



**Planning Commission
Meeting Agenda
September 3, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/85285944596>

I. Call to Order

II. Approval of Minutes

1. **August 20th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 24 of Corley's Addition** **Lot Split**
212 Southwest F Street ([PLA24-0018](#))
2. **Vaughn Village Storage** **Large Scale Development Extension**
6601 Southwest Equine Road ([LSD22-0048](#))
3. **Lots 17, 18, & 19, Block 2 of Armstrong Addition** **Lot Split**
413 Southeast 4th Street ([LS24-0024](#))

IV. New Business

Advertised Public Hearings

1. **Fletcher's Family Childcare** **Conditional Use Permit***
8 Jordan Lane ([CUCC24-0001](#))
Home Occupation, Type B, Childcare in R-ZL, Zero Lot Line Residential.
2. **UP Summit** **Conditional Use Permit***
2205 Southwest I Street ([CU24-0013](#))
Temporary Use in A-1, Agriculture (Municipal Airport).
3. **Thinkwell** **Conditional Use Permit***
1011 Northwest J Street, Suite 1 ([CU24-0014](#))
Educational Facility in R-O, Residential Office.

V. Other New Business

1. **SE L Street Apartments** **Large Scale Development Amendment**
3302 Southeast L Street ([LSD22-0003](#))
Amendment to materials percentages and exterior facade
2. **Jacobs Group** **Waiver**
168 Southeast G Court ([WAV24-0013](#))

A Waiver from Section 1100.15 (d), requirement of property owner to construct sidewalk.

3. **U-Haul SW 14th Street** **Large Scale Development**
Southwest 14th Street ([LSD24-0002](#))
Waiver 1: *A Waiver from Sec 1100.21 (e) (3) Loading Dock Prohibited on Primary Street-Facing Facade*

VI. Old Business

VII. Other Business

1. **Appeal Updates** **Informational**

VIII. Adjournment



**Planning Commission
Meeting Minutes
August 20th, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

<https://us06web.zoom.us/rec/share/MVAJPAZphpbUbWwebLXWMJKtqV3DQDsmxeRGPZ8kyjyeNczs-zA6OVPkdztZBVoX.grguhUY3f1FCN81L>
Passcode: #NTTs4gB

Commissioners Present: Reginald Wright (Chair), Ifeoma Ibekwe, Danny Bennett, Dana Davis, Eric Hipp, Doug Bryant

Commissioners Absent: Elaine Kerr

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

I. Call to Order

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

1. August 6th, 2024, Meeting Minutes Approval of Meeting Minutes

- Motion to approve by Davis, second by Bennett.
- August 6th meeting minutes are approved 6-0.

Commissioner Davis requests, without objection, to move withdrawn item number 4 of New Business, PRD24-0005, to the end to allow for public comment. Hearing no objection, item is moved.

III. Consent Agenda

- | | |
|--|---------------------------------|
| 1. NWA Townhomes Lot Split | Lot Split |
| Featherston Road and Been Road (LS24-0016) | |
| 2. Lots 4, 5, and 6 of Pabst Addition | Property Line Adjustment |
| 4229 Southwest Bright Road (PLA24-0017) | |
| 3. RS PS Lot Line Adjustment | Property Line Adjustment |
| Ginn Road and Southwest Anglin Road (PLA24-0014) | |
| 4. John Rollow Drive Multi-Family Development | Large |
| Scale Development | |
| Southeast John Rollow Drive & Southeast 28th Street (LSD23-0027) | |

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

IV. New Business

Advertised Public Hearings

1. Sam's Club Home Office Recycling Center Conditional Use Permit*

2101 Southeast Simple Savings Drive ([CU24-0012](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Dennis Wilson, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Conditional Use Permit is approved 6-0.

2. Roger J Reid Trust Rezoning *

8117 Southwest Morning Star Road ([RZ24-0025](#))

Rezoning: A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential

Future Land Use Map Amendment: R-E, Residential Estate to Medium Density Residential (MDR)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Molly Robb, with Odyssey Engineering, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Commissioners discuss future land use alignment.
- Future Land Use Map Amendment is approved 6-0
- Rezone is approved 6-0.

3. BV Way Properties, LLC Rezoning*

807 Southeast 3rd Street ([RZ24-0032](#))

Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial

Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

Mr. Adler provides an overview of the staff report.

- Chairman Wright opens the public hearing.
- Alyson Jacobs, the applicant, is here for any questions.
- Ms. Jacobs provides an overview of the application, addressing staff concerns over potential commercial development that would be allowed by-right in the future with DE zoning, stating that the lot will be developed as a single-family home and a duplex.
- Gabrielle Siganoc, 116 SE G Ct, expresses concern over this lot being a part of a single-family block, and the neighborhood context changing with a rezoning to a district that allows for commercial development.
- Major Trevor Aldridge, 115 SE G CT, expresses concern over the commercial designation in a single-family residential subdivision and the cul-de-sac. Maj. Aldridge states that he and his neighbors have been at the planning commission before for this lot and are back to again urge the planning commission to deny the

rezoning. Maj. Aldridge states concern that the plan and design could change once given permission to rezone to a commercial district.

- Stefano Rosso, at 108 SE G Court, reiterates what the two previous commentators stated, and strongly opposes this rezoning as he feels that it is out of context with the neighborhood. Mr. Rosso states that he believes that the change to DN-1 and DN-3 was a good compromise and does not need to be upzoned further.
- Ms. Jacobs speaks to clarify a few points raised during the public comment and states that the change to DE is due to market changes and the need for smaller setbacks to build a single-family home versus the previously planned row homes. Ms. Jacobs notes that the lot does not face G court, rather, it faces 3rd street.
- Chairman Wright closes the public hearing.
- Commissioners discuss the rezoning history of this lot and the intended development of the lot. Commissioners state concern over approving this rezone because of the commercial uses that become by-right in DE and could be built if the applicant needed to sell the lot due to market changes.
- Commissioners discuss alternative ways to accomplish what the applicant is seeking.
- Future Land Use Map Amendment is denied 6-0.
- Rezone is denied 6-0.

4. **East Central Multi Family Project-WITHDRAM
Planned Residential Development**

East Central Avenue ([PRD24-0005](#))

Future Land Use Map: Residential Estate to General Commercial

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

V. Other New Business

1. **The Marshall Townhomes**

Large Scale Development

End of Mayflower Road ([LSD24-0024](#))

- **Waiver 1:** A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping Required to allow for alternative tree planting locations.
- Mr. Adler provides an overview of the staff report.
- Ali Karr with Crafton Tull, representing the applicant, is here to answer questions.
- Ms. Karr states that the waiver is needed to relocate 70 street trees due to utility and sewer services location. The total required tree count will be met on the site.
- Motion to approve the waiver by Davis, second by Hipp.
- **Waiver 1** is approved 6-0.
- Large Scale Development is approved 6-0.

2. **Square District Multifamily**

Large Scale Development

900 Southeast 3rd Street ([LSD24-0025](#))

- Waiver 1 to be eliminated from consideration, the application does meet the required 1 per unit parking in the most recently passed ordinance.

Waiver 1: A waiver for 2 parking spaces from Section 501.06 Number of Off-Street Parking Spaces Required to have 10 parking spaces instead of the required 12 parking spaces.

Waiver 2: A waiver of 1 foot width for an ADA parking space from Section 501.02 Parking Dimensions to have an 8' stall instead of the required 9' stall on one ADA parking space.

Waiver 3: A waiver of 1 foot of porch depth from Section 1100.22 Downtown Residential Design Standards to have 5' in porch depth instead of the required 6' in porch depth.

Waiver 4: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have less than 8% of interior greenspace from the required minimum 8% dedicated to interior greenspace for parking lot areas that are 3,000 - 49,999 square feet.

- Mr. Adler provides an overview of the staff report and states that Waiver 1, for parking, under the new parking requirements, is no longer needed as they meet the requirements for 8 required spots with their 10 planned spaces.
- Commissioners discuss taking 2 parking spaces away from the plan to turn them into green space islands to get closer to the 8 percent required green space. Currently the parking green space is at 0 percent.
- Commissioners discuss material elevations and staff comments stating that the commission needs to determine whether the elevations create visual interest and character consistent with surrounding neighborhood development.
- Commissioners express their concern that this project does not meet those standards.
- Commissioner Bryant expresses concern over the sidewalk being non-compliant with ADA standards due to the design and too much building on too small of a lot.
- Monty Morgan, the owner, is here for any questions. Mr. Morgan addresses the new plan to reduce the parking to 8 spaces and increase the parking green space. Mr. Morgan states that the trash location was determined by the parking and turning radius, but with the changes allowed with the number of required spaces the dumpster may be moved to a more suitable location.
- Mr. Morgan addresses the black and white rendering of the elevations and apologizes for not providing a color rendering. Mr. Morgan states that he is willing to take this project back to the architectural group to make changes.
- Motion to Table by Davis, second by Bennett.
- Item is tabled 6-0.

2. Open Public Comment on Withdrawn Item PRD24-0005

- Patty Wilder, 7 Stonebridge Way, has lived there for 32 years. Ms. Wilder strongly opposes this development as they would lose privacy in their backyard. Ms. Wilder shows commissioners a photo of her backyard and states that she spoke with realtors who told her their homes would lose value if this project was built. Ms. Wilder is also concerned over the increase in traffic and asks commissioners to vote no on this development.
- Mayor Stephanie Orman, 4001 NE Kensington Avenue, makes a comment that the withdrawal process is confusing to the public, especially for a project like this one that has come through and been withdrawn multiple times over the years. Mayor Orman requests that the process be evaluated.
- Mayor Orman states that she has asked ARDOT and the street department for a new design for this road to address concerns over traffic.
- Mr. Overstreet states that to help eliminate confusion, staff reached out to the Kensington POA to let them know the item was withdrawn, added a watermark to the agenda, and is still allowing public comment at the meeting.
- Dee Anna Devaney, 101 NE Lake Forest, of Woods Creek subdivision, raises concern over the entire project and public comment/withdrawal process, as well as concern over the existing traffic infrastructure.
- Nina Frizzell, 3 Stonebridge Way, states concern over increased traffic and congestion, over the perceived dishonesty from the developers in their PRD narrative, concern over the lack of privacy, and environmental impacts a project this large would have on the area.

- Jared Stewart, 9 Stonebridge Way, was here previously to share comments on this PRD and is here again to clarify that the neighbors are still unsupportive of the project. Mr. Stewart feels that the developer is attempting to confuse and wear down neighbors who will eventually be tired or unable to keep showing up to meetings.
- Beth Keck, 207 NW O Street says thank you to the commissioners and staff for reading the letters that have been submitted about the Echelon project and for holding the line on neighborhood connectivity in the staff report regarding the withdrawn waiver.
- Chairman Wright closes public comment.

VI. Old Business

VII. Other Business

VIII. Adjournment

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



Consent Agenda Item [PLA24-0018](#)

For the Planning Commission meeting on September 3, 2024

Details

Lot Split: Lot Split of Lot 1 of Corley's Addition Creating New Lot 24 of Corley's Addition, Gatlin, Southwest F Street, DN-2 Downtown Medium Density Residential, PLA24-0018

A lot split of Lot 1 of Corley's Addition creating new Lot 24 of Corley's Addition. To meet the requirements of the current Master Street Plan, the plat is dedicating an additional 7.32 feet of right of way along Southwest F Street. The plat will also dedicate a 15-foot utility easement alongside Southwest F Street.

 **PENDING PC Items**

SW 2ND ST

SW F ST

*Corley's
Addition
Lot 1*



PLA24-0018
Corley's Addition Lot 1
Property Line Adjustment



LOT SPLIT OF PART OF EXISTING LOT 1, CREATING NEW LOT 24 OF CORLEY'S ADDITION

ADJACENT LAND OWNERS

- 1) ZELLNER, KARLA E
701 SW 2ND ST
BENTONVILLE, AR 72712
PARCEL #01-01863-000
PART OF LOT 1 CORLEY'S ADDITION
ZONED: R-1
- 2) 703 SW 2ND ST BENTONVILLE LLC
703 SW 2ND ST
BENTONVILLE, AR 72712
PARCEL #01-01865-000
PART OF LOT 1 CORLEY'S ADDITION
ZONED: R-1
- 3) DALLAIRE 2018 TRUST - SETH AND COURTNEY COLODNER
206 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01871-000
LOT 24 CORLEY'S ADDITION
ZONED: DN-2
- 4) MILLER, KELSEY D
205 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01669-000
PART OF LOTS 1, 2, 11, & 12 CLARKS ADDITION
ZONED: R-1
- 5) OGLE, NICK TENNEY & CHANIKA ARLENE
201 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01668-000
LOT 1-A CLARK'S ADDITION
ZONED: DN-1

FIELD WORK:
MAY 16, 2024

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

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 33 AT PAGE 337
- 2) PLAT OF SURVEY FILED IN BOOK 07 AT PAGE 299
- 3) PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 218
- 4) FINAL PLAT OF CORLEY'S SUBDIVISION FILED IN BOOK 10 AT PAGE 38
- 5) PLAT OF SURVEY FILED IN BOOK 29 AT PAGE 72
- 6) REPLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 24167
- 7) ORDINANCE FILED IN BOOK 465 AT PAGE 332
- 8) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 59053

PROPERTY ZONED:

DN-2 DOWNTOWN MEDIUM DENSITY RESIDENTIAL

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

BEUD NOTES:

1. 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.
2. 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.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
5. 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

PLAT NOTES:

- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2019-59053.
- 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 3) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, THE CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 4) THE PROPERTY OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER & ELECTRIC SERVICE.
- 5) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 6) 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.
- 7) THIS PROPERTY IS LOCATED IN THE CITY OF BENTONVILLE'S MUNICIPAL AIRPORT ZONE A(1) RUNWAY PROTECTION ZONE (RPZ)
- 8) THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 9) WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- 10) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE THE TIME OF BUILDING PERMIT ISSUANCE.

SURVEY DESCRIPTIONS:

PARENT TRACT:

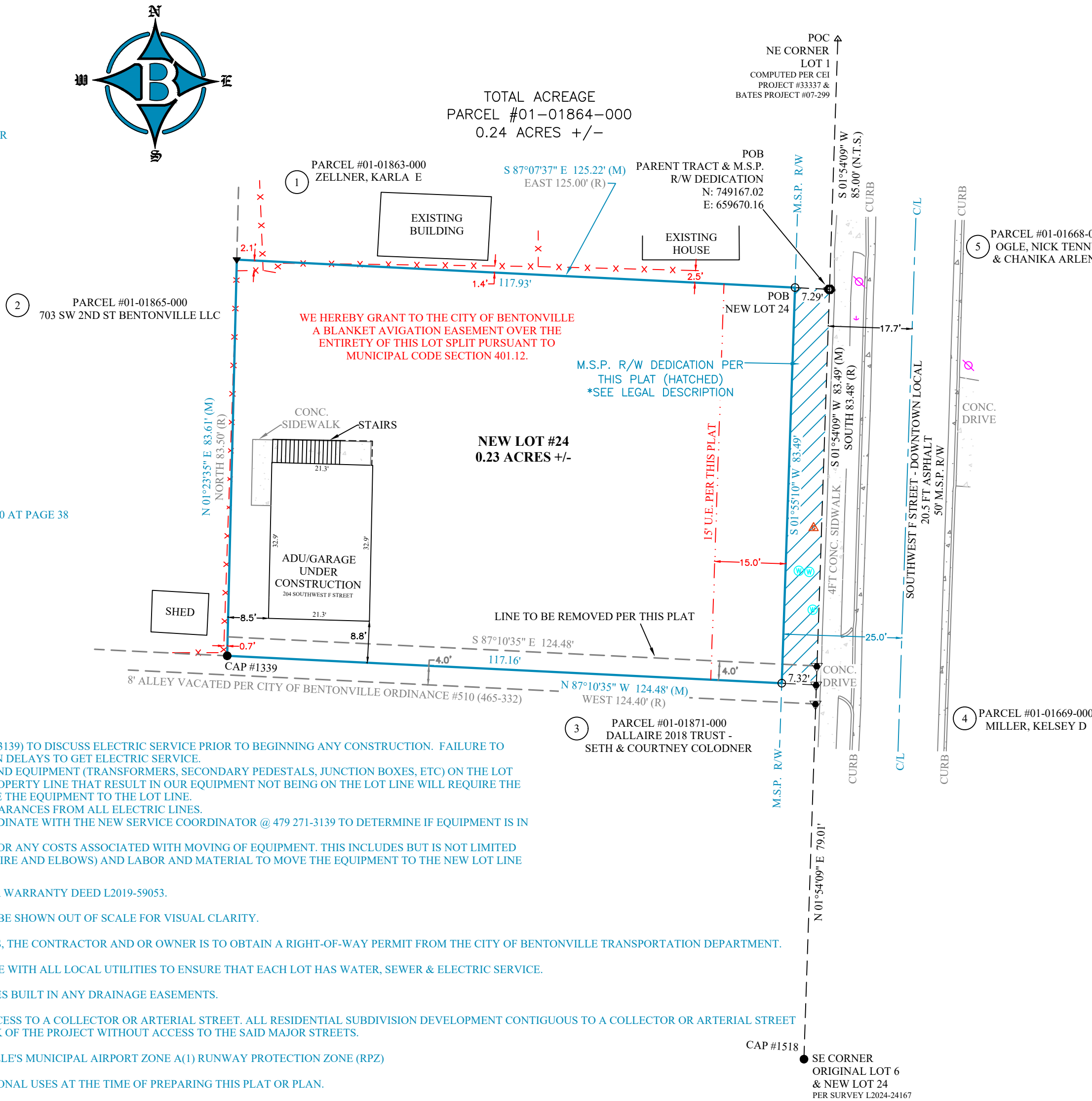
A PART OF LOT 1 AND ALSO A PART OF THE NORTH HALF OF A 8' VACATED ALLEY PER ORDINANCE #510 FILED IN BOOK 465 AT PAGE 332, BENTON COUNTY, ARKANSAS, IN OF CORLEY'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A EXISTING BOLT ON THE WEST RIGHT OF WAY OF SOUTHWEST F STREET WHICH IS S01°54'09" W 85.00' FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S01°54'09" W 83.49' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT OF WAY N87°10'35" W 124.48' TO AN EXISTING REBAR, THENCE N01°23'35" E 83.61' TO AN EXISTING MAG NAIL, THENCE S87°07'37" E 125.22' TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST F STREET MASTER STREET PLAN RIGHT OF WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 24:

A PART OF LOT 1 AND ALSO A PART OF THE NORTH HALF OF AN 8' VACATED ALLEY PER ORDINANCE #510 FILED IN BOOK 465 AT PAGE 332, BENTON COUNTY, ARKANSAS, IN OF CORLEY'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST F STREET WHICH IS S01°54'09" W 85.00', THENCE N 87°07'37" W 7.29' FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S01°55'10" W 83.49', THENCE N87°10'35" W 117.16' TO AN EXISTING REBAR, THENCE N01°23'35" E 83.61' TO AN EXISTING MAG NAIL, THENCE S87°07'37" E 117.93' TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION:

A PART OF LOT 1 AND ALSO A PART OF THE NORTH HALF OF AN 8' VACATED ALLEY PER ORDINANCE #510 FILED IN BOOK 465 AT PAGE 332, BENTON COUNTY, ARKANSAS, IN OF CORLEY'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING BOLT WHICH IS S01°54'09" W 85.00' FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S01°54'09" W 83.49' TO AN EXISTING REBAR, THENCE N87°10'35" W 7.32', THENCE N01°55'10" E 83.49', THENCE S87°07'37" E 7.29' TO THE POINT OF BEGINNING, CONTAINING 609.90 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



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

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

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.

GATLIN, NICHOLAS E & DANIELLE B
204 SW F ST
BENTONVILLE, AR 72712

SOURCE OF TITLE: W.D. DEED L2019-59053

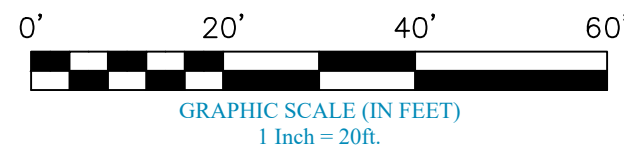
DATE OF EXECUTION: _____

PRINTED: _____

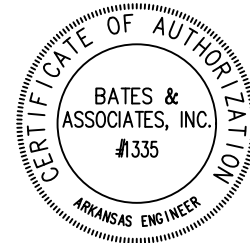
SIGNED: _____

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

NOTARY PUBLIC

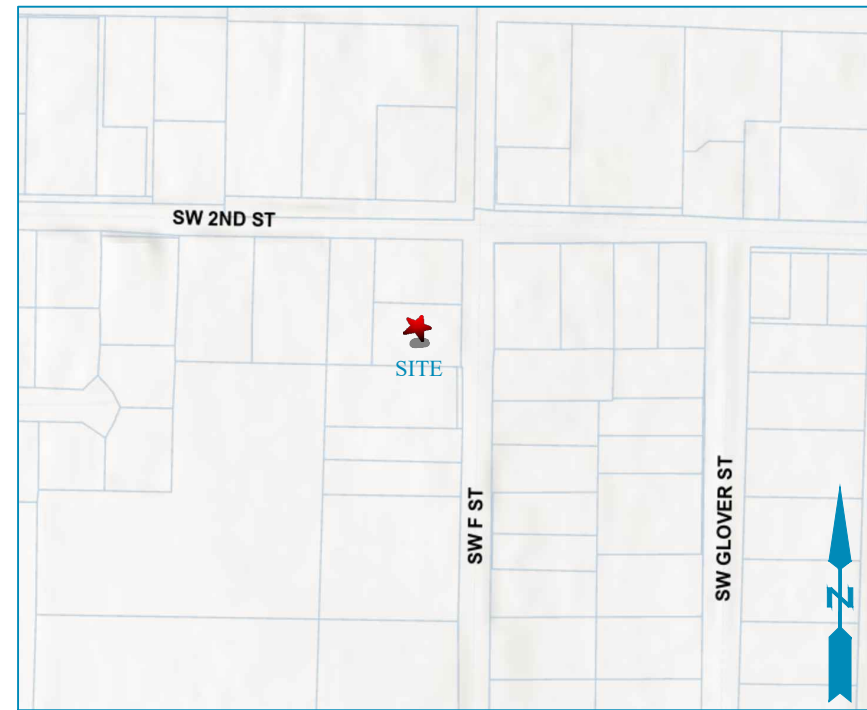


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 16TH DAY OF MAY, 2024.



DATE: _____
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 NUMBER PLA24-0018

RECORDING NUMBER/DATE				
DATE	REVISION #			

LEGEND:				
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.				
(M) MEASURED BEARING & DISTANCE	(R) RECORD BEARING & DISTANCE	(A) ADJ. LAND OWNER	(P) POWER POLE	(G) GUY ANCHOR
(F) FOUND 5\"	(F) FOUND 3/4\"	(C) COMPLETED POINT	(S) SET 5\"	(F) FOUND P/NAIL
(B) BOUNDARY LINE (MEASURED)	(F) FORTY LINE/ TIE LINE	(C) CENTERLINE OF ROAD	(R) RIGHT-OF-WAY	(X) FENCE

FOR USE AND BENEFIT OF:				
WILDER CONSTRUCTION				
ADDRESS: 204 SOUTHWEST F STREET BENTONVILLE, ARKANSAS				
DATE: 08/20/24	SCALE: 1\"	SURVEYED: 08/20/24	DRAFTED: 08/20/24	LOCATED: 08/20/24
LOT 1	SW	SW	SW	SW
CORLEY'S SUBDIVISION				
DRAFT DATE: 08/20/24	REVIEWED: DT	COA: #1335		
DRAWING #23-141				

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 1 OF
CORLEY’S ADDITION CREATING NEW LOT 24 OF CORLEY’S ADDITION TO
THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0018)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 1 OF CORLEY’S ADDITION creating new LOT 24 OF CORLEY’S ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 3, 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 1 OF CORLEY’S ADDITION creating new LOT 24 OF CORLEY’S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Consent Agenda Item [LSD22-0048](#)

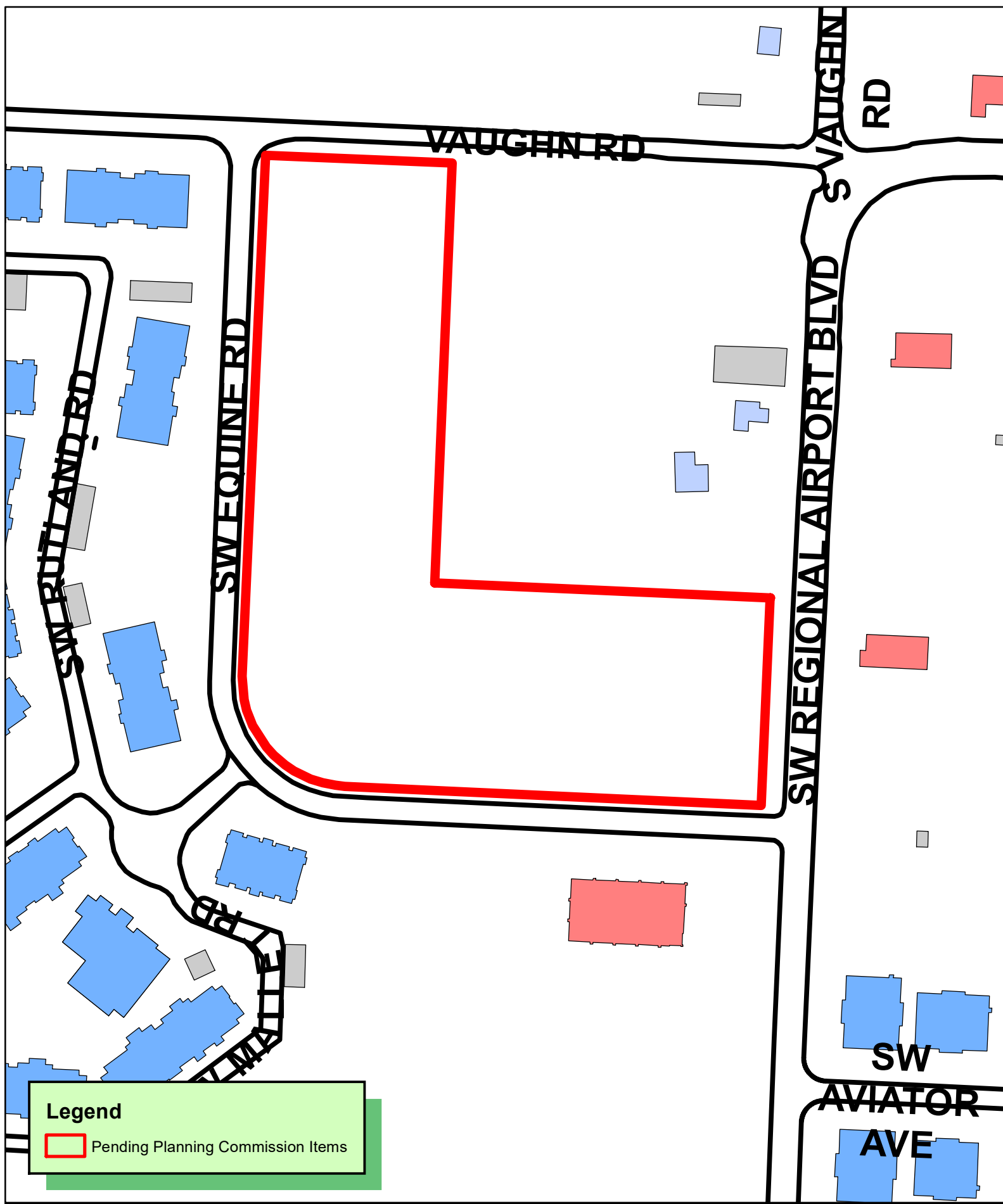
For the Planning Commission meeting on September 3, 2024

Details

Large Scale Development Extension: Vaughn Village Storage, Vaughn LLC, 6601 Southwest Equine Road, C-2, General Commercial, *LSD22-0048*

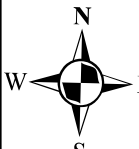
This property is currently vacant and is located at 6601 Southwest Equine Road. It is zoned C-2, General Commercial, with a Future Land Use Classification of General Commercial.

