal Code requirements on water and sewer access for subdivisions.
- Rezone is approved 7-0.

3. **Kirchhofer**

Rezoning*

515 Jefferson Street ([RZ24-0026](#))

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Marcella Williams, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Rezone is approved 7-0.

4. **Walmart Campus PUD Revision 10**

**Planned Unit Development
Amendment***

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Bill Watkins, representing the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Discussion on previous revisions and initiating parking deck construction.
- Planned Unit Development Amendment is approved 7-0.

5. **Catalpa Cottages**

Planned Residential Development*

515 Northwest D Street ([PRD24-0003](#))

Rezoning: R-E, Residential Estate to Planned Residential Development (PRD).

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mark Haney, the applicant, discusses project revisions based on neighbor's concerns: removing commercial uses, decreasing density, and matching elevations to D Street.
- Melanie Kerr of 509 NW 9th Street, abutting the subject property, is concerned about traffic during school hours, the safety of children, and the long construction process.
- Kevin Green of 419 NW 7th Street wants to see a traffic study done while school is in session and does not want D Street to be widened from his property.
- Jonathan McArthur of 505 NW D Street is concerned about backing out onto D Street traffic and drainage issues causing the elevations on his lot to shift by two feet.
- Shannon Bedore of 502 Bella Vista Road opposes the project because of traffic from multi-unit housing, the potential for imminent domain, and lack of sidewalks.
- Grant Nevill of 705 NW D Street is concerned about PRD parking spot requirements.

- Deborah Elsenhout of 201 NW 7th Street would like to see a 3rd project revision preserving the history and traditions of the neighborhood that create community.
- Sue Ann Overstreet of 707 NW C Street is concerned over land sloping towards the creek and does not think parallel parking spaces are reasonable with the traffic.
- Shannon Reyenga of 612 Bella Vista Road is concerned about tree preservation and fast driving cars on Walton not watching out for pedestrians.
- Janis Sommer of 338 NW 5th Street is worried about rapid development in R-1 neighborhoods at the expense of the charm that brings people to Bentonville.
- Chairman Wright closes the public hearing.
- Discussion between Commissioners and Staff on the ability for Planning Commission to require a traffic study for large scale development stating how many extra cars will be on the road and analyzing car, bike, and pedestrian routes. Commissioners and Staff discuss PRD parking spaces requirements, water and sewer availability and underground detention covered during large scale, issues with the safety of on-street parking, imminent domain only being available for city projects, and appreciating the revisions Mr. Haney made from the first project but wanting to see a plan to address traffic.
- Planned Residential Development is denied 4-3, with Hipp, Bennett, Kerr, and Davis voting against.

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.*

- Mr. Adler provides an overview of the staff report.
- Discussion during Tech Review of the front elevation on the front door not being proportional to the upper window and variation in color to reflect a residential property.
- Motion to approve Waiver 1 by Sanders, second by Hipp.
- Waiver #1 is approved 7-0.
- Motion to approve Waiver 2 by Sanders, second by Davis.
- Waiver #2 is approved 7-0.
- Commissioner Davis requests to add a condition as follows: "Amend the Been Road facing units to add front of house character elements that address Been Road as approved by the Planning Director."
- Large Scale Development with waivers and the modified condition are approved 7-0.

VI. Old Business

VII. Other Business

1. Plan Bentonville Update

Informational*

Plan Bentonville's feedback portal will launch this week on July 18th, offering a variety of engagement opportunities through office hours, pop-ups, open houses, and an online dashboard that is mobile and desktop friendly. Residents will be able to explore various place types on the story map, see how place types are arranged, and select any parcel on the map to fill out a public survey, which can be accessed on Thursday at PlanBentonville.com.

VIII. Adjournment

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



**Planning Commission
Meeting Agenda
July 30, 2024
Bentonville City Hall
Public Hearing: 3:00 PM**

Meeting Recording:

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

Commissioners Absent: Rod Sanders

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

I. Call to Order

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

II. Approval of Meeting Minutes

1. July 16th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Haynie, second by Kerr.
- Minutes are approved 7-0.

III. New Business

1. Plan Bentonville Engagement Update Informational

- Mr. Overstreet gives an update on the engagement events that have been occurring for Plan Bentonville.

2. Draft Future Land Use Map Discussion Informational

- Mr. Overstreet gives an overview of the draft future land use map.

3. Next Steps

Informational

- Mr. Overstreet gives an update on the next steps in the process for Plan Bentonville.

IV. Other Business

1. Open Public Comment

Informational

- Chairman Wright opens the public comment.
- Chairman Wright closes the public comment.

2. Recognition of Commissioner's Sanders and Haynie for their years of service. Informational

V. Adjournment



Consent Agenda Item [PLA24-0016](#)

For the Planning Commission meeting on August 6, 2024

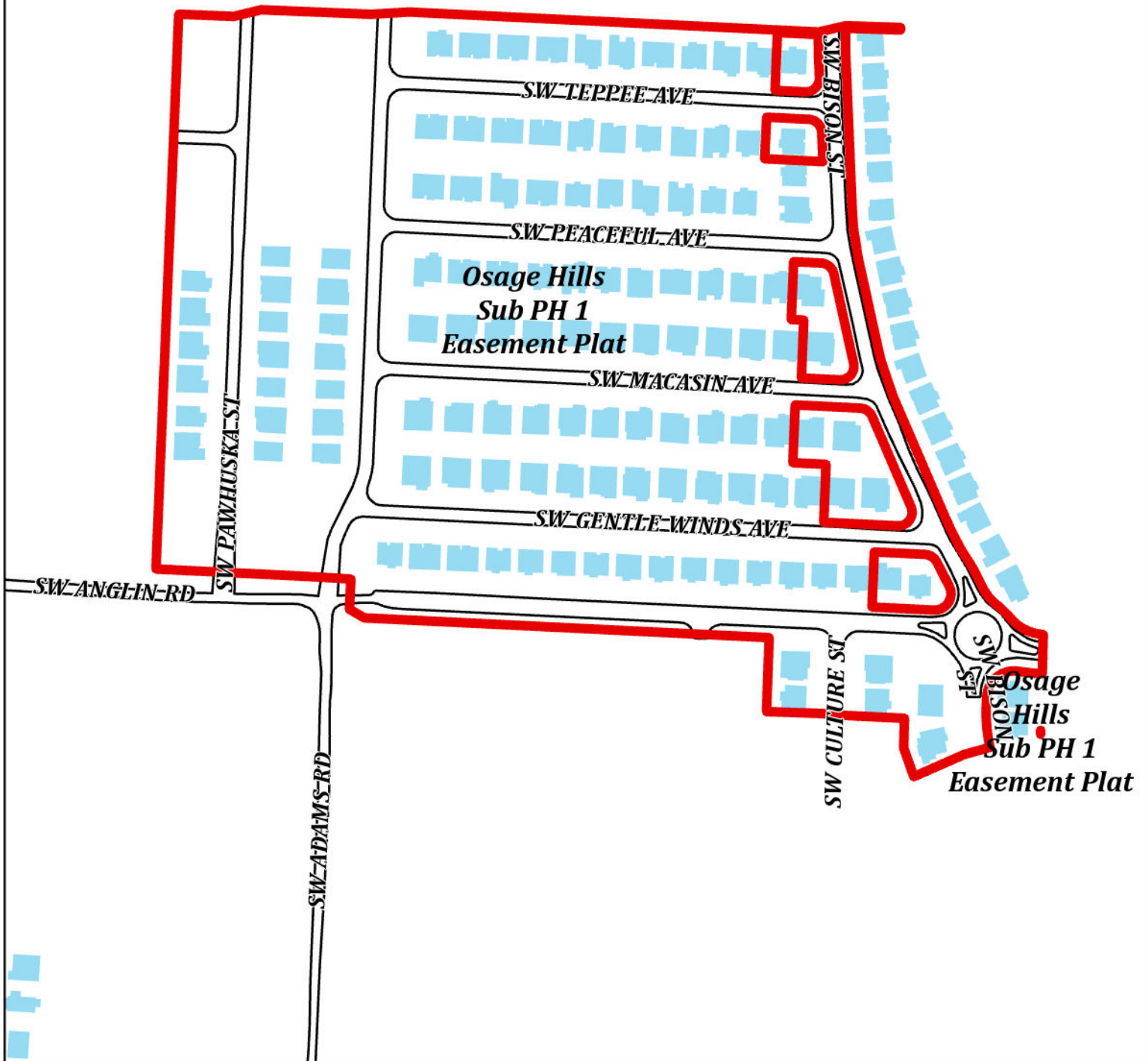
Details

Easement Plat, Osage Hills Subdivision, Southwest Anglin Road & Southwest Adams Road, OSAGE RE HOLDINGS LLC, *PLA24-0016*

An easement plat dedicating the street rights-of-way for the Osage Hills Subdivision. This includes the rights-of-way for Southwest Pawhuska Street, Southwest Adams Road, Southwest Anglin Road, Southwest Gentle Winds Avenue, Southwest Macasin Avenue, Southwest Peaceful Avenue, Southwest Teepee Avenue, Southwest Bison Street, and Southwest Culture Street. Right-of-way is dedicated per the requirements of the Master Street Plan, the approved Preliminary Plat, and the recorded Final Plat. Due to an error in the dedication language on the original Final Plat, the right-of-way that was intended to be dedicated to public use was not actually dedicated as public right-of-way, but as a private street. The streets are constructed to city standards as they were inspected during the preliminary plat. Presently, the streets are privately owned by the original developer. No easements are dedicated with this plat. No waivers or variances are requested with this plat.



Pending PC Item



PLA24-0016

Osage Hills Phase1 Easement Plat
OSAGE HILLS SUB PH 1



Recording Block

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

Print Name: _____

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

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE



WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

1. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
2. THIS PLAT IS ONLY DEDICATING THE RIGHT OF WAY AND THE FILED DOCUMENT #202158715 HAS ALL OF THE LOT NUMBERS ASSOCIATED WITH THE SUBDIVISION.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.

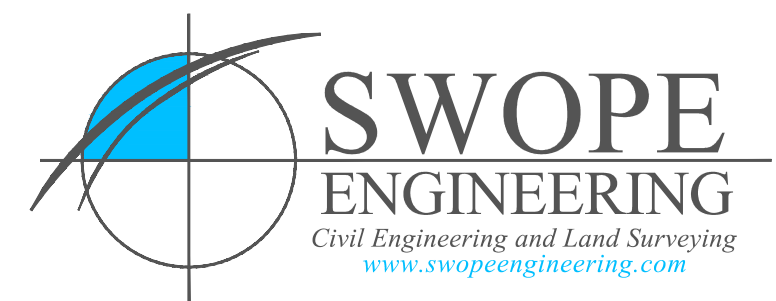
The Eastern portion of the proposed plat is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas (Firm Panel #05007C0235K Dated 06/05/2012).

REVISION LIST			
#	TITLE	DATE	NOTES:
1	RE-1	06/19/2024	1st SUBMITTAL
2	RE-2	7/8/2024	2nd SUBMITTAL
3			

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS



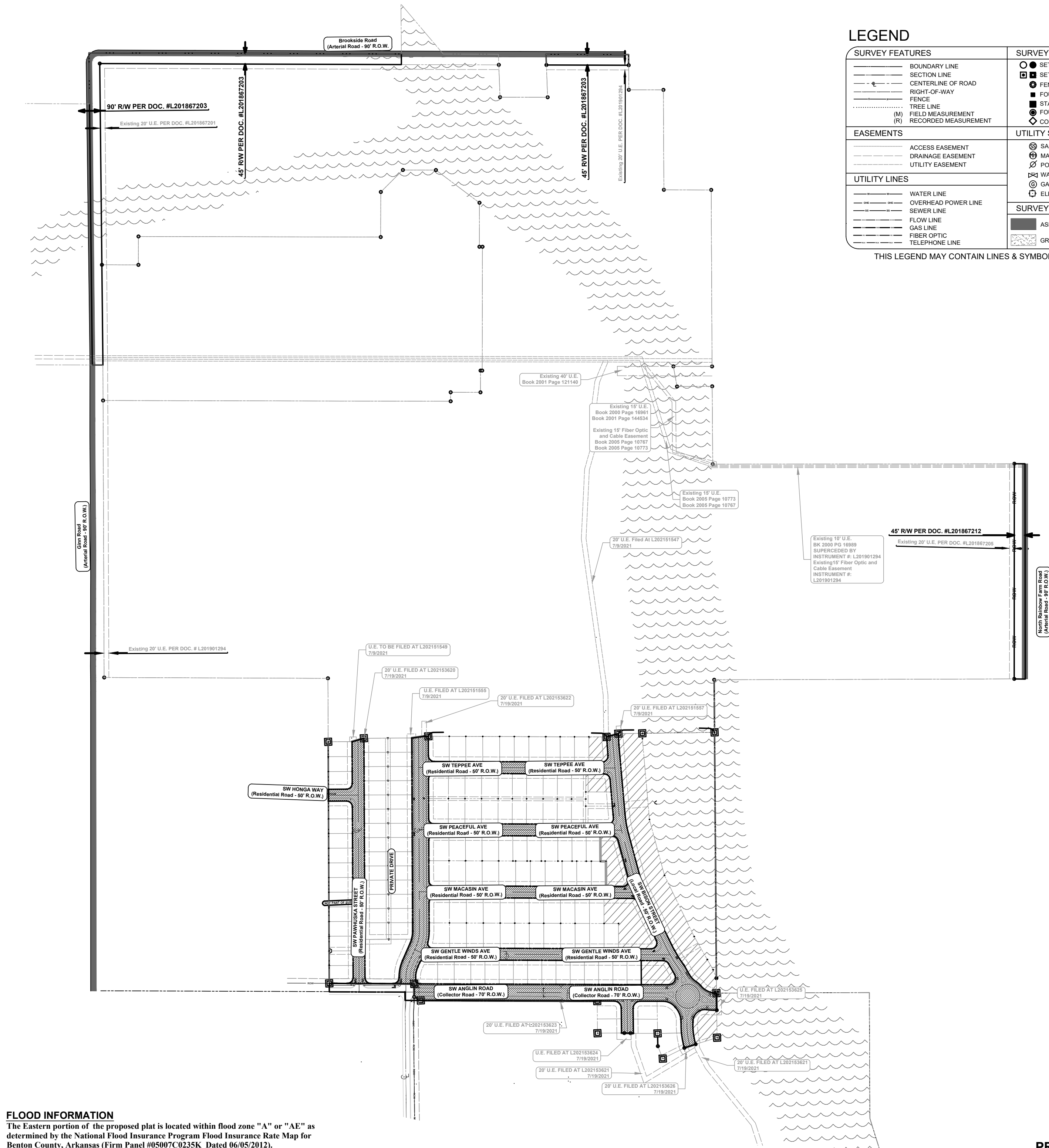
Certificate of Authorization № 2831

DRAWN BY:	CLAYTON	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2024	SCALE	AS NOTED
DRAWING NAME:			
16-218 - Osage ROW Dedication.dwg			
SHEET NUMBER:			

EP1.0

PROJECT #PLA24-0016

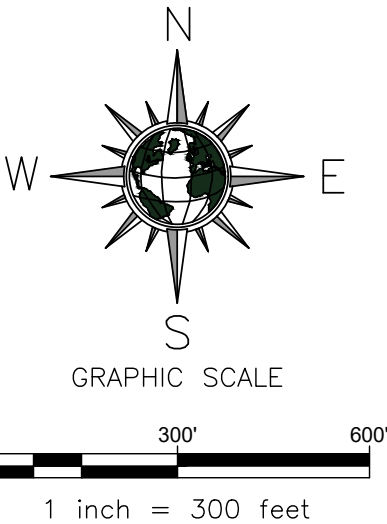
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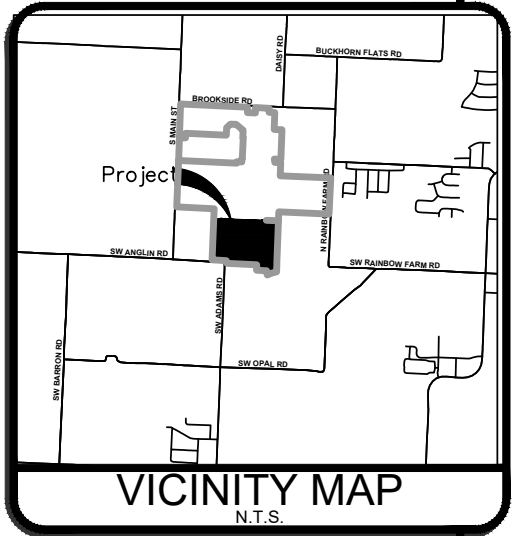
LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" IRON PIN
SECTION LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	FENCE CORNER POST
RIGHT-OF-WAY	FOUND STONE
FENCE	STATE MONUMENT
TREE LINE	FOUND PIPE
(M) FIELD MEASUREMENT	COMPUTED POINT
(R) RECORDED MEASUREMENT	
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
DRAINAGE EASEMENT	MANHOLE
UTILITY EASEMENT	POWER POLE
UTILITY LINES	WATER VALVE
WATER LINE	GAS METER
OVERHEAD POWER LINE	ELECTRICAL BOX
SEWER LINE	
FLOW LINE	
GAS LINE	
FIBER OPTIC	
TELEPHONE LINE	
SURVEY FEATURE HATCHES	
ASPHALT	CONCRETE
GRAVEL	FLOOD ZONE
	NON-BUILDABLE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.



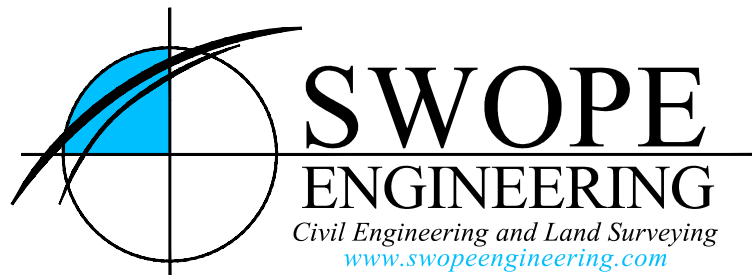
Recording Block



Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

FINAL PLAT OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
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Certificate of Authorization No. 2831

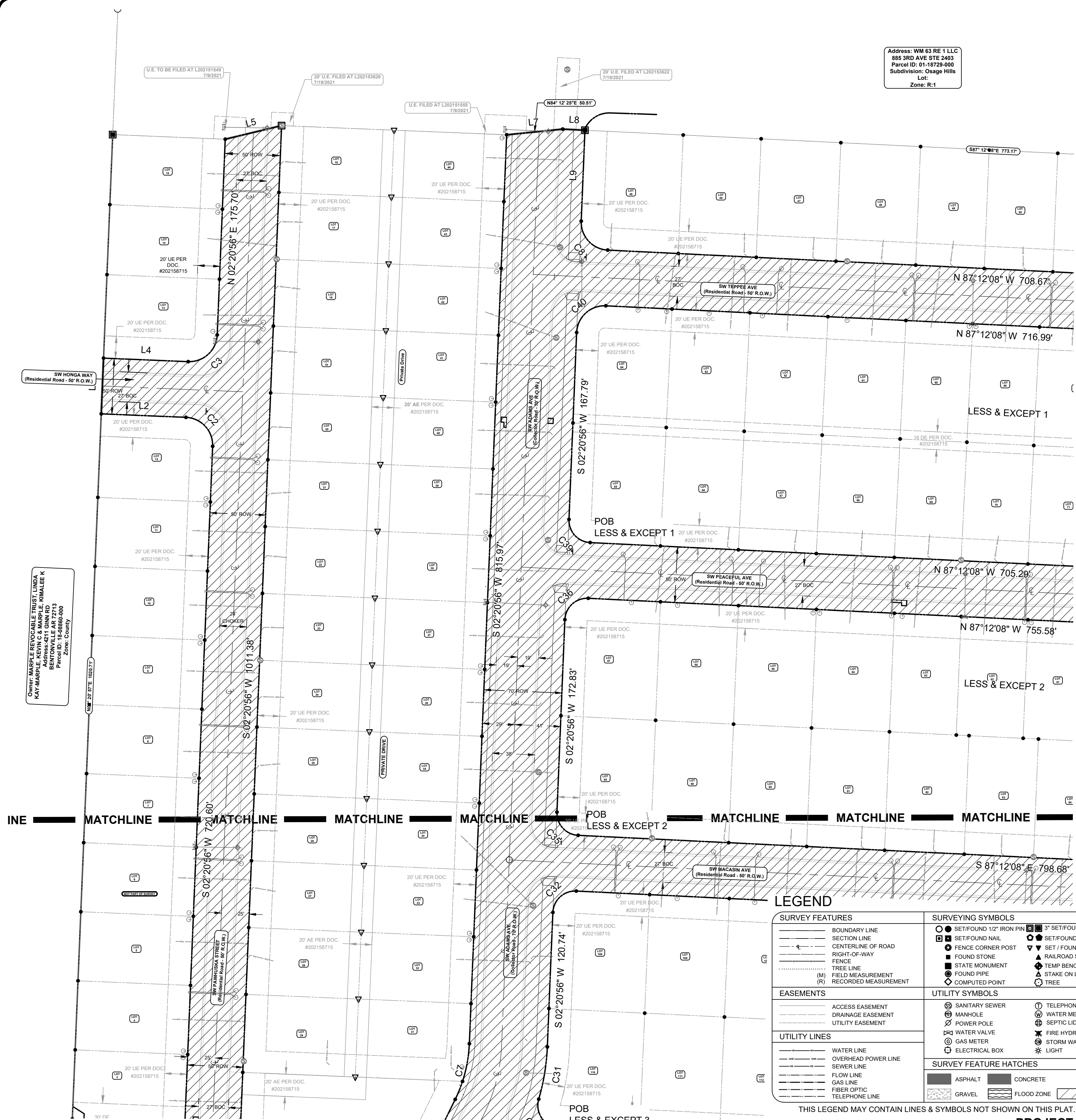
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SUBMITTAL DATE:	7/8/2024	SCALE	AS NOTED
DRAWING NAME:	16-218 - Osage ROW Dedication.dwg		
SHEET NUMBER:	EP2.0		

FLOOD INFORMATION

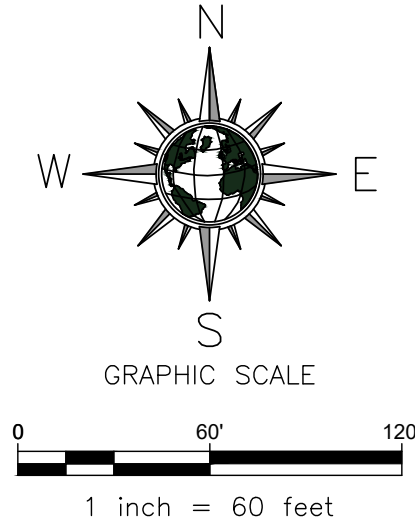
The Eastern portion of the proposed plat is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas (Firm Panel #05007C0235K Dated 06/05/2012).

PROJECT #PLA24-0016

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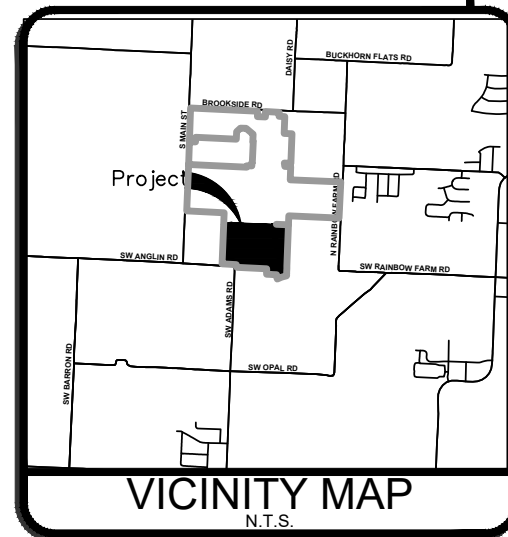


Address: WM 63 RE 1 LLC
885 3RD AVE STE 2403
Parcel ID: 01-16729-000
Subdivision: Osage Hills
Lot:
Zone: R:1



Recording Block

RIGHTS OF WAY TO BE DEDICATED



Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.

FLOOD INFORMATION
The Eastern portion of the proposed plat is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas (Firm Panel #05007C0235K Dated 06/05/2012).

Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

FINAL PLAT OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS

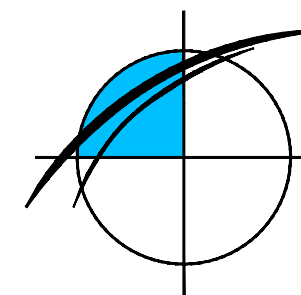


LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" IRON PIN
SECTION LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	FENCE CORNER POST
RIGHT-OF-WAY	FOUND STONE
FENCE	STATE MONUMENT
TREE LINE	FOUND PIPE
(M) FIELD MEASUREMENT	COMPUTED POINT
(R) RECORDED MEASUREMENT	
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SEWER LINE	
FLOW LINE	TELEPHONE PEDESTAL
GAS LINE	WATER METER
FIBER OPTIC	SEPTIC LID
TELEPHONE LINE	FIRE HYDRANT
SURVEY FEATURE HATCHES	STORM WATER
ASPHALT	LIGHT
GRAVEL	
CONCRETE	
FLOOD ZONE	
NON-BUILDABLE	

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

PROJECT #PLA24-0016



**SWOPE
ENGINEERING**
Civil Engineering and Land Surveying
www.swopeengineering.com

Certificate of Authorization No. 2831

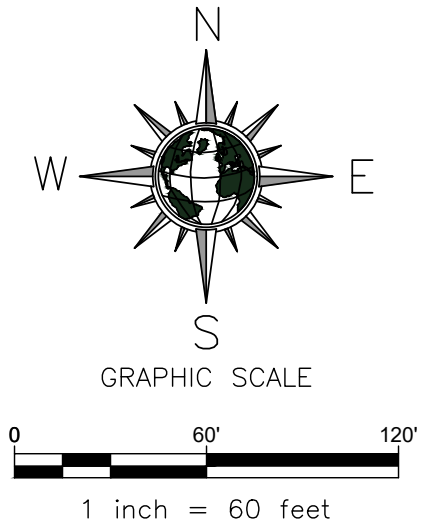
DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2024	SCALE	AS NOTED
DRAWING NAME:	16-218 - Osage ROW Dedication.dwg		
SHEET NUMBER:	FP5.0		

Address: WM 63 RE 1 LLC
885 3RD AVE STE 2403
Parcel ID: 01-18729-000
Subdivision: Osage Hills
Lot:
Zone: R-1

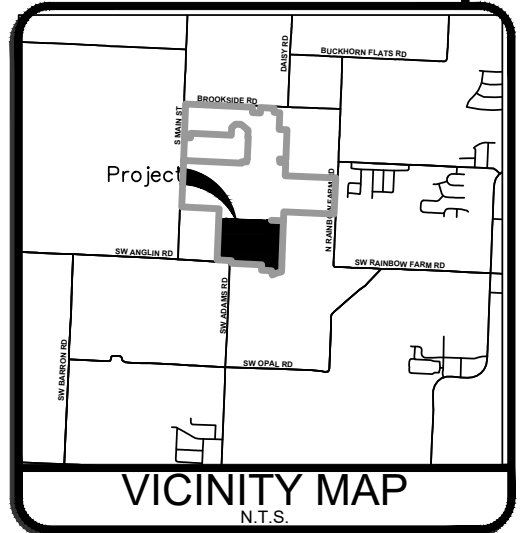
LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" IRON PIN
SECTION LINE	SET/FOUND ALUM. MONUMENT
CENTERLINE OF ROAD	SET/FOUND COTTON SPINDLE
RIGHT-OF-WAY	SET / FOUND P/K NAIL
FENCE	FOUND STONE
TREE LINE	STATE MONUMENT
(M) FIELD MEASUREMENT	RAILROAD SPIKE
(R) RECORDED MEASUREMENT	TEMP BENCH MARK (ELEV.)
	FOUND PIPE
	STAKE ON LINE
	COMPUTED POINT
	TREE
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
DRAINAGE EASEMENT	MANHOLE
UTILITY EASEMENT	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
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	LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
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SEWER LINE	GRAVEL
FLOW LINE	FLOOD ZONE
GAS LINE	NON-BUILDABLE
FIBER OPTIC	
TELEPHONE LINE	

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.



Recording Block

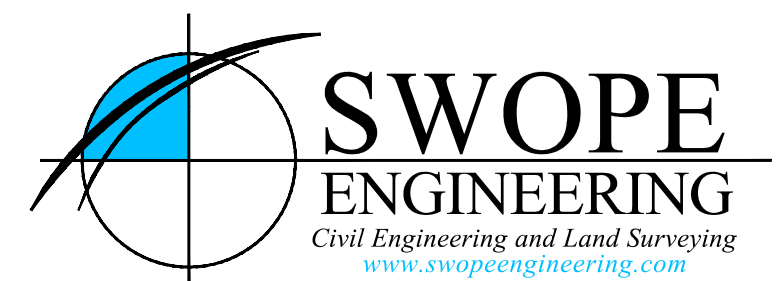


Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

RIGHTS OF WAY TO BE
DEDICATED

FINAL PLAT OSAGE HILLS SUBDIVISION, PHASE 1

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885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



Certificate of Authorization No. 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2024	SCALE	AS NOTED
DRAWING NAME:	16-218 - Osage ROW Dedication.dwg		
SHEET NUMBER:	EP7.0		

PROJECT #PLA24-0016

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Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.

FLOOD INFORMATION
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LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	○ SET/FOUND 1/2" IRON PIN
SECTION LINE	□ SET/FOUND ALUM. MONUMENT
CENTERLINE OF ROAD	● SET/FOUND COTTON SPINDLE
RIGHT-OF-WAY	■ FENCE CORNER POST
FENCE	▲ SET / FOUND PIV NAIL
TREE LINE	▲ FOUND STONE
(M) FIELD MEASUREMENT	▲ RAILROAD SPIKE
(R) RECORDED MEASUREMENT	▲ TEMP BENCH MARK (ELEV.)
	▲ STAKE ON LINE
	◇ COMPUTED POINT
	○ TREE
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	○ SANITARY SEWER
DRAINAGE EASEMENT	○ MANHOLE
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	○ WATER VALVE
	○ GAS METER
	○ ELECTRICAL BOX
	○ TELEPHONE PEDESTAL
	○ WATER METER
	○ SEPTIC LID
	○ FIRE HYDRANT
	○ STORM WATER
	○ LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
WATER LINE	ASPHALT
OVERHEAD POWER LINE	CONCRETE
SEWER LINE	GRAVEL
FLOW LINE	FLOOD ZONE
GAS LINE	NON-BUILDABLE
FIBER OPTIC	
TELEPHONE LINE	

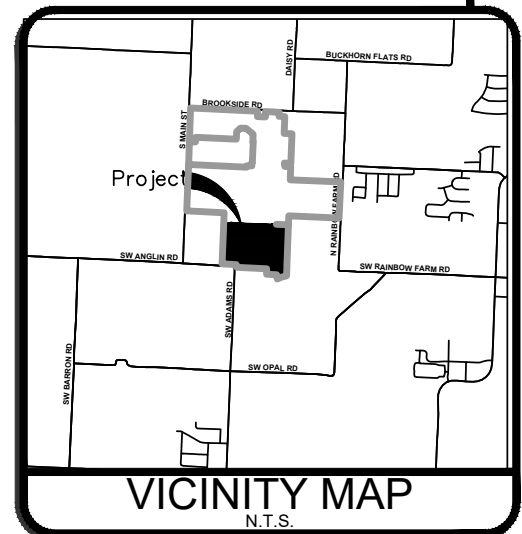
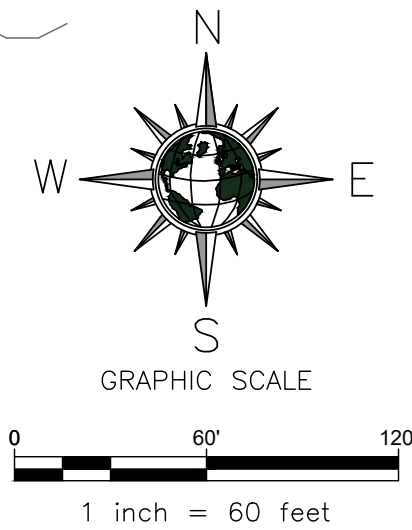
THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.

FLOOD INFORMATION

The Eastern portion of the proposed plat is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas (Firm Panel #05007C0235K Dated 06/05/2012).

Recording Block

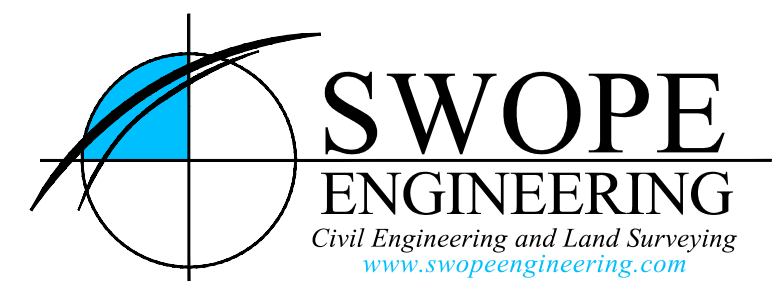


Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

RIGHTS OF WAY TO BE
DEDICATED

FINAL PLAT OSAGE HILLS SUBDIVISION, PHASE 1

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



Certificate of Authorization No. 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	7/8/2024	SCALE	AS NOTED
DRAWING NAME:	16-218 - Osage ROW Dedication.dwg		
SHEET NUMBER:	EP8.0		

PROJECT #PLA24-0016

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF OSAGE
HILLS SUBDIVISION CREATING NEW RIGHT OF WAY DEDICATION TO THE
CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0016)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of OSAGE HILLS SUBDIVISION creating new RIGHT OF WAY DEDICATION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on August 7, 2024;

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

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

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

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

Section 1: That the property line adjustment of OSAGE HILLS SUBDIVISION creating new RIGHT OF WAY DEDICATION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



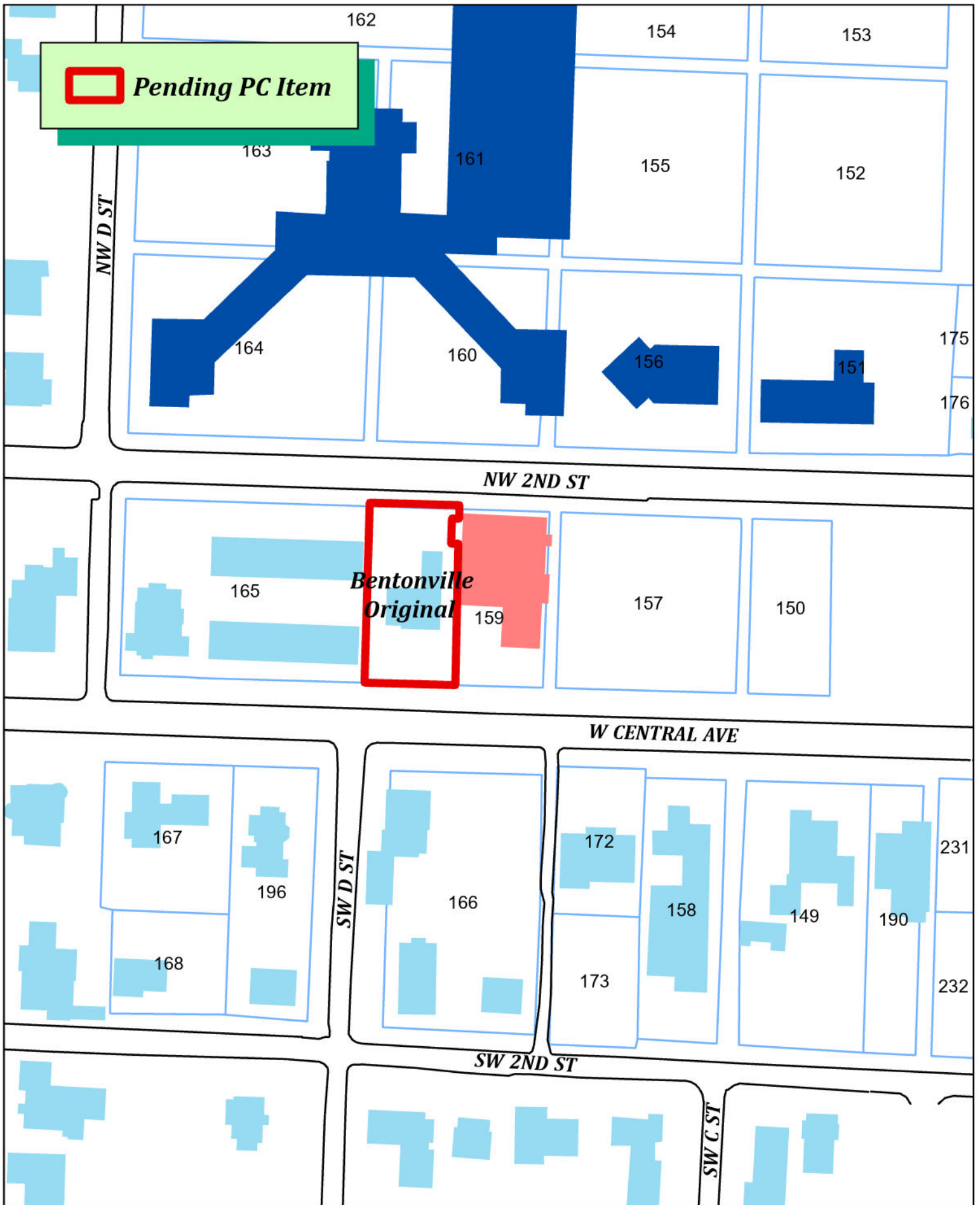
Consent Agenda Item [PLA24-0017](#)

For the Planning Commission meeting on August 6, 2024

Details

Part of Lot 159 of the Original Town of Bentonville, creating Lot 234 of the Original Town of Bentonville, 408 West Central Avenue, R-3, Medium-High Density Residential, PLA24-0017

A property line adjustment creating Lot 234 of the Original Town of Bentonville. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Northwest 2nd Street. The plat dedicates 227 square feet along West Central Avenue per the Master Street Plan requirements. The plat also dedicates a 15' wide utility easement the length of the property parallel to Northwest 2nd Street.



Notes:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

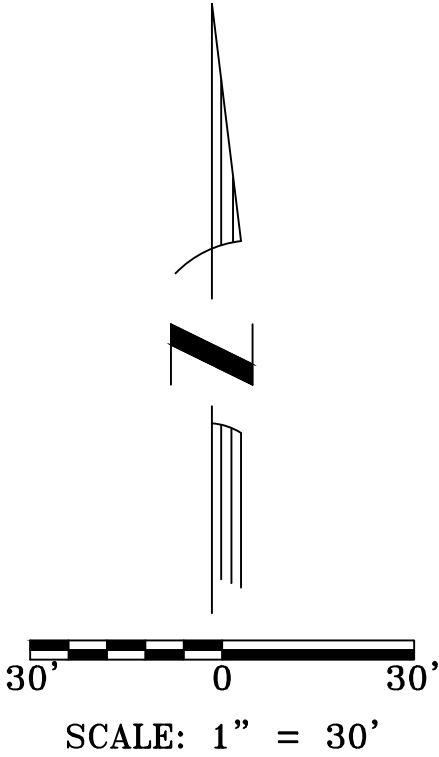
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book L202409034 at the Office of the Circuit Clerk Benton County, Arkansas.
- Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122..
- No attempt was made to show building setback lines graphically on the survey.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- All access shall be from NW 2nd Street.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan.
- (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date 6/5/2012
- Per the City of Bentonville GIS map this property appears to be in Airport Zone C (3) Outer Safety Zone (OSZ).

PARENT SURVEY DESCRIPTION (TAKEN FROM DEED L202409034:

The W 1/2 of Lot 159 in the Original Town of Bentonville, Benton County, Arkansas, as shown in County Court Record "S" at Pages 75 and 76.

Less and Except: Commencing at the Southeast Corner of the W 1/2 of said Lot 159; thence North 01°37'51" East along the East line of said West half of Lot 159 for 129.52 feet to a set iron pin for the Point of Beginning; thence leaving said East line North 88°22'09" West 6.64 feet to a set iron pin; thence North 01°37'51" East 23.0 feet to a set iron pin; thence South 88°22'09" East 6.64 feet to a set iron pin on the said East line; thence South along said East line to the Point of Beginning.

Vicinity Map
N.T.S.



NEW LOT 234 SURVEY DESCRIPTION:

A PART OF THE WEST HALF (W 1/2) OF LOT 159 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN COUNTY COURT RECORD "S" AT PAGES 75 AND 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

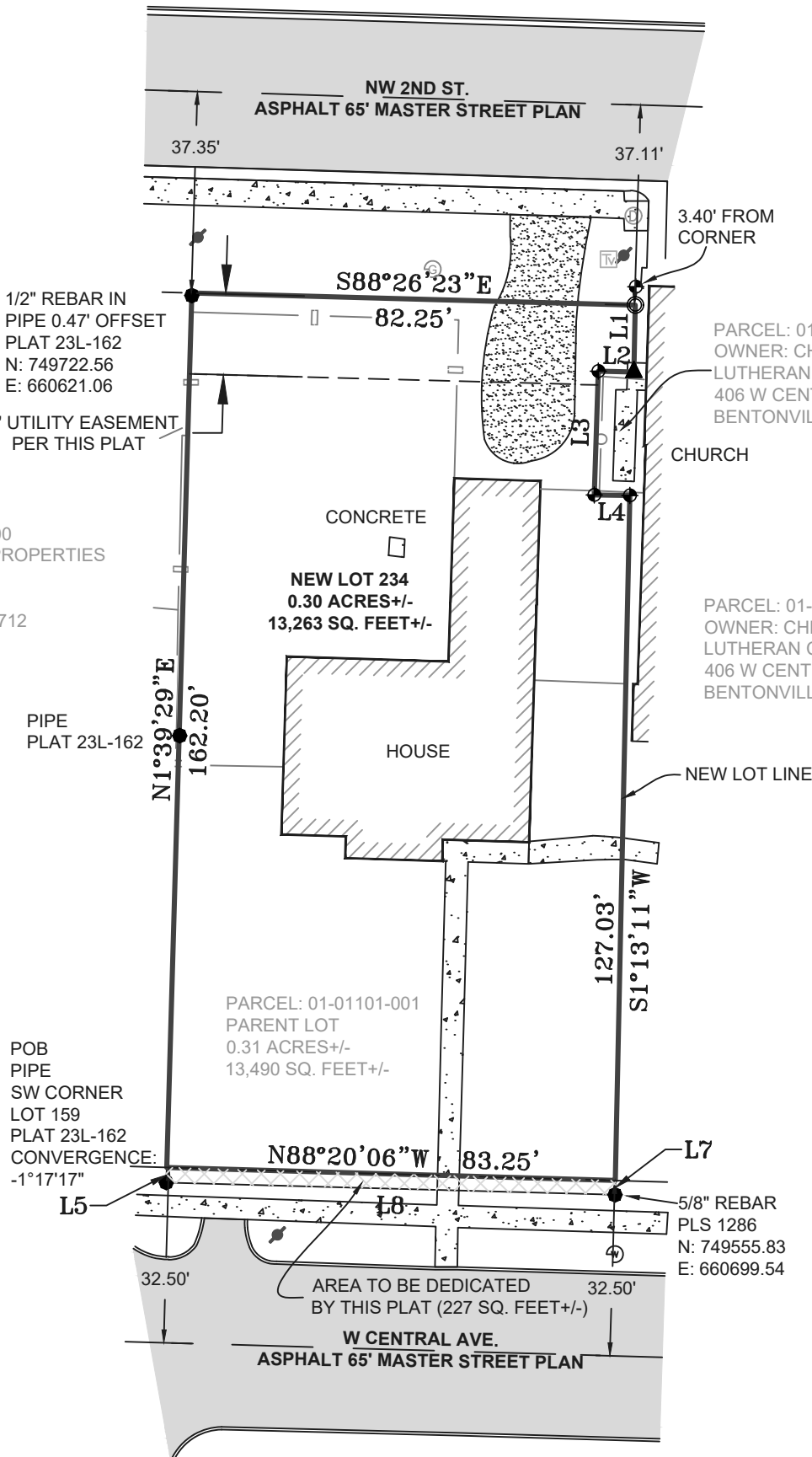
COMMENCING AT THE SOUTHWEST (SW) CORNER OF LOT 159 OF THE ORIGINAL TOWN OF BENTONVILLE BEING A FOUND PIPE; THENCE NORTH 01°39'29" EAST A DISTANCE OF 2.80 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING

THENCE NORTH 01°39'29" EAST A DISTANCE OF 162.20 FEET; THENCE SOUTH 88°26'23" EAST A DISTANCE OF 82.25 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 01°14'57" WEST A DISTANCE OF 12.38 FEET TO A MAGNETIC SOUNDING; THENCE NORTH 88°44'47" WEST A DISTANCE OF 6.58 FEET TO A FOUND 5/8" REBAR PLS 1286; THENCE SOUTH 01°56'48" WEST A DISTANCE OF 22.96 FEET TO A FOUND 5/8" REBAR PLS 1286; THENCE SOUTH 88°52'41" EAST A DISTANCE OF 6.64 FEET TO A FOUND 5/8" REBAR PLS 1286; THENCE SOUTH 01°13'11" WEST A DISTANCE OF 127.03 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°20'06" WEST A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OR 13,263 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF WAY OF RECORD OR FACT.