A request to extend previously approved (9-20-22) and extended (3-5-24) LSD22-0048 Vaughn Village Storage for the construction of a large scale development proposing the development of a mini-warehouse/storage facility that will contain 10 separate buildings all totaling 120,300 square feet. The larger of the buildings will be climate-controlled. Seventy-nine (79) parking spaces are required, and eighty (80) spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code. Access to the project will be achieved through two separate ingress/egress points onto SW Equine Road. The primary materials on the exterior of the building include split-face CMU block, architectural metal panels (24 gauge min.), and glazing. The applicant is requesting a 6-month extension.



Legend

 Pending Planning Commission Items


1 inch = 150 feet

LSD22-0048 9/20/22
LARGE SCALE DEVELOPMENT
VAUGHN VILLAGE STORAGE
6601 SW EQUINE RD


Page 2 of 25

LAW OFFICES OF
MICHAEL E. HORN

ATTORNEY AND COUNSELOR

August 13, 2024.

6959 LEBANON RD.
SUITE 212
FRISCO, TEXAS 75034
214-618-9900
FAX 214-618-9901

Keagan Stanton
Senior Planner, AICP
305 SW A Street
Bentonville, AR. 72712

Re: Vaughn Village Storage
LSD22-0048

Dear Keagan:

I am sending you this letter on behalf of Vaughn Village Storage, LLC. I appreciate you letting me know of the need of an extension of the approval for an additional six months.

We are still planning on developing the property and look forward to being an asset to the City of Bentonville.

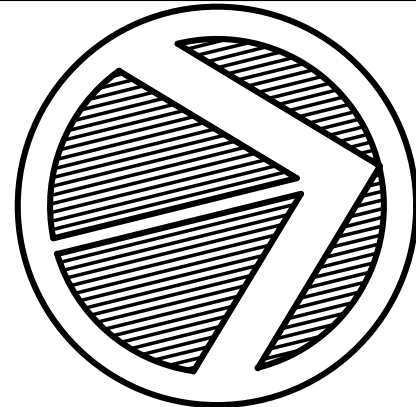
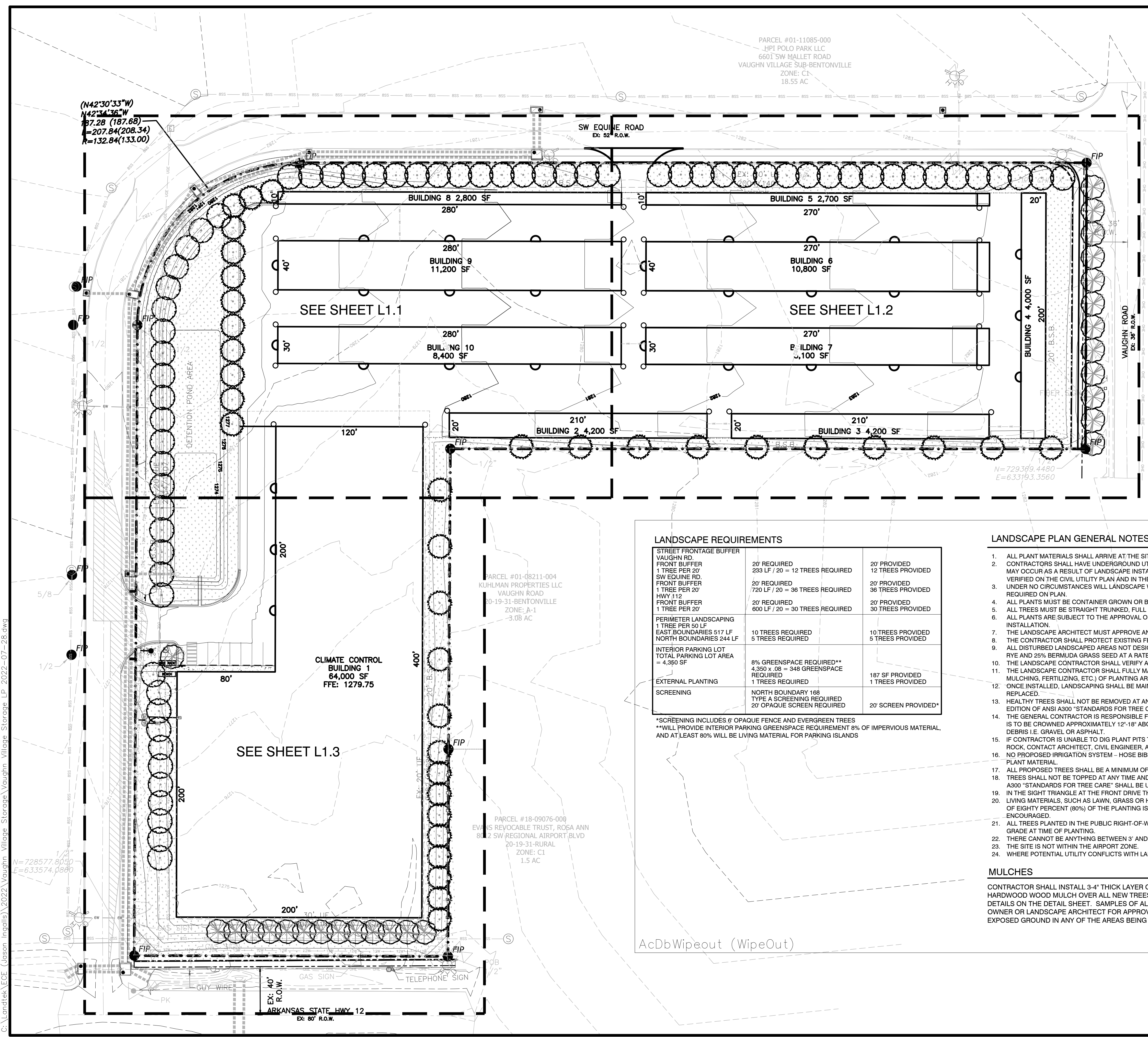
I had a meeting last week in Bentonville regarding the timing and feasibility of starting the project. We just received a Feasibility Study which recommends the project. We hope to start in the next 90 - 120 days. Since new residential developments are increasing in the Vaughn area, I feel the project could be successful. Feel free to reach out to me if you have any questions.

Please let me know of the extension date that is applicable

Yours truly,

A handwritten signature in blue ink that reads "Michael Horn". The signature is fluid and cursive, with the first name "Michael" and last name "Horn" clearly distinguishable.

Michael Horn



NORTH
SCALE 1"=40'

LANDTEK STUDIOS

2503 SWEETBRIAR DR.

FAYETTEVILLE, AR 72703

PH# 479.283.9721

8/12/2022

DATE

Date	Comments	Rev

VAUGHN VILLAGE STORAGE

LARGE SCALE

SW EQUINE ROAD

BENTONVILLE, AR

VAUGHN, LLC

6959 LEBANON ROAD, SUITE 212 FRISCO, TX 75034

9000 SUITS US DR. STE. B

BELLA VISTA, AR 72714

D: 479.283.9721

M: (501) 756-5300

E: JAMES@landtek.com

AcDbRasterImage (ISM)

DRAWN BY:	JWG
CHECKED BY:	JEI
DATE	8/12/22
JOB NUMBER	22-1010
SHEET NAME	OVERALL LANDSCAPE PLAN
File No.	vaughn Village Storage LP 2022-07-28.dwg
L1.0	

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER		
VAUGHN RD.	20' REQUIRED	20' PROVIDED
1 TREE PER 20'	233 LF / 20 = 12 TREES REQUIRED	12 TREES PROVIDED
SW EQUINE RD.		
1 TREE PER 20'	20' REQUIRED	20' PROVIDED
1 TREE PER 20'	720 LF / 20 = 36 TREES REQUIRED	36 TREES PROVIDED
HWY 112		
1 TREE PER 20'	20' REQUIRED	20' PROVIDED
1 TREE PER 20'	600 LF / 20 = 30 TREES REQUIRED	30 TREES PROVIDED
PERIMETER LANDSCAPING		
1 TREE PER 50 LF	10 TREES REQUIRED	10 TREES PROVIDED
EAST BOUNDARIES 517 LF	5 TREES REQUIRED	5 TREES PROVIDED
NORTH BOUNDARIES 244 LF		
INTERIOR PARKING LOT		
TOTAL PARKING LOT AREA = 4,350 SF	8% GREENSPACE REQUIRED**	187 SF PROVIDED
	4,350 x .08 = 348 GREENSPACE REQUIRED	1 TREES PROVIDED
EXTERNAL PLANTING		
SCREENING	NORTH BOUNDARY 168 TYPE A SCREENING REQUIRED	20' SCREEN PROVIDED*
	20' OPAQUE SCREEN REQUIRED	

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12'-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.



Know what's below.
Call before you dig.

AcDbWipeout (WipeOut)

C:\Landtek\EEC (Jason Ingalls)\2022\Vaughn Village Storage LP 2022-07-28.dwg

N=728577.0050
E=633574.0880



PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE
8-12-22
JOB NO.
22139
REVISIONS

A0.2
RENDERS

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VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

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8-12-22
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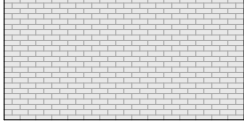
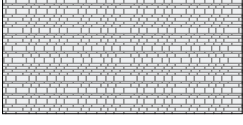
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SW EQUINE ROAD
BENTONVILLE, AR

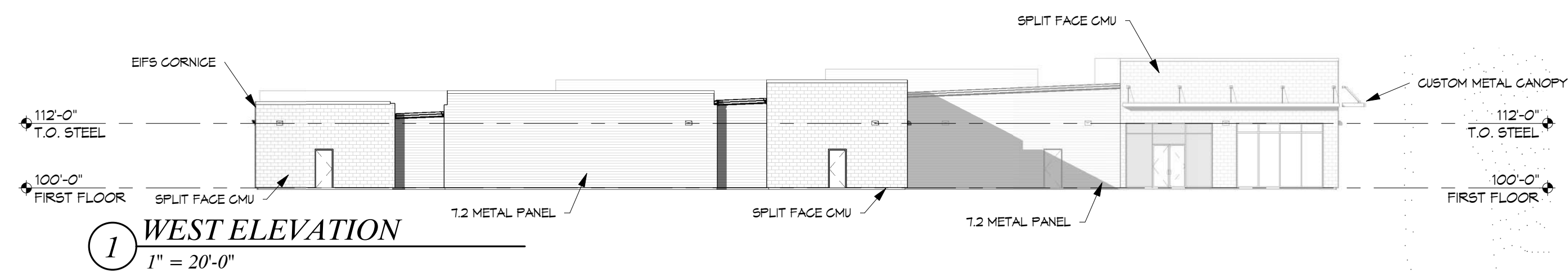
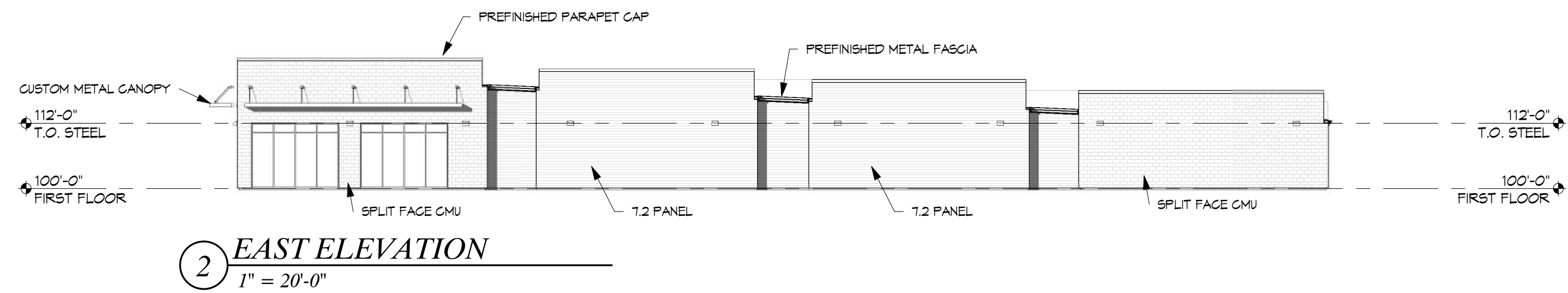
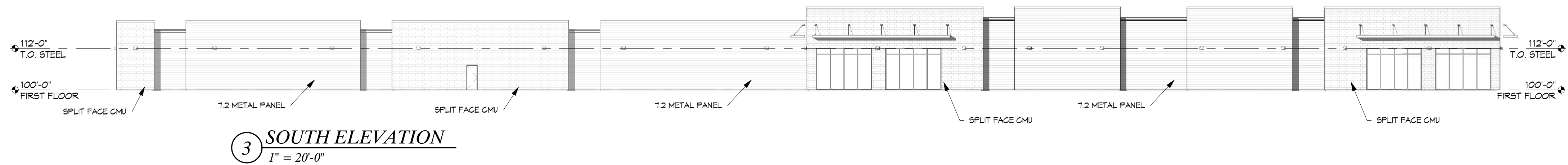
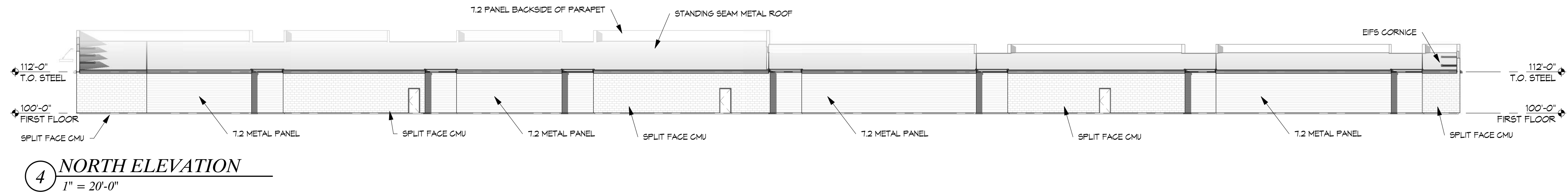
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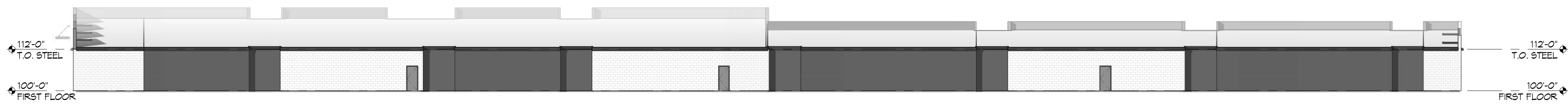
JOB NO.
22142

REVISIONS

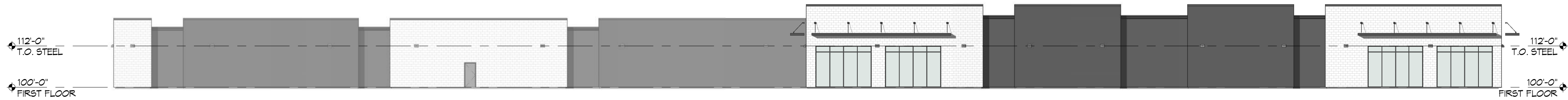
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SITE

EXTERIOR MATERIALS LEGEND			
	MODULAR BRICK - COLOR #1		FULL BED DEPTH STONE VENEER
	SPLIT FACE CMU - COLOR #1		MBG 1/2 METAL PANEL - COLOR #1





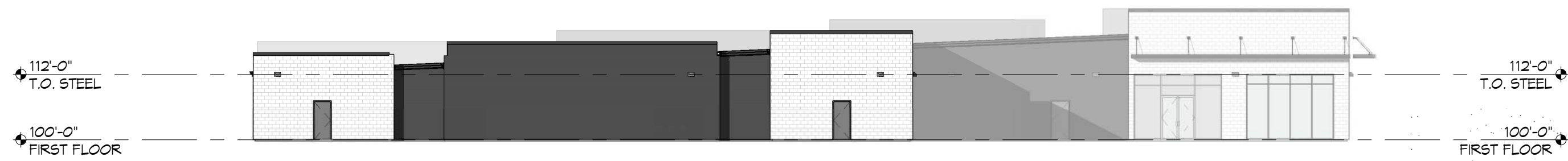
4 NORTH ELEVATION COLOR
1" = 20'-0"



3 SOUTH ELEVATION COLOR
1" = 20'-0"



2 EAST ELEVATION COLOR
1" = 20'-0"



1 WEST ELEVATION COLOR
1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

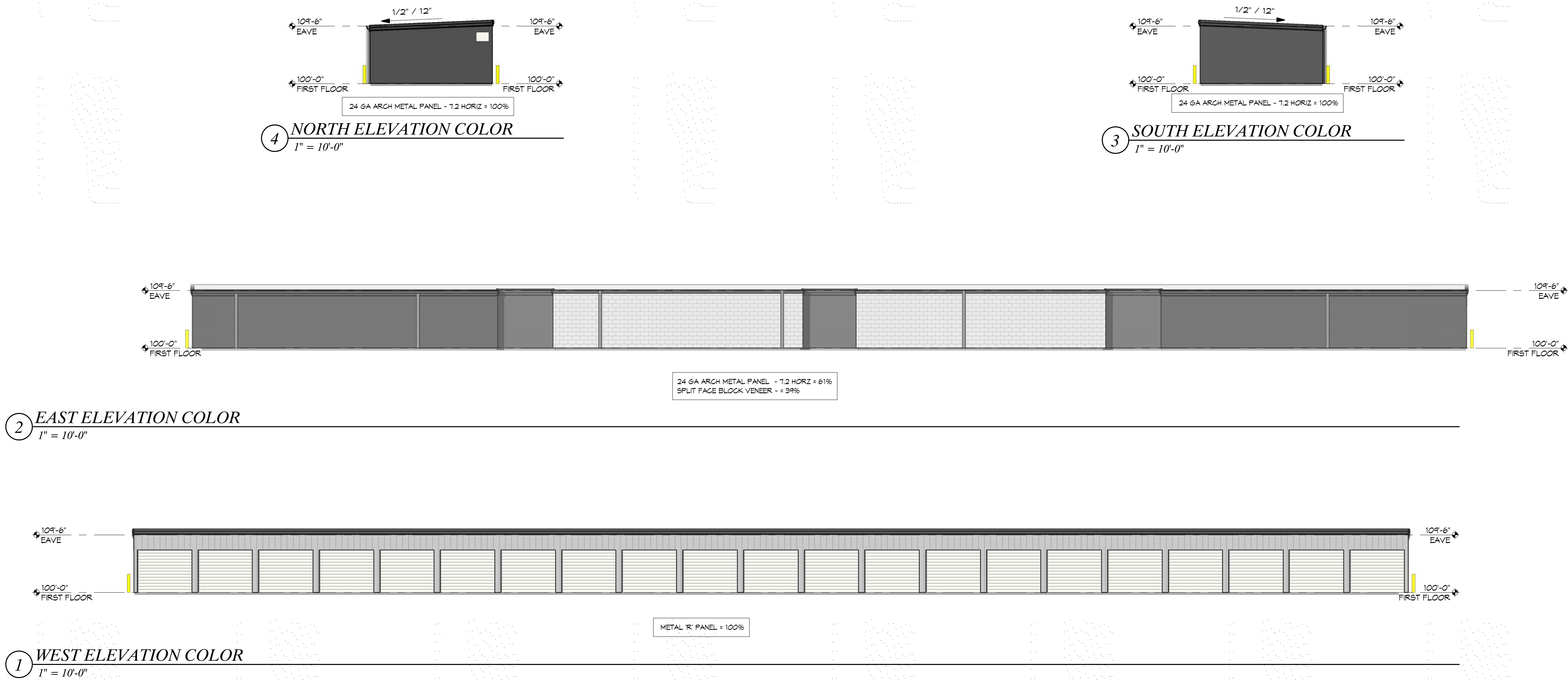
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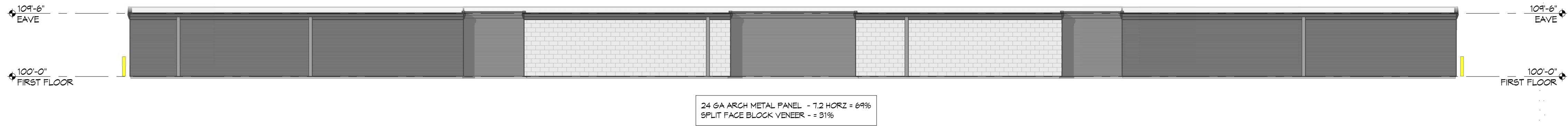
VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE: 8-12-22
JOB NO: 22139
REVISIONS

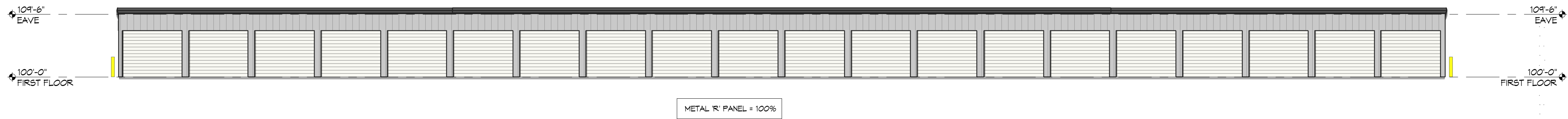
A1.2
COLOR ELEVATIONS

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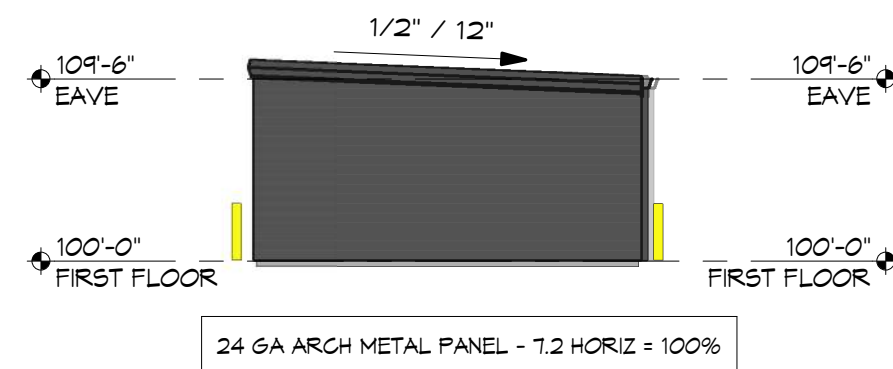




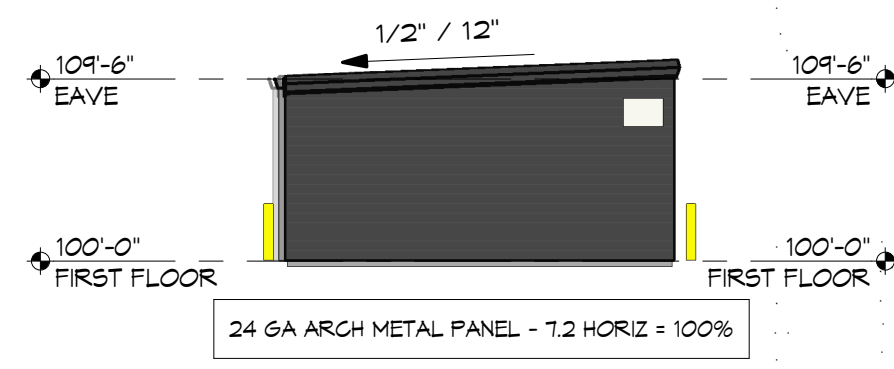
4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

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NOT FOR CONSTRUCTION

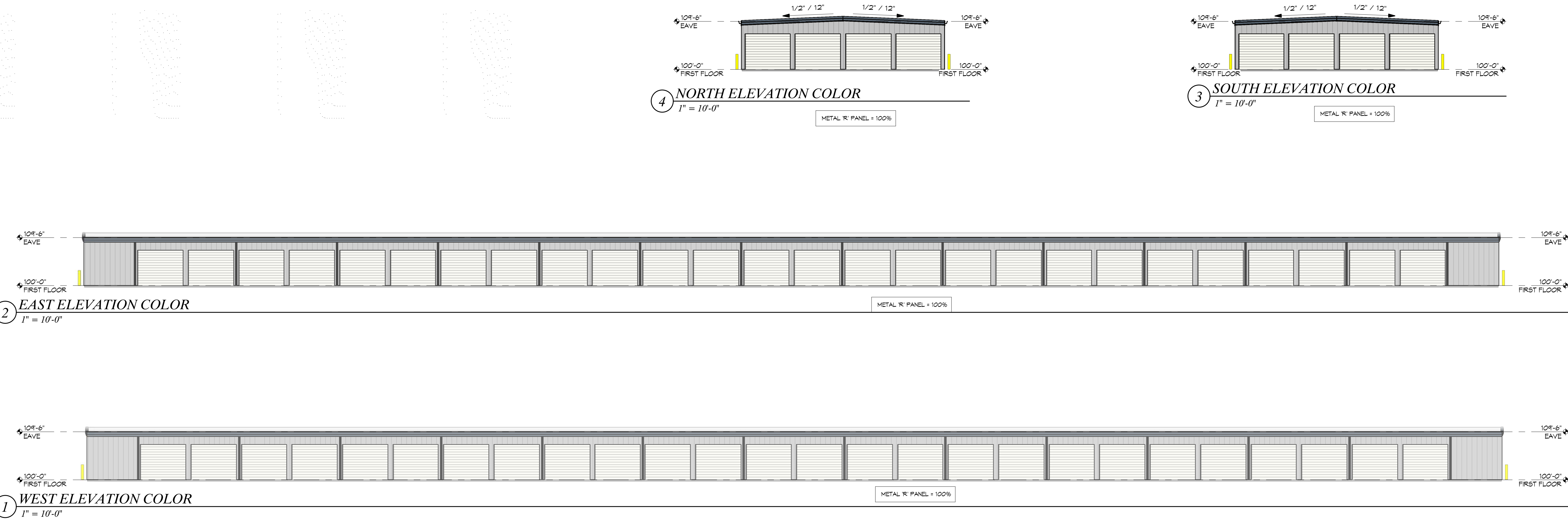
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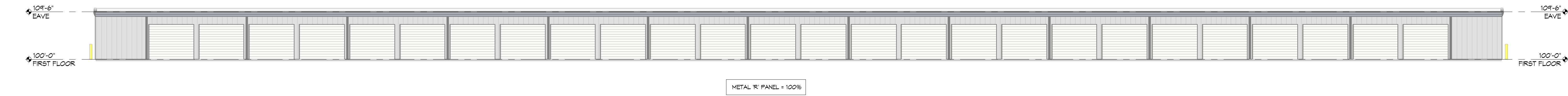
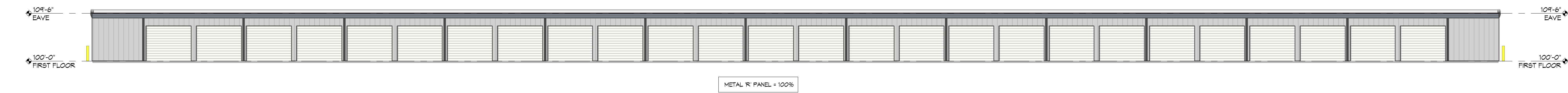
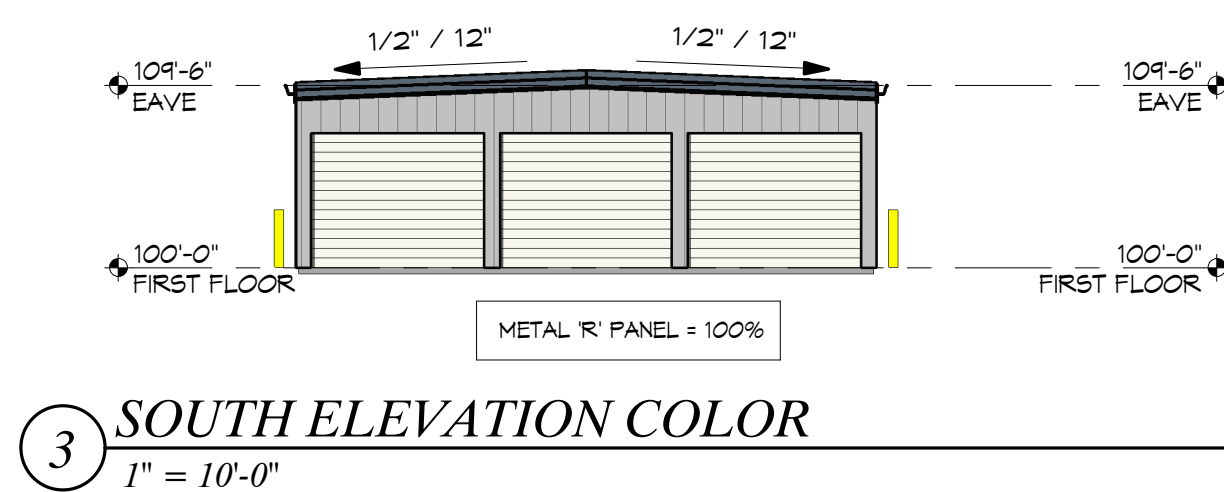
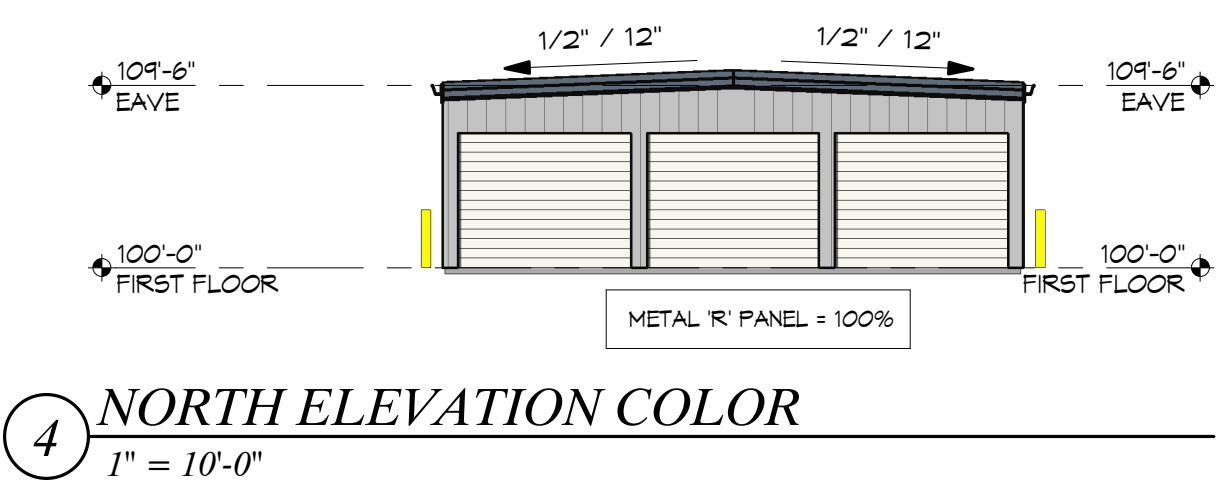
VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

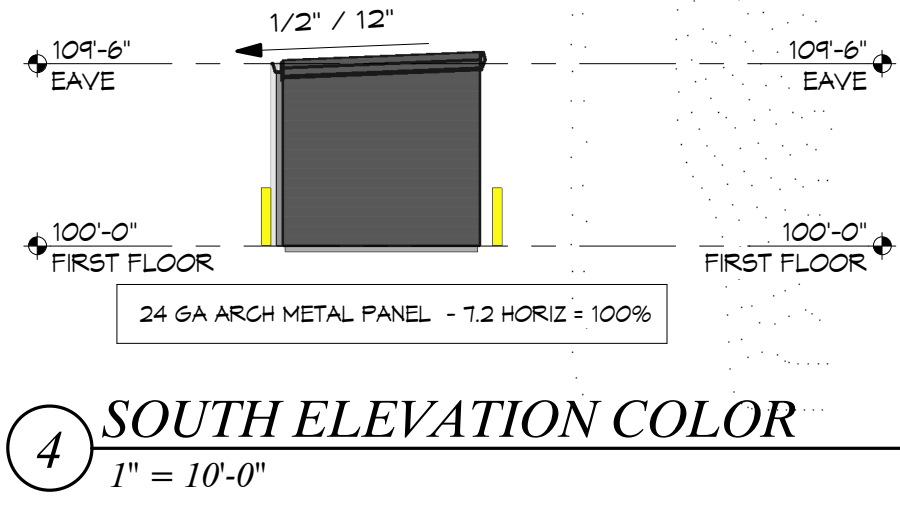
DATE: 8-12-22
JOB NO. 22142
REVISIONS

A4.1
COLOR ELEVATIONS

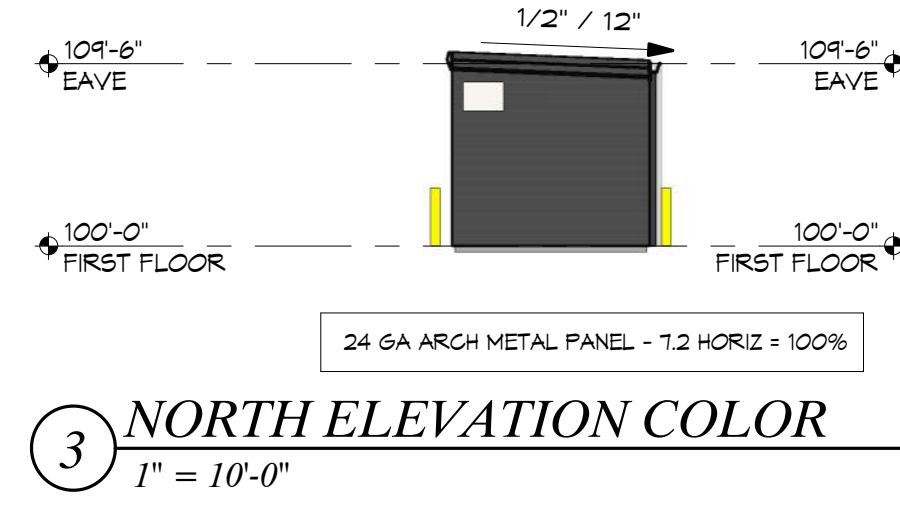
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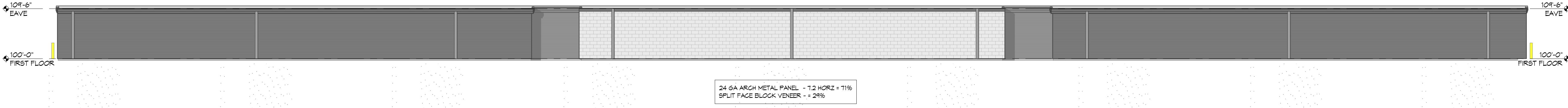
4 SOUTH ELEVATION COLOR
1" = 10'-0"



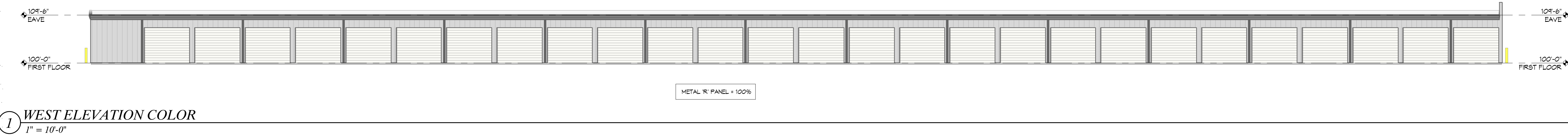
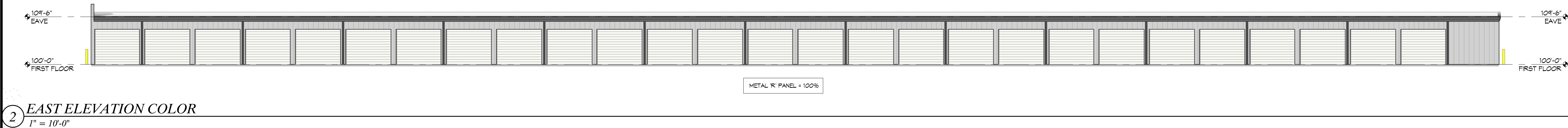
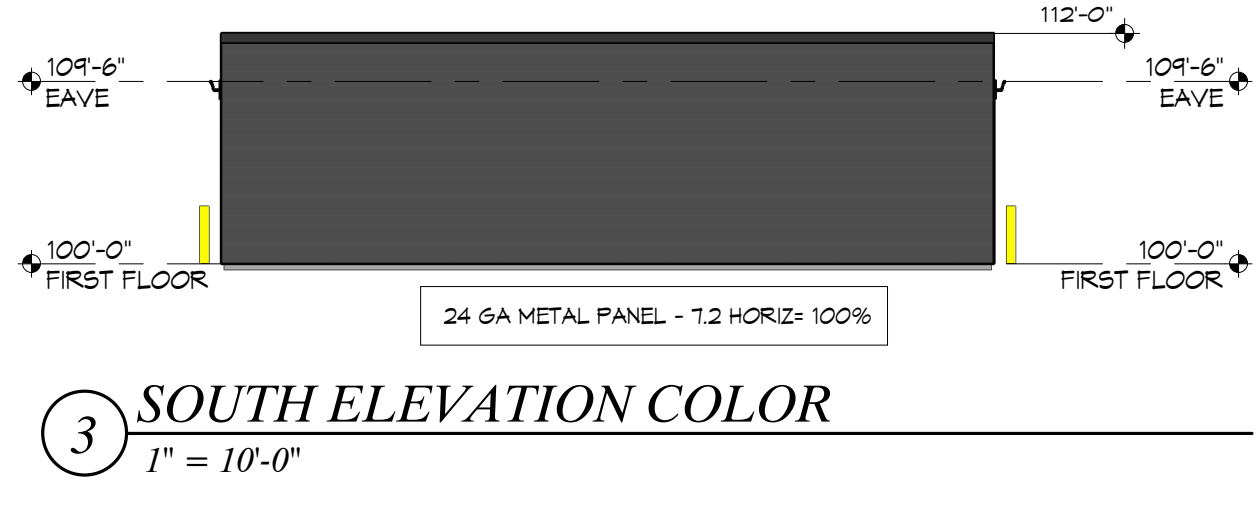
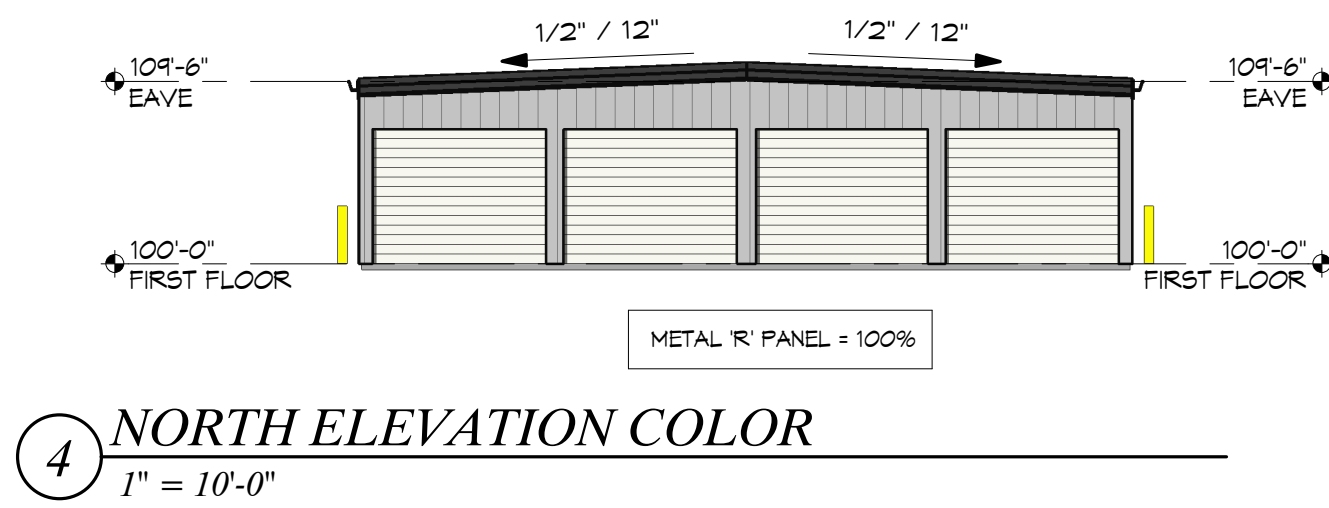
3 NORTH ELEVATION COLOR
1" = 10'-0"

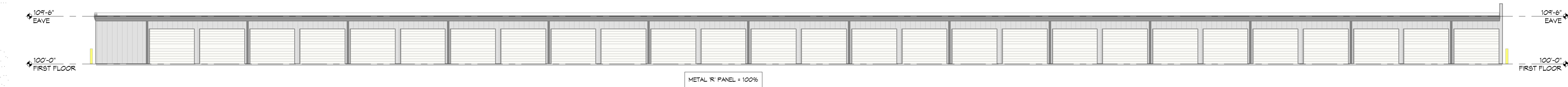
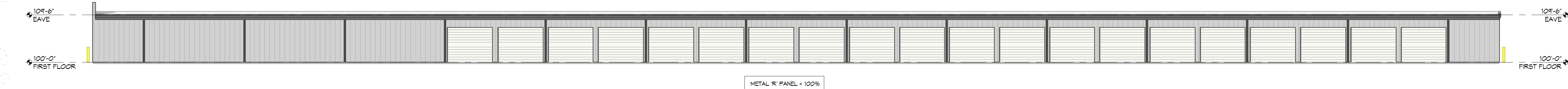
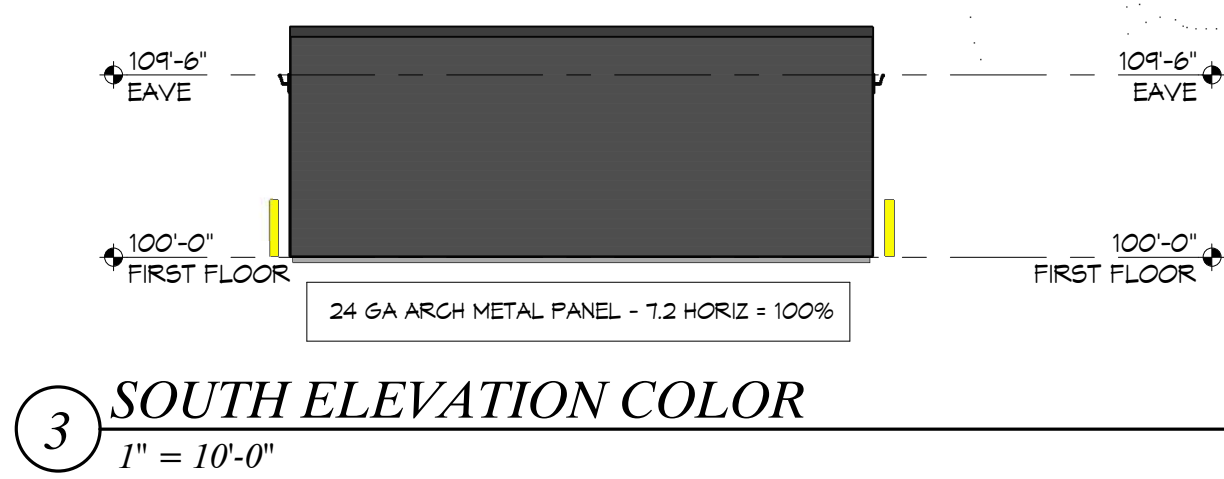
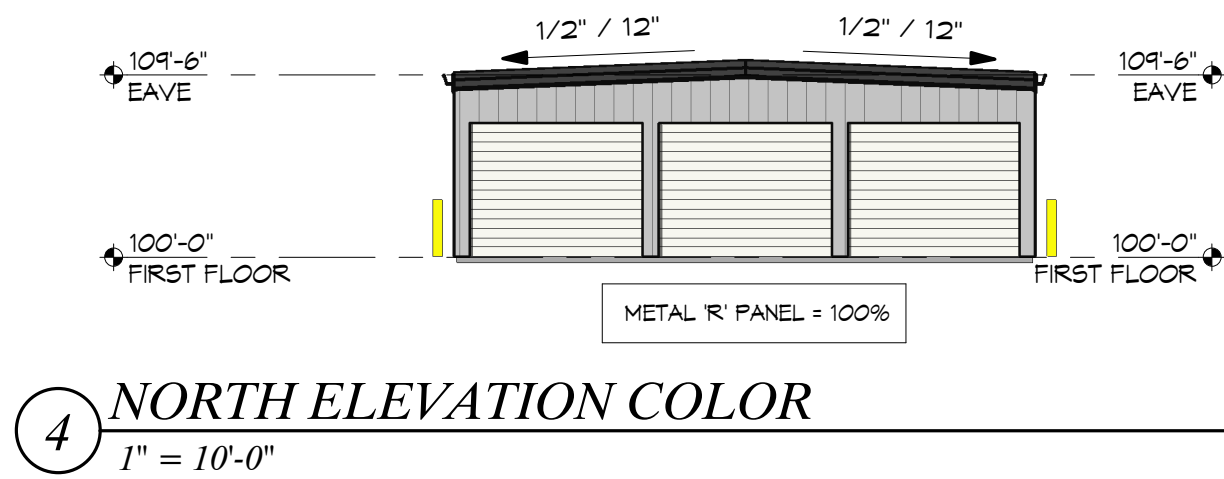


2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"







Consent Agenda Item [LS24-0024](#)

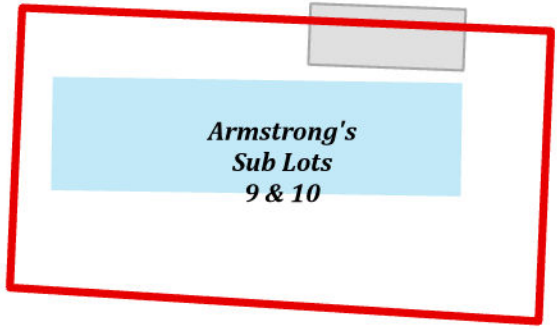
For the Planning Commission meeting on September 3, 2024

Details

Lot Split: Lot Split of Lot 10, Armstrong's Subdivision of Railroad Addition, Elliot Corner LLC, Southwest F Street, DE Downtown Edge, *LS24-0024*

A lot split of Lot 10, Block 2 of Armstrong's Subdivision of Railroad Addition, creating new Lots 17, 18, and 19 of Armstrong's Subdivision of Railroad Addition. No waivers or variances are requested with this plat. Utilities are located within the right-of-way.

 **PENDING PC Items**



SE 4TH ST

SE D ST



LS24-0024
Armstrong Sub Partial Lot 10 and Partial Lot 9
Lot Split





CITY OF BENTONVILLE PROJECT #LS24-0024

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 15TH DAY OF MAY, 2024.

ADD	DA	LOC
4		LOT
B		ARM
		SUE
		RAI

DRAWING #24-046

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 10, BLOCK 2 OF
ARMSTRONG SUBDIVISION CREATING NEW LOTS 17, 18, AND 19, BLOCK 2 OF
ARMSTRONG SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND
FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0024)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 10, BLOCK 2 OF ARMSTRONG SUBDIVISION creating new LOTS 17, 18, AND 19, BLOCK 2 OF ARMSTRONG SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 3, 2024;

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

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

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

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

Section 1: That the lot split of LOT 10, BLOCK 2 OF ARMSTRONG SUBDIVISION creating new LOTS 17, 18, AND 19, BLOCK 2 OF ARMSTRONG 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



Fletcher's Family Childcare

8 Jordan Lane

PC Date: 9/3/2024

Staff Report Details

Project Number	CUCC24-0001
Applicant / Current Owner	Bobbie Fletcher
Site Area	+/- 0.21 Acres
Current Zoning	R-ZL, Zero Lot Line Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Child Care Facility
Related projects	CU14-00003

Property Description

The subject property is located at 8 Jordan Lane and is currently the location of a single-family home. The property has direct access to Jordan Lane. The property is zoned R-ZL, Zero Lot Line Residential, with a Future Land Use Map Designation of Low Density Residential (LDR). Home Occupation, Type B, is allowed by conditional use in the R-ZL, Zero Lot Line Residential zoning district.

Project Details

Bobbie and Leon Fletcher have had a Type B Home Occupation for Residential Childcare in their home at 8 Jordan Lane since it was approved by the city in 2014. They are requesting a new Conditional Use Permit to have 12 children per day, instead of a max of 10 children that was the limit of the original CUP. Type B Child Care homes allow for 6-16 children in a residential child care.

The business hours will be the same, 7:00AM – 5:30PM.

Bobbie and Leon Fletcher are the homeowners and the only employees of the child care.

There is no signage, structural changes, parking requirements, or outdoor lighting changes being made.

Project Details

The indoor spaces being utilized are the living room and the dining room. The only outdoor space being utilized is the backyard, which has a fence installed.

Parking is in the driveway and along the curb in front of the home, not blocking sidewalks or other neighbor's driveways. Parents will enter Jordan Lane from East Battlefield Boulevard and exit Jordan Lane back onto East Battlefield Boulevard. Drop-off and pick-up times are staggered to not impede traffic.

Relationship to the General Plan / Projected Traffic Impact

The proposed conditional use would have little impact to traffic in the area because the applicants are only taking in two additional children. The property has direct access to Jordan Lane, which would allow for vehicle traffic to access the city's street network along East Battlefield Boulevard.

Public Comment

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

Analysis / Waivers

Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the conditional use procedure. Moreover, Type B home occupations must meet the following requirements to be considered for a conditional use permit.

1. Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.

- If there is additional traffic generated by the child care home, it will not negatively impact the safety, ambiance, and characteristics of the residential neighborhood (please see the neighbors' attached letters of support).

2. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.

- The home occupation will not be generating additional noise, odors, or pollution.

3. The home occupation is not primarily a retail sales operation (Incidental sales, i.e. shampoo, cosmetics, are permitted).

- There is no retail sales operation involved with this home occupation.

4. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.

Analysis / Waivers

- There will be no storage of hazardous materials at the home.

5. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.

- Only the homeowners and occupants of the home, Bobbie and Leon Fletcher, are employed for the child care.

Conclusion

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This Conditional Use Permit shall be valid until such time as the site has not been used for childcare for a period of 1 year.
2. The Conditional Use Permit shall allow the facility to operate a Type 'B' Residential Child Care (6-16 children).
3. Hours of operation will be 7:00AM – 5:30PM.
4. Parking shall be in the existing driveway and curb of the street without blocking the sidewalk, neighbors' driveways, or neighbors' mailboxes.
5. Playground area shall be in the backyard and shall be contained inside a fenced area.
6. 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 Permit at any time.
7. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details

 **PENDING PC Items**

JORDAN LN

*The Fletcher's
Family Childcare*

NE WILD INDIGO WAY

NE CHICORY LN

E BATTLEFIELD BLVD

PLEASANT
VIEW
LN

CUCC24-0001
The Fletcher's Family Childcare
Conditional Use



We have had a CUP Type 'B' Residential Child Care since April 17, 2014 and have remained in good standing since this date. We are requesting a new CUP Type 'B' to reflect the change of the number of children allowed from 10 to 12. We have already received licensing approval for 12. Nothing else is changing in our operations.

We will keep only up to 12 children per day.

Our business hours will remain 7am -530pm – Monday – Friday

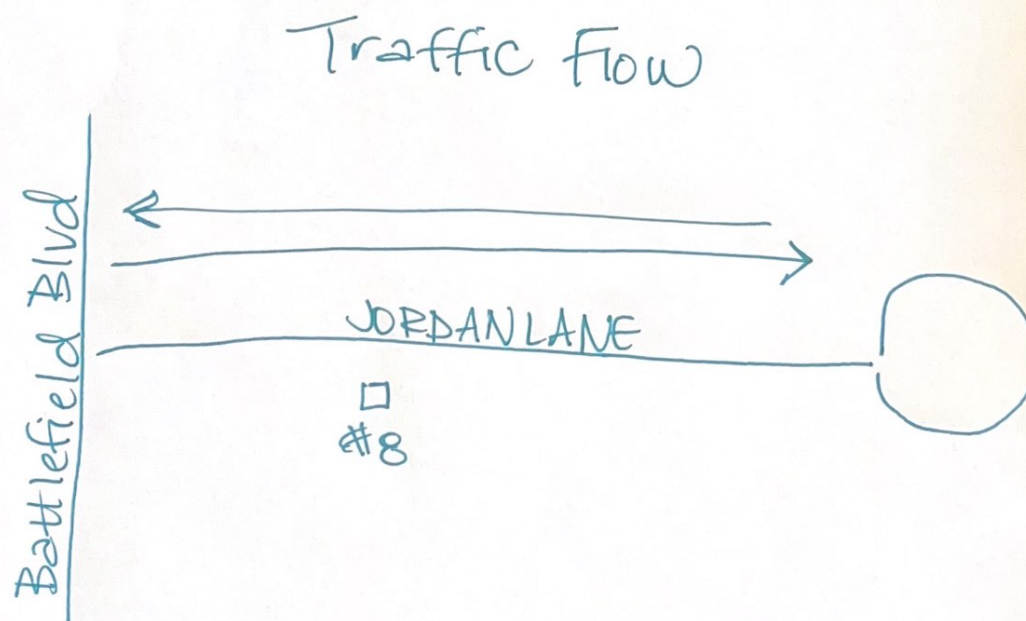
Only employees are Leon & Bobbie Fletcher (homeowners)

There is no signage, structural changes, parking requirements or outdoor lighting changes to be made. All the criteria for a Type B large Residential Childcare

We utilize the Living Room and Dining Area for indoor play/nap space. No more than 25% of home used.

Children are only allowed to play in the backyard, which has a privacy fence installed.

Parking is in driveway and along curb in front of the home, not blocking sidewalks or other neighbor's driveways – parents will enter Jordan Lane from Battlefield Blvd use end of cul-de-sac to turn around and exit Jordan Lane back onto Battlefield Blvd.