OWNER INFORMATION:

408 W CENTRAL REVOCABLE TRUST NUMBER ONE & 408 W CENTRAL REVOCABLE TRUST NUMBER TWO -CURRY, ANDREW T CURRY, ANDREW T TRUSTEE
PO BOX 2006
BENTONVILLE AR 72712

CITY PROJECT: #PLA24-017



Parcel Line Table		
Line #	Length	Direction
L5	2.80'	N1° 39' 29"E
L7	2.64'	S1° 13' 11"W
L8	83.27'	N88° 26' 27"W

Parcel Line Table		
Line #	Length	Direction
L1	12.38'	S1° 14' 57"W
L2	6.58'	N88° 44' 47"W
L3	22.96'	S1° 56' 48"W
L4	6.64'	S88° 52' 41"E



State Filing Code:
500-20N-30W-0-30-230-04-1845

CITY NOTES:

- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION
CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____
ANDREW T. CURRY, TRUSTEE OF THE 408 W. CENTRAL REVOCABLE TRUST NUMBER ONE

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. 1845

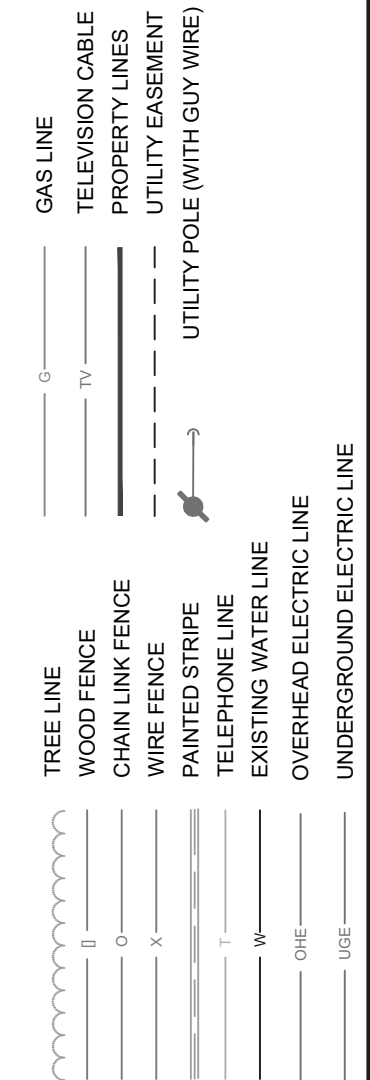
STATE OF ARKANSAS

Lot Split
Part of Lot 159 in the Original Town of Bentonville
Creating of Lot 234 in the Original Town of Bentonville

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com



Recording Information	
Job Number:	24-129 PLA
Field Work:	A.S.
Drawn By:	N.R.
Checked By:	M.J.
Certificate of Authorization	Arkansas Land Surveyor No. 2389
Date:	6/7/2024
Scale:	1"=30'
Basis of Bearings:(NAD83)	Arkansas State Plane North Zone



SHEET NO.
1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF
LOT 159 OF THE ORIGINAL TOWN OF BENTONVILLE CREATING NEW LOT 234
OF THE ORIGINAL TOWN OF BENTONVILLE TO THE CITY OF BENTONVILLE,
ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0017)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF LOT 159 OF THE ORIGINAL TOWN OF BENTONVILLE creating new LOT 234 OF THE ORIGINAL TOWN OF BENTONVILLE the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on August 6, 2024;

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

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

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

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

Section 1: That the property line adjustment of LOT 159 OF THE ORIGINAL TOWN OF BENTONVILLE creating new LOT 234 OF THE ORIGINAL TOWN OF BENTONVILLE to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Consent Agenda Item [LS24-0022](#)

For the Planning Commission meeting on August 6, 2024

Details

Lot Split: Lots 1 and 2 of Tract B, Green Acres Subdivision, Aboretum Hollow LLC, N1003 NW A Street, DN-2, Downtown Medium Density Residential, *LS24-0022*

A lot split of existing Lots 1 and 2, creating new Lots 8, 9, and 10 of Green Acres Subdivision. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Northwest A Street. the plat will dedicate a variable width access easement and a 20' utility easement along northwest a street.

 **PENDING PC Items**

**Green Acres
Subdivision
Lots 1 & 2**

NW 10TH ST

NW B ST

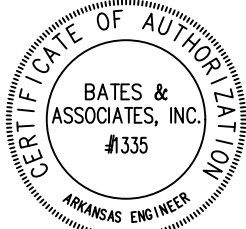
NW A ST

NW PARK ST



LS24-0022
Green Acres Sub Lots 1 & 2
Lot Split





LOT SPLIT OF LOTS 1 & 2, GREEN ACRES SUBDIVISION CREATING NEW LOTS 8, 9 & 10

ADJACENT LAND OWNERS

- 1) BENTONVILLE RE DEVELOPMENT LLC
NW A ST
BENTONVILLE, AR
PARCEL #01-02750-000
ZONED: R-1
- 2) MARK RUSSELL LLC
1016 NW A ST
BENTONVILLE, AR 72712
PARCEL #01-04516-000
ZONED: DN-2
- 3) OBREGON GUINEA LLC & CANURA GUZMAN LLC
106 NW PARK ST ABCD
BENTONVILLE, AR
PARCEL #01-04515-000
ZONED: R-3
- 4) BREWER, LEVI & CASSIDY

- 1001 NW A ST
BENTONVILLE, AR
PARCEL #01-02755-000
ZONED: DN-2
- 5) VANDIVER, CLARENCE R & VANDIVER, REBECCA
1002 NW B ST
BENTONVILLE, AR
PARCEL #01-02754-000
ZONED: R-1
- 6) CLEMONS REVOCABLE TRUST, VELMA F
1000 NW B ST
BENTONVILLE, AR
PARCEL #01-02753-000
ZONED: R-1
- 7) CITY OF BENTONVILLE
NW 10TH ST
BENTONVILLE, AR
PARCEL #01-16746-000
ZONED: R-1

FIELD WORK:

FEBRUARY 26, 27 & 28, 2024

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

PROPERTY ZONED:

DN-2

BUILDING SETBACK NOTE:

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

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF GREEN ACRES SUBDIVISION FILED IN BOOK S AT PAGE 265
2) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 179
3) PLAT OF SURVEY FILED IN BOOK S AT PAGE 278
4) PLAT OF SURVEY FILED IN BOOK 13 AT PAGE 302
5) PLAT OF SURVEY FILED IN BOOK A15 AT PAGE 116
6) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 2845
7) WARRANTY DEED FILED IN BOOK 719 AT PAGE 870

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 #05007C0090J, DATED 09/28/2007)

SURVEY DESCRIPTIONS:

EXISTING WARRANTY DEED DESCRIPTION FOR PARENT PARCEL #01-02752-000 (B. 719, P. 870):

LOTS 1 & 2, TRACT B IN GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 3:

LOTS 1 & 2, GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 40.56' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 1 AND ALONG SAID RIGHT-OF-WAY S02°19'54"W 20.00', THENCE LEAVING SAID EAST LINE AND SAID RIGHT-OF-WAY N87°06'43"W 12.00', THENCE N02°19'54"E 4.00', THENCE N87°06'43"W 122.38', THENCE S02°29'18"W 4.00', THENCE N87°06'43"W 12.00', THENCE S02°29'18"W 40.48' TO THE SOUTH LINE OF SAID LOT 2, THENCE ALONG SAID SOUTH LINE N87°04'50"W 146.50' TO AN EXISTING CHISELED "X" IN CONCRETE MARKING THE NORTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE NORTH LINE THEREOF S87°08'37"E 146.22', THENCE LEAVING SAID NORTH LINE S02°29'18"W 40.48', THENCE S87°06'43"E 12.00', THENCE S02°29'18"W 4.00', THENCE S87°06'43"E 122.35', THENCE N02°19'54"E 4.00', THENCE S87°06'43"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 4:

LOTS 1 & 2, GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 40.56' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°19'54"W 40.56' TO THE SOUTH LINE OF SAID LOT 1, THENCE ALONG SAID SOUTH LINE N87°04'50"W 146.50', THENCE LEAVING SAID SOUTH LINE S02°29'18"E 40.48', THENCE S87°06'43"E 12.00', THENCE N02°29'18"E 4.00', THENCE S87°06'43"E 122.35', THENCE S02°19'54"W 4.00', THENCE S87°06'43"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 5:

LOTS 1 & 2, GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 40.56' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°19'54"W 40.56' TO THE SOUTH LINE OF SAID LOT 1, THENCE ALONG SAID SOUTH LINE N87°04'50"W 146.50', THENCE LEAVING SAID SOUTH LINE S02°29'18"E 40.48', THENCE S87°06'43"E 12.00', THENCE N02°29'18"E 4.00', THENCE S87°06'43"E 122.35', THENCE S02°19'54"W 4.00', THENCE S87°06'43"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIABLE WIDTH ACCESS EASEMENT DESCRIPTION:

A VARIABLE WIDTH ACCESS EASEMENT IS LOCATED A PART OF LOTS 1 & 2, GREEN ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°19'54"W 40.56' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°19'54"W 20.00', THENCE N87°06'43"W 12.00', THENCE N02°19'54"E 4.00', THENCE N87°06'43"W 122.38', THENCE S02°29'18"W 4.00', THENCE N87°06'43"W 12.00', THENCE S02°29'18"E 20.00', THENCE S87°06'43"E 12.00', THENCE S02°29'18"W 4.00', THENCE S87°06'43"E 122.35', THENCE N02°19'54"E 4.00', THENCE S87°06'43"E 12.00' TO THE POINT OF BEGINNING, CONTAINING 1,948.36 SQUARE FEET, MORE OR LESS.

PLAT NOTES:

- SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

BEUD NOTES:

- OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

SIGNED: _____

SOURCE OF TITLE: W.D. 719-870

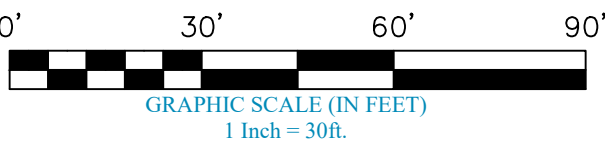
SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC _____

PROPERTY OWNER:
ARBORUM HOLLOW LLC
848 NW C ST
BENTONVILLE, AR 72712

CONTACT INFO:
MARK HANEY
markhaneynwa@gmail.com
479-381-1648

ATLAS PAGE:
361

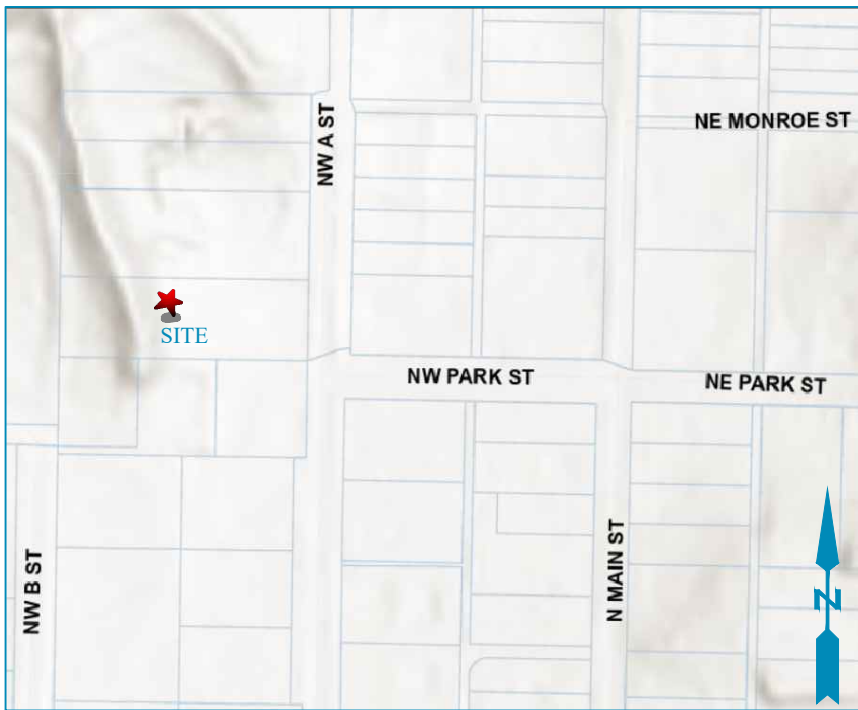


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 28TH DAY OF FEBRUARY, 2024.



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.

VICINITY MAP

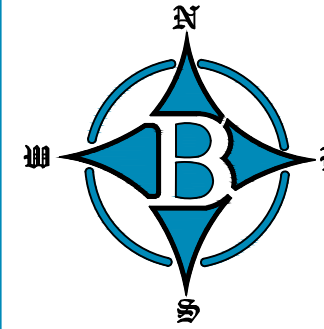


VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #LS24-0022

RECORDING NUMBER/DATE

DATE	REVISION



BOUNDARY LINE (MEASURED)
LOT LINE
FORTY LINE/TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
OVERHEAD POWER LINE
SEWER LINE
WATER LINE
FENCE
BUILDING SETBACK
UTILITY EASEMENT

LEGEND:
WATER VALVE
WATER METER
CLEANOUT
SANITARY SEWER MH
ELECTRIC PEDESTAL
RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
FOUND 5/8" RAILROAD SPIKE
COMPUTED POINT
SET STAKE
FINISHED FLOOR ELEVATION (FEET)
SPOT ELEVATION

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr • Fayetteville, Arkansas 72704 • 479.442.9350

FOR USE AND BENEFIT OF:	DATE: 07/16/24	SCALE: 1"=80'
MARK HANEY	SURVEYED: DRAFTED:	LOTTED: 1 & 2
ADDRESS: 1005 NORTHWEST A STREET, BENTONVILLE, ARKANSAS	ARCH: AH, BA	TRACT B ACRES
	DRAFT DATE: 07/16/24	SUBDIVISION
	REVIEWED: DT	
	COA #1335	

DRAWING #24-029

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 1 AND 2, GREEN ACRES
SUBDIVISION CREATING NEW LOTS 8, 9, AND 10, GREEN ACRES SUBDIVISION
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0022)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 1 AND 2, GREEN ACRES SUBDIVISION creating new LOTS 8, 9, AND 10, GREEN ACRES SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 6, 2024;

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

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

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

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

Section 1: That the lot split of LOTS 1 AND 2, GREEN ACRES SUBDIVISION creating new LOTS 8, 9, AND 10, GREEN ACRES SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [FP24-0005](#)

For the Planning Commission meeting on August 6, 2024

Details

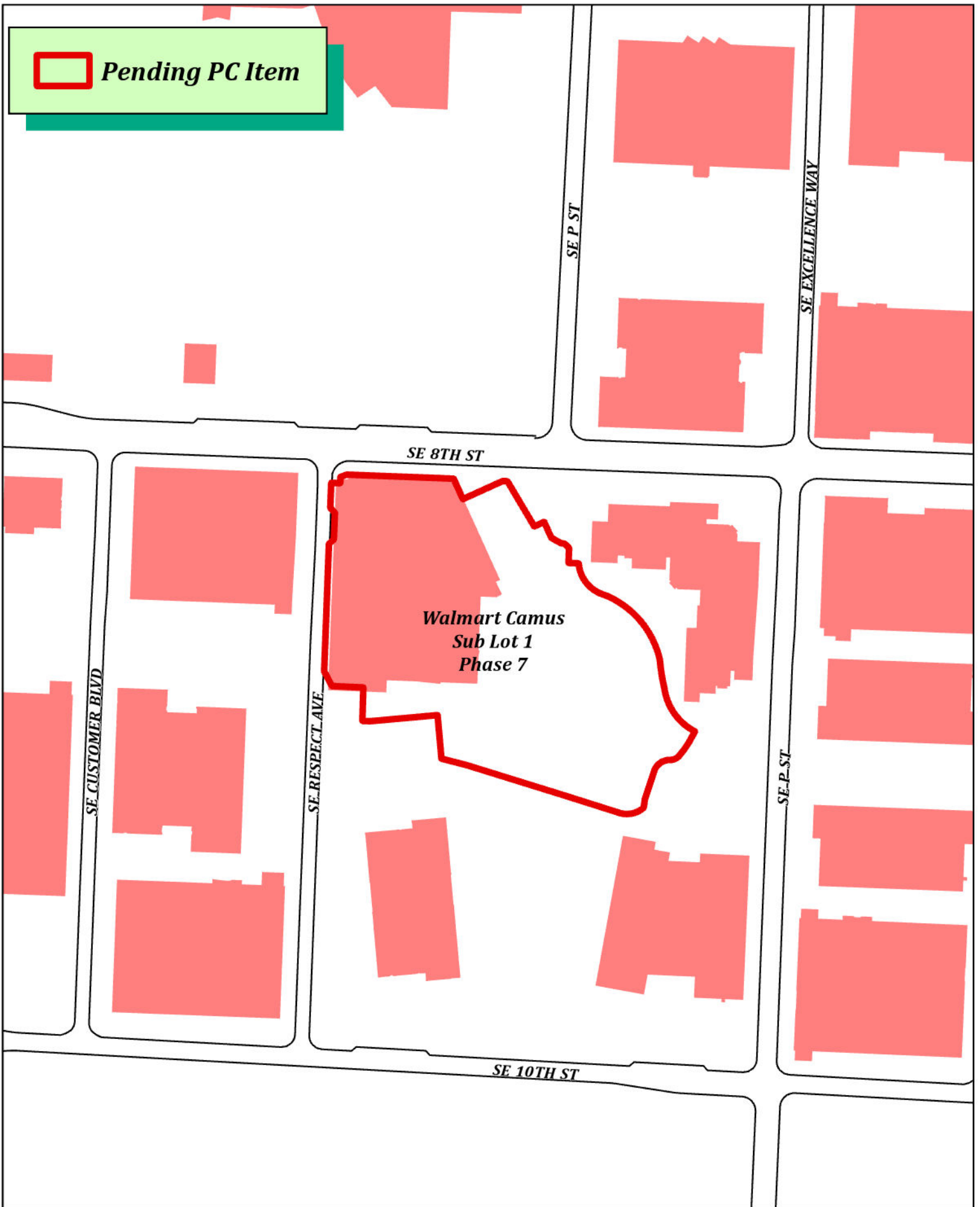
Final Plat: Walmart Campus Zone 4, Phase 2, Building C (ACT), 1500 Southeast 8th Street, Planned Unit Development, *FP24-0005*

This property is located at 1500 Southeast 8th Street. It is currently zoned PUD, Planned Unit Development. This applicant is proposing a final plat of Lots 1 of Phase 2 of Walmart Campus Zone 4.

The plat does not dedicate any new utility easements to serve the new lot adjustment. All requirements of the Zoning and Land Development code are being met. This plat dedicates 8,144 square feet of right-of-way along the south side of Southeast 8th Street to meet the requirements of the Master Street Plan. There are no waivers, variances, and/or conditional uses.



Pending PC Item



FP24-0005
Walmart Campus Sub Lot 1 Phase 7
1301 SE 10th St



DRAWING LOCATION - S:\31000\31470\DRAWINGS\SURVEY\31470FP ACT.DWG -- SAVED BY - WGAGE

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 7 Walmart Campus

1500 SE 8TH St
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This plat represents a Final Plat of Lots 2 & 3, Mid-Continent Addition to the City of Bentonville per Replat Book 2009, Page 94 in the public records of Benton County, Arkansas.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
4. Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through OPUS.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
7. The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
8. The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
9. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
10. By scale map location and graphical plotting only. This property is located n shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255K Map Revised: June 5, 2012
11. No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
13. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
14. There may not be fences or any other structures built in any drainage easements.
15. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
16. Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
17. All structures must maintain minimum of 20' clearance from all electric lines.
18. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
19. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
20. Relocation of any existing electrical facilities shall be at the owner's expense.
21. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
22. Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
23. No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
24. There are no waivers, variances and/or conditional uses at the time of preparing this plat.
25. The buildings contained in the area of this final plat fall within Zone C of the Municipal Airport Overlay District pursuant to Bentonville Municipal Code Section 401.12.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'48"N
Longitude: 94°11'33"W

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

Owner:
Parcel #01-09123-000
Wal-Mart Stores East LP
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Albright, (479) 273-4000

Surveyors:

CEI Engineering Associates, Inc.
2600 NE 11th ST, Suite 300
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS#1618



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores Inc.