BENTONVILLE FIRE DEPARTMENT

INSPECTION REPORT

LEON AND BOBBIE FLETCHER (HOME DAYCARE), 8 JORDAN LN, BLDG UNNAMED,
BENTONVILLE AR 72712



DETAILS

Inspection Date: 08/14/2023 | Inspection Type: General High Risk | Inspection Number: 45544 | Shift: N/A | Station: N/A |
Unit: N/A | Lead Inspector: TONY JOHNSON | Other Inspectors: N/A

VIOLATIONS

No Violations Found

NEXT INSPECTION DATE

08/14/2024

FEE

Invoice Date: N/A | Inspection Fee: N/A | Date Paid: N/A | Amount Paid: N/A | Invoice Number: N/A | Check Number: N/A |
Transaction Number: N/A

CONTACT SIGNATURE

Bobbie Fletcher
Signed on: 08/14/2023 @ 12:05

A handwritten signature consisting of a large 'X' shape.

INSPECTOR SIGNATURE

TONY JOHNSON
Signed on: 08/14/2023 @ 12:05

A handwritten signature in cursive script.

QUESTIONS ABOUT YOUR INSPECTION?

TONY JOHNSON
tonyj@bentonvillear.com
4792713108



The Arkansas Department of Human Services

Division of Child Care and Early Childhood Education



Certifies that

Child Care Facility # 29400

THE FLETCHER'S FAMILY CHILDCARE

8 JORDAN LN

BENTONVILLE AR 72712-9391

Has Met The Requirements to Operate a Licensed Child Care Family Home

License Status: Regular License Status Start Date: 10/6/2015

Better Beginnings Level (if applicable): N/A Better Beginnings Level Start Date: N/A

Better Beginnings Renewal Date:

Maximum Building Capacity 12

CERTIFICATE of Business Registration

2024

This business has registered with the
City of Bentonville, Arkansas Business Registry
in accordance with Bentonville Municipal Code Art. 18-IV.



Effective: 01/01/2024

Expiration: 12/31/2024

*This is not a license to operate and does not indicate
compliance with city, state and federal codes.*

Building Sketch (Page - 1)

Borrower/Clerk Wilbert, Jr. & Bobbie Fletcher			
Property Address 8 Jordan Ln			
City Bentonville	County Benton	State AR	Zip Code 72712-9391
Lender Regions Mortgage			

Sketch by Asper IV™
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1293.59	1293.59
GAR	Garage	389.50	389.50
TOTAL LIVABLE (rounded)			1294

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
26.4 x	32.3	852.72
6.3 x	25.4	160.02
13.7 x	20.5	280.85
3 Calculations Total (rounded)		1294











April 17, 2014

Type 'B' Residential Child Care
Wilbert & Bobbie Fletcher
8 Jordan Lane
Bentonville, Arkansas 72712

Mr. & Mrs. Fletcher:

I am pleased to inform you that on April 1, 2014 the Bentonville Planning Commission approved your conditional use permit to operate a Type 'B' Residential Child Care (5-8 children maximum) in a R-ZL, Zero Lot Line, zoning district for your location at 8 Jordan Lane. The following conditions apply:

1. The conditional use permit shall allow the facility to operate a Type 'B' Residential Child Care facility. (5-10 children max.)
2. Hours of operation will be 7:00am-5:30pm Monday through Friday.
3. Parking shall be in the existing driveway without blocking the sidewalk and on-street.
4. Pickup times shall be staggered
5. Playground area shall be in the backyard and shall be contained inside the fenced area.

Please retain a copy of this for your records. If you have any questions do not hesitate to call the Planning Department at (479) 271-3126.

Sincerely,

Jon Stanley
City Planner

CERTIFICATION OF HOME OCCUPATION COMPLIANCE

RESIDENTIAL CHILD CARE, TYPE B

I Bobbie Fletcher, of The Fletchers Family Childcare
8 Jordan Lane, J2712, hereby state and certify
that my home occupation complies with the City of Bentonville Zoning Code Article 601.J Home Occupations,
Type B as set forth herein, specifically including all of the following requirements:

1. Type B. Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the conditional use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit.

- a. The home occupation is located completely within the principal dwelling unit.
- b. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.
- c. The home occupation is not primarily a retail sales operation. (Incidental sales, i.e., shampoo, cosmetics, are permitted.)
- d. The home occupation does not occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit.
- e. The home occupation does not display merchandise or have outside storage of equipment or materials.
- f. The home occupation does not alter the external appearance of the principal dwelling unit.
- g. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
- h. The home occupation has no more than one non-illuminated business identification sign mounted flush to the dwelling unit and not more than two square feet in area.
- i. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- j. The home occupation will not cause more than one customer vehicle to be parking in the vicinity of the principal dwelling unit at a time.
- k. The home occupation does not involve the external or visible manufacturing of goods on site.

I hereby affirm or swear under penalty of perjury that this information is true and correct. I further affirm or swear that I will operate my home occupation in accordance with the City of Bentonville Municipal Code.

IN WITNESS WHEREOF, the said Releasor has hereunto set hand and seal this 11 day of July

2016.

Bobbie Fletcher
Signature of Affiant

From: Gmail <bertajfergus@gmail.com>
Sent: Friday, August 16, 2024 10:27 AM
To: planning <planning@bentonvillear.com>
Cc: Berta Fergus <bertajfergus@hotmail.com>
Subject: 8 Jordan Lane / Permit

You don't often get email from bertajfergus@gmail.com. [Learn why this is important](#)

Planning committee,

I am writing in regards of Leon and BobbieLee Fletcher at #8 Jordan Lane Bentonville, regarding a conditional use permit for their daycare center. I have lived on the street with the Fletchers for 13 years and respect and admire them immensely. It would be my desire that they are granted the new conditional permit. The parents dropping off and picking up their children, are always nothing but kind and considerate. Wishing them all the best and their endeavors.

Berta Fergus
17 Jordan Lane
Bentonville, AR 72712

Sent from my iPhone

From: planning
Sent: Friday, August 16, 2024 12:58 PM
To: Bradley Gavrielides; Brittany Chue; Sophie McAdara
Subject: FW: Daycare Hearing



From: Jack Mitchell <jackmitch0329@gmail.com>
Sent: Friday, August 16, 2024 12:45 PM
To: planning <planning@bentonvillear.com>
Subject: Daycare Hearing

You don't often get email from jackmitch0329@gmail.com. [Learn why this is important](#)

Hello,

My name is Jack Mitchell, and I reside at 6 Jordan Ln. I am writing to express my support for my neighbors at 8 Jordan Ln, who have been operating a daycare since I moved into the neighborhood.

During the few years I have lived here, I have never encountered any issues related to the daycare, whether it be traffic, noise, or any other concern. The daycare has been a positive presence in the community, and I appreciate the care and consideration my neighbors have shown in their operation.

Thank you for your time,
Jack Mitchell

From: planning
Sent: Monday, August 19, 2024 8:33 AM
To: Bradley Gavrielides; Brittany Chue
Subject: FW: 8 Jordan Lane Public Hearing



From: Cathleen Faircloth <ccbbfour11@gmail.com>
Sent: Friday, August 16, 2024 3:50 PM
To: planning <planning@bentonvillear.com>
Subject: 8 Jordan Lane Public Hearing

Dear Planning committee:

The Fletcher's who own 8 Jordan Lane, have been providing daycare for 10 children at their residence for the last 10 years. They have recently applied for a permit to add 2 children, a total of 12. I would like to request that the planning commission approve this permit as it is only adding 2 additional children.

I have lived at 18 Jordan Lane for 2 1/2 years (owned for 8 years) and I haven't experienced any issues with parking, traffic, noise or congestion as a result of this daycare.

The Fletcher's are wonderful people who are very involved with this community. They're caring neighbors who help anyone in need, notify neighbors of things going on in the city and neighborhood, and have asked that we notify them if there is ever an issue due to their daycare. They are providing an essential service for working parents in the area and reliable daycare is hard to find. Parent's are so fortunate that they are in business and in the location they are. The benefits of allowing 2 additional children the opportunity to enroll, is a win-win all the way around. Thank you for allowing me to voice my favorable opinion here.

Cathleen Faircloth
18 Jordan Lane

From: planning
Sent: Tuesday, August 20, 2024 1:59 PM
To: Bradley Gavrielides
Subject: FW: Fletcher family childcare



From: JJ Kerbo <jjkerbo@gmail.com>
Sent: Tuesday, August 20, 2024 1:57 PM
To: planning <planning@bentonvillear.com>
Subject: Fletcher family childcare

You don't often get email from jjkerbo@gmail.com. [Learn why this is important](#)

Good afternoon,

To whom it may concern, I fully support the Fletcher family childcare at 8 Jordan Lane.

They have been in business for a very long time. My step son attended this daycare when he was a baby up to time for first grade. He is now 8 and our youngest who is 3 attends the daycare currently.

Please be sure to renew their paperwork as I am convinced no one will do as good of a job as they do.

Thank you for your time. Have a wondrous day.



BEVERLY HALL

Planning Project Coordinator

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

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Reply



Reply all



Forward

From: Ashley Kerbo <ashleykerbo12@gmail.com>

Sent: Wednesday, August 21, 2024 10:04 AM

To: planning <planning@bentonvillear.com>

Subject: The Fletchers (8 Jordan Lane)

You don't often get email from ashleykerbo12@gmail.com. [Learn why this is important](#)

Hello!

My name is Ashley Kebro. I am sending an email regarding The Fletchers Family Childcare on 8 Jordan Lane in Bentonville. I would like to support them in trying to renew their permit for conditional use. I have 2 children ages 8 and 3 and both my children attended their care for many years now and we have always been in and out very quickly when picking up and dropping off. We have never encountered any issues with traffic or parking in the 8 years we have been there. I hope this email finds you well and we can get them the permit they need!

Thank you!

Ashley Kerbo

To: Sophie McAdara; Brittany Chue

Wed 8/21/2024 10:52 AM



BEVERLY HALL

Planning Project Coordinator

479.271.3122

305 SW A Street
Bentonville, AR 72712

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↩ Reply

↩ Reply all

➦ Forward

From: Emma Whetstine <emma.whetstine.g@gmail.com>

Sent: Wednesday, August 21, 2024 10:51 AM

To: planning <planning@bentonvillear.com>

Subject: Fletchers Day Care 8 Jordan Ln

You don't often get email from emma.whetstine.g@gmail.com. [Learn why this is important](#)

Hi,

My name is Emma Whetstine. My husband and I currently live at 11 Jordan Ln, Bentonville, AR 72712 and we wanted to voice our support for the new permit they have applied for. Traffic has never been an issue in the 8 years I have lived here and I do not see this permit causing any issue. I hope you will consider approval for the increased number of children that can be housed at the day care. Thank you for your consideration.

Emma Whetstine

From: Chris Hearnberger <chrishearnberger@gmail.com>

Sent: Thursday, August 22, 2024 5:33 PM

To: planning <planning@bentonvillear.com>

Subject: Support for New Use Permit - Fletcher's Family Childcare

You don't often get email from chrishearnberger@gmail.com. [Learn why this is important](#)

Good Afternoon,

My name is Chris Hearnberger. My wife, Caitlin Hearnberger, and I live on Chicory Lane in east Bentonville. We are emailing you to voice our support for the approval of a new conditional use permit for Fletcher's Family Childcare on Jordan Lane. We are neighbors of the Fletchers for the last few years and have always supported their right to operate their childcare business in the way they see fit. We appreciate having the business in the neighborhood and have no issue with a potential expansion. We find the Fletchers honest, trustworthy, and competent. Feel free to ask if you would like any more information about our support. Otherwise, please approve a new conditional use permit for Fletcher's Family Childcare.

Thank you,

Chris Hearnberger
107 NE Chicory Ln.
Bentonville, AR 72712

Fletchers Family Childcare - 8 Jordan Lane, Bentonville - Conditional Use Permit

From: Erin Pierson <erintsellshomes@gmail.com>

Sent: Wednesday, August 28, 2024 11:54 AM

To: planning <planning@bentonvillear.com>

Subject: Fletchers Family Childcare - 8 Jordan Lane, Bentonville - Conditional Use Permit

You don't often get email from erintsellshomes@gmail.com. [Learn why this is important](#)

To whom it concerns:

Fletchers Family Childcare first applied for a conditional use permit approximately 10 years ago, I believe. At the time, the permit allowed for them to care for 10 children at their home at 8 Jordan Lane.

This year they are asking for a new permit that would allow them to care for 12 children going forward.

I wanted to send this email as a parent with children in their care. The Fletchers are very organized, thorough, and detailed in all of their planning, and this includes traffic and parking on their street.

When we started using them for childcare, they carefully went over drop off and pick up procedures with me. We are to park in front of their home, or in their driveway only, and we were instructed not to use anyone else's property to turn around when leaving - there is a cul de sac at the end of the street allowing parents to easily turn around without disrupting other residences or the traffic pattern on the street. We have never seen an issue occur with regard to parking and traffic due to Fletcher Family Childcare.

I'm not sure it relates to concerns you may have when considering approval of this permit, but I want to add that the Fletchers take phenomenal care of the kids in their home, and love them as their own. The 10 kids in their care are lucky to be in this environment, especially in today's world. 2 more kids and their families could also be so lucky if this permit is approved.

Thank you for taking the time to read this email in support of Fletchers Family Childcare's conditional use permit application.

Sincerely,

Erin and Levi Pierson

	UP Summit
	2205 Southwest I Street
	PC Date: 9/3/2024

Staff Report Details	
Project Number	CU24-0013
Applicant / Current Owner	UP Partners Management Company / City of Bentonville
Site Area	+/- 142.83 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Utility / Transportation
Requested Future Land Use Map Designation	
Development Type / Use	UP Summit
Related projects	

Property Description
The subject property is located at 2205 Southwest I Street and is currently the location of the Bentonville Municipal Airport. The property is zoned A-1, Agriculture, with a Future Land Use Map designation of Utility / Transportation.

Project Details
UP Partners Management Group is requesting a conditional use permit for a temporary event at the Bentonville Municipal Airport (VBT). This event rotates between Bentonville and Dallas/Forth Worth, Texas every other year. The last time that this event was held in Bentonville was in 2022. The main event will be September 29 until October 2 with an optional additional day, Saturday September 28, if rain is anticipated. The applicant is requesting hours of operation from 6:00AM - 10:00 pm for the duration of the event (see attached schedule for day to day events). On Sunday, September 29th from Noon-5pm there will be a community day, open to the public, with an airshow. Shuttle service and bicycle parking are provided for the community day. The applicant is attempting to launch approximately 6500 toy rockets between noon and 5:00PM on Sunday, September 29th to set a world record. Please see the applicant's narrative for an overview. The event is invite only

Project Details

from September 30th - October 2nd.

Relationship to the General Plan / Projected Traffic Impact

The proposed conditional use does have the potential to impact traffic in the area, but shuttles and traffic control measures are proposed to mitigate impacts.

Public Comment

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

Analysis / Waivers

The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This Conditional Use Permit shall be valid from September 16th - October 2nd.
2. All activities shall comply with all FAA and VBT regulations.
3. All food trucks shall have a valid City of Bentonville Outdoor Vendor Permit on file.
4. 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.
5. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Conclusion

Additional Details

UP Summit 2024

The event will be located on the NE corner (2380 SW Aviation Drive to end. See Exhibit A) of the leased property of Bentonville Municipal Airport.

Monday, September 16 through Monday, October 7, 2024

- (a) Monday, September 16 - Friday, September 27, 2024 - Exhibitor and event load-in and build
- (b) Saturday, September 28 - Buffer Day/Rain Day for Community Day and Related Airshow
- (c) Sunday, September 29 (Noon - 5 PM) - **Community Day** and Airshow #1
- (d) Monday, September 30 - VIP Arrivals, **UP.Summit Day 1 Private Event** Kicks off at 5 PM. Airshow #2
- (e) Tuesday, October 1 - UP.Summit Day 2. Drone Show
- (f) Wednesday, October 2 - UP.Summit Day 3 - program wraps. Guests depart. Exhibitor and event strike.
- (g) Thursday, October 3 - Friday, October 4 - Strike continues.
- (h) Saturday, October 5 - Monday, October 7 - additional days, if needed, for strike and general clean up.
- (i) Hours of availability between 6 AM - 10 PM.

Overview/Notable Items

The UP.Summit event footprint is from the NE corner of VBT: 2380 SW Aviation to 2250 SW Aviation. (Exhibit F.)

Staff parking and rest tent will be located on the parcel on the corner of SW 24th Street and SW Aviation. Blue Crane license agreement in process. All parties are in agreement. (Exhibit F.)

The exhibitor staging and storage area will be adjacent to the Main Gate airport side, and a contracted parcel on SW 28th Street/Keeling Inc. Agreement is being processed with Joe Keeling. All terms are agreed to. (Exhibit G.)

Northwest Church has agreed use of their lawn for the rocket launch on Sunday, September 29th. Set up will begin on Saturday, September 28th. Agreement in process. Verbal approval was confirmed on Tuesday, August 27th. (Exhibit H.)

Walmart HQ parking for community day is confirmed. The agreement is fully executed. (Exhibit I.)

Drone Show Take off and Return Location - West side of VBT on the ground next to Game Composites where new hangars will go. (Exhibit J.)

Community Day Transportation Plan. Public parks at Walmart HQ to pick up shuttles, move south on Walton Blvd., and turn on SW 24th. Drop off and pick up at the corner of SW 24 and SW Aviation. Shuttles continue from SW Aviation to SW 28th and back to Walton for round-robin service. (Exhibits K & L.)

I submitted a road closure request, which is on the agenda for the September 9th meeting. The updated map is attached since NWC approved using the lawn for the rocket launch. All new notes are highlighted in red. I'll also share this update with TSS. (Exhibit M.)

Community Day security points (blue stars) (Exhibit N.)

Dining plan of action for 2300 hangar (Exhibit O.)

We are working on a PR plan to notify the surrounding neighbors of the Community Day-related events that may be impacted by the increased traffic, resulting in minor disruptions to their standard patterns. The VIP main event, however, will not disrupt their standard patterns as it is much more self-contained.

UP Summit Schedule

MONDAY, SEPTEMBER 16 - SATURDAY, SEPTEMBER 28	
7:00 AM - 10:00 PM (as needed)	UP.Summit Preparations. This includes but is not limited to heavy activity with trucks/vehicles of various sizes delivering supplies, rentals, and exhibitor products, exhibitor build-out, show production build inside Big Green hangar, and tent builds.
	On September 16th, 14 x tractor trailers begin delivery of materials for exhibitor JetZero for the 747 mock-up build in Hangar 1. @Kelly Deeds sidebar/note <> Interior/exterior hangar prep to be completed before the 16th • Hangar cleaned • Remove ceiling fan • Remove exterior awning (Apron side) • Others, not related to you - fans in place, genie, pipe & drape interior perimeter.
	Last Night Event installs bike rack/barriers on parcel SW 24th and SW Aviation.
FRIDAY, SEPTEMBER 27, OR SATURDAY, SEPTEMBER 28	
Time TBD	Mesh fencing installed on grass parcel/NE corner in prep of Community Day
Time TBD	Estes model rocket prep begins at Northwest Church lawn/D Street Side
Time TBD	Port-a-Potties are set up at VBT, 24th/Aviation parcel, Walmart HQ parking lot (community day parking/shuttle location).
TBD	<i>Saturday, September 28 - Rain Day for Community Day and related air show if needed.</i>
SUNDAY, SEPTEMBER 29 - COMMUNITY DAY	
Morning - Time TBD	Food trucks arrive/set up at VBT Trucks will enter east side Main Gate at 28th/Aviation and use the pathway to stage in front of 2250.
Noon - 5:00 PM	UP.SUMMIT COMMUNITY DAY @ VBT Time TBD - Visit Bentonville volunteers briefed, dispatched to positions, and ready. 11:45 AM - Buses begin round-robin service from Walmart HQ parking to 2380 SW Aviation. Noon - Doors Open Noon - 5 PM GWR rocket launch process 2 PM Air show 5 - 5:15 PM - The last bus departs the event location. 5 PM - Community Day wraps/Gates closed/Clean-up. We are estimating a turnout of around 10,000 for Community Day. Free tickets are currently available via Eventbrite. Tickets are for count purposes. Public can access the event without one.
5:00 PM - 10:00 PM	Food trucks depart VBT

	Port-a-Potties are picked up/removed from all sites - VBT, NWC, 24th/Aviation and Walmart. Clean-up in all areas commences. Remaining main event load in resume. (We are holding some load-ins purposely after CD.)
MONDAY, SEPTEMBER 30 - DAY 1 - UP.SUMMIT VIP EVENT	
Time TBD - Day	General exhibitor prep/fine-tuning General deliveries for catering and rentals
9:00 AM - 4:00 PM	UP.Summit VIP Attendee Arrivals Guests flying via private jet will use RJC. They will primarily be moved via ground transportation. Some VVIPs will receive a helicopter transfer. The estimate is 12 or fewer. The plan is to use the apron in front of 2250 for landings and departures. Guest registration will occur at the event entrance on the east side of the airport. A strategy is in place to limit airport side/runway crossing. VBT North Gate will be the VIP attendee's primary ingress/egress. Day activities for early arrivals include bike rides and Game Composite demo flights. VBT airport staff available for general event support and escorts if needed.
4:30 PM - 5:00 PM	Shuttles from Hotels<>VBT Self-drive guests to park at 24th/Aviation North Gate will be used for ingress/egress
5:00 PM - 10:00 PM	WELCOME RECEPTION BEGINS (Day 1 UP.Summit) 5:30 PM Cocktail Reception 5:45 PM Airshow Followed by Dinner @ 2300 Followed by Presentations/Fire Side Chat @ Big Green 9:30 - 10 PM Day 1 Wraps. Shuttles VBT<>Hotel
9:30 PM - 10:00 PM	General Cleaning of event grounds Rental pick-up and delivery Luxury lavatories cleaned and serviced

TUESDAY, OCTOBER 1 - DAY 2 - UP.SUMMIT VIP EVENT	
6:00 AM	Catering prep for breakfast Vendors and exhibitors prep for guest arrivals
7:30 AM	Shuttle service from hotels to VBT begin Self-drive guests to park at 24th/Aviation North Gate will be used for ingress/egress
8:00 AM - 4:30 PM	UP.SUMMIT DAY 2 8 - 9 AM Breakfast @ 2300 9 AM - 11:30 AM - Presentations @ Big Green 11:30 AM - 12:30 PM - Lunch @ 2300 12:30 PM - 3:30 PM - Presentations Resume @ Big Green 3:30 PM - 4:30 PM Break / Shuttles VBT<>Hotels<>VBT
4:30 PM - 5:00 PM	Shuttles from hotels to VBT Self-drive guests to park at 24th/Aviation North Gate will be used for ingress/egress
5:00 PM - 10:00 PM	5:30 PM Cocktail Reception Followed by Dinner @ 2300 Followed by Presentations/Fire Side Chat @ Big Green 9 PM Drone Show - the location on the west side of VBT on the grounds where new hangars will go. Plan of action with the fire marshal and team watching from Station 6 (across the street). The area will be mowed before the show. 9:30 - 10 PM Day 2 Wraps. Shuttles VBT<>Hotels
9:30 PM - 10:00 PM	General Cleaning of event grounds Rental pick-up and delivery Luxury lavatories cleaned and serviced
WEDNESDAY, OCTOBER 2 - DAY 3 - UP.SUMMIT VIP EVENT	
6:00 AM	Catering prep for breakfast Vendors and exhibitors prep for guest arrivals
7:30 AM	Shuttle service from hotels to VBT begin Guests bring luggage with them to VBT in prep for departures that afternoon. Self-drive guests to park at 24th/Aviation North Gate will be used for ingress/egress
8:00 AM - 3:00 PM	UP.SUMMIT DAY 3 8 - 9 AM Breakfast @ 2300 9 AM - 11:30 AM - Presentations @ Big Green

	11:30 AM - 12:30 PM - Lunch @ 2300 12:30 PM - Presentations Resume @ Big Green 3/3:30 PM - It's a wrap. UP.Summit completed.
3:00 PM - 4:00 PM	Luggage/departure plan to be kept to the east side of the airport on Aviation. Shuttles VBT<>RJC & XNA for private and commercial flights out. Shuttles VBT<>Hotels for guests that fly out the next day. There will be guest departures before the wrap. They will use Uber or self-drive to their airport.
3:30 PM - 10:00 PM - later if possible.	The event and exhibitor strike immediately begins at event wrap. This includes but is not limited to heavy activity with trucks/vehicles of various sizes, loading crates and boxes to box up and remove products, supplies, rentals, show production, tents, etc.
THURSDAY, OCTOBER 3 - UP.SUMMIT STRIKE - Day 1	
6 AM - 10:00 PM	ALL DAY Breakdowns and removals continue. - Less hectic, but still trucks in/out. Rentals (lavatories, dumpsters, barriers) removed. Clean up of tarmac and surrounding areas.
FRIDAY, OCTOBER 4 - UP.SUMMIT STRIKE - Day 2	
Day	Breakdown and clean-up continue. UP.Summit event is ideally off VBT by Noon, or footprint to the surrounding areas is minimal, not impacting airport functionality.
SATURDAY, OCTOBER 5 - MONDAY, OCTOBER 7	
	As needed, strike and clean up continue.

Exhibit F. Event Layout Overview



Exhibit G. Keeling Inc. Parcel on SW 28th (Staging/backup storage needs)



Exhibit H. Rocket Launch Location - Northwest Church Lawn / D Street



Exhibit I. Walmart Parking Lot for Community Day Public Parking



Exhibit J. Drone show location / West side next to Game Composites



Exhibit K. Community Day Shuttle Movement Plan



Exhibit L. Community Day Focused View of Route and Drop off/Pick up



Exhibit M. Road Closure Request

UP SUMMIT COMMUNITY DAY

SUNDAY, SEPTEMBER 29, 2024

EVENT HOURS: NOON - 5 PM CDT

ROAD CLOSURE DATE & TIME REQUEST

SUNDAY, SEPTEMBER 29, 2024

10 AM - 6 PM CDT

RAIN DAY BACK-UP DATE

SATURDAY, SEPTEMBER 28, 2024

10 AM - 6 PM CDT

Road closure requests to protect pathway leading up to and around event North Gate entrance (highlighted in blue) and the rocket launch site on D Street facing lawn/Northwest Church.

The proposed closures on SW 24th and SW 28th at SW D allow for a seamless traffic flow back to Walton Blvd., for cars to exit the event area.

Volunteers to man street closure signs to move for emergency vehicles, if needed.

If approved, plan to core off a 3 feet section from curb to allow safe passage on the street for pedestrians and cyclists.

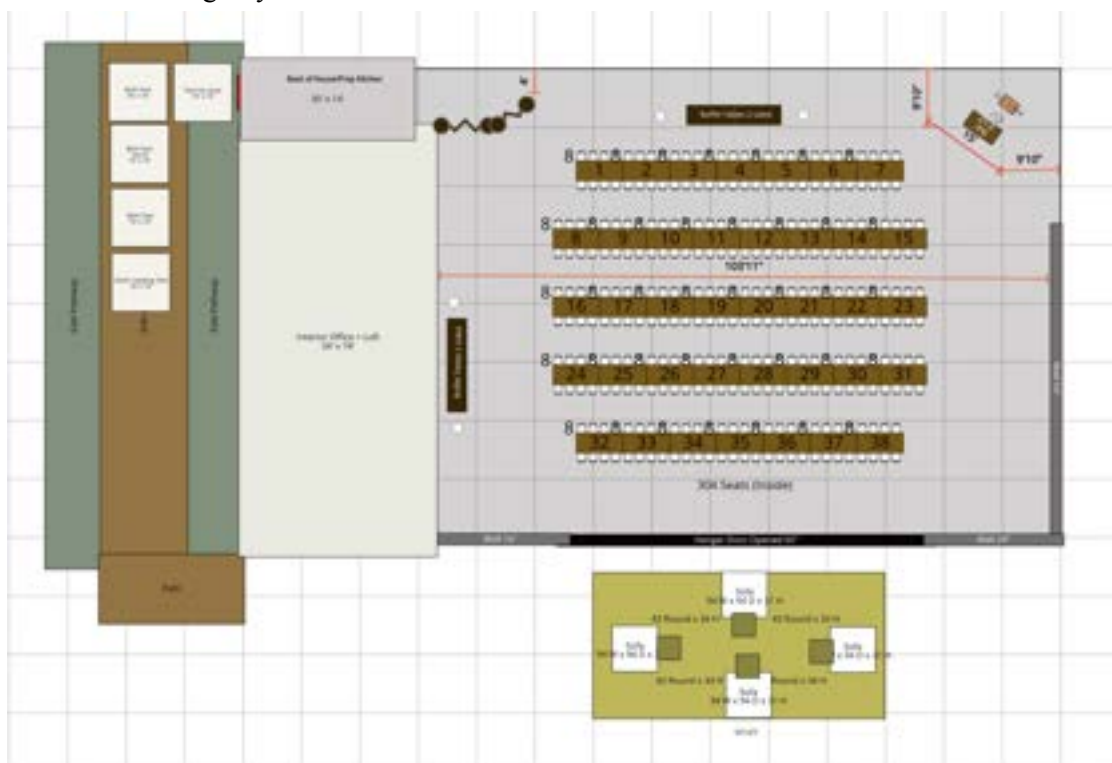
Bike parking will be available at SW 24th parcel.



Exhibit N. Community Day Event Security Points (Blue Stars)



Exhibit O. 2300 Dining Layout





NWC
Rocket
Launch Site

D Street

28th Street

Event Staff &
VIP
Attendee
Parking
+
CD Bike Racks
Confirmed

Tent
+
RR

Event
Entrance &
Emergency
Exit

VIP Shuttle
Drop &
Pick up

Main Entrance
Vehicle
Load In/Out

28th St.
Overflow staging

28th Street

SW Aviation Street

BLUE
GENERAL AUDIENCE AREA

TWH
SWH Meals
Private
H2/SIMS
80'x80'
H1/Jet Zero
120'x76'
Big Green
205'8"x95'
2400
12' to open door
37.5' to use
ACCESS POINT BLOCKED
BY SECURITY & EMT
Emergency Routes
30' Pathway for vehicle movement
984'1"

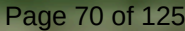
Former Sunset Aviation Gate

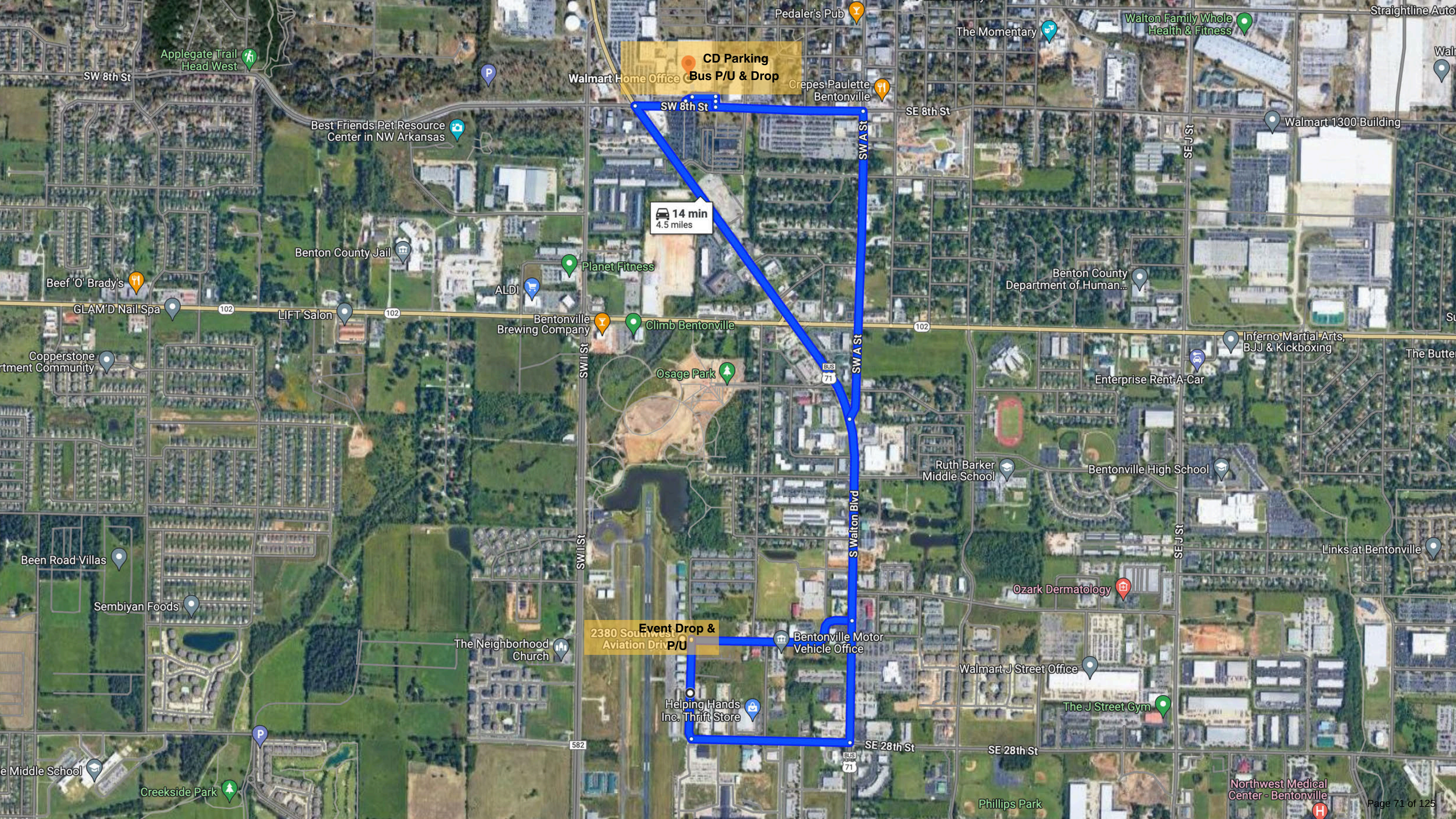
Main Gate

Tent
Exhibitor
Storage
& Staging
Area

UNIFORMED
OFFICER
LOCATED AT CIRCLE
AIRPORT SIDE
THADEN FIELD

Event Security
Uniformed Officer
Emergency Services for Community
Day & Air Show





14 min
4.5 miles

Event Drop & P/U
2380 Southwest Aviation Dr

CD Parking Bus P/U & Drop



Thinkwell

1011 Northwest J Street, Suite 1

PC Date: 9/3/2024

Staff Report Details

Project Number	CU24-0014
Applicant / Current Owner	Thinkwell / Bryant Partners LLC
Site Area	+/- 0.23 Acres
Current Zoning	RO, Residential Office
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Educational Facility
Related projects	CALT24-0068

Property Description

The subject property is located at 1011 Northwest J Street, Suite 1. The property has direct access to Northwest J Street. The property is zoned R-O, Residential Office, with a Future Land Use Map Designation of General Commercial. Educational facilities require conditional use permits for all zoning districts.

Project Details

Per the applicant's narrative, Bryant Partners LLC is proposing a new hybrid school at 1011 Northwest J Street: the Thinkwell Hybrid School of Discovery. The purpose of the space is to provide instruction to school-age children from homeschool families.

The applicant states that students will come for two days per week, five hours per day, and participate in a literature-based educational experience that supports their families' primary homeschool plans. Class population is anticipated to consist of 46 students on Monday and Wednesday and 56 students on Tuesday and Thursday during the hours of 9:00 AM until 2:00 PM.

The school will have 8 classrooms, an entryway, an open workroom, a breakroom, and two bathrooms consisting of a total of 10,120 square feet. The majority of the five-hour day will be spent within the

Project Details

building. Occasionally, students may eat lunch or spend no more than 30 minutes outside. In those events, it is proposed to use the small open space to the left of the building for short outdoor classes/lunches.

The applicants are making no structural changes to any part of the building, indoor or outdoor, and there will not be any lighting changes anywhere on the property.

Anticipated traffic is associated with the 9:00 am drop off and the 2:00 pm pick-ups. The existing parking lot design should accommodate this flow. Seven to eight teachers will be directed to park in the second and third rows back from the front doors to allow parents front-door access.

The entire building will be equipped with a Fire Alarm System. The Building and Fire Safety Department would ask that Planning Commission consider a condition that they add a two-hour fire barrier or add smoke alarms throughout the entire building.

Relationship to the General Plan / Projected Traffic Impact

The proposed use as an educational facility will most likely impact traffic during the site pick up and drop off periods. With the amount of parking provided, it is not anticipated that traffic will back up on to city streets. Northwest J Street is a local street which connects to Northwest 12th Street, an arterial street. Northwest J Street also connects to Northwest 11th Street, a local street, which connects to North Walton Boulevard, an arterial street.

Public Comment

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

Analysis / Waivers

Conclusion

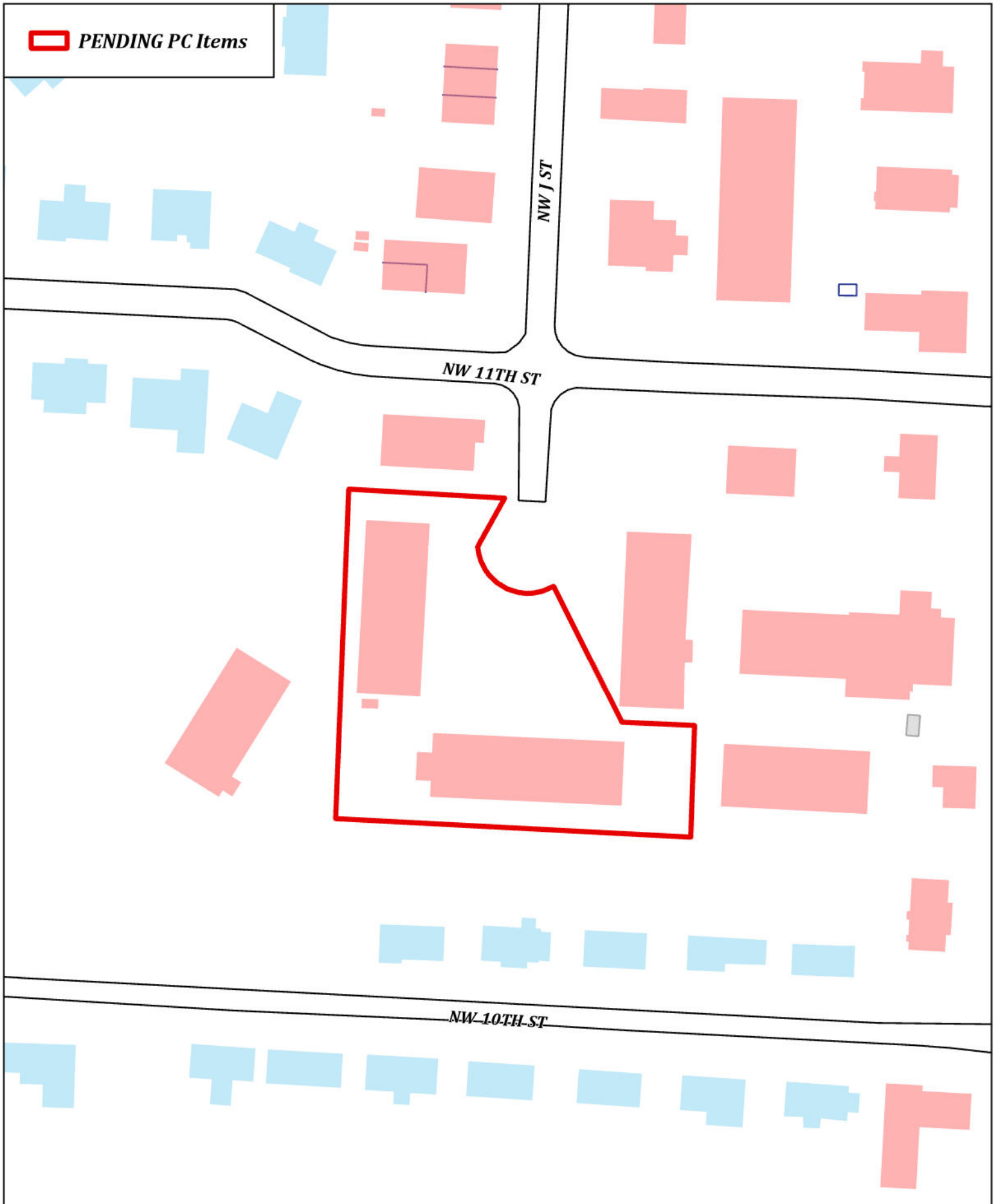
The following conditions of approval, and any others not listed, may be considered by the Planning Commission:

1. This Conditional Use Permit shall be valid in perpetuity or until such time as the property has not been used as a school for a 1-year period.
2. A two-hour fire barrier must be added to the building or smoke alarms must be added throughout the entire building.
3. Hours of operation will be 8:30AM – 2:30PM.
4. 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.
5. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details

Additional Details

 **PENDING PC Items**



CU24-0014
Thinkwell
Conditional Use





Moses Tucker
PARTNERS

July 30, 2024

Bryant Partners, LLC
C/O Agent for the Owner: Moses Tucker Partners
805 S Walton Blvd., Suite 123
Bentonville, Arkansas 72712

To Whom It May Concern:

It is my intent for Bryant Partners, LLC, lease to an Educational System within a Commercial/Business Zone at 1011 NW J Street, Suite 1, Bentonville, Arkansas 72712. Therefore, as the agent for the owner, I am requesting that Thinkwell Hybrid School of Discovery be approved for a Conditional Use Permit.

Sincerely,

Sierra Sann
Assistant Property Manager
Moses Tucker Partners



Moses Tucker
PARTNERS

T 479 271 6118
C 559 283 7921
ssann@mosestucker.com



805 S. Walton Blvd., Suite 123
Bentonville, AR 72712



479.271.6118  mosestucker.com

Features

Search Results: Parcels

—Override 1

Addresses

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Lots

Improv. Only

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 GIS Section
Maps

— Hooklines

 Improvement Only

 Lots

□ Parcels

Cities

 School Districts

Sections

QQ Sections

Zipcodes



Date: 7/30/2024



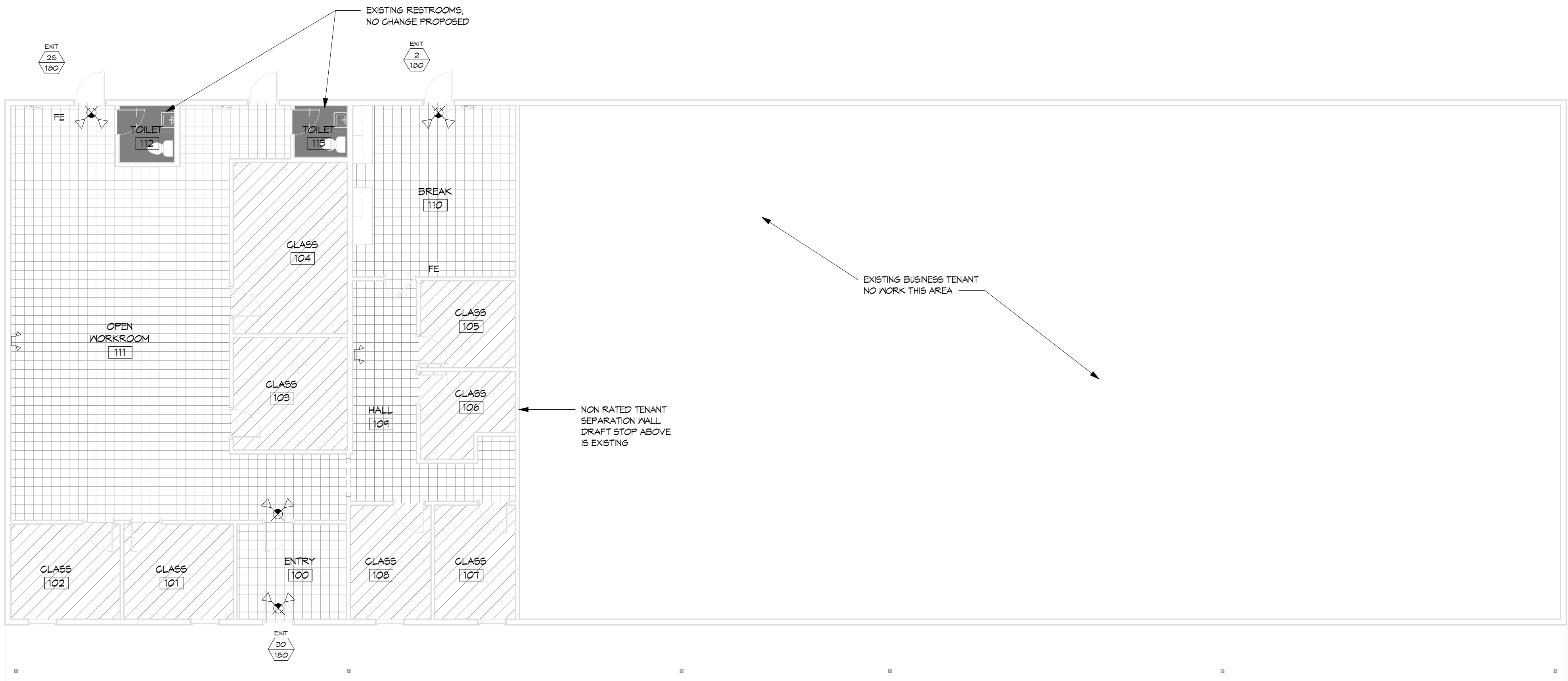
This map was created by the Benton County GIS Department. The data is a graphical representation. The map has been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance herein assumed. In no event shall Benton County be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profit or benefit arising out of use of or reliance on the data. Benton County is in no way responsible for or liable for any damages arising out of use of the map. Distribution of the map is intended for information purposes and should not be considered authoritative for engineering, legal, and other applications.



THINKWELL SCHOOL

1011 NW J ST, SUITES B

BENTONVILLE, AR



LEGEND

FE = RECESSED FIRE EXTINGUISHER CABINET

DOOR EGRESS:

OC OCCUPANTS ACTUAL
OA OCCUPANTS ALLOWABLE

Accessory Storage/Mechanical

Business Areas

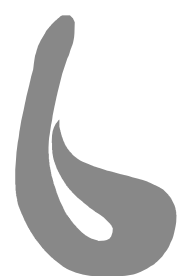
Educational - Classroom

1 FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



PROJECT TEAM



Burris

Architecture

820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATION HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH. ELECT. AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH. ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.
A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IBC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2019 Arkansas Plumbing Code (IPC)
2021 Arkansas Mechanical Code (MEC)
2020 National Electrical Code (NEC)
2019 Arkansas Fuel Gas Code (IFGC)
2014 Arkansas Energy Code (AEC)
2009 ANSI A117.1

THIS PROJECT IS A COSMETIC REMODEL TO AN EXISTING TENANT SPACE. THE OCCUPANCY OF THIS SPACE WILL CHANGE FROM B TO E.

THE BUILDING IS NOT SPRINKLERED, TENANT SPACE TO BE EQUIPPED WITH FIRE ALARM SYSTEM.

BUILDING DATA:
PROPOSED USE: PRIVATE SCHOOL
NON SEPARATED USE GROUP - B AND E (E MOST RESTRICTIVE)
OCCUPANCY TYPE: E

CONSTRUCTION TYPE: 5B

ALLOWABLE AREA = 9,000 SF
OPEN PERIMETER INCREASE (164' OF 430' PERIMETER - .25 = .12 = 1120 SF)
ADJUSTED ALLOWABLE AREA = 10,120 SF

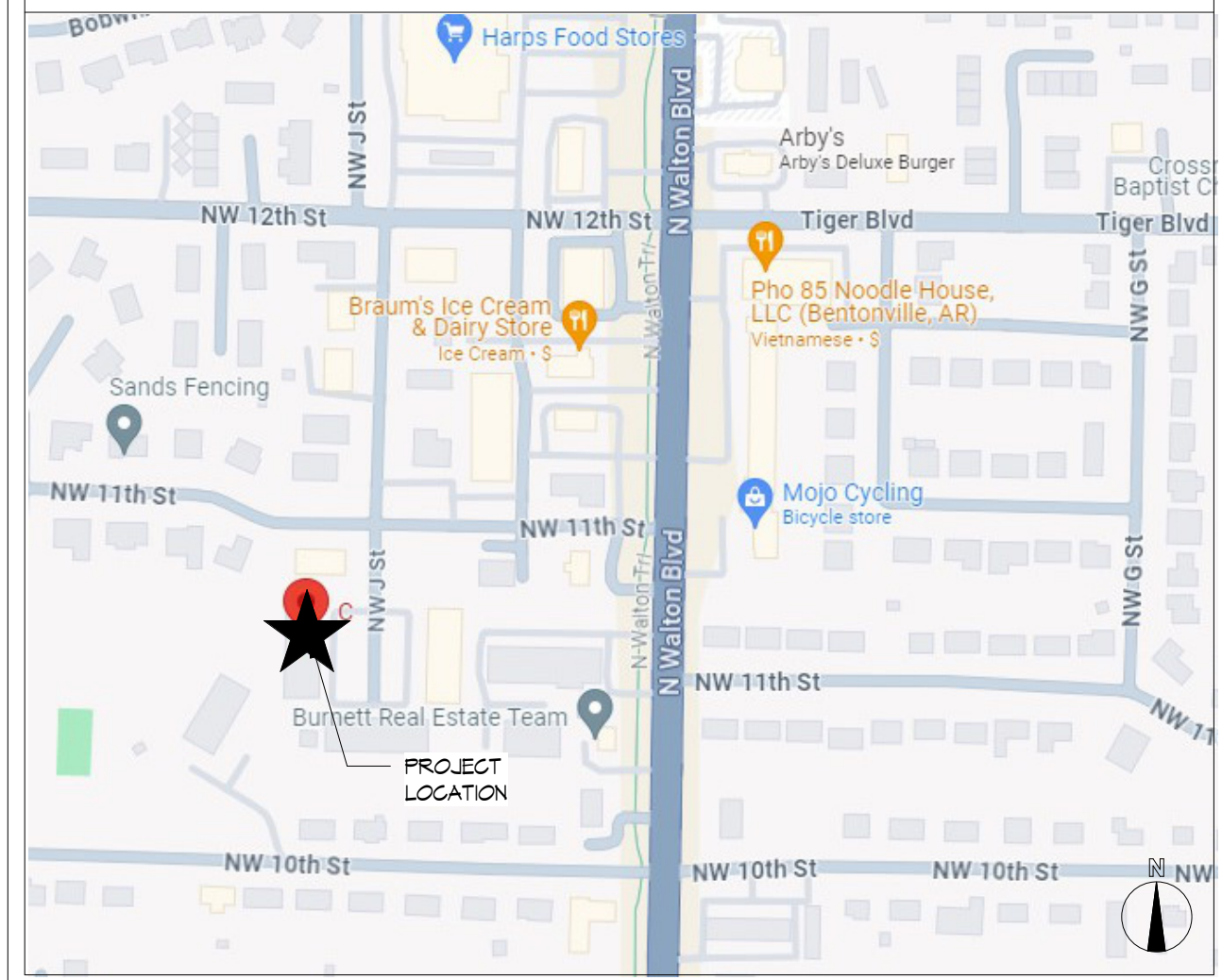
ACTUAL AREA : 9,061 SF AREA OF TENANT IMPROVMENT = 2414

ACTUAL HT./STORIES = 15' AND 1 STORY
OCCUPANCY = SEE CODE DIAGRAM

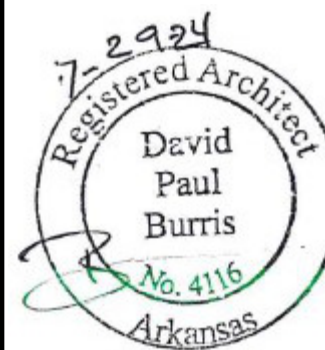
SHEET INDEX

#	SHEET NAME	ISSUE DATE	Current Revision Description	REVISION
A0.0	COVER SHEET	7-29-24		
A0.1	STANDARDS	7-29-24		

LOCATION MAP



OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
FIRST FLOOR					
100	ENTRY	115 SF	Business Areas	150 SF	0.77
101	CLASS	115 SF	Educational - Classroom	20 SF	5.75
102	CLASS	115 SF	Educational - Classroom	20 SF	5.75
103	CLASS	142 SF	Educational - Classroom	20 SF	7.10
104	CLASS	216 SF	Educational - Classroom	20 SF	10.80
105	CLASS	91 SF	Educational - Classroom	20 SF	4.57
106	CLASS	80 SF	Educational - Classroom	20 SF	4.00
107	CLASS	102 SF	Educational - Classroom	20 SF	5.10
108	CLASS	102 SF	Educational - Classroom	20 SF	5.10
109	HALL	210 SF	Business Areas	150 SF	1.40
110	BREAK	300 SF	Business Areas	150 SF	2.06
111	OPEN WORKROOM	1081 SF	Business Areas	150 SF	7.20
112	TOILET	35 SF	Accessory Storage/Mechanical	300 SF	0.12
113	TOILET	30 SF	Accessory Storage/Mechanical	300 SF	0.10
					54.82



Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

THINKWELL SCHOOL
1011 NW J ST, SUITES B
BENTONVILLE, AR

DATE

7-29-24

JOB NO.