Print Name: _____

Source of Title: D.R. 1996, Page 68430

Subscribed and sworn before me, this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____

Name & Address: Wal-Mart Stores East LP

Print Name: _____

Source of Title: D.R. 2006, Page 2826

Subscribed and sworn before me, this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: Bentonville Planning Commission Chairman

Signed: Mayor, City of Bentonville

Signed: City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

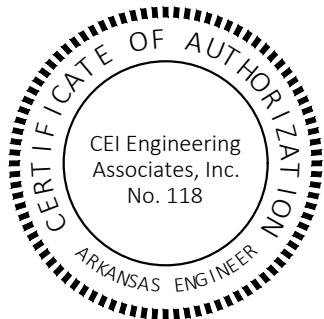
I Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP24-0005



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

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

Final Plat of Lot 1
Walmart Campus
1500 SE 8TH St
Bentonville, Benton County, Arkansas

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

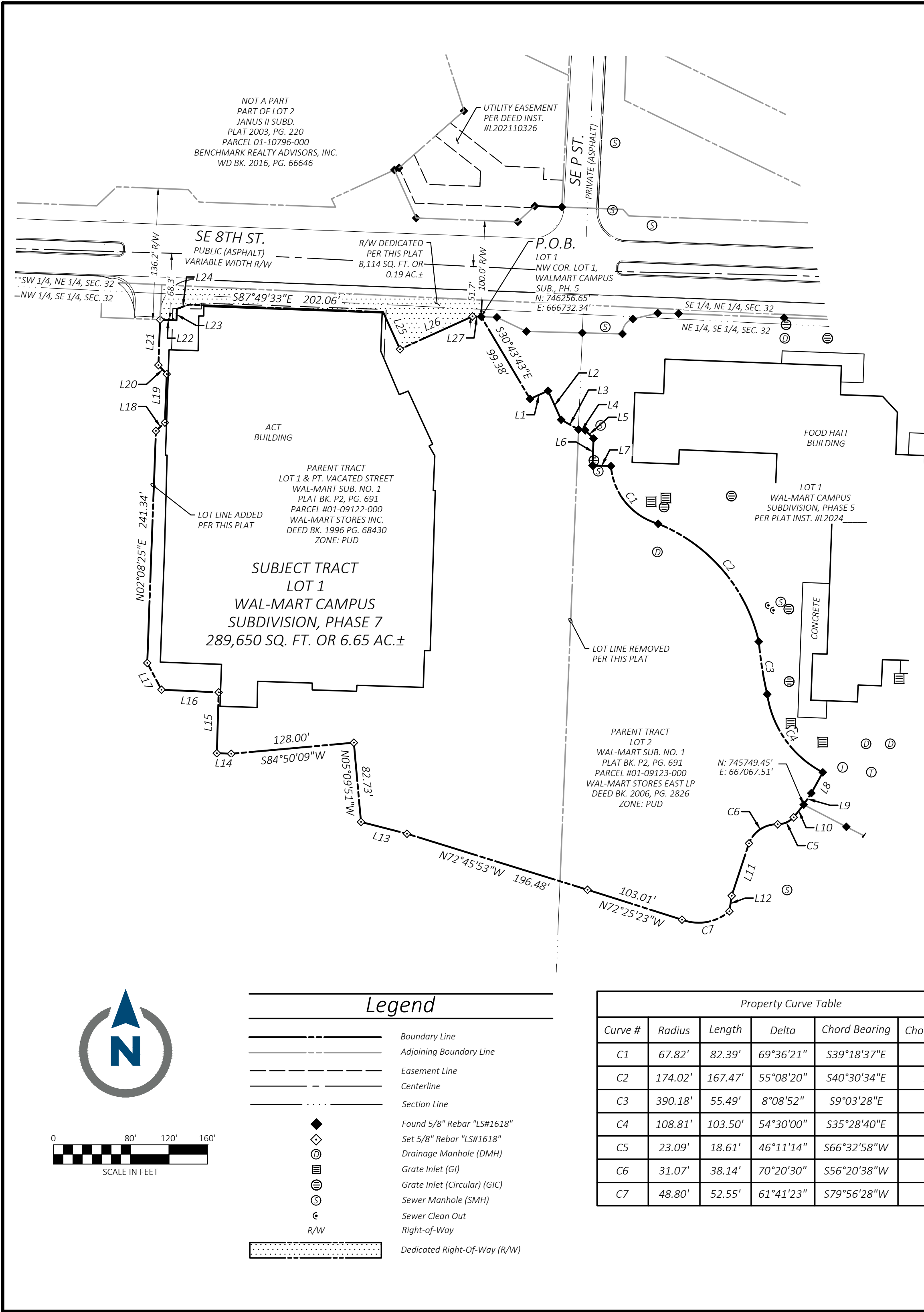
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	7/10/2024
REVISION	REV-2

Cover Sheet

SHEET TITLE
SHEET NUMBER

1 OF 2

DRAWING LOCATION - S:\31000\31470\DRAWINGS\SURVEY\31470FP ACT.DWG -- SAVED BY - WGAGE



LOT 1 DESCRIPTION:

A part of Lot 1, Part of Vacated Street, and Part of Lot 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at the Northwest Corner of Lot 1, Walmart Campus Subdivision, Phase 5 per Plat Instrument #L2024 _____;

THENCE along the West Line of said Lot 1 the following fourteen (14) courses:

1. South 30°43'43" East, 99.38 feet to a 5/8-inch rebar with cap LS1618;
2. North 65°36'37" East, 20.51 feet to a 5/8-inch rebar with cap LS1618;
3. South 24°23'23" East, 33.04 feet to a 5/8-inch rebar with cap LS1618;
4. South 60°40'57" East, 20.74 feet to a 5/8-inch rebar with cap LS1618;
5. South 83°12'11" East, 6.91 feet to a 5/8-inch rebar with cap LS1618;
6. South 45°23'38" East, 12.20 feet to a 5/8-inch rebar with cap LS1618;
7. South 02°10'40" West, 28.00 feet to a 5/8-inch rebar with cap LS1618;
8. South 87°49'20" East, 19.20 feet to a 5/8-inch rebar with cap LS1618;
9. Southeasterly along the arc of a curve to the left 82.39 feet, having a radius of 67.82 feet, through a central angle of 69°36'21", having a chord bearing and distance of South 39°18'37" East, 77.42 feet to a 5/8-inch rebar with cap LS1618;
10. Southeasterly along the arc of a curve to the right 167.47 feet, having a radius of 174.02 feet, through a central angle of 55°08'20", having a chord bearing and distance of South 40°30'34" East, 161.08 feet to a 5/8-inch rebar with cap LS1618;
11. Southerly along the arc of a curve to the left 55.49 feet, having a radius of 390.18 feet, through a central angle of 08°08'52", having a chord bearing and distance of South 09°03'28" East, 55.44 feet to a 5/8-inch rebar with cap LS1618;
12. Southeasterly along the arc of a curve to the left 103.50 feet, having a radius of 108.81 feet, through a central angle of 54°30'00", having a chord bearing and distance of South 35°28'40" East, 99.64 feet to a 5/8-inch rebar with cap LS1618;
13. South 28°57'51" West, 24.64 feet to a 5/8-inch rebar with cap LS1618;
14. South 33°28'15" West, 14.49 feet to a 5/8-inch rebar with cap LS1618;
- THENCE departing said West Line, South 38°28'59" West, 16.76 feet to a 5/8-inch rebar with cap LS1618;
- THENCE Southwesterly along the arc of a curve to the right 18.61 feet, having a radius of 23.09 feet, through a central angle of 46°11'14", having a chord bearing and distance of South 66°32'58" West, 18.11 feet to a 5/8-inch rebar with cap LS1618;
- THENCE Southwesterly along the arc of a curve to the left 38.14 feet, having a radius of 31.07 feet, through a central angle of 70°20'30", having a chord bearing and distance of South 56°20'38" West, 35.79 feet to a 5/8-inch rebar with cap LS1618;
- THENCE South 18°16'40" West, 57.42 feet to a 5/8-inch rebar with cap LS1618;
- THENCE South 08°20'28" West, 16.25 feet to a 5/8-inch rebar with cap LS1618;
- THENCE Westerly along the arc of a curve to the right 52.55 feet, having a radius of 48.80 feet, through a central angle of 61°41'23", having a chord bearing and distance of South 79°56'28" West, 50.04 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 72°25'23" West, 103.01 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 72°45'53" West, 196.48 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 75°36'03" West, 49.32 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 05°09'51" West, 82.73 feet to a 5/8-inch rebar with cap LS1618;
- THENCE South 84°50'09" West, 128.00 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 87°49'33" West, 14.93 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 01°43'18" East, 63.30 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 87°20'41" West, 59.52 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 27°58'57" West, 31.48 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 02°08'25" East, 241.34 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 47°10'12" East, 12.73 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 02°10'12" East, 50.41 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 42°49'48" West, 12.73 feet to a 5/8-inch rebar with cap LS1618;
- THENCE North 02°10'12" East, 47.32 feet to a 5/8-inch rebar with cap LS1618 set on the South Right-of-way of SE 8th Street;
- THENCE along said South Right-of-way the following seven (7) courses:
 1. South 87°49'32" East, 17.00 feet;
 2. North 02°10'12" East, 11.86 feet;
 3. North 70°42'10" East, 13.16 feet;
 4. South 87°49'33" East, 202.06 feet;
 5. South 24°24'22" East, 42.49 feet;
 6. North 65°36'54" East, 82.74 feet;
 7. South 87°49'33" East, 9.03 feet to the POINT OF BEGINNING containing 289,650 square feet or 6.65 acres, more or less.

PARENT TRACT DESCRIPTIONS:

Lots 1 & 2 and Part of a Vacated Street, Wal-Mart Subdivision Number 1, per Plat Book P2, Page 691 in the public records of Benton County, Arkansas.

Property Line Table		
Line #	Direction	Length
L1	N65°36'37"E	20.51'
L2	S24°23'23"E	33.04'
L3	S60°40'57"E	20.74'
L4	S83°12'11"E	6.91'
L5	S45°23'38"E	12.20'
L6	S02°10'40"W	28.00'
L7	S87°49'20"E	19.20'
L8	S28°57'51"W	24.64'
L9	S33°28'15"W	14.49'
L10	S38°28'59"W	16.76'
L11	S18°16'40"W	57.42'
L12	S08°20'28"W	16.25'
L13	N75°36'03"W	49.32'
L14	N87°49'33"W	14.93'

Property Line Table		
Line #	Direction	Length
L15	N01°43'18"E	63.30'
L16	N87°20'41"W	59.52'
L17	N27°58'57"W	31.48'
L18	N47°10'12"E	12.73'
L19	N02°10'12"E	50.41'
L20	N42°49'48"W	12.73'
L21	N02°10'12"E	47.32'
L22	S87°49'32"E	17.00'
L23	N02°10'12"E	11.86'
L24	N70°42'10"E	13.16'
L25	S24°24'22"E	42.49'
L26	N65°36'54"E	82.74'
L27	S87°49'33"E	9.03'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	67.82'	82.39'	69°36'21"	S39°18'37"E	77.42'
C2	174.02'	167.47'	55°08'20"	S40°30'34"E	161.08'
C3	390.18'	55.49'	8°08'52"	S9°03'28"E	55.44'
C4	108.81'	103.50'	54°30'00"	S35°28'40"E	99.64'
C5	23.09'	18.61'	46°11'14"	S66°32'58"W	18.11'
C6	31.07'	38.14'	70°20'30"	S56°20'38"W	35.79'
C7	48.80'	52.55'	61°41'23"	S79°56'28"W	50.04'

ATLAS PAGE: 404

City of Bentonville Project # FP24-0005

State Survey Code: 500-20N-30W-0-32-200-04-1618

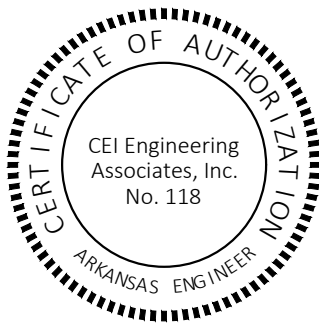


CEI ENGINEERING ASSOCIATES, INC.
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3030 LBJ FREEWAY, SUITE 100
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PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1
Walmart Campus
1500 SE 8TH St
Bentonville, Benton County, Arkansas

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



PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	7/10/2024
REVISION	REV-2

Final Plat

SHEET TITLE

SHEET NUMBER

2

OF

2

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF LOT 1, WALMART CAMPUS
SUBDIVISION, PHASE 7 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR
OTHER PURPOSES.
(PROJECT NUMBER: FP24-0005)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOT 1, WALMART CAMPUS SUBDIVISION, PHASE 7, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 6, 2024;

WHEREAS, said final plat is attached hereto as Exhibit “A”;

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

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

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

Section 1: That the final plat of LOT 1, WALMART CAMPUS SUBDIVISION, PHASE 7 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs , City Clerk



Thaden Elementary School

1000 Benton Street

PC Date: 8/6/2024

Staff Report Details

Project Number	CU24-0010
Applicant / Current Owner	1000 Benton, LLC
Site Area	+/- 2.42 Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	N/A
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Educational Facility
Related projects	N/A

Property Description

The subject property is located at 100 Benton Street and is currently the location of an abandoned single family home. The property is zoned DE, Downtown Edge with a Future Land Use Map designation of Downtown Commercial. The property does have direct access to Benton Street and SE 10th Street. Educational facilities are allowed by a conditional use permit in all zoning districts.

Project Details

Per the applicant's narrative, The Thaden School is proposing a new elementary school at this location. Thaden elementary school is a new independent elementary school based in Bentonville, Arkansas. The school intends to encourage academic excellence through engagement in outdoor spaces. The school curriculum will rely on access to the outdoors for hands-on learning. Many classrooms and work areas will be designed to be able to spill out into adjacent outdoor areas. Once open, Thaden Elementary will be able to support a student body of up to 180 students in kindergarten through 4th grade. The school will be supported by up to 26 staff members. Classes will be held from 7:30 am to 3:30 pm, with after school programs until 5:30 pm on Monday through Friday from mid-August to late May for the whole student body. Parts of the campus will also be used for extracurricular and community activities after school, on weekends, and during the summer.

Project Details

Per the information provided by the applicant, the school building is envisioned to be approximately 30,840 sf, including a multipurpose space, kitchen, server, classrooms, labs, administration space, a library, and an outdoor classroom. Site and landscape are seen as integral to the Thaden educational experience. Key components of the developed landscape include:

Outdoor Teaching Landscapes

- +Landscape features that detain, retain, and cleanse stormwater
- +Native plants

Urban Agriculture, Supporting Outdoor Learning

- +Planting beds

Nature Based Play

- +Signature nature themed playground
- +Free roaming naturally landscaped play area

This school located within the Downtown Edge zoning. For buildings larger than 3,000, the zoning code requires 1 parking space for every 1,000 sf of building. Using this requirement, the City of Bentonville requires 31 parking spaces for the 30,840 sf of building. The project currently provides 31 parking spaces. Based on the traffic study that has been completed, two queuing lanes will also be provided along the eastern edge of the site to allow for student drop off and pick up. See attachments for parking and circulation diagrams.

Relationship to the General Plan / Projected Traffic Impact

The proposed use as an educational facility does have the potential to impact traffic in the area. A traffic study has been conducted, and its findings can be found attached hereto.

Public Comment

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

Analysis / Waivers

Conclusion

Proposed conditions of approval:

1. This Conditional Use Permit shall be valid in perpetuity.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. A Large Scale Development will be required to be submitted, reviewed and ultimately approved by the Planning Commission in accordance with the City of Bentonville Zoning, Building and Land Development

Conclusion

Codes.

5. The Large Scale Development shall be conditioned to provide 800' of vehicle storage on-site for pick and drop off.

Additional Details

 **PENDING PC Items**



CU24-0010
Thaden Elementary School
Conditional Use



THADEN ELEMENTARY SCHOOL

CONDITIONAL USE PERMIT APPLICATION

June 21st, 2024

CONTENTS

1. Narrative
2. Site Plan
3. Site Photos
4. Property Owner Consent Form
5. Property Legal Description
6. Warranty Deeds

THADEN ELEMENTARY SCHOOL

CONDITIONAL USE PERMIT – NARRATIVE

PROPOSED USE AND REASON FOR THE PROPOSED USE

The Thaden Elementary School is a new independent elementary school based in Bentonville, Arkansas. The school intends to encourage academic excellence through engagement in outdoor spaces. Once open, Thaden Elementary will be able to support a student body of up to 180 students in kindergarten through 4th grade. The school will be supported by up to 26 staff members.

SITE PLAN

See site plan to follow.

HOURS OF OPERATION

Classes will be held from 7:30 am to 3:30 pm, with after school programs until 5:30 pm on Monday through Friday from mid August to late May for the whole student body. Parts of the campus will also be used for extracurricular and community activities after school, on weekends, and during the summer.

INDOOR AND OUTDOOR AREAS TO BE UTILIZED

The school campus is a 2.73 acre site just a 10 minute walk from the Bentonville town square, and just south of the existing Thaden School campus. The school curriculum will rely on access to the outdoors for hands-on learning. Many classrooms and work areas will be designed to be able to spill out into adjacent outdoor areas.

The school building is envisioned to be approximately 30,840 sf, including a multipurpose space, kitchen, server, classrooms, labs, administration space, a library, and an outdoor classroom.

Site and landscape are seen as integral to the Thaden educational experience. Key components of the developed landscape include:

Outdoor Teaching Landscapes

- +Landscape features that detain, retain, and cleanse stormwater
- +Native plants

Urban Agriculture, Supporting Outdoor Learning

- +Planting beds

Nature Based Play

- +Signature nature themed playground
- +Free roaming naturally landscaped play area

PLANNED INDOOR AND OUTDOOR STRUCTURAL CHANGES

The site had several houses and has a larger existing building. The houses have been demolished, but the larger existing building is to remain. The larger existing building will be restored and expanded to create the school building.

REQUIRED PARKING

The facilities will be designed for a maximum capacity of 180 students (grades K-4). The anticipated maximum number of faculty and staff members is 26.

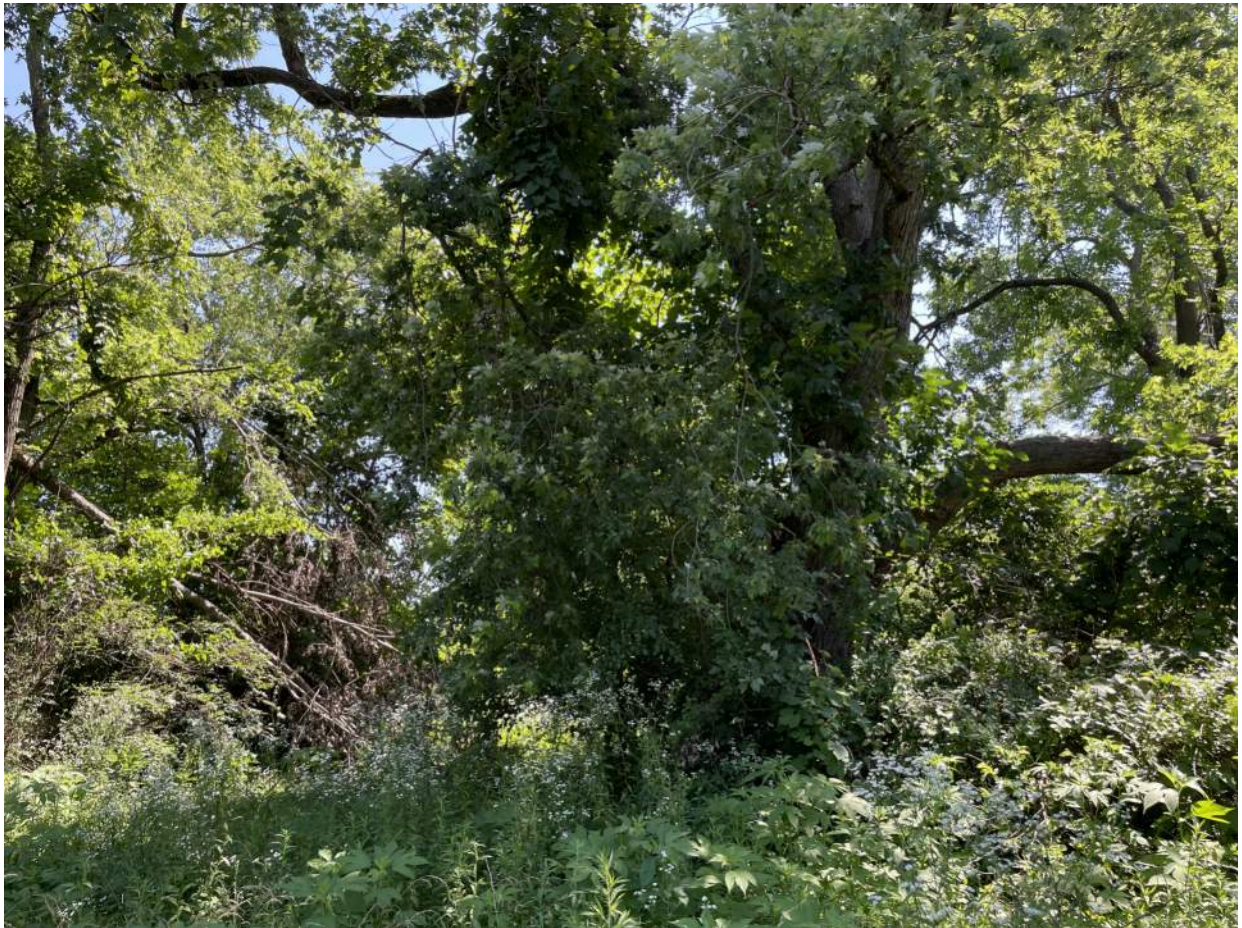
This school falls within the Downtown Edge zoning. For buildings larger than 3,000, the City of Bentonville requires 1 parking space for every 1,000 sf of building. Using this requirement, the City of Bentonville requires 31 parking spaces for the 30,840 sf of building. The project currently provides 31 parking spaces. Based on the traffic study that has been completed, two queuing lanes will also be provided along the eastern edge of the site to allow for student drop off and pick up. See sheets to follow for parking and circulation diagrams.

PLANNED OUTDOOR LIGHTING CHANGES

The proposed school campus will have outdoor lighting designed by a professional lighting designer that meets all Bentonville outdoor lighting ordinances. The campus and parking areas will be lit in a manner that creates a safe environment, but does not contribute to light pollution. All of the fixtures will cut-off fixtures.









TRAFFIC IMPACT ANALYSIS

**Thaden Lower School
SE 10th Street and Benton Street
Bentonville, Arkansas**

**Prepared for:
1000 Benton, LLC
June 2024**

**Prepared by:
Traffic Engineering Consultants, Inc.**



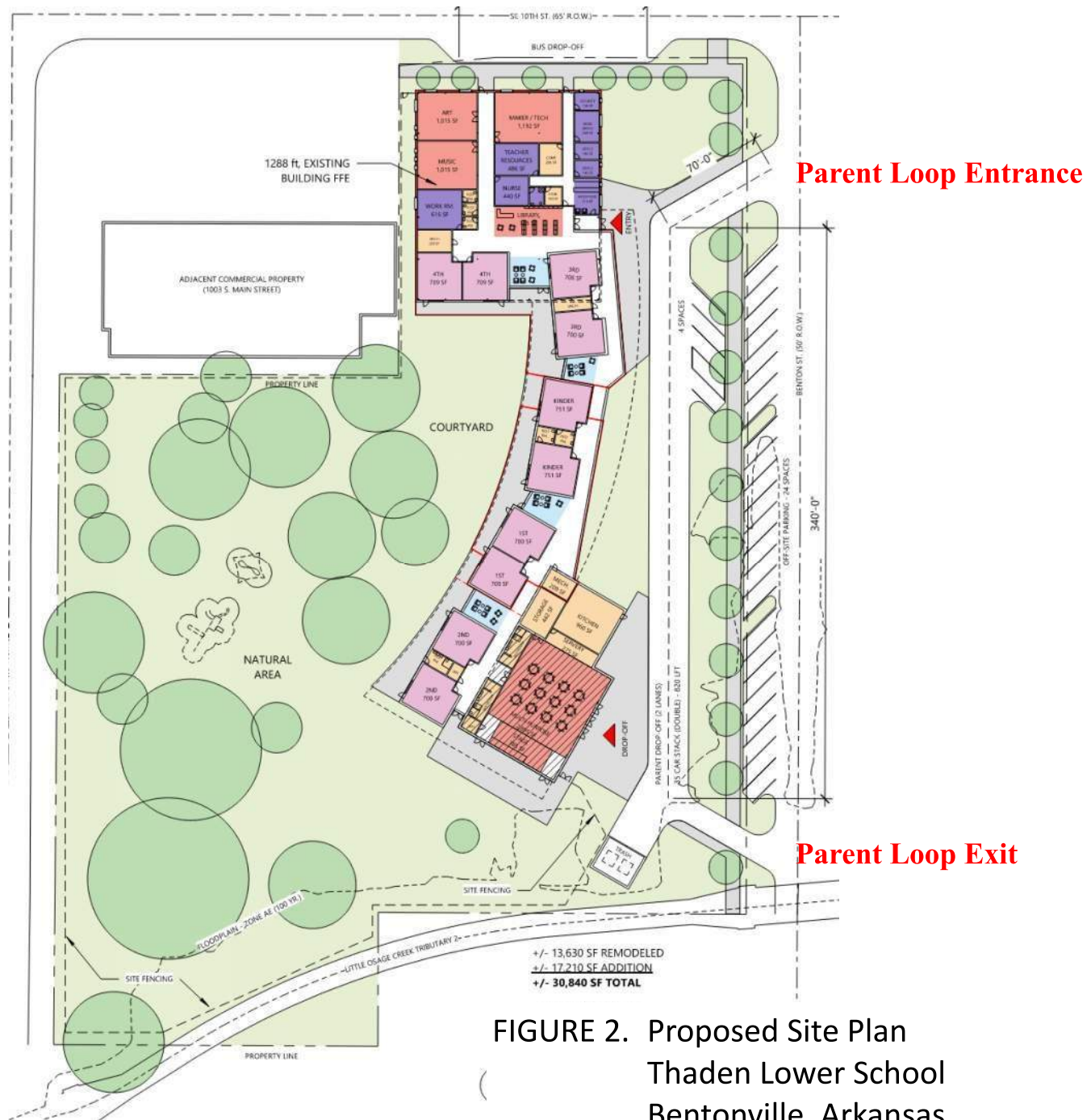


FIGURE 2. Proposed Site Plan
Thaden Lower School
Bentonville, Arkansas



average p.m. queue equated to 4.44 feet/student. Based on this rate, Thaden Lower School is estimated to result in a queue of approximately 800 feet during the p.m. dismissal period.

Since the proposed site circulation provides approximately 820 feet of storage, the elementary school would have adequate on-site vehicle storage.

7.0 CONCLUSIONS

TEC was requested to conduct a traffic impact analysis on a proposed charter elementary school in Bentonville, Arkansas. Existing traffic volume data was collected adjacent to the proposed site. The existing traffic was utilized to determine the background traffic for the 2025 design year by applying an average annual growth rate of 1.0% to the 2024 existing traffic volumes. The traffic expected to be generated by the proposed school for full capacity was determined.

The analyses conducted under the 2024 existing traffic, 2025 future combined background traffic, and 2025 total traffic indicated that the study intersections and site driveways currently operate and are expected to continue operating at acceptable levels-of-service during the a.m. and p.m. peak hours.

Based on the estimated queuing rates, the elementary school should provide at least 800 feet of on-site vehicle storage to prevent school vehicles from queuing onto neighboring streets. The proposed site plan includes approximately 820 feet of vehicle storage in the drop-off/pick-up loop, therefore, adequate on-site vehicle storage is anticipated.



Rivers Community Church

1803 Southwest Regional Airport Boulevard

PC Date: 8/6/2024

Staff Report Details

Project Number	CU24-0011
Applicant / Current Owner	Rivers Community Church/Skylight Properties LLC
Site Area	+/- 3.04 Acres
Current Zoning	RO, Residential Office
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Church
Related projects	

Property Description

Project Details

The applicant has proposed to use Suite 13 of the existing development at 1803 Southwest Regional Airport Boulevard for a church.

The applicant states that they will hold services Sundays, at 10am and 6pm, and may have weeknight events from 6:30pm to 8:30pm, off peak hours of the other businesses located in the existing development. Parking would be utilized throughout the development with no changes proposed. The applicant anticipates between 30-40 people on average attending Sunday services, and about 15-20 on average for weeknight events. They anticipate having 1-3 staff members working during normal business hours, and would have deliveries 1-2 times per day. In total, they would have 2 employees and 5 volunteers regularly working at the church.

Please see the applicant's materials for more information.

Relationship to the General Plan / Projected Traffic Impact

As the applicant stated in their materials, the peak demand for services and for parking for this use will be off-hours of the peak demand for other businesses. This development should be able to accommodate this use during those off-hours. The property has direct access to Southwest Regional Airport Boulevard and Southwest Maple Road, which would allow for vehicle traffic to easily access the city's street network. Sidewalks extend from this development along Regional Airport and Maple, allowing for patrons to access the property by bike or by walking as well.

Public Comment

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

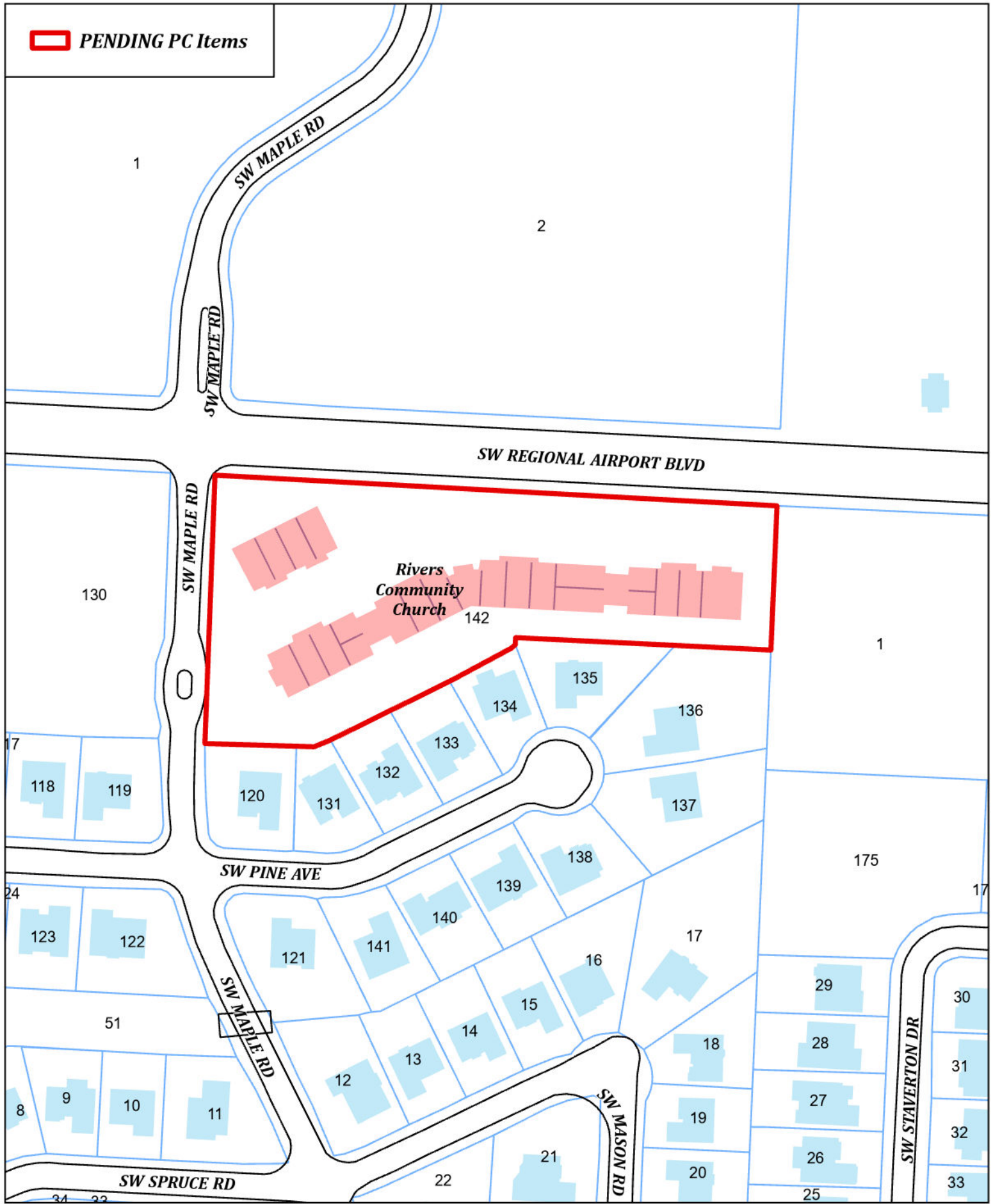
Analysis / Waivers

The intensity of the proposed use appears to be contextual to the existing development and its impacts appear to be minimal as its peak demands are contrary to those of the existing uses within the development.

Conclusion

Additional Details

 **PENDING PC Items**

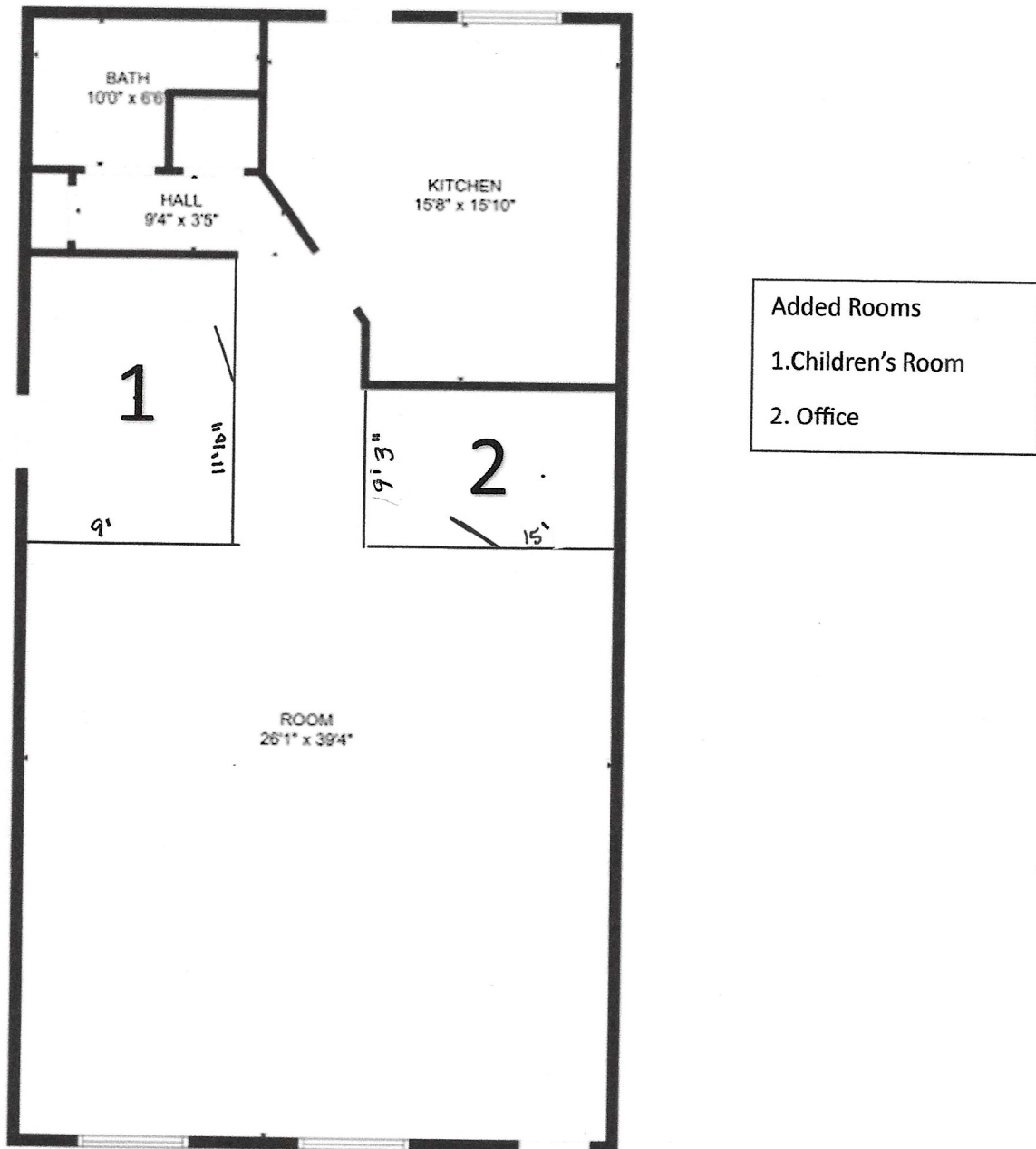


CU24-0011
1803 SW REGIONAL AIRPORT BLVD 13
Conditional Use



Proposed Structure:

Rivers Community Church will be adding two rooms inside the leased unit for a children's room and a small office. A Licensed Contractor will be submitting Building Permits for changes for approval.



Indoor and outdoor areas to be utilized:

The church will only use the indoor area shown in the proposed structure above. We will not be using any outdoor areas other than parking.

Hours of operation:

We will meet during off-hours of the other businesses in the Brightwood Complex where the leased unit is. We will have Sunday service at 10:00 am and 6:00 pm; Weeknight events will be 6:30 pm – 8:30 pm as scheduled.

Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable):

Since our hours will be after normal business hours any parking needs will use the guest parking of the Brightwood Complex. No need for any proposed parking changes. Pictures of parking provided in Photograph section of packet.

Planned outdoor lighting changes: No changes to outdoor lighting.**Anticipated patrons, clients, deliveries, and/or customers (average per day):**

On Sundays we anticipate an average of 30-40 patrons visiting during church hours, usually families carpooling in vehicles. During normal business hours Monday-Friday we anticipate 1-3 staff/volunteers working at the church. After business hours Tuesday, Wednesday, and Friday we will have meetings that should average 10-15 patrons. Deliveries will be 1-2 per day at most for supplies needed to run operations.

Proposed number of employees: We have 2 employees and 5 volunteers that will regularly be working at the church.

Photographs of the property:



















Back Parking





Protective Convent: No Protective Covenants are needed at this time.



Martin
505 Northwest C Street
PC Date: 8/6/2024

Staff Report Details	
Project Number	RZ24-0027
Applicant / Current Owner	Nancy Martin / ML-RES LLC
Site Area	+/- 0.26 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 (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	N/A

Property Description
The subject property is located at 505 Northwest C Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Medium Density Residential (MDR). The property has direct access to Northwest C Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential adjacent to the north, south, and east; DN-1, Downtown Low Density Residential to the west; DN-2, Downtown Medium Density Residential further to the north, east, and west; and DN-3, Downtown High Density Residential further to the south and southwest.

Project Details
The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential. The applicant states in their narrative they would like to construct a new residential dwelling unit and take advantage of the reduced front-yard setback and lot coverage ratio offered by the DN-2 zone, as well as wanting to match the neighborhood.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Medium Density Residential (MDR). Additionally, the adjacent blocks on the north, south, east, and west are classified as Medium Density Residential (MDR). The blocks further to the south are designated as High-Density Residential (HDR).

Medium-density residential areas include townhouses 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.

This zoning request aligns with the Future Land Use Map, recommending DN-2, Low Density Residential zoning for Medium 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 surrounded by Medium Density Residential (LDR) lots. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 1 Downtown Intensification.

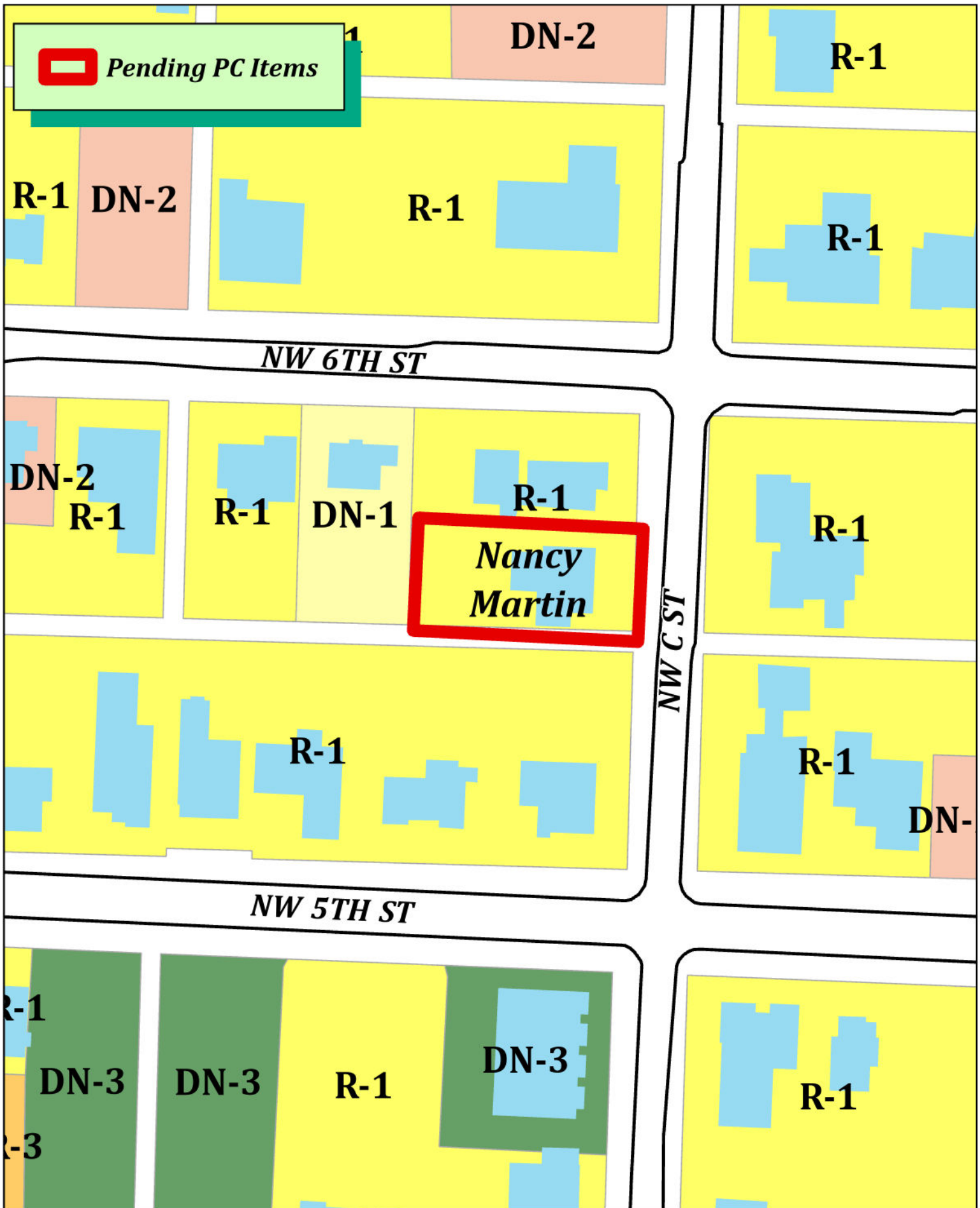
Similarly, this property lies within a few zoning districts. The property is surrounded by R-1, Low-Density Single-Family Residential adjacent to the north, south, and east. DN-2, Downtown Medium Density Residential is further to the north, east, and west. DN-3, Downtown High Density Residential is further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

From a built environment lens, this neighborhood consists of single-family homes. All public utilities exist and currently service this site. The applicant states there is a four-inch water line running along the front of the property on Northwest C Street and a six-inch sewer line running down the alley contiguous to the property.

Conclusion

Given this property's location within a mix of zoning types, as well as the Community Plan's call for downtown intensification, staff recommends approval of this request.

Additional Details



RZ24-0027
Nancy Martin
R-1 to DN-2



June 18, 2024

**NARRATIVE STATEMENT ACCOMPANYING REZONING APPLICATION FOR 412
NW A STREET, BENTONVILLE, ARKANSAS**

Current Zoning Designation/Proposed Zoning Designation:

- Current Zoning Designation: R-1, Residential Single Family
- Proposed Zoning Designation: DN-2, Downtown Medium Density Residential
- Reason/Need for Zoning Change: Want to construct a new residential dwelling unit on the site and take advantage of the reduced front-yard setback and lot coverage ratio offered by the DN-2 Zone. Also, we believe the DN-2 Zone is more in keeping with the neighborhood.
- Current Owner: ML-Res, LLC owned by Alan Lewis and Nancy A. Martin (the “***Applicants***”)

Reason (need) for requesting zoning change: The Applicants want to raze the existing structure and build a new residential dwelling unit on the site for their personal residence. The DN-2 zoning designation will permit them to take advantage of the twelve-foot front-yard setback rather than the twenty-foot front-yard setback required under R-1. Also, the DN-2 Zone is more in keeping with the long-term plan for this area of the city.

Statement as to how the property will relate to surrounding properties: The to-be-built structure will relate well to surrounding properties and will be in keeping with the residential character of the neighborhood. The applicants will construct an architecturally designed structure.

Use: The property will remain residential in use.

Traffic: The property is located at 505 NW C Street, a local road.

Signage: There will be no signage, the property will be strictly residential.

Appearance: The structure to be constructed on the property (assuming the rezoning is granted) will be architecturally designed. The Applicants have built properties at 403 NW A Street, 701 NW D Street, and 703 NW D Street within the last five years. Superior design and quality construction is important to the Applicants.

Availability of Water/Sewer: As per the Water Department of the City of Bentonville, there is a four-inch water line running along the front of the property on NW C Street and six-inch sewer line running down the alley contiguous to the property.