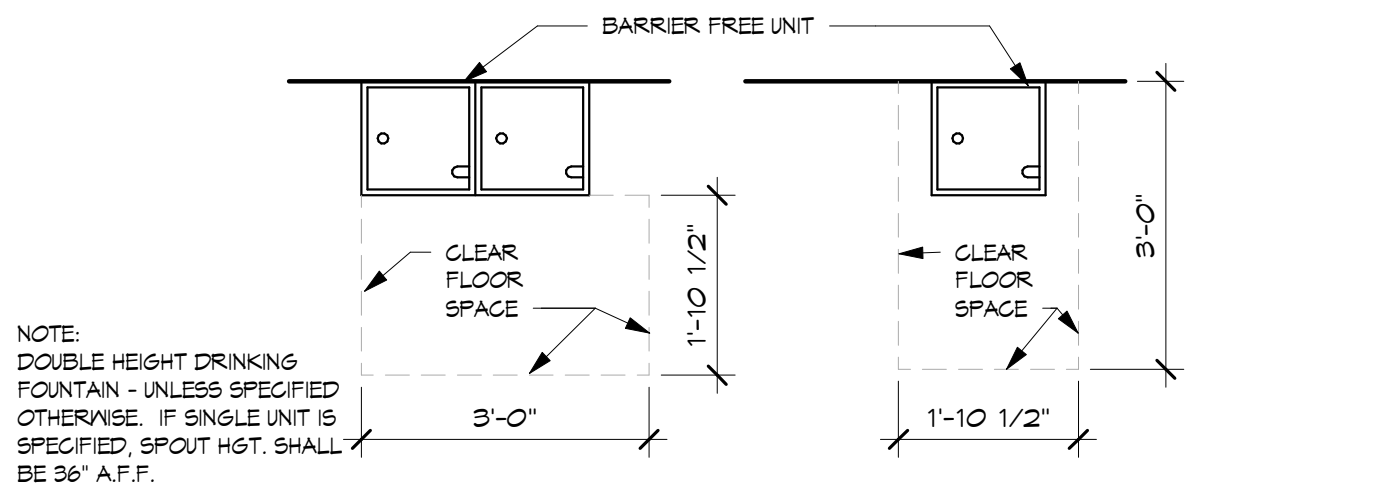
24128

REVISIONS

A0.0

COVER SHEET

<u>FIRE EXTINGUISHERS:</u>	48" TO CENTERLINE OF CONTROLS
<u>MARKER/TACK BOARDS:</u>	36" TO BOTTOM
<u>WALL MOUNTED TELEPHONES:</u>	54" TO TOP OF PHONE
<u>CLOSET/SHELF ROD:</u>	54" TO TOP OF SHELF

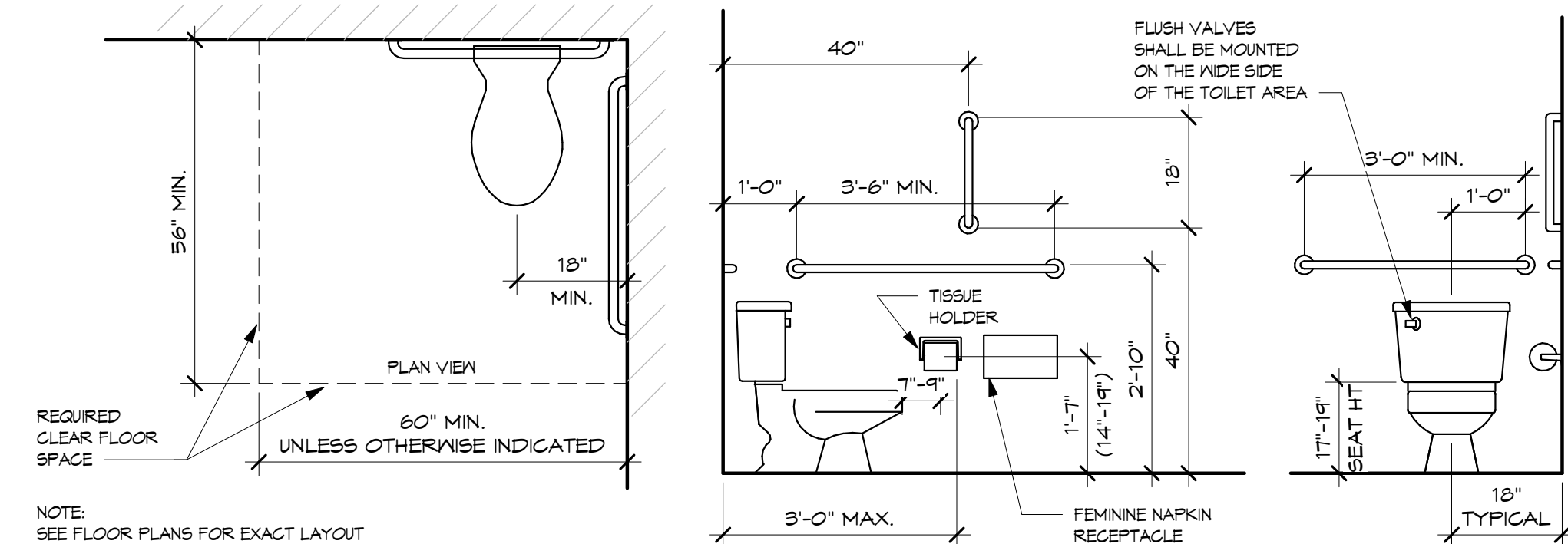
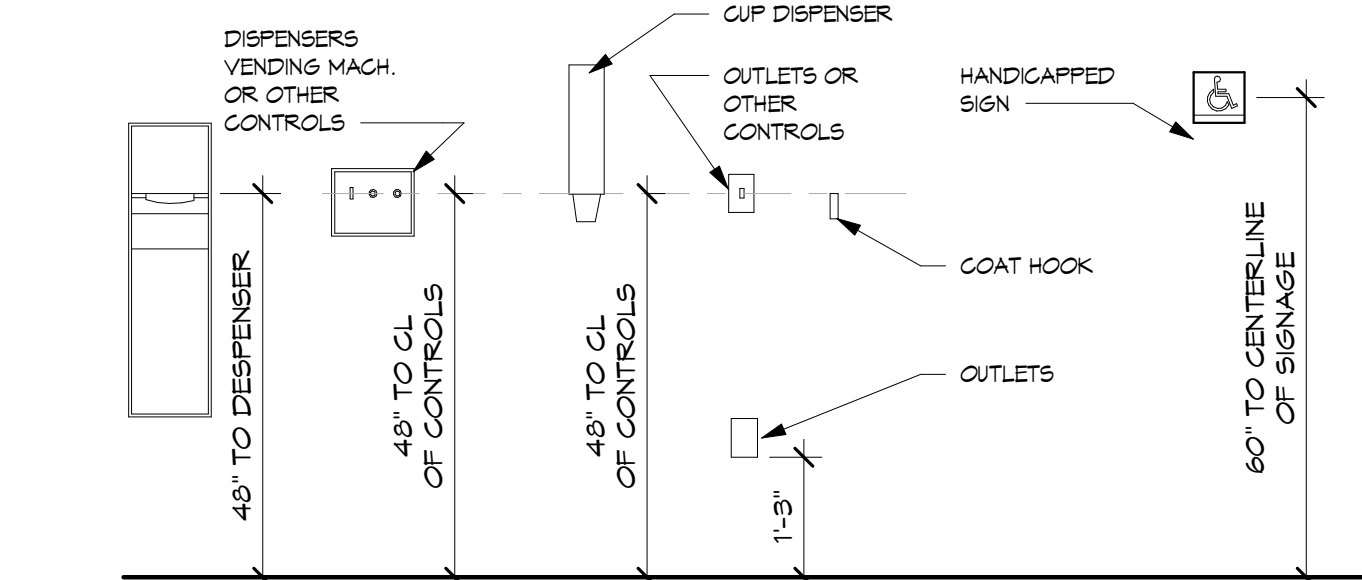


The technical drawings illustrate the required dimensions for a barrier-free unit. The side elevation (left) shows a unit with a minimum height of 3'-2" and a maximum spout height of 3'-7". The front elevation (right) shows a unit with a width of 17"-19" and a height of 3'-0". A shaded area indicates the equipment allowed, with a minimum height of 8" and a maximum height of 6". The unit is labeled "BARRIER FREE UNIT".

Diagram illustrating the required clear floor space at a urinal. The diagram shows a rectangular area with a width of 2'-6" MIN. and a depth of 4'-0" MIN. A urinal is shown at the top, with a 1'-2" clearance from the wall. The text "REQUIRED CLEAR FLOOR SPACE AT URINAL" is centered within the rectangle.

Diagram illustrating the installation of a flush valve. The diagram shows a side view of the valve assembly mounted on a wall. Key dimensions and components are labeled:

- FLUSH VALVE**: Points to the top handle/actuator of the valve.
- CONTROL**: Points to the upper body of the valve.
- RIM**: Points to the lower body of the valve.
- 44" MAX.**: Maximum height from the floor to the top of the valve assembly.
- 1'-5"**: Height from the floor to the center of the valve.
- 15"**: Distance from the wall to the center of the valve.
- 30" MIN.**: Minimum distance from the center of the valve to the next wall or obstruction.
- SEE URINALS FOR RE...**: Points to the urinal, indicating that the urinal's specifications should be consulted for further details.

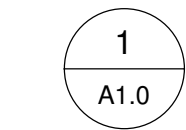


NOTE:
SEE FLOOR PLANS FOR EXACT LAYOUT
OF TOILET ROOMS OR ANY REQUIRED
TOILET ROOM STALLS.

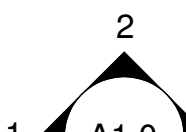
	EARTH		ROUGH CARPENTRY OR CONTINUOUS WOOD BLOCKING
	COMPACTED GRANULAR FILL		NON-CONTINUOUS WOOD BLOCKING
	CONCRETE		STEEL / OTHER METALS
	MASONRY BLOCK		GLASS
	FACE BRICK		RIGID INSULATION BOARD
	LIMESTONE, SIMULATED STONE		GYPSUM BOARD
	PLYWOOD, GLUE LAM		BATT INSULATION, BLOWN INSULATION
	WOOD GRAIN		BATT INSULATION, STEEL & OTHER METALS

NOTE: SYMBOLS SHOWN IN LEGENDS ARE TYPICAL AND ALL SYMBOLS MAY NOT OCCUR ON THIS PROJECT

NOTE: SYMBOLS SHOWN IN LEGENDS ARE TYPICAL AND ALL SYMBOLS MAY NOT OCCUR ON THIS PROJECT



DETAIL REFERENCE.
UPPER NUMBER INDICATES
DETAIL NUMBER. LOWER
NUMBER INDICATES SHEET NUMBER.



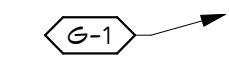
1  3

INTERIOR ELEVATION SYMBOL:
OUTER NUMBER INDICATES
ELEVATION NUMBER, INNER NUMBER
INDICATES
SHEET NUMBER



COLUMN GRID SYMBOL

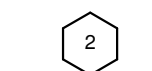
ROOM NAME AND ROOM
NUMBER IS FOR REFERENCE
TO SCHEDULES, NOTES, ETC.



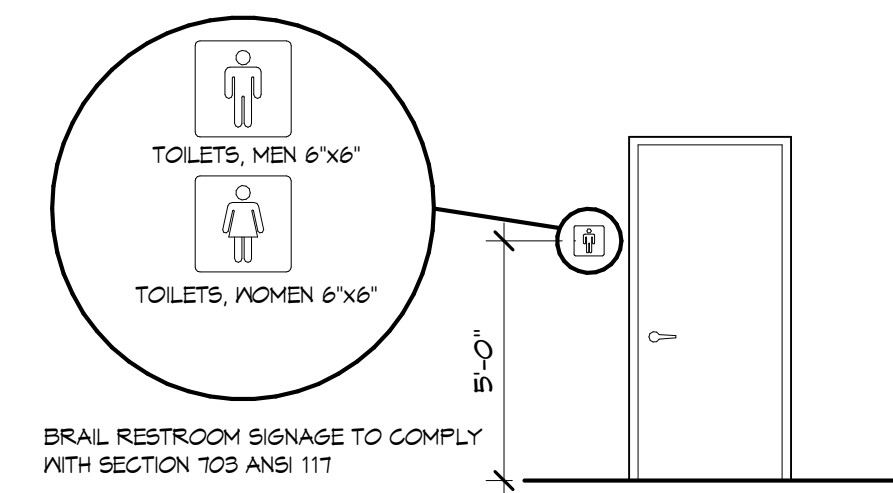
GENERAL NOTE SYMBOL



DOOR SYMBOL



WINDOW SYMBOL



BRAIL RESTROOM SIGNAGE TO COMPLY
WITH SECTION 103 ANSI 117

[illegible]

1. FIXTURE AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATIONS ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT.
2. PROVIDE SLOD BLOCKING FOR ALL ACCESSORIES WHICH IS CAPABLE OF WITHSTANDING 250 LB. FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TO BE APPROPRIATE FOR WALL TYPE.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH AS SPECIFIED. ALL INTERIOR RAMPS SHALL HAVE FLOORING OF NONSKID MATERIAL. IF NO FINISH IS INDICATED ON THE DRAWINGS - PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE GRATINGS OR DRAINAGE IN THE SAME OR CLOSEST DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

PRELIMINARY
NOT FOR CONSTRUCTION

**Burris
Architecture**
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-5045

THINKWELL SCHOOL
1011 NW J ST, SUITES B
BENTONVILLE, AR

DATE 7-29-24
JOB NO. 24128
REVISIONS

A0.1

STANDARDS

Thinkwell Hybrid School of Discovery is opening a homeschool hybrid program at 1011 NW J Street in Bentonville. Our purpose for and use of the space is to provide instruction to school-age children from homeschool families. Students come for two days per week, five hours per day, and participate in a literature-based educational experience that supports their families' primary homeschool plans. Classes meet either Mondays and Wednesdays or Tuesday and Thursdays from 9:00 am until 2:00 pm.

We propose to use the classrooms in the building for very small classes. The majority of the five-hour day will be spent within the building. Occasionally, students may eat lunch or spend no more than 30 minutes outside. In those events, we propose to use the small open space to the left of the building for short outdoor classes/lunches.

We are making no structural changes to any part of the building, indoor or outdoor. We are making no changes to the lighting anywhere on the property.

At two times of the classdays, parents will drop off or pick up students. The parking lot is already designed for this kind of business, making flow of traffic and parking a non-issue. We have ample parking for the periods of time that parents will be on site: between 8:45 am and 9:05 am and then between 1:50 pm and 2:10 pm. Teachers will be on site between 8:30 am and 2:30 am on Mondays through Thursdays, and they will park in second- and third-row banks to allow parents to have front-door access.

We will have about 20-22 families dropping off and picking up each day. We anticipate approximately 46 children on Mondays and Wednesdays and 56 students on Tuesdays and Thursdays. There will be 7 teachers on site on Mondays/Wednesdays and 8 teachers on site on Tuesdays/Thursdays. We will have no deliveries or any other people on the site at any time.











SE L Street Apartments

3302 Southeast L Street

PC Date: 9/3/2024

Staff Report Details

Project Number	LSD22-0003
Applicant / Current Owner	L Street Partners, LLC
Site Area	+/- 1.24 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multifamily
Related projects	

Property Description

SE L Street Developments (LSD22-0003) Large Scale Development Amendment and Extension

This project is a 51 unit multifamily development and is presently zoned R-3, Medium-High Density Multifamily Residential, with a land use designation of High Density Residential (HDR). The property is presently vacant, and has direct access to Southeast L Street, Southeast 33rd Street, Southeast K Street, and Southeast 34th Street. This project was previously approved by the Planning Commission on March 15, 2022, and was extended on March 7, 2023, and most recently on March 5, 2024, for a six-month period. The applicant is requesting an additional extension for 6 months to finalize the construction contract.

Project Details

The applicant is requesting to modify the facade materials from a brick, fiber cement and metal panel mix to a simply brick and fiber cement composition and removing all windows on the west elevations of each building. The roof line articulation is also proposed to be modified, losing the gentle pitch along the longest facades and replacing it with a flatter roof with setbacks for each porch to provide the roofline articulation when viewed from ground level. The proposed revisions to the materials make use of both Primary and

Project Details

Special Use Primary Materials.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

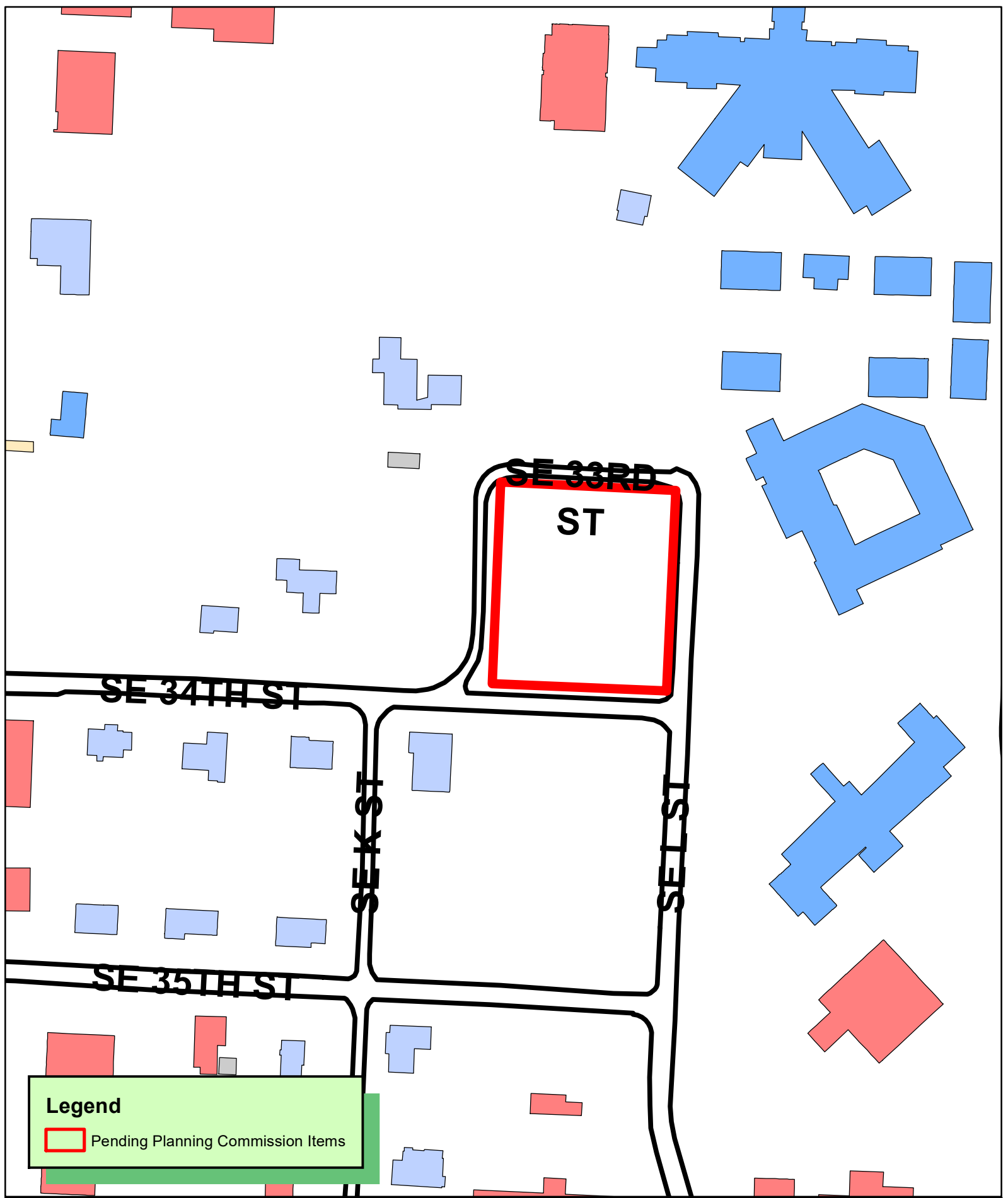
Analysis / Waivers

Conclusion

Staff recommends approval of both the material changes and the extension of the Large Scale Development with the following condition:

1. The westerly facades of both buildings shall include windows in the amounts as previously approved and add additional architectural elements such as awnings, or some other vertical articulation to visually break up the massing of the facades.

Additional Details



Legend

 Pending Planning Commission Items

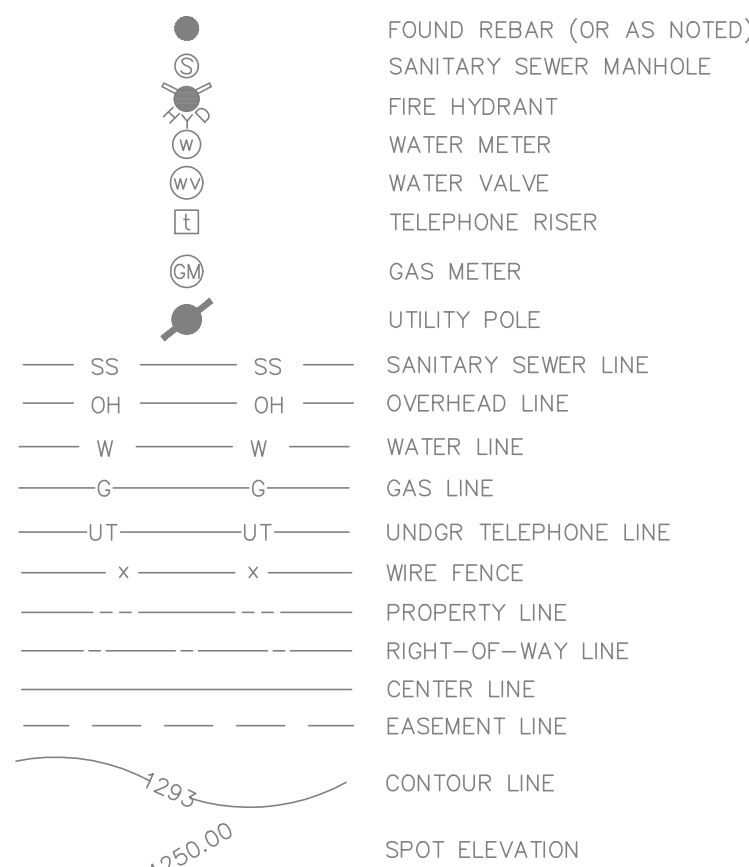

1 inch = 150 feet

LSD22-0003
LARGE SCALE DEVELOPMENT
SE L STREET DEVELOPMENT


Page 87 of 125

NOTE: ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

EXISTING LEGEND



SITE SUMMARY

ZONING: MEDIUM DENSITY RESIDENTIAL (R-3)
USE: MULTIFAMILY
UNITS: 51 SINGLE BEDROOM UNITS
AREA: 53,898 SF / 1.24 AC

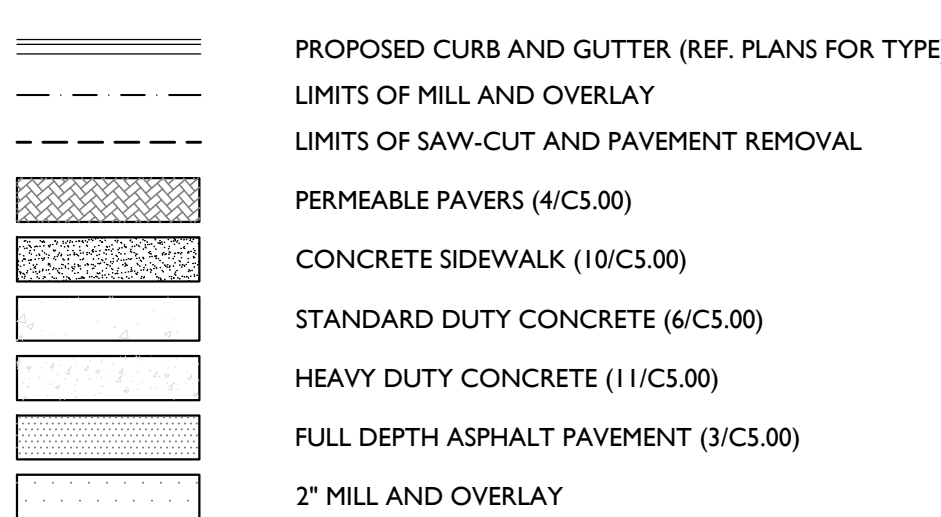
ZONING SUMMARY

LOT AND AREA STANDARDS		
MIN. LAND AREA/ UNIT	REQUIRED 800 SF	PROVIDED 1,057 SF**
MIN. LOT AREA:	10,000 SF/23 AC	53,898 SF/1.24 AC
MIN. LOT WIDTH:	100'	215'
MAX LOT COVERAGE MAX (MULTIFAMILY, CORNER LOT):	55%	20%
**VARIANCE APPROVED 10/13/2021		
SETBACK STANDARDS		
FRONT YARD MIN (SE 34TH ST):	REQUIRED 20'	PROVIDED 20'
SIDE YARD (EXTERIOR) MIN (SE L ST):	20'	20'
SIDE YARD (EXTERIOR) MIN (SE K ST):	20'	13' ***
REAR YARD MIN (SE 33RD ST):	25'	25'
***VARIANCE REQUESTED 2/22/2022		
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE/ UNIT (20 SQFT)	REQUIRED 1,020 SF	PROVIDED 5,560 SF

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC AND DATED 09/21/2021.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BENTONVILLE ELECTRIC UTILITY DEPARTMENT WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PROPOSED LEGEND



PARKING DATA

ZONING
USE
PARKING REQUIREMENTS

(R-3)
MULTI FAMILY
RESIDENTIAL - MULTIFAMILY
3 SPACES FOR 2 DWELLING UNITS
(1.5 SPACES PER UNIT)
51 UNITS * 1.5 SPACES = 76.5 SPACES

TOTAL 77 SPACES REQUIRED

PARKING PROVIDED

ON SITE PARKING PROVIDED 60 SPACES
ON STREET PARKING PROVIDED 6 SPACES
TOTAL 66 SPACES PROVIDED*

*PARKING WAIVER APPROVED - 1/10/2021

PLANNING NOTES:

- NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
- NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.
- COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
- NO FENCING IS PROPOSED AT THIS TIME. FUTURE FENCING WILL REQUIRE A SEPARATE PERMIT.

SITE AMENITIES

#1 - BIKE RACK - DERO-SWERVE BIKE RACK- BLACK OR APPROVED EQUAL

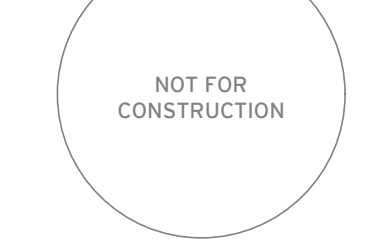
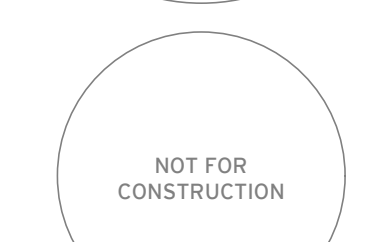
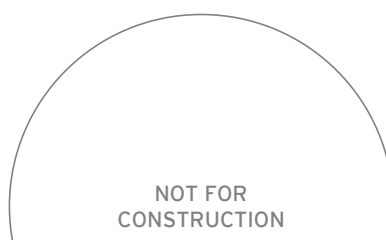
E | D | G

Ecological Design Group, Inc

www.ecologicaldg.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE



Know what's below.
Call before you dig.

SE L STREET DEVELOPMENT
3302 SE L ST. BENTONVILLE, AR

EDG PROJECT NO. 21-012

DATE 2022.02.28

REVISIONS

Number Date

PHASE Construction Documents

TITLE Site Plan

SHEET NO. C1.00

LSD2-0003

C:\Users\kapalk\Documents\21038_L Street Multi Family_Bentonville_AR_R20_kapalk7167Q.rvt



8 3D View 4
SD0.00



6 3D View 7
SD0.00



7 3D View 8
SD0.00

EXTERIOR MATERIAL SCHEDULE				
NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
B-1	BRICK	GREY	SIOUX CITY BRICK OR APPROVED EQUAL	
FC-2	FIBER CEMENT BOARD & BATTEN	SW 0077 CLASSIC FRENCH GRAY	JAMES HARDIE OR APPROVED EQUAL	
FC-3	FIBER CEMENT LAP SIDING	SW 9107 UBER UMBER	JAMES HARDIE OR APPROVED EQUAL	
M-1	ARCHITECTURAL METAL PANEL	PREFINISHED BLACK, MIN 24 GA	BERRIDGE OR APPROVED EQUAL	INTERLOCKING VERTICAL RIBBED PANELS

PER SECTION 1100.21 (L) ENTRANCES EACH GROUND LEVEL EXTERIOR UNIT ENTRANCE IS ARTICULATED WITH A RECESS IN THE FACADE, MATERIAL CHANGE AND OVERHANG.