**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: RZ24-0027)

WHEREAS, Nancy Martin 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:

LOT 27 , BLOCK 17, DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON THAT CERTAIN PROPERTY LINE READJUSTMENT DATED MARCH 28, 2024 AND FILED OF RECORD IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE ON APRIL 2, 2024 AS DOCUMENT NUMBER L202416036, SAID INSTRUMENT BEING A REPLAT OF PARTS OF LOTS 1, 2, AND 3, BLOCK 17 DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 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



Suite Spaces LLC

3308 Southwest 14th Street

PC Date: 8/6/2024

Staff Report Details

Project Number	[RZ24-0028]
Applicant / Current Owner	Suite Spaces LLC
Site Area	+/- [1.48] Acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	General Commercial
Development Type / Use	Drive-through Restaurant
Related projects	

Property Description

The subject property is located at 3308 Southwest 14th Street. The property is presently zoned A-1, Agricultural, with a land use designation of Residential Estate. The property is situated on a mid-block lot and has direct access to Southwest 14th Street. Surrounding zoning districts include A-1, Agricultural to the north and A-1, Agriculture, R-4, High Density Multifamily Residential, and R-3, High Density Residential to the east. The property to the south is located within the county but is a part of the city's Planning Boundary and is labeled as General Commercial in the Land Use Plan.

Project Details

The applicant has requested a rezoning of the property from A-1, Agricultural, to C-2, General Commercial. The applicant states in their narrative that the rezoning will allow the applicant to construct a new Freddy's Frozen Custard and Steakburgers restaurant.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated in the Land Use Plan as Residential Estate. The blocks on the north

Relationship to the General Plan / Projected Traffic Impact

are designated as Low Density Residential, with the blocks to east designated as Medium Density Residential, High Density Residential, and General Commercial.

Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

The zoning request requires amendment of the Future Land Use Plan from Residential Estate to General Commercial. This location is within Priority Area 3 of the Community Plan which calls for Edge Growth, which focused on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

The current city infrastructure is adequate to accommodate the use. The applicant stated that the site will feature one-way traffic counterclockwise through the site and an efficient drive-through, which will eliminate congestion overflowing onto Southwest 14th St. The site will also be required to provide cross-access connections so that future development of surrounding property will be provided efficient access management. This requirement, and others that dictate site design and layout, including buffer and separation requirements, will be required at the Large Scale Development phase.

Public Comment

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

Analysis / Waivers

The subject property is located within a mix of Low Density Residential, High Density Residential, Commercial, and Agricultural designations. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 3, Edge Growth.

The current surrounding properties are zoned A-1, Agricultural, C-2, General Commercial, and R-4, High Density Residential.

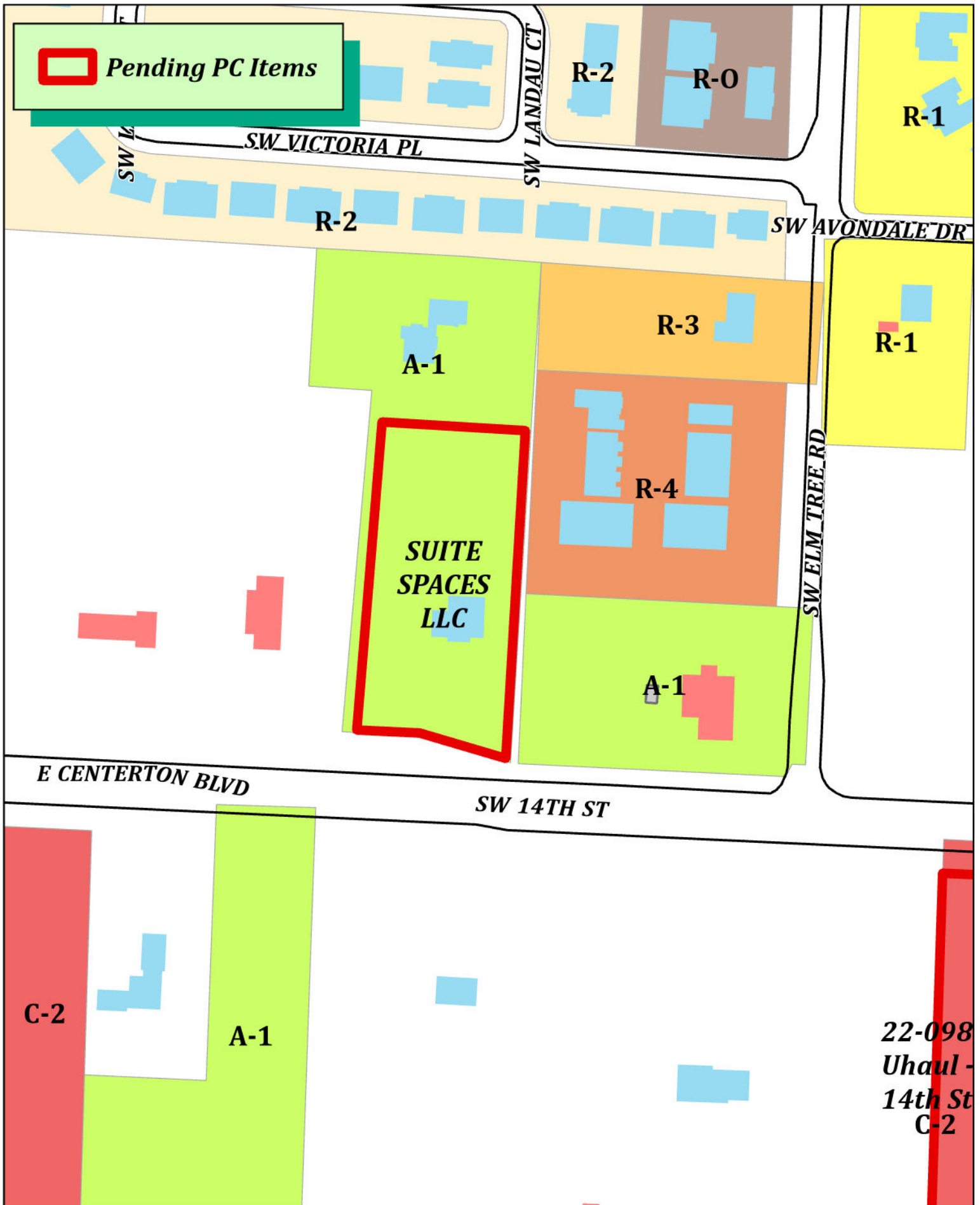
From a built environment lens, this street consists of commercial, industrial, and residential development. 14th Street is classified as an Arterial street, and also functions as a state highway. Commercial zoning and the uses within the C-2 district are appropriate along this corridor, although past practice has been to limit C2 to the intersections. All public utilities exist and currently service this site.

Lastly, a planned bikeway that will be along Southwest Elm Tree Road will be close to this property, allowing for the neighborhoods to the North along Elm Tree access to goods and services at the subject property that are permitted in the C-2 district by bike or by walking.

Conclusion

Given this property's location along a primarily commercial street designated as an arterial, its close proximity to a major intersection of two arterial streets, as well as the Community Plan's call for edge growth areas proximate to existing infrastructure, this site will eventually lend itself to a commercial use. With the atypical residential land use in the rear of the site, it may be difficult to screen off all the commercial impacts during the Large Scale Process.

Additional Details





June 21st, 2024

Development Services
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE:3308 SW 14th St (Parcel ID: 01-07214-000) – Rezoning Project Narrative

To Whom it May Concern:

Please accept this Project Narrative for the rezoning of 3308 SW 14th St (Parcel ID: 01-07214-000) for the proposed Freddy's Frozen Custard and Steakburgers.

A. Project Description

Plaza Street Fund 340, LLC (dba Plaza Street Partners) is proposing the rezoning of property located at 3308 SW 14th St, Bentonville, Arkansas ("Site"). The property is currently zoned as A-1 (Agricultural), and we are proposing to rezone the property to C-2 (General Commercial). The property is currently owned by Suite Spaces, LLC, and is currently under contract to sell the property to Plaza Street Fund 340, LLC.

B. Reason for Rezoning

The property is approximately 1.48 acres and fronts the major corridor of SW 14th St / AR-102 in the City of Bentonville. The adjacent properties and their uses align with our proposed rezoning application as detailed below.

The property directly to the east has a zoning designation of A-1 and Land Use Plan designation of General Commercial. It is currently a "Fast Auto & Tire" which is an Automobile Repair and Retail use which aligns with approved uses in C-2. Also adjacent to the site to the east is property zoned R-4 (High Density Residential).

Directly to the south, is SW 14th St / AR-102 and designated as General Commercial for the City of Bentonville's Land Use Plan; however, this property is not currently within the City of Bentonville's jurisdiction. This property is currently being operated as a drive-through coffee concept "Wings Coffee Co", which aligns with our proposed rezoning and redevelopment of our subject property.



Directly to the west, is a small portion of A-1 property that serves the residents to the north. Adjacent to that is property zoned C-2 within the City of Centerton that includes numerous uses such as a car wash, Jiffy Lube, and Walmart Neighborhood Market.

To the north, the property is zoned A-1 and used as a private residence. We, Plaza Street Partners, have been in contact with this property owner and they are aware of our proposed development plans and rezoning application. We fully intend to keep them informed of our plans and ensure that we meet City requirements for commercial zoned property adjacent to agricultural or residential uses.

C. Project Compliance, Compatibility, and Impact

If approved, we plan to construct a new Freddy's Frozen Custard and Steakburgers. The restaurant will operate from 10:30 AM – 10:00 PM Sunday through Thursday, and from 10:30 AM – 11:00 PM on Friday and Saturday.

The building will be approximately 2,500 square feet, with a 278 square foot patio covered by a canopy. The restaurant will have a single drive-through with 7 stacking spaces from the pickup window to the order board, with a total of XX spaces in the drive thru queue. The site will feature one-way traffic counterclockwise through the site. This configuration, along with an efficient drive-through, will eliminate any congestion overflowing to SW 14th St. The site will feature 36 parking spaces, including 2 ADA parking spaces, along with 2 bike racks.

The building will primarily feature brick facades with glazing along the dining portion of the building. We will be designing the facades to be in full compliance with the material requirements put forth in the Bentonville Development Code. We will also provide screening elements for the adjacent property uses as required per Bentonville Development Code.

It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

There are no known water features, wetlands, or wildlife habitats located within the Site.

The property has direct access to a 12" water main, 12" sanitary sewer, and stormwater facilities. All of these utilities are located in the frontage of the property along SW 14th St.

Plaza Street Partners and their development team will adhere to the City of Bentonville Zoning Code and specific requirements applicable to the subject applications. Plaza Street Partners and their development team intend to fully cooperate with city staff to ensure all comments are addressed for our civil plans, building plans, and any other applications.



D. Development Plans and Timing

Plaza Street Partners is anticipating starting construction upon permit approval by the City. We anticipate having full plan approval by the 4th quarter of 2024. The total length of construction will be between 150 and 180 days, depending on weather. The first phase of construction will be the site excavation and grading. The second phase of construction will be the construction of the building and site improvements. We anticipate opening the Freddy's Frozen Custard and Steakburger by the 3rd quarter of 2025.

E. Summary

Plaza Street Partners and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Bentonville's Zoning Code and Community Plan. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.

References:

1. [Bentonville Zoning Code](#)
2. [Bentonville Community Plan](#)

APPENDIX A

VICINITY MAP

SITE DATA SUMMARY TABLE

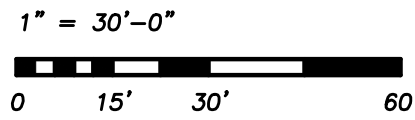
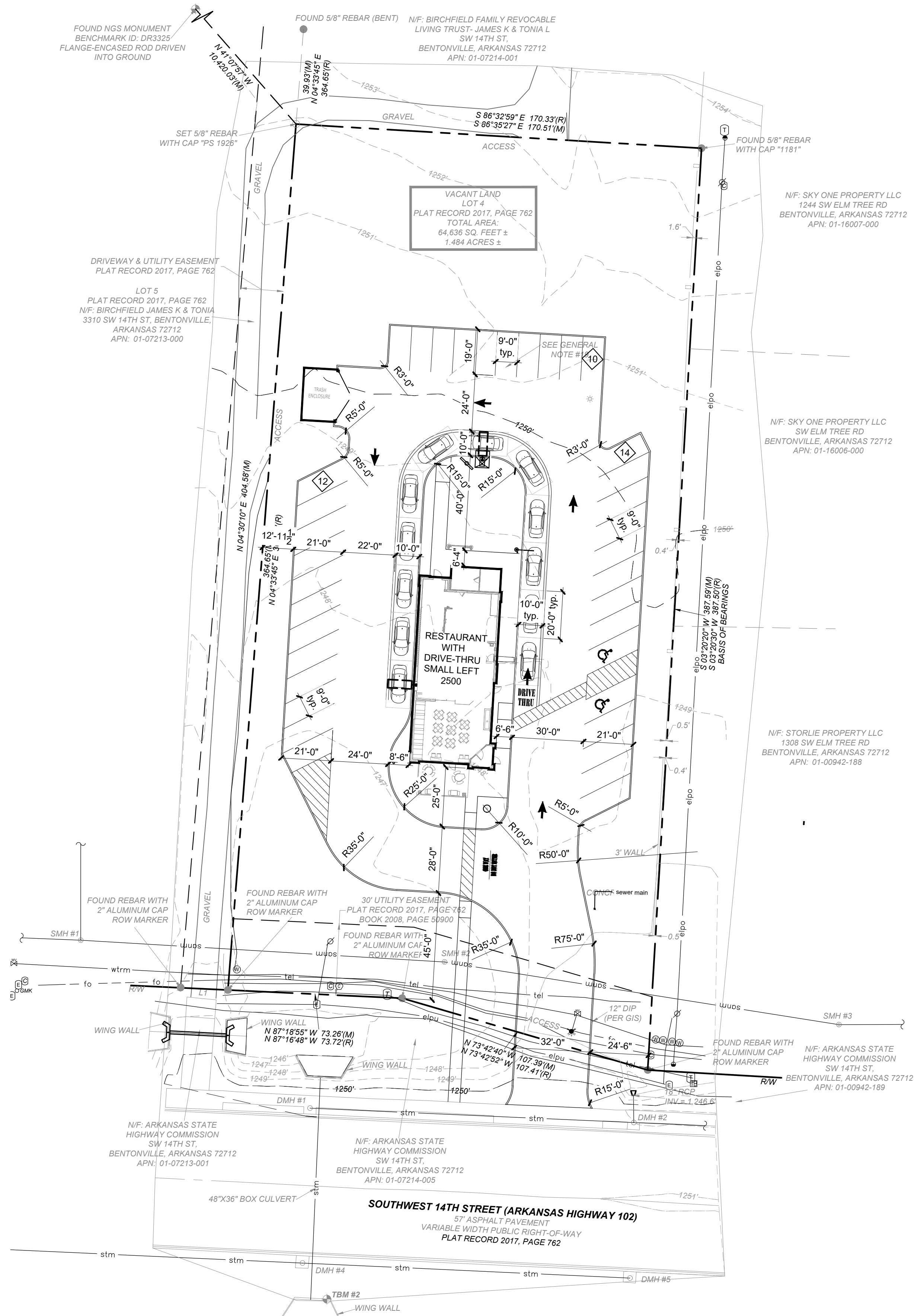
[CITY OF BENTONVILLE ZONING
MAP](#)

[CITY OF CENTERTON ZONING MAP](#)

[PRELIMINARY SITE PLAN](#)

project synopsis:

Governing Municipality:	Bentonville, AR
Governing Code:	2021 Arkansas Fire Prevention Code
Project Manager / Responsible Party:	Karsten Erdman Davidson Architecture & Engineering 4301 Indian Creek Parkway Overland Park, Kansas 66207 p: 913.451.9390
Owner:	Plaza Street Fund xxx, LLC 3400 College Blvd, Suite 200 Leawood, KS 66211
Civil Engineer:	Hilary Zerr, P.E., LEED AP Davidson Architecture & Engineering 4301 Indian Creek Parkway Overland Park, Kansas 66207 p: 913.451.9390
Zoning:	A-1 (existing) C-1 (proposed)
Site Area:	64,469 sq. ft., 1.48 +/- acres
Building Area:	2,500 sq. ft.
Parking:	1 space / 4 occupants + space per employee during largest shift 36 spaces required 36 spaces provided (incl. 2 accessible spaces)
Off-street parking lots in excess of 5 vehicles located within or adjacent to a residential district shall be approved through the Large-Scale Development process and shall meet all Subdivision Regulations.	
Drive-thru:	10' x 20' stacking stalls
Landscaping:	Min. 20' Frontage Buffer
Interior Landscaping:	Min. 8% of parking lot area
Exterior:	Min. 7' Perimeter Strip
Screening:	Type 'A' adjacent Single Family / Duplex / Townhouse Type 'B' adjacent multifamily



1 Site Plan
scale: 1" = 30'-0"



a new restaurant for
Freddy's
3308 SW 14th Street
Bentonville, AR 71712

date 06.20.2024
drawn by DAE
checked by DAE
revisions

sheet number
A1.1
drawing type preliminary
project number 23006-26

NOTICE OF INTENT TO REZONE

Plaza Street Fund 340, LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 (Agricultural) to C-2 (General Commercial)

The legal description of the property is as follows:

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 762.

The common description of the property is: 3308 SW 14th St, Bentonville, AR 72712

The public hearing will be held August 6th, 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:

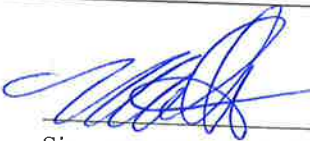
1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking 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

1812 E Centerton Blvd

Signature and Physical Address
(Vacant land behind Jiffy lube + Diamond carwash)

NOTICE OF INTENT TO REZONE

Plaza Street Fund 340, LLC

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agricultural) to C-2 (General Comercial)

The legal description of the property is as follows:

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT
RECORD 2017 AT PAGE 762.

The common description of the property is: 3308 SW 14th St, Bentonville, AR 72712

The public hearing will be held August 6th, 2024 at 5:00 p.m. It will be held at 305 S.W.
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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:

- screening
Adequate barrier to limit sound and
lighting between properties. Also, want to
make sure that water runoff won't run onto our property.

Anna Binsfield
3310 SW 14th
Bentonville, AR
Signature and Physical Address 72712

[Signature]
Signature and Physical Address

3310 S.W. 14th
Bentonville, AR
72712

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO GENERAL
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0028)**

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

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, AS
SHOWN ON PLAT RECORD 2017 AT PAGE 762;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO C-2, GENERAL COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ24-0028)

WHEREAS, SUITE SPACES LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 4, MARGARET'S WHISPERING PINES, BENTON COUNTY, ARKANSAS, AS SHOWN ON
PLAT RECORD 2017 AT PAGE 762;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Ruiz

103 Southeast 13th Street

PC Date: 8/6/2024

Staff Report Details

Project Number	[RZ24-0029]
Applicant / Current Owner	Lela A. Ruiz
Site Area	+/- [0.26] Acres
Current Zoning	R-1, Low Density Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Low Density Residential
Requested Future Land Use Map Designation	Medium Density Residential
Development Type / Use	Cottage Court
Related projects	

Property Description

The subject property is located at 103 Southeast 13th Street. The property is presently zoned R-1, Low Density Single-Family Residential, with a land use designation of Low Density Residential. The property is situated on a mid-block lot and has direct access to Southeast 13th Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the east, west, and north, and DE, Downtown Edge, to the south.

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 developing a small cottage court community with a maximum of seven units on the site. While cottage courts are allowed as a conditional use in R-1, the lot has only 80' of frontage and, to meet the cottage court minimum frontage requirement, a DN-2 zone is a necessary.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated in the Land Use Plan as Low Density Residential (LDR). The blocks on the north are designated as Low Density Residential, with the blocks to the south designated as a mix of Mixed-Use Commercial and Low Density Residential. The blocks to the west are designated as Mixed-Use Commercial, and the blocks to the east are designated as Low-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 requires amendment of the Future Land Use Plan from Low-Density Residential to Medium Density Residential. 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 current surrounding properties are zoned R-1, Low Density Single Family Residential, DE, Downtown Edge, and DC, Downtown Core.

From a built environment lens, this street consists of single-family homes, commercial, and mixed-use development. All public utilities exist and currently service this site.

The request for a future land use change is not consistent with the Future Land Use Map. If there were more frontage on the site and an alley available for parking, a cottage court could be a nice fit for the community. As it stands, it is difficult to see how 7 cottages (assuming 500 sf footprint per cottage, 500 sf open space and 200sf parking per DU) could be arranged around a common courtyard facing the street (*Muni Code Sec. 601.35(i)(2) Unit Orientation*, with so little frontage.

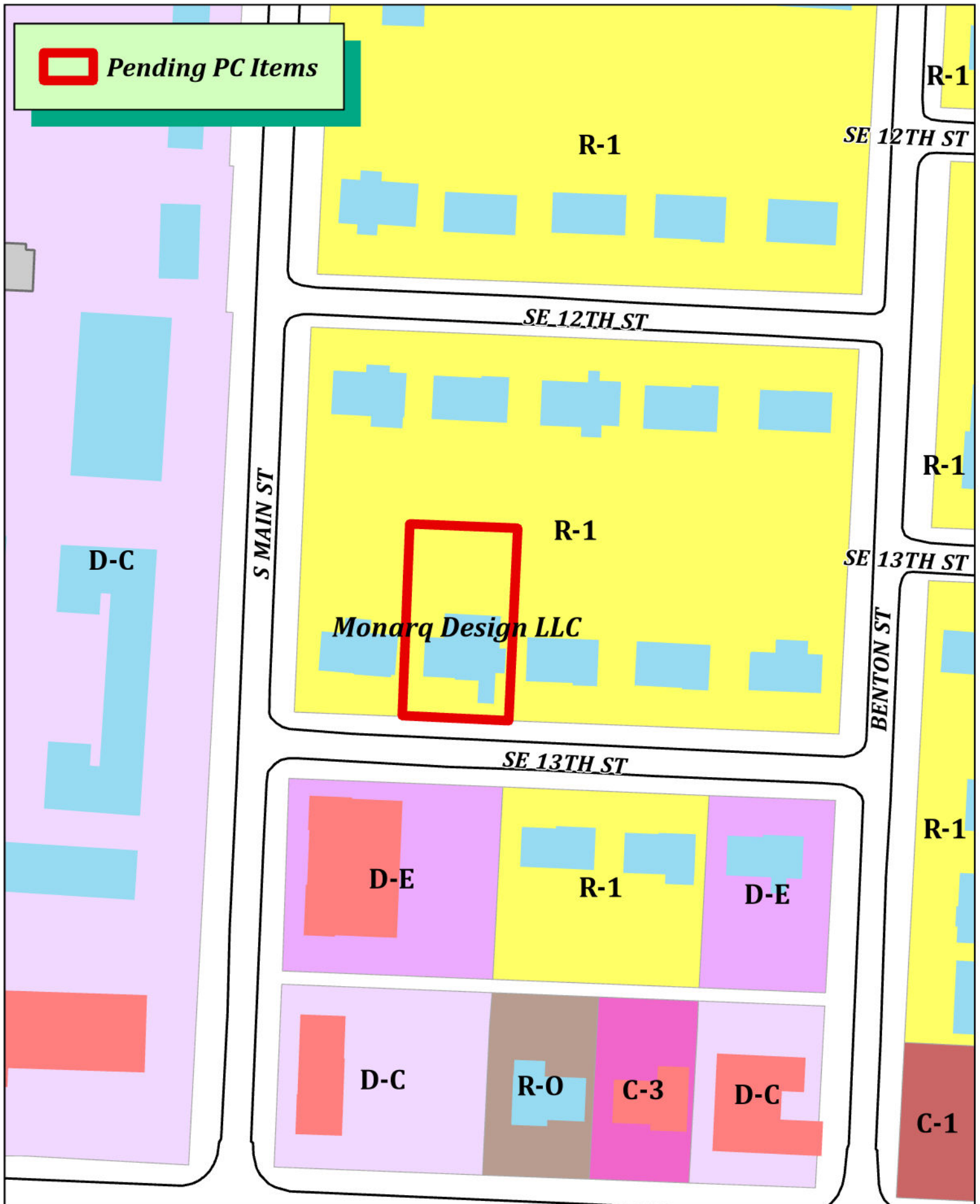
Conclusion

Given that this proposal is not consistent with the future land use map, staff does not recommend approval.

Additional Details



Pending PC Items



RZ24-0029
Monarq Design LLC
R-1 to DN-2



Narrative

The lot at 103 SE 13th Street in Bentonville, Arkansas, is currently zoned R1. We respectfully propose a change to DN2. The property is currently under contract to be sold, followed by plans to create a small cottage court on the site. Due to the width of the lot being 80', a DN2 zone designation is required to allow a cottage court development.

Located just one block north of 14th Street and one lot east of South Main Street, this lot is a logical fit for a DN2 zone. The site is across the street from C1 zoning, and in the near future will see a new mixed-use development built across the street to the west. This neighborhood needs to make the natural move to higher density residential zoning to provide more housing opportunities in Bentonville.

The intended use for the lot will be cottage court residential units. The maximum number of units the size of the lot will allow is seven, so traffic will increase slightly but not measurably. No signage is planned at this time. The aesthetic style and quality of the cottages will match or exceed the surrounding residences.

An 8" sewer line runs east/west along the north (rear) property line of the lot and a 6" water main runs east/west on 13th Street. These lines supply the existing structure.



In addition to a request to rezone, we also request an amendment to the Future Land Use Map which currently shows this lot in a low-density residential area. The Map would be amended to reflect medium density residential. This density provides a good transition zone between the low-density lots to the north and east and the mixed-use/commercial zoning to the immediate west and south.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0029)**

WHEREAS, Lela A. Ruiz duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOT 7, BLOCK 4, BANKS ADDITION AS SHOWN ON PLAT RECORD 'F' PAGE 85, AND
FILED FOR RECORD AT THE BENTON COUNTY CLERK'S OFFICE, BENTON COUNTY,
ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

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

(PROJECT NUMBER: RZ24-0029)

WHEREAS, Lela A. Ruiz 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:

LOT 7, BLOCK 4, BANKS ADDITION AS SHOWN ON PLAT RECORD 'F' PAGE 85, AND FILED
FOR RECORD AT THE BENTON COUNTY CLERK'S OFFICE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 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



Park Street

1000 North Main Street

PC Date: 8/6/2024

Staff Report Details

Project Number	RZ24-0030
Applicant / Current Owner	Edward A Dickey / Park Street Baptist Church
Site Area	+/- 0.52 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Public / Semi-Public
Requested Future Land Use Map Designation	Medium-Density Residential
Development Type / Use	Residential
Related projects	N/A

Property Description

The subject property is located at 1000 North Main Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Public/Semi-Public. The property is a corner lot having direct access to North Main Street and abutting Northeast Park Street. Surrounding zoning districts include R-1, Low-Density Single Family Residential to the north; DN-2, Downtown Medium Density Residential to the east and south; and R-3, Medium-High Density Multifamily Residential to the west.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential. The applicant states in their narrative they would like to develop a real estate project in compliance with DN-2 development standards of the Bentonville Zoning Code. The applicant states that modern design standards will be used to positively improve the character of the existing neighborhood and increase housing options on the north side of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality, and community comparable to newer development projects in Bentonville.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Public/Semi-Public. Additionally, the adjacent block on the north is also classified as Public/Semi-Public. The property is surrounded by Medium-Density Residential (MDR) to the east, west, and south, as well as further north.

Medium-density residential areas include townhouses 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.

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. Given the current Future Land Use designation as Public / Semi Public, and the location along N. Main Street, the site would lend itself well to some community purpose facility serving the neighboring community.

The applicant states in their narrative they will be able to offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years. The area also falls within the potential change area of Chapter 10, Subarea Plans, indicating that this area can accommodate a higher density and mix of residential uses due to its proximity to new institutional and cultural development.

Regarding traffic, the applicant states the additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by Medium Density Residential (LDR) lots with one adjacent Public/Semi-Public parcel. 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 has R-1, Low-Density Single-Family Residential zoning to the north; DN-2, Downtown Medium Density Residential zoning to the east and south; and R-3, Medium-High Density Multifamily Residential zoning to the west.

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

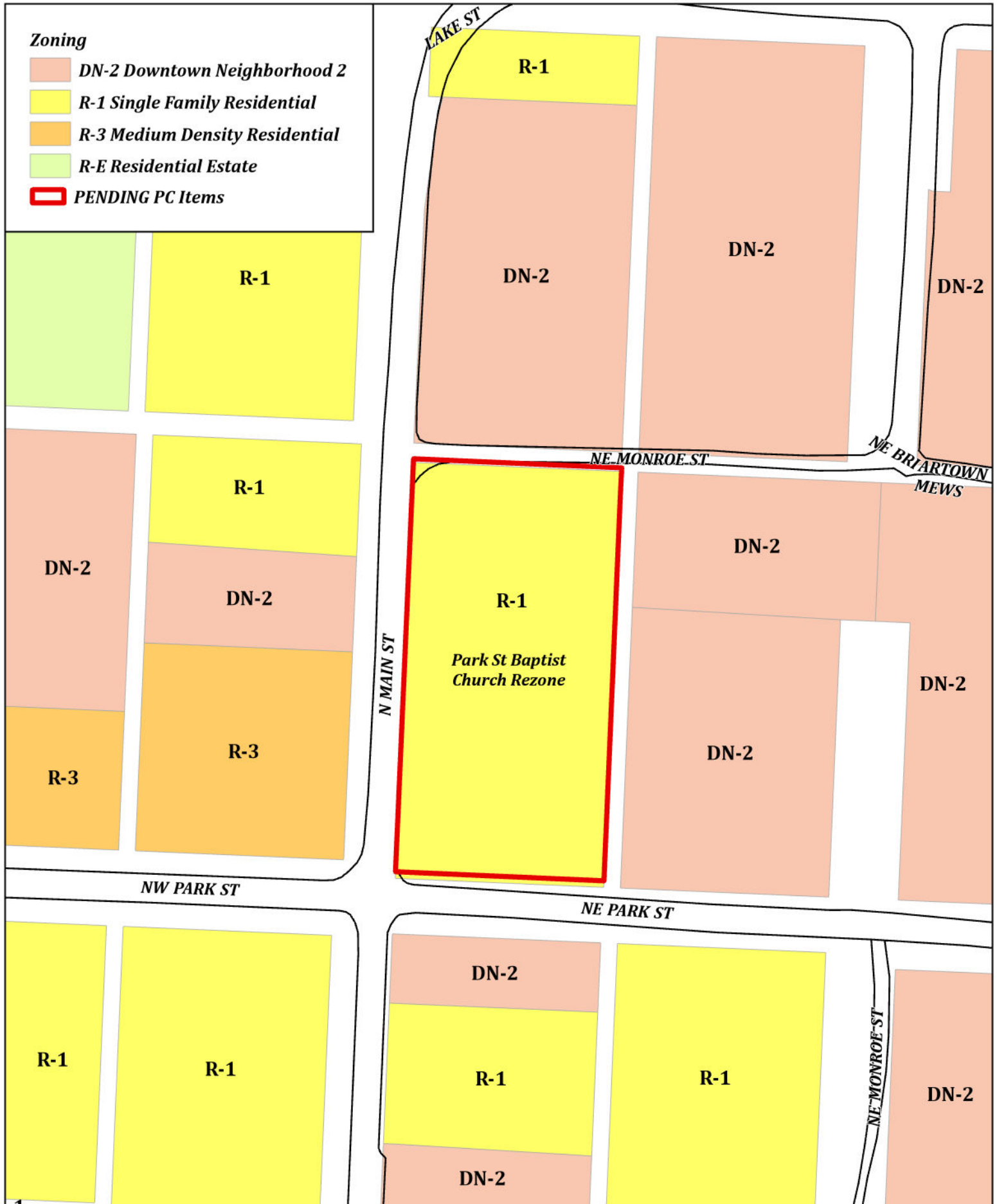
Conclusion

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

Additional Details

Zoning

- DN-2 Downtown Neighborhood 2**
- R-1 Single Family Residential**
- R-3 Medium Density Residential**
- R-E Residential Estate**
- PENDING PC Items**



RZ24-0030
Park St. Baptist Church
REZONE R-1 to DN-2 Lots 1-6, BLK 6 W.A. Burks Addition



1000 N. Main Street Rezone Narrative

Rezone Narrative Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN2 - Downtown Medium Density Residential

Explanation: Park Street Baptist proposes to rezone the property located at 1000 N. Main Street. Parcel IDs: 01-04550-000 and 01-04549-000 from R1 to DN2, in order to develop a real estate project in compliance with DN2 development standards of the Bentonville Zoning Code. The current owner is: Park Street Baptist Church

Reason to Rezone: The rezone from R1 to DN2 would allow for Park Street Baptist, or its successor, to develop the two (2) .52-acre lots. Currently, the property is zoned R1 and has a church on it. The City of Bentonville Planning Department recommended a rezone to DN2 to fit within the future land use plan.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DN2 building standards. While a few of the surrounding properties are currently zoned R1, the future land use plan indicates that this parcel lies within a medium density zone and the properties to North, South and East are zoned DN2.

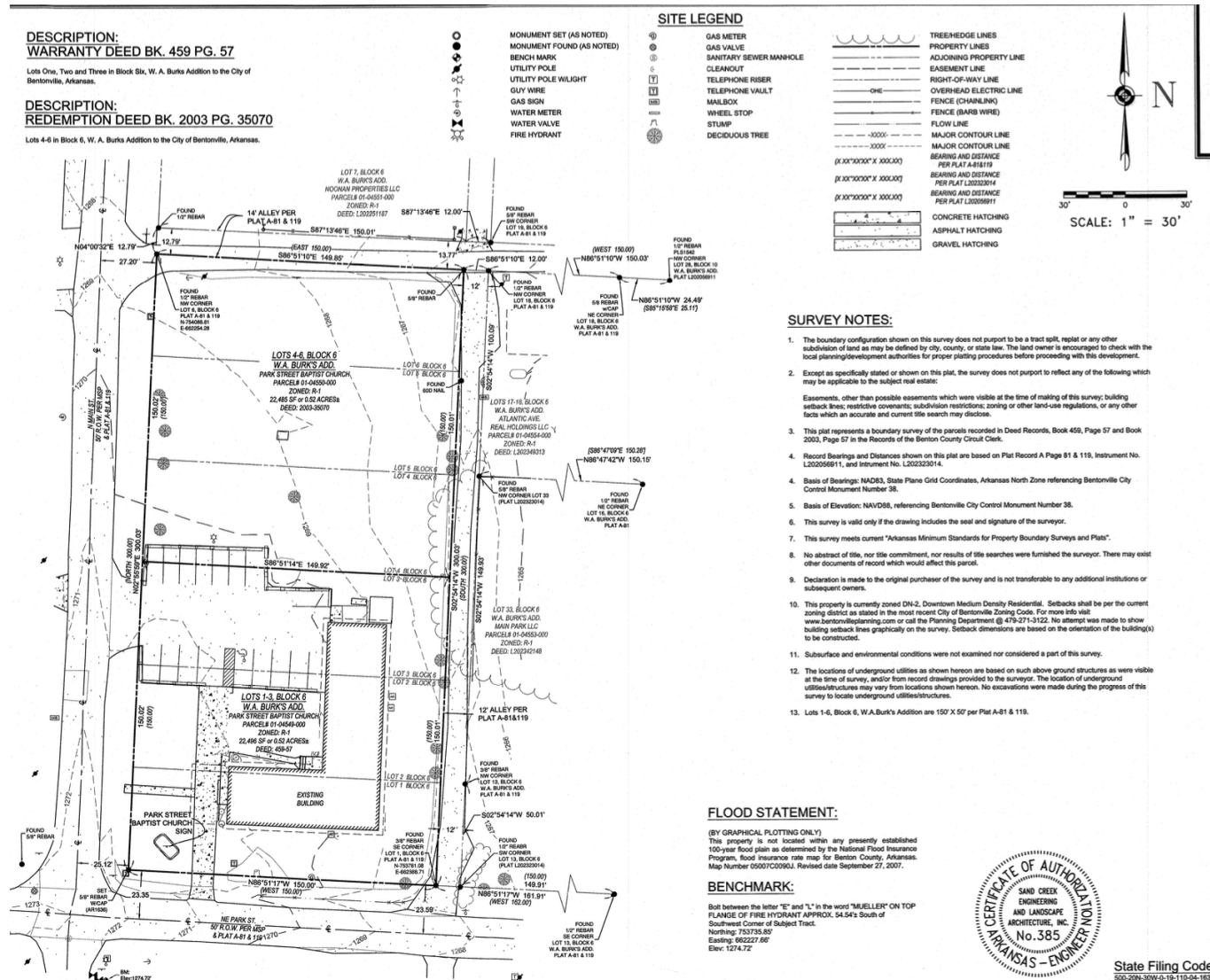
Use: This residential development will complement and contribute to Priority Area 1 - Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years. It also falls within the "potential change" area of Chapter 10, Subarea Plans, indicating that this area can accommodate "a higher density and mix of residential uses due to its proximity to new institutional and cultural development".

Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

Signage: None proposed at this time.

Appearance: Modern design standards will be used to positively improve the character of the existing neighborhood and increase housing options on the north side of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer – is in proximity to the lot. **Electric** – is in proximity to the lot.



RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM PUBLIC/SEMI-PUBLIC TO MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0030)**

WHEREAS, Park Street Baptist Church duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of PUBLIC/SEMI-PUBLIC to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 6 OF W.A. BURK'S ADDITION;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

Section 1: That the above described real property is hereby changed from its present land use classification of PUBLIC/SEMI-PUBLIC to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk

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

(PROJECT NUMBER: RZ24-0030)

WHEREAS, Park Street Baptist Church 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 1, 2, 3, 4, 5, 6, BLOCK 6 OF W.A. BURK'S ADDITION;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 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:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



WINFIELD GROUP LLC

1003 Southeast 28th Street

PC Date: 8/6/2024

Staff Report Details

Project Number	[RZ24-0031]
Applicant / Current Owner	Winfield Group LLC
Site Area	+/- [0.78] Acres
Current Zoning	RO, Residential Office
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial, Dog Grooming Salon
Related projects	N/A

Property Description

The subject property is located at 1003 SE 28th Street. The property is presently zoned R-O, Residential Office, with a land use designation of Office. The property has direct access to Southeast 28th Street. Surrounding zoning districts include C-2, General Commercial to the north, east, and west, as well as C-2, General Commercial and A-1, Agricultural to the south.

Project Details

The applicant has requested a rezoning of the property from R-O, Residential Office to C-2, General Commercial. The applicant states in their narrative they would like to utilize the building for a dog grooming salon, and cannot perform that use under the current zoning.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated in the Land Use Plan as Office. Additionally, the adjacent blocks on the north, south, east, and west are classified as Office, with one parcel classified as General Commercial and another designated as Residential Estate. The blocks further surrounding the property are comprised

Relationship to the General Plan / Projected Traffic Impact

of a mix of Office, General Commercial, and Heavy Industrial.

Office areas include properties primarily dedicated to professional employment/office uses, but can accommodate accessory commercial uses such as restaurant, service, or convenience uses oriented to serving office tenants. These areas can include stand-alone office buildings or be designed as a multi-building office park or campus. These areas are considered lower intensity development, relative to other commercial areas.

This zoning request aligns with the Future Land Use Map, allowing C-2, General Commercial, in the Office land use. This location is within Priority Area 2 of the Community Plan, which calls for infill to support development of vacant properties already served by infrastructure within the context of existing development.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by a mix of Office, General Commercial, and Heavy Industrial lots. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 2, Infill.

Similarly, this property lies within a few zoning districts. The property is surrounded by C-2, General Commercial to the north, east, and west, as well as C-2, General Commercial and A-1, Agricultural to the south.

From a built environment lens, this street consists of office and commercial development. All public utilities exist and currently service this site.

Conclusion

Given this property's location within a primarily commercial and office street, as well as the Community Plan's call for infill, staff recommends approval of this request.

Additional Details



Pending PC Items

I-1

C-2

I-2

SE J ST

C-2
Parker
Touchton
R-0

C-2

SE I ST

SE 28TH ST

C-2

C-2

A-1

C-2

C-2

I-1

R-3



RZ24-0031
Parker Touchton
R-0 to C-2



o State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

Currently owned by Winfield Group LLC and zoned as RO. Currently under contract by Wags To Riches Mobile Pet Salon set to close on September 25th 2024. Proposed zoning is to move the property to C2

o Reason (need) for requesting the zoning change.

The business buying it will need it to be zoned C2 in order to operate.

o Statement of how the property will relate to surrounding properties.
Properties around it are zoned C2 and this seems to be in line with the master plan.

o Use.

Dog Grooming Salon

o Traffic

SE 28th is a main arterial.

o Signage.

Sign is subject to city approval or one will just be placed on the building.

o Appearance

Building will remain as it currently is with some updates made to the inside.

o Availability of water and sewer (state size of lines).

Water and sewer are already connected to this building.

1003 SE 28th Legal Description

Lot 3, Oak Trace, Bentonville, Benton County, Arkansas, as shown on plat record P1 at page 115.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O,
RESIDENTIAL OFFICE TO C-2, GENERAL COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ24-0031)

WHEREAS, WINFIELD GROUP LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-O, RESIDENTIAL OFFICE to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 3, OAK TRACE, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT
RECORD P1 AT PAGE 115;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 6, 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-O, RESIDENTIAL OFFICE to C-2, GENERAL COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-O, RESIDENTIAL OFFICE to C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



NW 7th St. Townhomes

421, 423, 425, 427, 429 & 431 Northwest 7th Street

PC Date: 8/6/2024

Staff Report Details

Project Number	LSD24-0015
Applicant / Current Owner	Schuber Family Trust
Site Area	+/- 0.50 Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential Townhomes
Related projects	LS24-0014, PLA24-0015

Property Description

The subject property is located on the southwest corner at the intersection of Northwest 7th Street and Northwest C Street. It is presently zoned DN-2, Downtown Medium Density Residential with a future land use designation of Medium Density Residential (MDR). Surrounding zoning districts are predominantly R-1, Low-Density Single-Family Residential and some DN-2, Downtown Medium Density Residential zoning immediately to the north of this site. The property has direct access to both Northwest 7th and Northwest C Streets as well as public alley access to the south.

Project Details

The applicant is proposing a townhome development consisting of 6 units each with its own detached garage. Each unit is approximate 1,880 sq. ft in size. The units are oriented towards Northwest 7th Street, and the associated garages are located to the rear of the units and will load off the existing public alley to the south. The proposed development meets the minimum material requirements with the use of brick, glass, and fiber cement siding. The units are articulated both at the unit level and along the entire facade. The fiber cement siding is considered a special use primary material. All landscaping, grading and drainage meets the requirements of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

As this property redevelops from a vacant tract to 6 townhomes, traffic will increase. The connected street network will help to disperse the traffic out to both Northwest 7th and Northwest C Street. This project is proximate to downtown, schools, parks, and trails, which may allow for some instances of walking and biking to replace vehicle trips. The proposed development is in alignment with the community and future land use plan.

Public Comment

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

Analysis / Waivers

There are no waivers, variances, or conditional use permits associated with this project.

Conclusion

The proposed large scale development does meet the minimum requirements of the Land Development Code. Planning staff recommends approval of the large scale development.

Additional Details



PENDING PC Items

NW 7TH ST

*NW 7th St.
Townhomes*

NW C ST

NW 6TH ST



LSD24-0015
NW 7th St. Townhomes
Large Scale Development



LARGE SCALE DEVELOPMENT

NW 7TH ST. TOWNHOMES

BENTONVILLE, AR

BENCHMARK:

Northwest bolt on top flange of fire hydrant on the East side of NW C Street, approx. 48' East of the Northeast Corner Of Property.
Northing: 752138.627'
Easting: 661083.675'
Elev: 1290.437'

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 27, 2007.

SURVEY DESCRIPTION, ATLAS PAGE 361:

LOT 22 WARRANTY DEED INSTUMENT NO. L202158855 DESCRIPTION:

The North ½ of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book B at page 24.
Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases.

LOT 23 INSTUMENT NO. L202311740 DESCRIPTION:

Part of Lots 1 & 2, Block 18 of Demings 2nd Addition, City of Bentonville, Benton County, Arkansas, as shown on Plat "B", Page 24 of the Benton County Records.

LOT 24 WARRANTY DEED INSTUMENT NO. L201956412 DESCRIPTION:

The South ½ of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas.