PER SECTION 1100.21 (M) ARCHITECTURAL DETAILS THE BUILDING DESIGN INCORPORATES A RHYTHM OF RECESSES/PROJECTIONS ACROSS THE BUILDING LENGTH, VARIED ROOF HEIGHTS, ARTICULATED BASE, ACCENT MATERIALS.

ROOF MOUNTED EQUIPMENT TO BE SCREENED ON ALL SIDES BY PARAPET WALLS.

WEST ELEV. THROUGH BREEZEWAY
TOTAL AREA: 3424 sf
WINDOWS: 878 sf
ADJ. TOTAL: 2546 sf

MATERIALS:
FIBER CEMENT: 1687 sf (67%)
BRICK: 620 sf (24%)
METAL PANEL: 239 sf (9%)

WEST ELEV. FACING K
TOTAL AREA: 2539 sf
WINDOWS: 83 sf
ADJ. TOTAL: 2456 sf

MATERIALS:
METAL PANEL: 998 sf (41%)
FIBER CEMENT: 828 sf (33%)
BRICK: 630 sf (26%)

TOTAL AREA: 6873 sf
WINDOWS: 1174 sf
ADJ. TOTAL: 5699 sf

MATERIALS:
FIBER CEMENT: 3361 sf (59%)
BRICK: 1251 sf (22%)
METAL PANEL: 1087 sf (19%)

TOTAL AREA: 6873 sf
WINDOWS: 1293 sf
ADJ. TOTAL: 5580 sf

MATERIALS:
FIBER CEMENT: 2567 sf (46%)
METAL PANEL: 1733 sf (32%)
BRICK: 2579 sf (22%)

TOTAL AREA: 3605 sf
WINDOWS: 841 sf
ADJ. TOTAL: 2764 sf

MATERIALS:
FIBER CEMENT: 1435 sf (52%)
METAL PANEL: 667 sf (24%)
BRICK: 662 sf (24%)

5 EAST ELEVATION - FACING L ST
SD0.00 3/32" = 1'-0"



4 WEST ELEVATION - THROUGH BREEZEWAY
SD0.00 3/32" = 1'-0"



2 NORTH ELEVATION - FACING 33RD ST
SD0.00 3/32" = 1'-0"

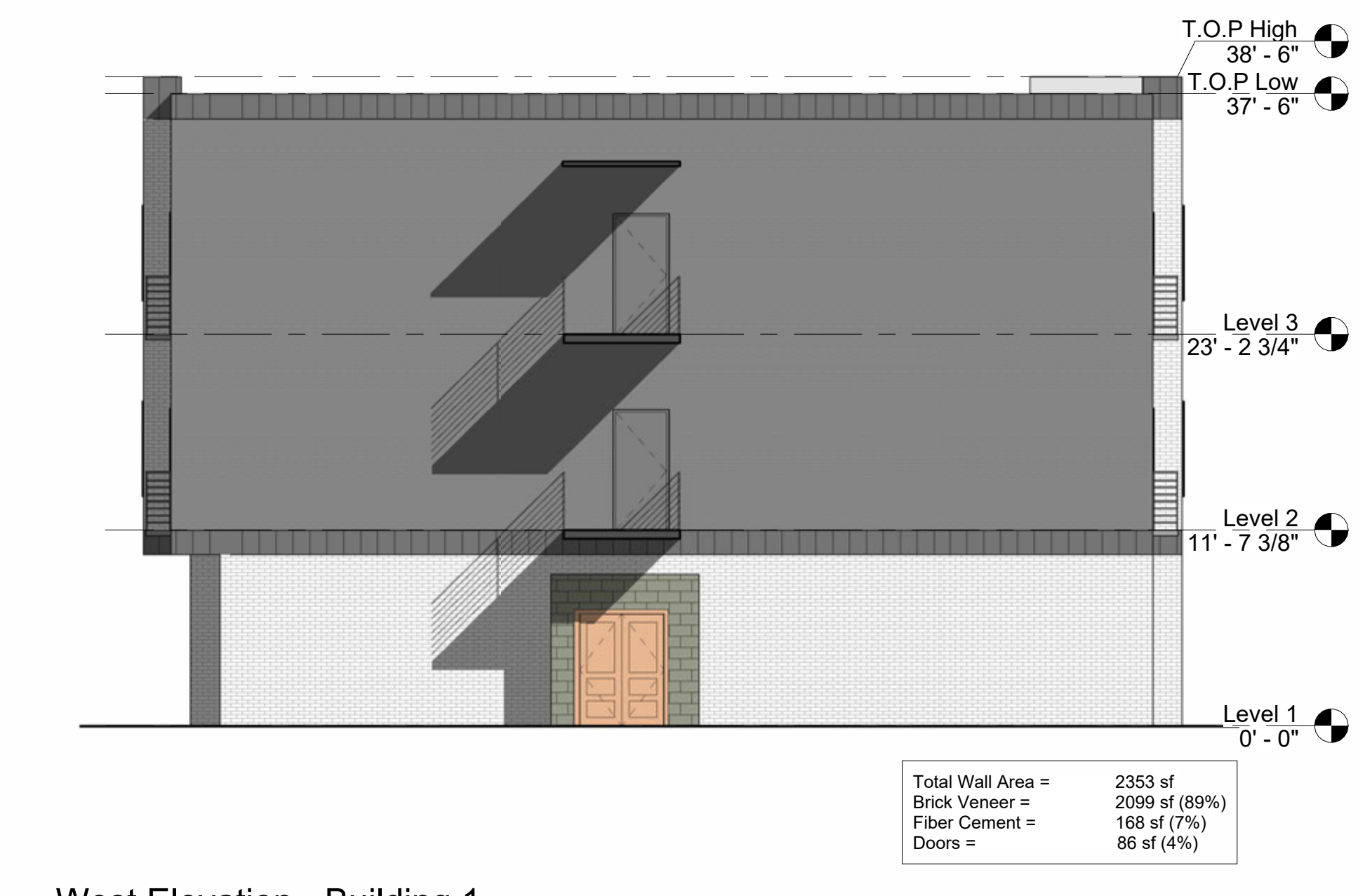


1 SOUTH ELEVATION - FACING 34TH ST
SD0.00 3/32" = 1'-0"





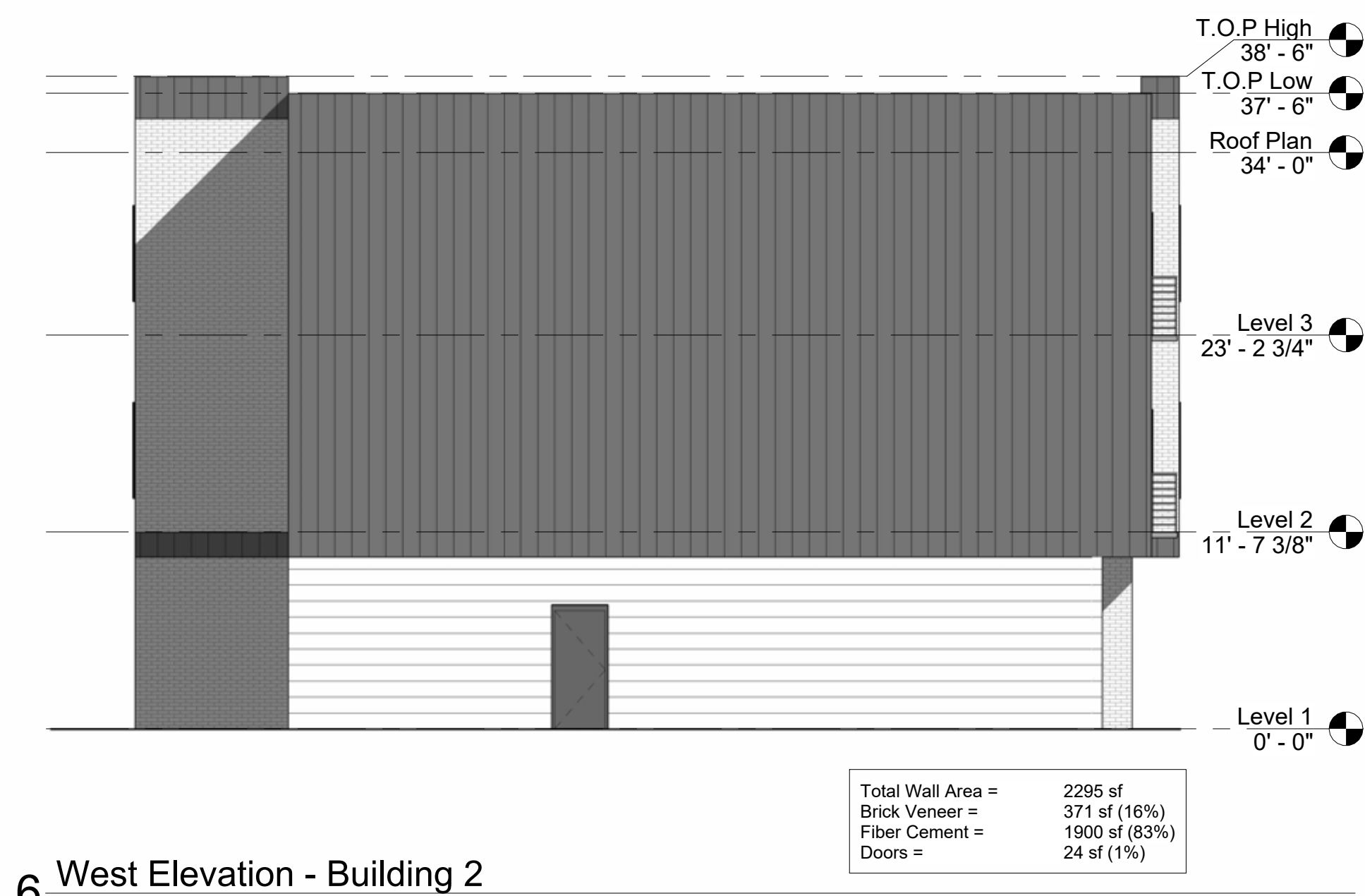
3 North Elevation
1/8" = 1'-0"



5 West Elevation - Building 1
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"



6 West Elevation - Building 2
1/8" = 1'-0"

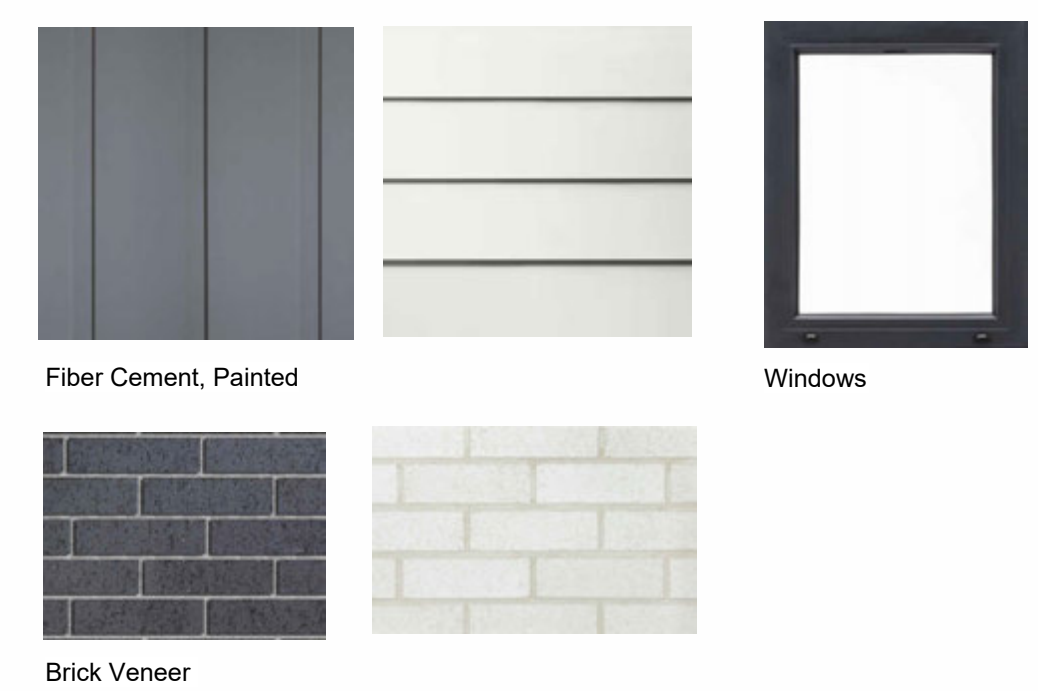


1 East Elevation - Building 1
1/8" = 1'-0"



2 East Elevation - Building 2
1/8" = 1'-0"

Exterior Materials









Jacobs Group

168 Southeast G Court

PC Date: 9/3/2024

Staff Report Details

Project Number	WAV24-0013
Applicant / Current Owner	Jacobs Group
Site Area	+/- [0.17] Acres
Current Zoning	DN-1 Downtown Neighborhood Low Density Residential
Requested Zoning	NA
Current Future Land Use Map Designation	High Density Residential
Requested Future Land Use Map Designation	
Development Type / Use	Single-family
Related projects	

Property Description

The subject property is located at the end of the cul-de-sac along Southeast G Court. It is currently zoned DN-1, Downtown Neighborhood Low Density Residential.

Project Details

The current use of this lot is for a single-family home. Per the applicant's narrative, the applicant is requesting a waiver from code Section 1100.15 (d), requiring the owner of any property abutting a public street for which a sidewalk is required by the city's current Master Street Plan to construct a sidewalk in accordance with the Master Street Plan. The applicant states in their narrative that they should be granted a waiver due to "minimal vehicle and pedestrian traffic and lack of connectivity within the cul-de-sac", as well as "loss of front yard" due to the construction of the sidewalk.

Relationship to the General Plan / Projected Traffic Impact

Chapter 7 of the Community Plan advocates for sidewalk and pedestrian connectivity to improve our active

Relationship to the General Plan / Projected Traffic Impact

transportation network.

There would be no impact on traffic associated with the approval of this waiver.

Public Comment

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

Analysis / Waivers

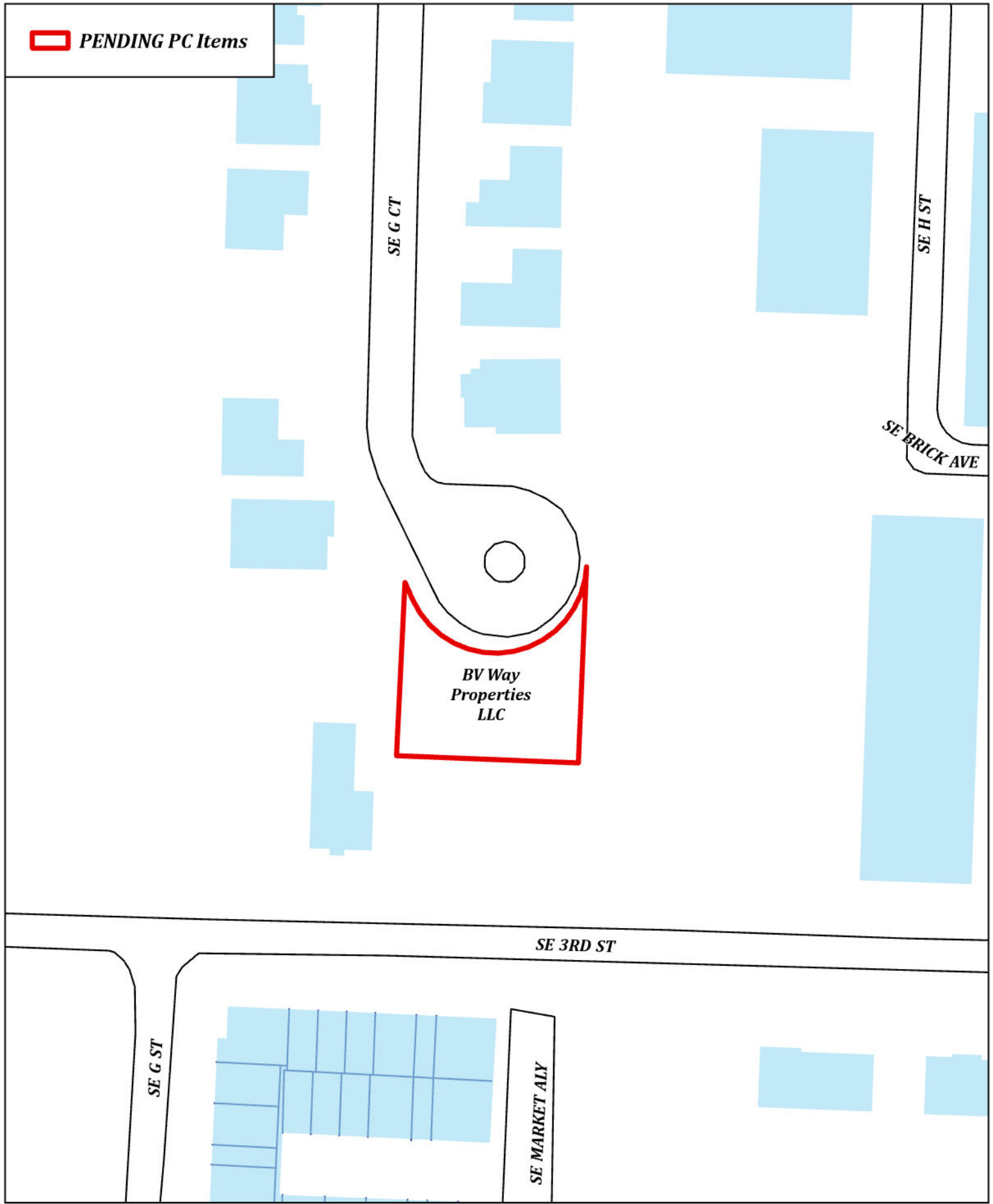
Staff recommends disapproval of the waiver for the following reasons:

1. Adequate sidewalk connectivity does exist in the cul-de-sac. The property directly to the west has an existing sidewalk network which we would require the applicant to tie into via the right of way along Southeast G court.
2. Loss of front yard space: Adequate right of way along the front property line is in place for a sidewalk, and the site plan for the home was designed with the construction of a sidewalk in mind. If the applicant desired additional front yard, the plans could have been adjusted accordingly and the waiver sought prior to the issuance of the building permit.

Conclusion

Additional Details

 **PENDING PC Items**



WAV24-0013
BV Way Properties LLC
Waiver





August 6, 2024

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 168 SE G Court- Sidewalk Waiver Request

Dear Planning Staff,

We are requesting a sidewalk waiver for our property located at address **168 SE G Court, Parcel ID: 01-09868-000**. After careful consideration, we believe that a sidewalk waiver is justified for the following reasons:

1. **Minimal Traffic:** The location in question is a cul-de-sac with minimal vehicular and pedestrian traffic. Given the low usage, the necessity of a sidewalk in this area is significantly reduced.
2. **Lack of Connectivity:** As indicated in the attached exhibit, a sidewalk constructed in this location would not connect to any existing sidewalks.
3. **Loss of Land:** In an already limited front yard space, a sidewalk would interfere in the usability of the space, by removing a vast majority of the front yard to our property.
- 4) **Community Affect:** Granting this waiver will not affect public health, safety, or welfare, nor will it impact or inhibit any future subdivision or other land accords.

We kindly request that the city consider these factors and grant a waiver for the sidewalk requirement.

Sincerely,

A handwritten signature in black ink that reads "Jacob Group".

Jacobs Group
PO Box 1285
Bentonville, AR 72712



U-Haul SW 14th Street

Southwest 14th Street

PC Date: 9/3/2024

Staff Report Details

Project Number	LSD24-0002
Applicant / Current Owner	UHaul Holding
Site Area	+/- Acres
Current Zoning	C-2 General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	Ministorage
Related projects	

Property Description

The property is located on Southwest 14th Street. The property is presently zoned C-2, General Commercial with a land use of General Commercial. Adjacent zoning districts include C-2, General Commercial to the East and South, with county property to the North and West. The property has direct access to Southwest 14th Street, and has shared access with the property to the west.

Project Details

The applicant is proposing a Uhaul indoor ministorage facility on this property. They have proposed two buildings on the site. Building A is just over 49 feet at its tallest point, and Building B is 4 stories tall, or just over 53 feet at its tallest point. The buildings will have a total of over 143,000 square feet on a roughly 48,000 square foot footprint. The buildings are proposed to be comprised of Special Use Primary materials and split face CMU. The warranty provided for the metal panel (attached) is for 20 years and the gage of the metal panel has not been specified. The buildings provide roofline, horizontal, and vertical articulation.

The site provides two curb cuts, both shared, and a stub out to the west for future development. Parking is provided at 70 spaces, 23 spaces above the required 47 total spaces. Landscaping is provided to screen

Project Details

the parking area from the street. The applicant has stated that this location will not be used for moving truck or trailer storage or rental.

Relationship to the General Plan / Projected Traffic Impact

Ministorage uses do not typically drive high amounts of traffic as they are not a frequented destination like restaurants and retail. The traffic impact will likely be minimal.

Public Comment

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

Analysis / Waivers

The proposed development has requested 1 waiver:

Waiver 1: A Waiver from Sec 1100.21 (e) (3) Loading Dock

Waiver 1 is a request to allow for a loading dock to be located on the primary street-facing façade of the building. The applicant has stated in their narrative that because of the City's requirements to detain the offsite water to the east and because of the US Army Core of Engineers requirements to treat it for wetland mitigation, they are unable to locate the loading dock on the south side of the building.

"Moving the loading dock to the east side would require the buildings to shift to the west and the pond size to be decreased, not allowing for the full amount of detention required to treat the water."

Planning staff does not support approval of this waiver and recommends that the applicant re-design the site to meet section 1100.21 of the code, prohibiting a loading dock on the primary façade.

The second waiver request in the letter for pipe slope has been administratively approved by the City Engineer.

Conclusion

Should the Planning Commission find this waiver acceptable and also find that the Special Use Primary Materials are of a quality and character consistent with the development code, staff recommends approval of this Large Scale Development, as it meets all other standards in the land development code. If Waiver 1 is denied, then staff recommends a site re-design to accommodate changes made with the relocation of the loading dock.

Additional Details



PENDING PC Items

SW AVONDALE DR

SW BELMONT WAY

SW ELM TREE RD

SW 14TH ST

22-098 -
Uhaul - SW
14th Street

SW MOSSY
STONE RD



LSD24-0002
22-098 - Uhaul - SW 14th Street
Large Scale Development



Waiver Request

To: City of Bentonville

From: Ashley Bice – on behalf of Amerco Real Estate (UHaul)

Date: August 6, 2024

RE: 14th Street – UHaul Storage

Overhead Door on the Street-Facing Façade Waiver

City of Bentonville – Large Scale Development Design Standards – Sec 1100.21 (e) (3) Prohibited Primary Materials

Masonite, non-architectural concrete block, vinyl, plywood, and Exterior Insulation Finish System (EIFS) shall not constitute any portion of the wall surface area of any façade. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing façades.

Because of the the City's requirements to detain the offsite water to the east and USACE's requirements to treat it (for wetland mitigation), the loading dock is unable to be flipped to the south side of the building. Currently there are two 36" pipes that need to convey water from the east that require a drainage easement and rotating the loading dock would encroach that piping system and the required drainage easement. Moving the loading dock to the east side would require the buildings to shift to the west and the pond size to be decreased, not allowing for the full amount of detention required to treat the water. The waiver requests a deviation to the code to allow the loading dock and overhead door to be located on the primary street-facing façade.

Storm Drainage Minimum Pipe Slope of 0.5% Waiver

City of Bentonville – Stormwater Management and Drainage Manual 2008 – Section 3.3.4

Storm drains should operate with velocities of flow sufficient to prevent excessive deposition of solid material; otherwise, objectionable clogging may result. Table 3.1 indicates the grades for both concrete pipe ($n = 0.012$) and for corrugated metal pipe ($n = 0.024$) to produce a velocity of 2.5 fps, which is considered to be the lower limit of scouring velocity. The minimum slope for standard construction procedures shall be 0.50 percent when possible.

The slopes shown on the grading plan for the proposed storm drain are currently at 0.25%. The slope is lower than the minimum due to the existing fall across the site. To pipe the stormwater runoff from the neighboring property to the east to the detention pond and then out, the natural ground only allows for so much elevation change. FTN performed a study and are attempting to preserve habitat for wetland type plants currently located on site and have asked us to split the water coming in with outfall locations at the north and south ends of the pond, lengthening the water flow length, and thus making the lower slope necessary. The pipes have been oversized to accommodate the low slope of the pipe carrying the water coming from the east. Table 3.1 of the Drainage Manual shows the minimum slope for 36" pipe to be 0.07% to produce a scouring velocity, which is being met by roughly 3.5 times (0.25%). The waiver requests a deviation to the code to allow the slope of the pipes to be lower than 0.50%.

If you have any further questions or concerns, please contact me at ashley@kodaengineering.co or 501.593.1298.