METES & BOUNDS DESCRIPTION:

BEGINNING AT A 3" OPEN TOP PIPE AT THE NE CORNER OF LOT 22 (PLAT 202311740) AS THE POINT OF BEGINNING:
THENCE N87°18'17"W 149.84'; THENCE S03°16'23"W 145.22'; THENCE S87°19'46"E 150.21'; THENCE N03°07'27"E 145.15' BACK TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES

PROJECT REQUESTS:

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

SHEET LIST

#	COVER SHEET	9	NOTES
2	SURVEY	10	DETAILS 1
3	SITE PLAN	11	DETAILS 2
4	EROSION CONTROL PLAN	12	BEUD ELECTRICAL LAYOUT
5	GRADING PLAN	13	BEUD DETAILS 1
6	UTILITY PLAN	14	BEUD DETAILS 2
7	LANDSCAPE PLAN	15	BEUD DETAILS 3
8	STORM PROFILE	16	BWD DETAILS 1
		17	BWD DETAILS 2

REVISION CHART

#	TITLE	DATE	NOTES:
REV-0	4/05/2024	INITIAL SUBMITTAL TO THE CITY OF BENTONVILLE	
REV-1	4/26/2024	2nd SUBMITTAL TO THE CITY OF BENTONVILLE	
REV-2	5/10/2024	3rd SUBMITTAL TO THE CITY OF BENTONVILLE	
REV-3	5/23/2024	4th SUBMITTAL TO THE CITY OF BENTONVILLE	
REV-4	5/29/2024	5th SUBMITTAL TO THE CITY OF BENTONVILLE	
REV-5	7/01/2024	6th SUBMITTAL TO THE CITY OF BENTONVILLE	



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONTACT LIST

Planning Dept.: City of Bentonville
305 S.W. "A" Street,
Bentonville, AR,
Tyler Overstreet, (479) 271-3122

City Engineer: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Ellen Norvell, (479) 271-5993
enorvell@bentonvillear.com

Stormwater: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Alison West, (479) 271-6719,
jwest@bentonvillear.com

Building & Fire Safety: City of Bentonville,
305 S.W. "A" Street,
Bentonville, AR 72712,
Brad Arnold, Fire Marshal
(479) 271-3108
barnold@bentonvillear.com

Street Dept.: City of Bentonville
3200 SW Municipal Drive,
Bentonville, AR 72712,
Tony Davis (479) 271-3130
todavis@bentonvillear.com

Water Dept.: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR 72712,
Beau Thompson, (479) 271-3140
bthompson@bentonvillear.com

Electric Dept.: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR 72712,
Charlie Barnes, (479) 271-3159
cbarnes@bentonvillear.com

Wastewater Dept.: City of Bentonville,
1901 N.E. "A" Street,
Bentonville, AR 72712,
Chris Earl, (479) 271-3161
cearl@bentonvillear.com

Black Hill Energy:
1301 Federal Way,
PO Box 2129, Lowell, AR
72745,
Josh Knight - (479) 333-7005,
joshua.knight@blackhillscorp.com

AT&T:
1133 East Harold St.
Fayetteville, AR 72703,
Brent Baldwin -
Office: (479) 571-6609
Cell: (479)-200-9022
bb6585@att.com
Layne Rhodes -
Office: (479) 442-1977
lr159@att.com

Cox Communications:
4901 S. 48th Street,
Springdale, AR 72762,
Chad Hodge (479) 263-7057
chad.hodge@cox.com
Timothy Goss (479) 651-5583
timothy.goss@cox.com

Fire Dept: City of Bentonville,
800 S.W. "A" Street,
Bentonville, AR 72712,
Justin Scantlin, Fire Chief
(479) 271-5927
(479) 685-1096

CITY NOTES

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

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

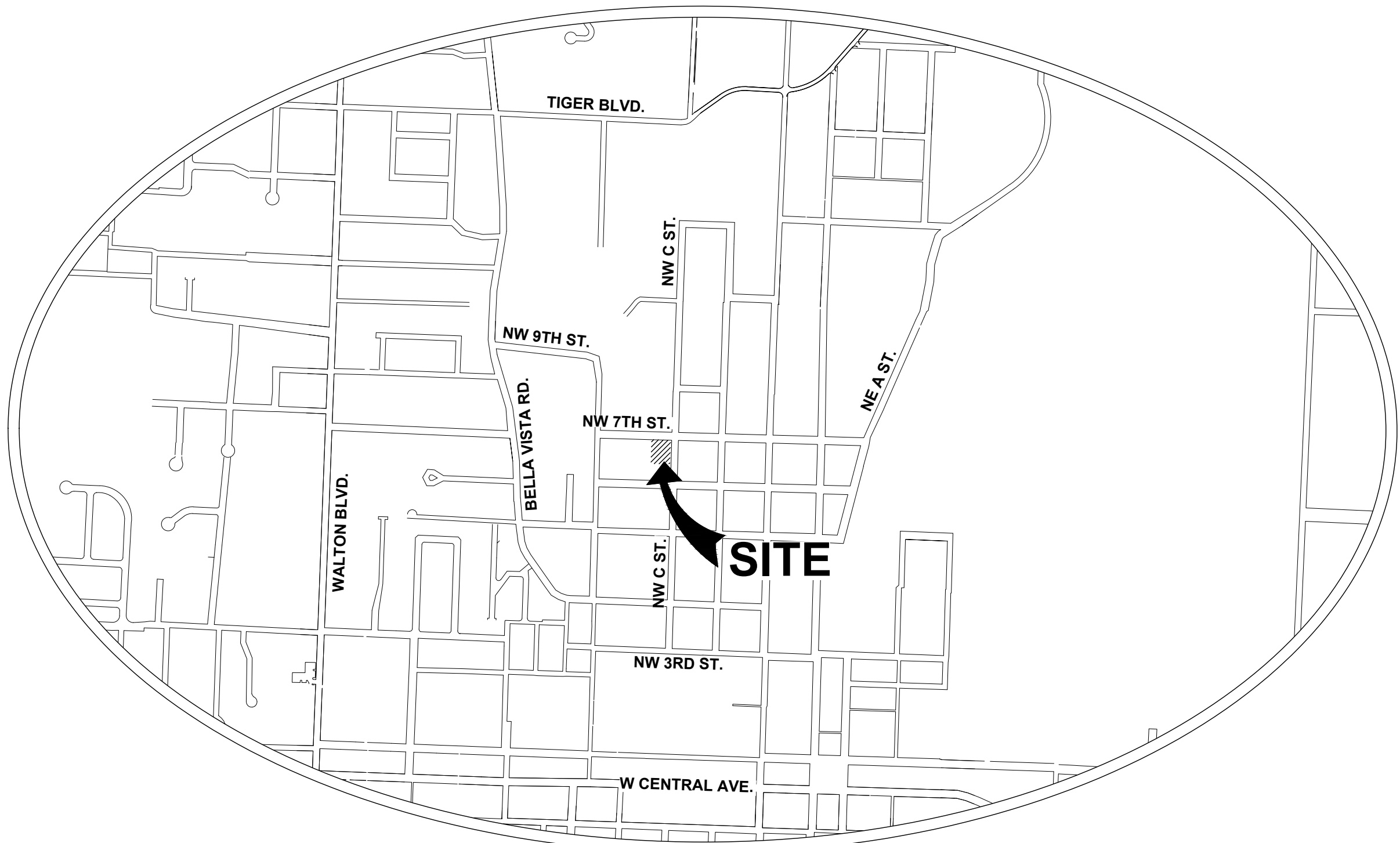
INSPECTIONS - TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER AND SEWER DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) OR EMAILED (watersewer@bentonvillear.com) BY A REPRESENTATIVE OF THE ENGINEER OF RECORD 24 HOURS IN ADVANCE.

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

OWNER/DEVELOPER
SCHUBER FAMILY TRUST
P.O. BOX 308
WEBB CITY, MO 64807
(479) 609-1639
aelivo@schubermitchell.com

SURVEYOR
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

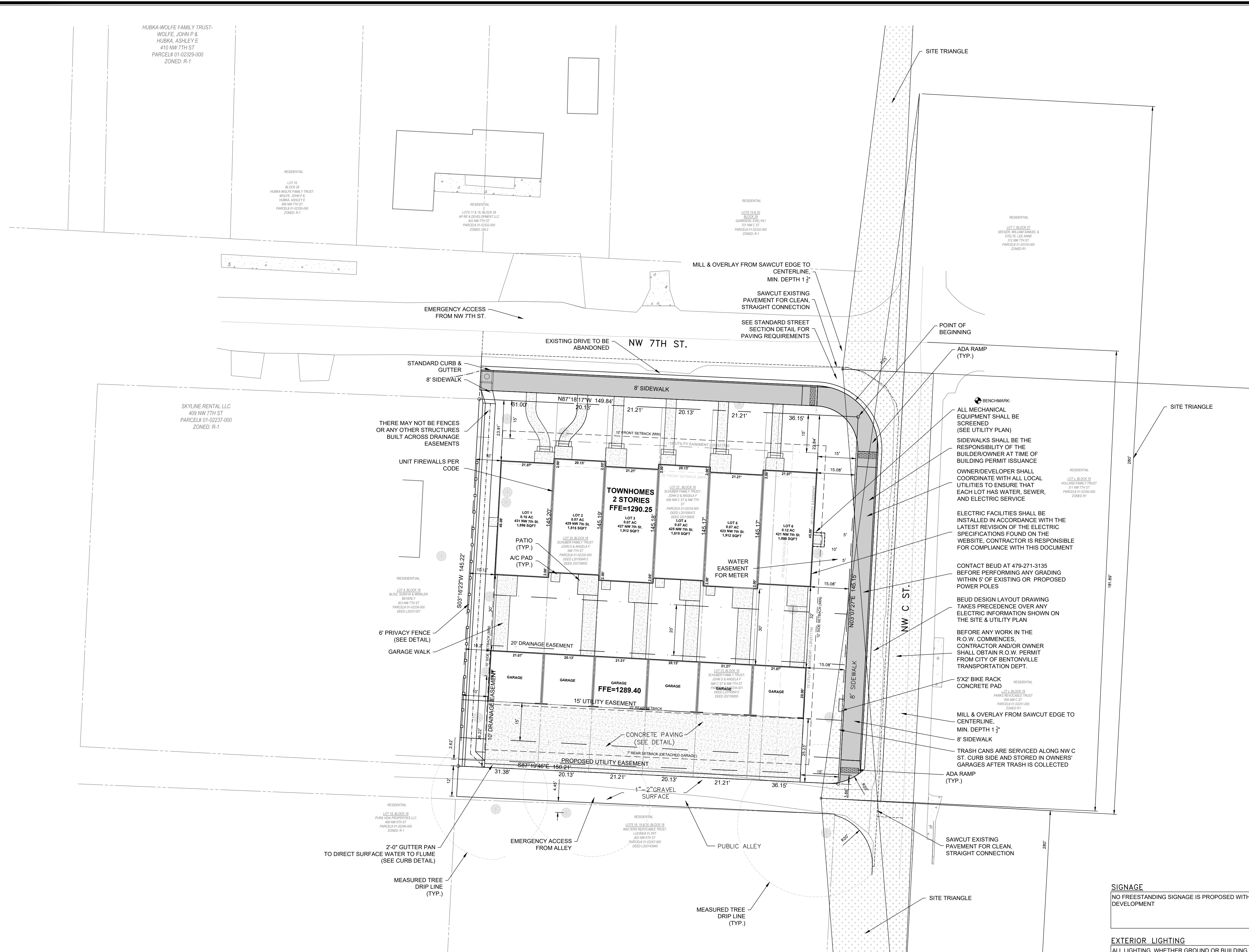
CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282
Dan Cole
dcole@sandcreek.us



VICINITY MAP

NOT TO SCALE





SIGNAGE
NO FREESTANDING SIGNAGE IS PROPOSED WITH THIS DEVELOPMENT

EXTERIOR LIGHTING

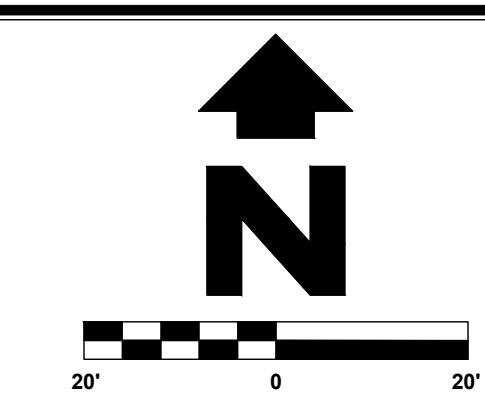
ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-U-G, HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO

AMENITIES

(2) BIKE RACKS – DERO BIKE HITCH (BLACK) OR APPROVED EQUAL

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

NO WETLAND DETERMINATION IS IN PROGRESS



SCALE: 1" = 20'
LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	SETBACK
	EXISTING SEWER LINE
	EXISTING WOODEN FENCE
	EXISTING WATER LINE
	EXISTING CURB AND GUTTER
	EXISTING STORM SEWER INLET
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CENTERLINE
	EXISTING STORM SEWER
	PROPOSED RETAINING WALL
	PROPOSED EASEMENT
	PROPOSED WATER LINE
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED WATER FITTING
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	ADA PARKING SYMBOL
	CONCRETE PAVING
	CONCRETE SIDEWALKS
	SITE TRIANGLES
	HANDICAP RAMP W/ WARNING STRIP

SITE DATA

DEMING'S SECOND ADDITION
PARCEL #: 01-02235-000, 01-02234-000, 01-02234-001
SITE ACREAGE = 0.50 ACRES
EXISTING LANDUSE: RESIDENTIAL
PROPOSED LANDUSE: RESIDENTIAL
TOTAL LOTS: 6 LOTS / 3 BEDROOMS PER UNIT
ATLAS PAGE: 361
AIRPORT ZONE: ZONE D (4) TRAFFIC PATTERN ZONE
TOTAL RESIDENTIAL SQFT: 11,260 GARAGE SQFT:
2,496

WETLANDS NOTE: NO KNOWN WETLANDS ARE
PRESENT ON THE SITE, PER NATIONAL WETLANDS
INVENTORY WEBSITE

ZONING & SETBACK DATA

EXISTING ZONING: DN-2
SETBACKS:

FRONT & EXTERIOR: 12' (MINIMUM)
SIDE: 25' (MAXIMUM)

SIDE : 10' (ADJACENT TO RESIDENTIAL)

REAR: 25'
7' (DETACHED GARAGE ONLY)

PARKING SUMMARY

RESIDENTIAL PARKING MIN. REQUIREMENTS:
- 2 SPACES PER DWELLING UNIT
RESIDENTIAL USE PER UNIT
- 2 GARAGE SPACES
- 2 PER PARKING SPACES IN DRIVE
4 TOTAL PARKING SPACES AVAILABLE PER UNIT

BENCHMARK:

Northwest bolt on top flange of fire hydrant on the East side of NW C Street, approx. 48' East of the Northeast Corner Of Property.
 Northing: 752138.627'
 Easting: 661083.675'
 Elev: 1290.437'

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY AGENCIES PRIOR TO ANY EXCAVATION TO REQUIRE THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
SCHUBER MITCHELL
ARTURO ELIVO
PO Box 308
Webb City, MO 64807
aelivo@schubermitchell.com

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

SITE PLAN

NW 7TH ST. TOWNHOMES
LARGE SCALE DEVELOPMENT
BENTONVILLE, AR

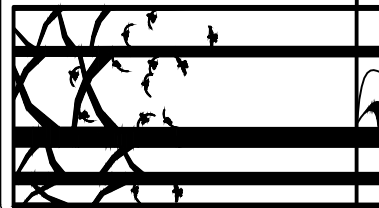
SHEET: 133HS

PROJECT:

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

SAND CREEK
Engineering and Surveying



MANAGER: DLC

DESIGNED BY: DLC

DRAWN BY: DLC

SCE PROJECT #: 23069

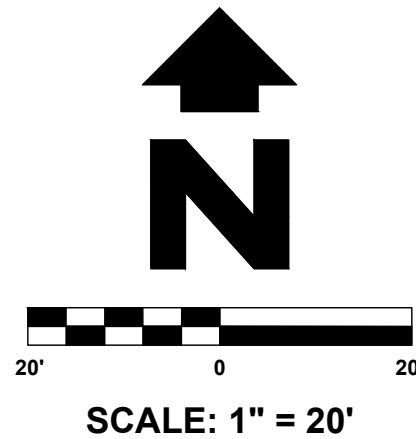
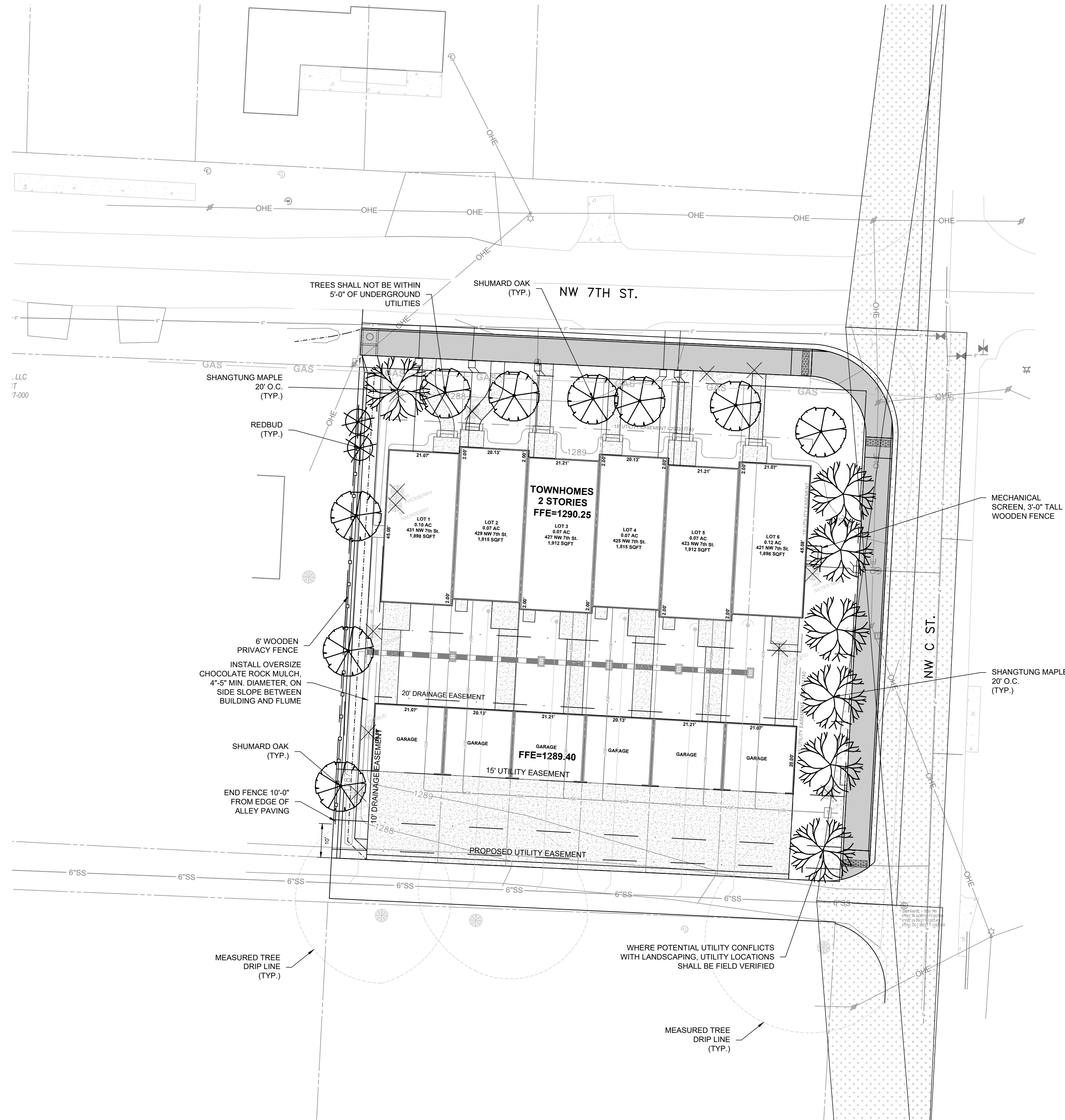
CURRENT REVISION:

DATE: 07/01/2024

SHEET: 2 of 17

Page 10

X:\23 Proj\23069 Drawings\Project\23069_MASTER.dwg - Plotted on 7/2/2024 9:43 AM @ a scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 by DANC



LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING CENTERLINE
- EXISTING ELECTRIC PAD
- EXISTING GAS METER
- EXISTING CABLE PEDESTAL
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED ELECTRICAL METER
- PROPOSED GAS METER
- ADA PARKING SYMBOL
- CONCRETE PAVING
- CONCRETE SIDEWALKS
- SITE TRIANGLES
- HANDICAP RAMP W/ WARNING STRIP
- EXISTING TREE TO BE REMOVED

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
6		Shumard Oak	Quercus shumardii	6'-8'	3'-4'	2"-Cal	Large Deciduous Tree
7		Shangtung Maple	Acer truncatum	25'	20'	2.5"-Cal	Deciduous Tree
7		Redbud	Cercis canadensis	6'-8'	3'-4'	1.5"-Cal	Ornamental Tree

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.

NOTE

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

NO WETLAND DETERMINATION IS IN PROGRESS

ALL LANDSCAPING MUST BE 5' MIN. FROM ALL PUBLIC UTILITIES

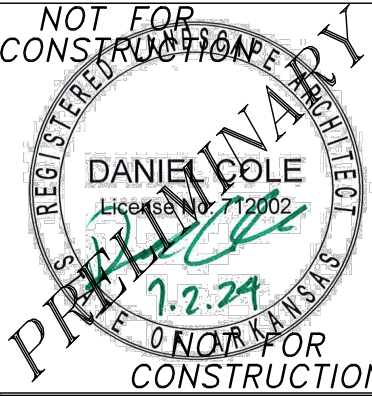
CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

LANDSCAPE PLAN
NW 7TH ST. TOWNHOMES
LARGE SCALE DEVELOPMENT
BENTONVILLE, AR

SHEET:

PROJECT:



SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas 479 464-3262

MANAGER: DLC

DESIGNED BY: DLC

DRAWN BY: DLC

CHECKED BY: TRS

SCE PROJECT #: 23069

CURRENT REVISION: 6

DATE: 07/01/2024

SHEET: 7 of 17

BENTONVILLE ID LSD 24-0000

23069 - NW 7TH ST. TOWNHOMES



Plan Bentonville Update

PC Date:

Staff Report Details

Project Number	2024-375
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