Ashley Bice, PE

LARGE SCALE DEVELOPOMENT
3101-3103 SW 14TH STREET
BENTONVILLE, AR



REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF BENTONVILLE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED

1. WAIVER TO OVERHEAD DOOR ON STREETFACING FACADE
FROM SEC. 1100.21 (e) (3) LARGE SCALE DEVELOPMENT DESIGN STANDARDS

2. WAIVER TO STORM DRAINAGE MINIMUM PIPE SLOPE OF 0.5% FROM
SECT 3.3.4 - STORMWATER MANAGEMENT AND DRAINAGE MANUAL

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 AGENCY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO DETERMINE 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 CONTAINED HEREIN AND SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

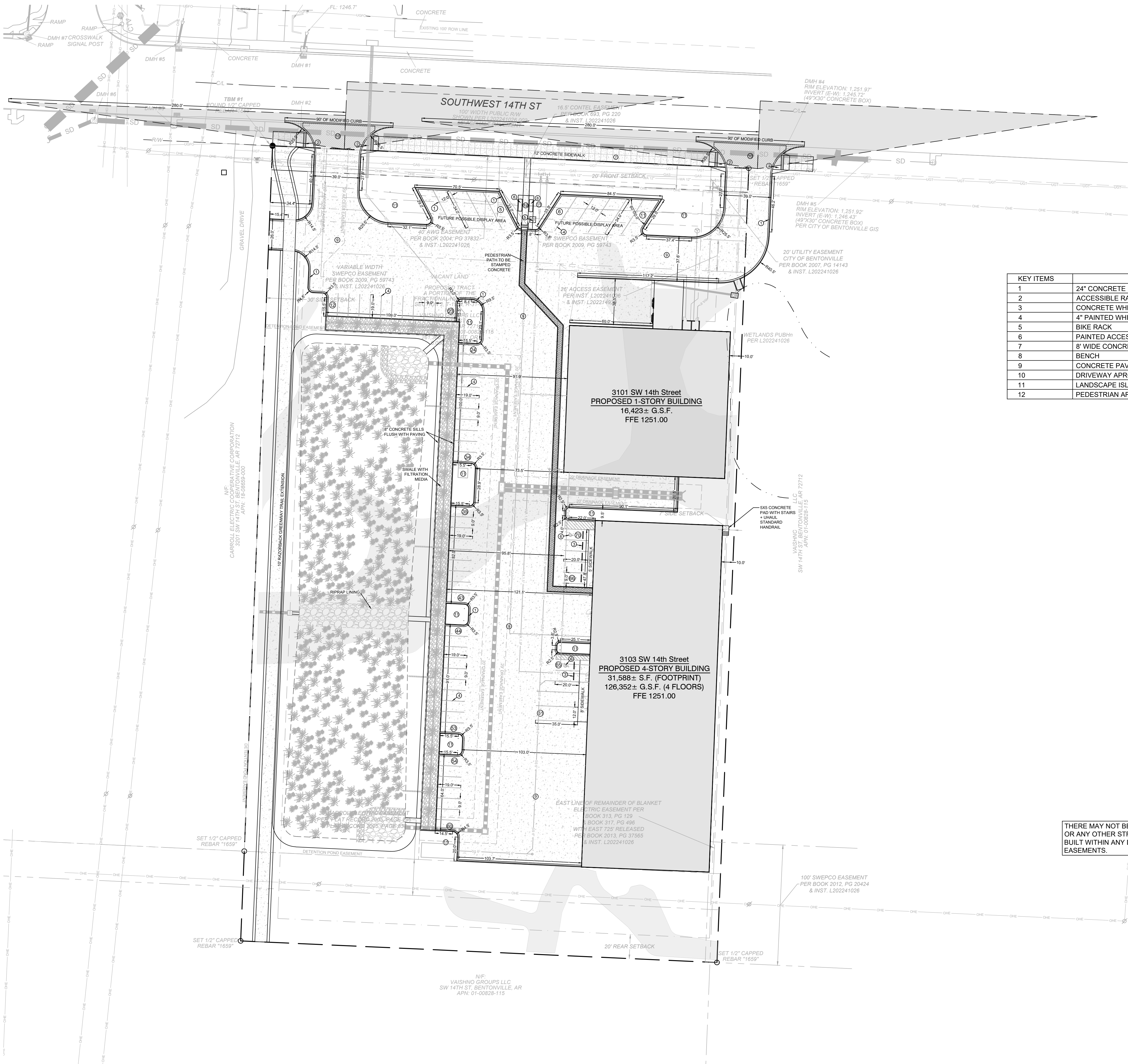
UTILITY CONTACT INFORMATION				
PROVIDER	CONTACT	PHONE#	ADDRESS	EMAIL
<u>BLACK HILLS ENERGY</u>	JOSH KNIGHT	(479) 333-7005	1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745	joshua.knight@ blackhillscorp.com
<u>COX COMMUNICATIONS</u>	CHAD HODGE TIMOTHY GOSS	(479) 263-7057 (479) 651-5583	4901 S. 48TH STREET, SPRINGDALE, AR 72762	chad.hodge@cox.com timothy.goss@cox.com
<u>PHONE (AT&T)</u>	BRENT BALDWIN LAYNE RHODES	(479) 200-8022 (479) 442-1977	1133 E. HAROLD ST., FAYETTEVILLE, AR 72701	bb585@att.com lr156@att.com

STATE OF
ARKANSAS

REGISTERED
PROFESSIONAL
ENGINEER

No. 3829
ASHLEY BUCKNER
8/16/24

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
LITTLE ROCK, AR 72221
ASHLEY@KODAENGINEERING.CO
501.593.1298



KEY ITEMS	
1	24" CONCRETE MOUNTABLE CURB & GUTTER, TYPICAL
2	ACCESSIBLE RAMP
3	CONCRETE WHEEL STOP, TYPICAL
4	4" PAINTED WHITE STRIPING, TYPICAL
5	BIKE RACK
6	PAINTED ACCESSIBLE PARKING SYMBOL
7	8" WIDE CONCRETE SIDEWALK
8	BENCH
9	CONCRETE PAVING
10	DRIVEWAY APRON
11	LANDSCAPE ISLAND
12	PEDESTRIAN AREA

- GENERAL NOTES
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK
 - IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
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 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 - ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

- DIMENSION PLAN NOTES:
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES PERTAINING TO CONTRACTIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING.
 - VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

APN:01-20433-001
ZONE:C-2
MAX BUILDING HEIGHT - 60'
LOT SIZE: 261,360 S.F.

SETBACK REQUIREMENTS:
FRONT = 50'
SIDE=10'
REAR = 20'

SITE DESCRIPTION: TWO INDOOR STORAGE UNIT FACILITIES + PARKING
BUILDING FOOTPRINT AREA = 16,423 SF (1 FLOOR)
BUILDING FOOTPRINT AREA = 31,588 SF (126,352 G.S.F. - 4 FLOORS)

PARKING REQUIREMENTS -
5 + 1/2,000SF OF 16,423 = 9
5 + 1/2,000SF OF 50,000 = 30
1/10,000 OF 76,352 SF= 8
47 TOTAL SPACES REQUIRED
70 TOTAL SPACES PROVIDED

PARKING AREA = 82,794 SF
8279 SF OF INTERIOR GREENSPACE REQUIRED

NO FENCING IS CURRENTLY PLANNED FOR THE SITE. IF FENCING IS PROPOSED IN THE FUTURE, A SEPARATE PERMIT WILL BE REQUIRED.

THE SHADED AREA REPRESENTS THE ENTRANCE AND EXIT SIGHT TRIANGLES. DO NOT PLACE OR CONSTRUCTION ANYTHING BETWEEN 3FT AND 8FT IN HEIGHT WITHIN THE SHADED AREAS

THE PROPOSED SITE IS LOCATED WITHIN AIRPORT ZONE C (OUTER SAFETY ZONE) AND ALL REQUIREMENTS HAVE BEEN MET.

ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NO SIGNAGE IS CURRENTLY PLANNED FOR THE SITE. IF SIGNAGE IS PROPOSED IN THE FUTURE, A SEPARATE PERMIT WILL BE REQUIRED.

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

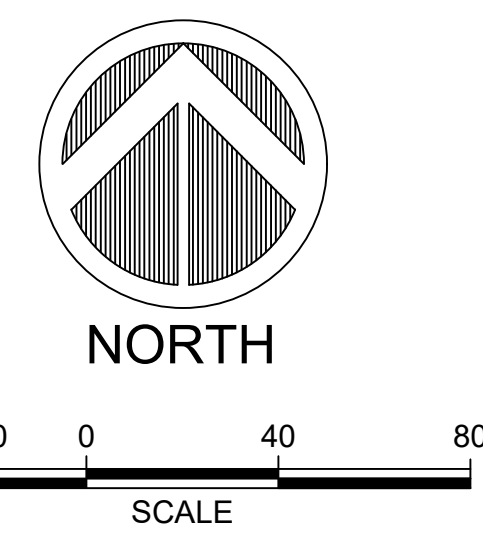
BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NO NEW LIGHTING IS PROPOSED FOR THE SITE. OTHER THAN ON BUILDING LIGHTS. IF LIGHTING IS PROPOSED IN THE FUTURE, IT SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

THERE MAY NOT BE FENCING OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.

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

PROPOSED BIKE RACK SHALL BE A DERO SWERVE STYLE OR APPROVED EQUAL.



Arkansas 811
Know what's below.
Call before you dig.

FLOODPLAIN INFORMATION
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 382
J. B. BICE
8/16/24

ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
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REVISIONS	DATE

UHAUL STORAGE
SW 14TH STREET
BENTONVILLE, AR

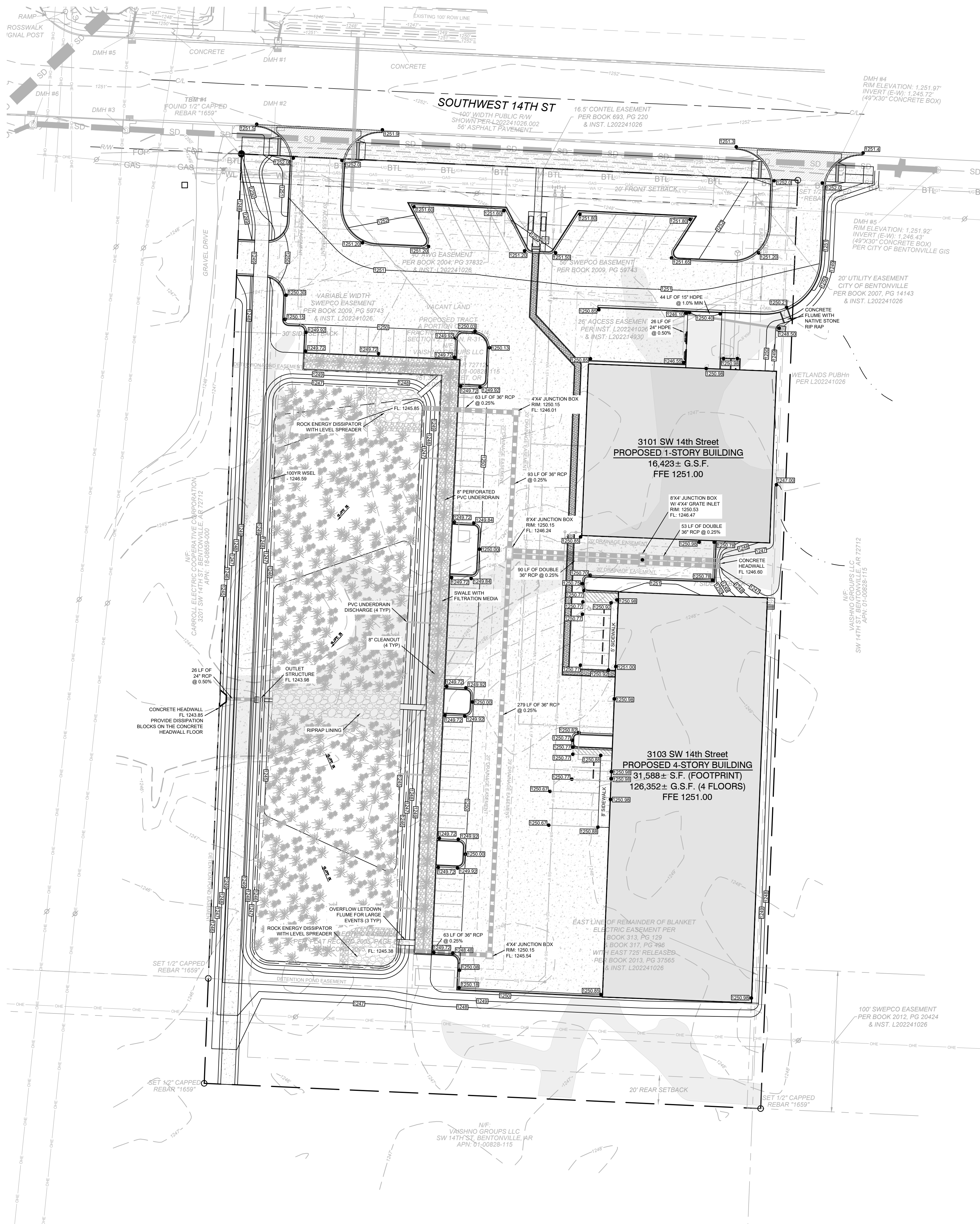
SITE PLAN

PLAN DATE:
12/17/2023

DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB

PROJECT NO.
22-098

C200



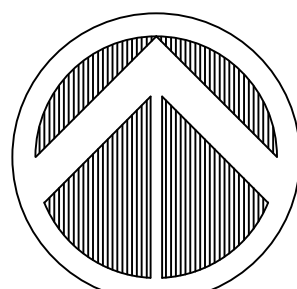
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GRADING PLAN NOTES:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE THE ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUOK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED TO THE REQUIRED COMPACTION MINIMUM.

THERE MAY NOT BE FENCING OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.



NORTH



FLOODPLAIN INFORMATION
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LSD24-0002

UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

GRADING PLAN

PLAN DATE:
12/17/2023
DESIGN: ARB CHECK: ARB DRAWN: ARB
PROJECT NO:
22-098

C300



GENERAL NOTES

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- LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS 2021 OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON.
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ALL WATER UTILITY WORK TO BE CONSTRUCTED PER BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS 2021.

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

FIRE LANE CURBS SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED. OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE.

DOWNSTREAM SEWER CAPACITY ANALYSIS MAY BE REQUIRED BASED ON FLOWS GENERATED FROM THE DEVELOPMENT. ANY DOWNSTREAM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE DESIGNED / CONSTRUCTED PRIOR TO, OR AS PART OF THIS DEVELOPMENT. THE SEWER STUDY WILL NEED FINALIZED AND CONSTRUCTION PLANS SUBSTANTIALLY COMPLETE BEFORE THE PROJECT WILL BE CONSIDERED FOR PLANNING COMMISSION AGENDA.

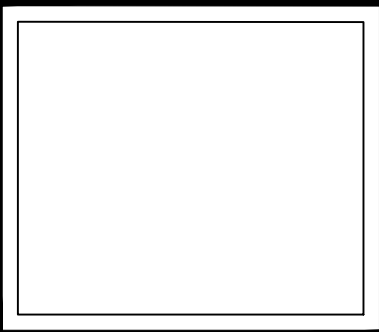
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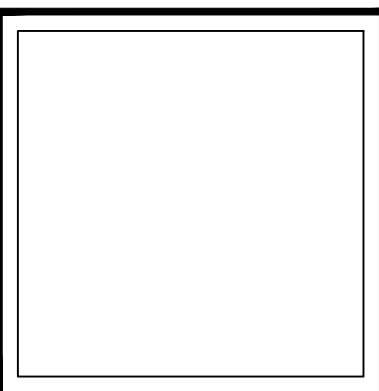
IBR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY FIRE LINE CONTRACTOR ON THE FIRE LINE PLAN.



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05067C0256K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.



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REVISIONS	DATE

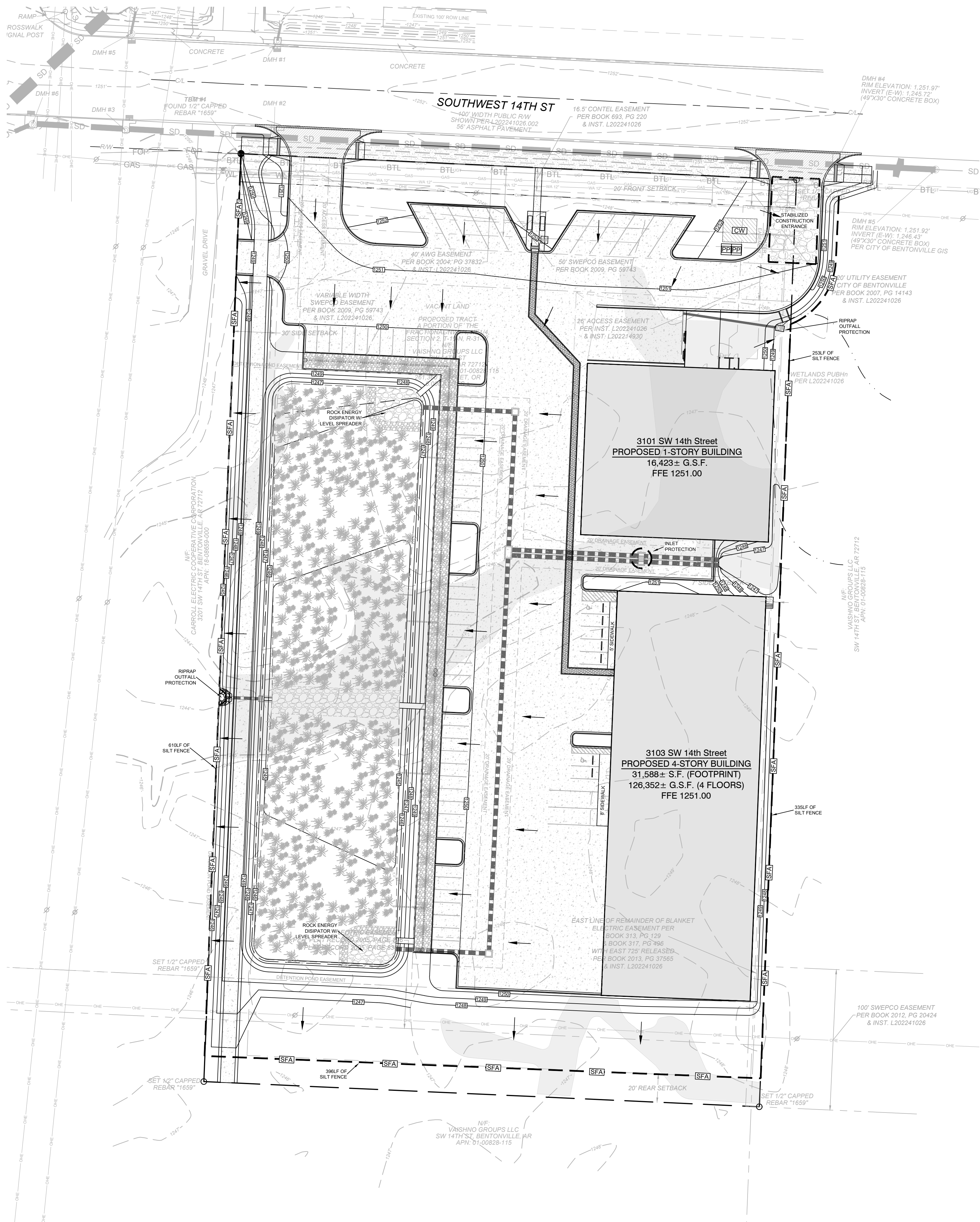
UHAUL STORAGE

SW 14TH STREET
BENTONVILLE, AR

UTILITY PLAN

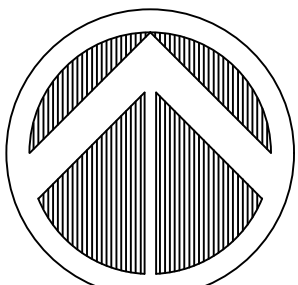
PLAN DATE:		
12/17/2023		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB
PROJECT NO.		
22-098		

C400



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EROSION CONTROL LEGEND	
	STABILIZED CONSTRUCTION ENTRANCE
	RIPRAP OUTLET PROTECTION
	SILT FENCE (TYPE A)
	INLET PROTECTION
	FLOW ARROWS
	DISTURBED AREA - PERMANENT SEEDING
	CONCRETE WASHOUT
	PORTABLE TOILET



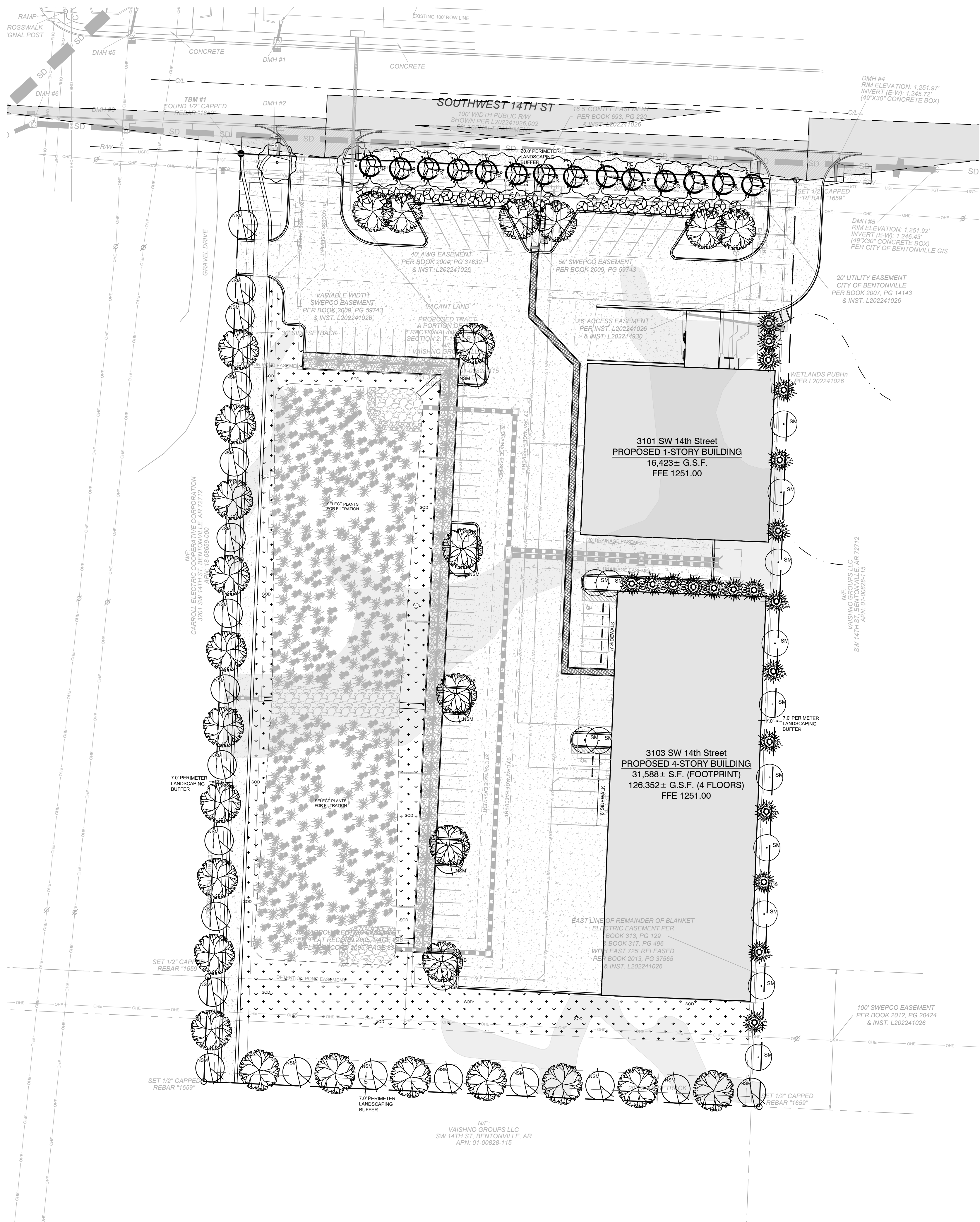
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REVISIONS	DATE

UHAUL STORAGE
SW 14TH STREET
BENTONVILLE, AR
EROSION CONTROL PLAN

PLAN DATE: 12/17/2023		
DESIGN: ARB	CHECK: ARB	DRAWN: ARB
PROJECT NO. 22-098		

C500



LANDSCAPING NOTES

- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- THE SHADED AREA REPRESENTS THE ENTRANCE AND EXIT SIGHT TRIANGLES. DO NOT PLACE OR CONSTRUCTION ANYTHING BETWEEN 3FT AND 8FT IN HEIGHT WITHIN THE SHADED AREAS.
- AN AUTOMATIC IRRIGATE SYSTEM WILL BE PROVIDED FOR ALL PLANTINGS.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

LANDSCAPE BUFFERS:
FRONT - 20'
SIDE/REAR - 7'

TREES REQUIRED:

FRONT BUFFER:
1 SHADE TREE PER 20' OF STREET FRONTAGE
396LF OF STREET FRONTAGE = 19 SHADE TREES
TREES PROVIDED = 20 SHADE TREES
14 NON-SHADE TREES

SIDE/REAR:
1 SHADE TREE PER 50' OF PERIMETER LENGTH, 50% SHADE TREES
1716LF OF PERIMETER = 34 TREES, 17 SHADE TREES
TREES PROVIDED = 28 SHADE TREES
32 NON-SHADE TREES

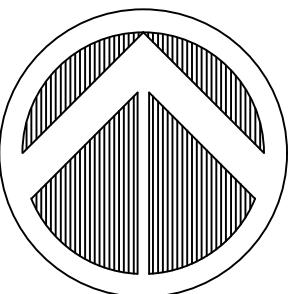
GENERAL NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
- NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
	EMERALD GREEN ARBORVITAE	8' MIN. HT	
	NORWEGIAN SUNSET MAPLE	2.5" MIN. CAL. 14" MIN. HT	
	PRINCETON ELM	2.5" MIN. CAL. 14" MIN. HT	
	OKLAHOMA REDBUD	2.0" MIN. CAL. 10" MIN. HT	
	RIVER BIRCH	2.5" MIN. CAL. 14" MIN. HT	
	SHANTUNG MAPLE	2.5" MIN. CAL. 14" MIN. HT	
	OTTO LUYKEN LAUREL	10 GAL 18" MIN. HT	
	COMMON BERMUDA SOD		

ITEM	REMARKS
MULCH	SHREDDED HARDWOOD MULCH, 2 INCH MINIMUM LAYER DEPTH IN ALL PLANTED BEDS & GROUND COVER BEDS. REMOVE ALL OTHER DEBRIS.
TOPSOIL SOD AREAS	4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS. TOPSOIL TO BE TESTED BY WALLACE LABS AND AMENDED ACCORDINGLY.
PLANTING BED MIX	18" MINIMUM IN SHRUB AREAS, 12" MINIMUM LAYER DEPTH FOR GROUND COVER AREAS AND 4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS. TOPSOIL TO BE MIX OF 33% SILTY LOAM, IMPORTED TOPSOIL, 33% SAND AND 33% "BACK TO EARTH" COMPOST BLEND. REFERENCE DETAILS.
	2" X 6" UNFINISHED STEEL BANDS ARE TO BE USED FOR THE STEEL EDGING. EDGING IS TO BE STAKED WITH A 1/2" X 1/2" BAND CUT AND BENT OVER THE TOP OF THE STEEL. EDGING IS TO BE WELDED AT THE SEAMS IN THE FIELD.



NORTH



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 05007C0256K, with the effective date of June 5, 2012, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

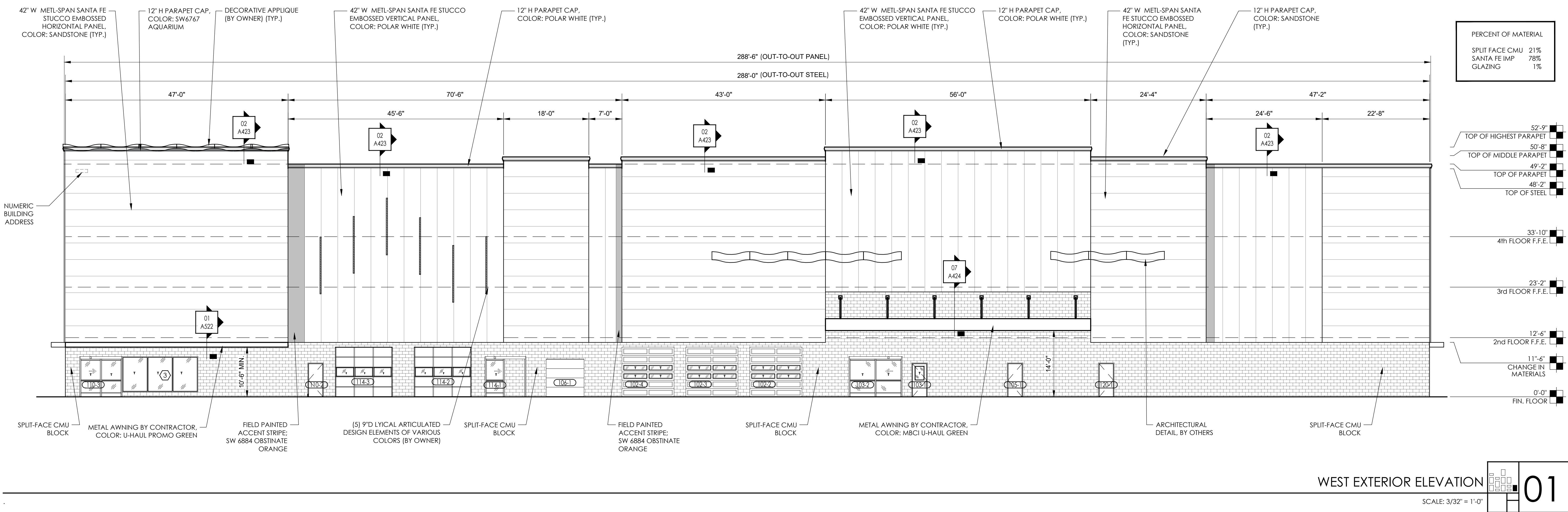
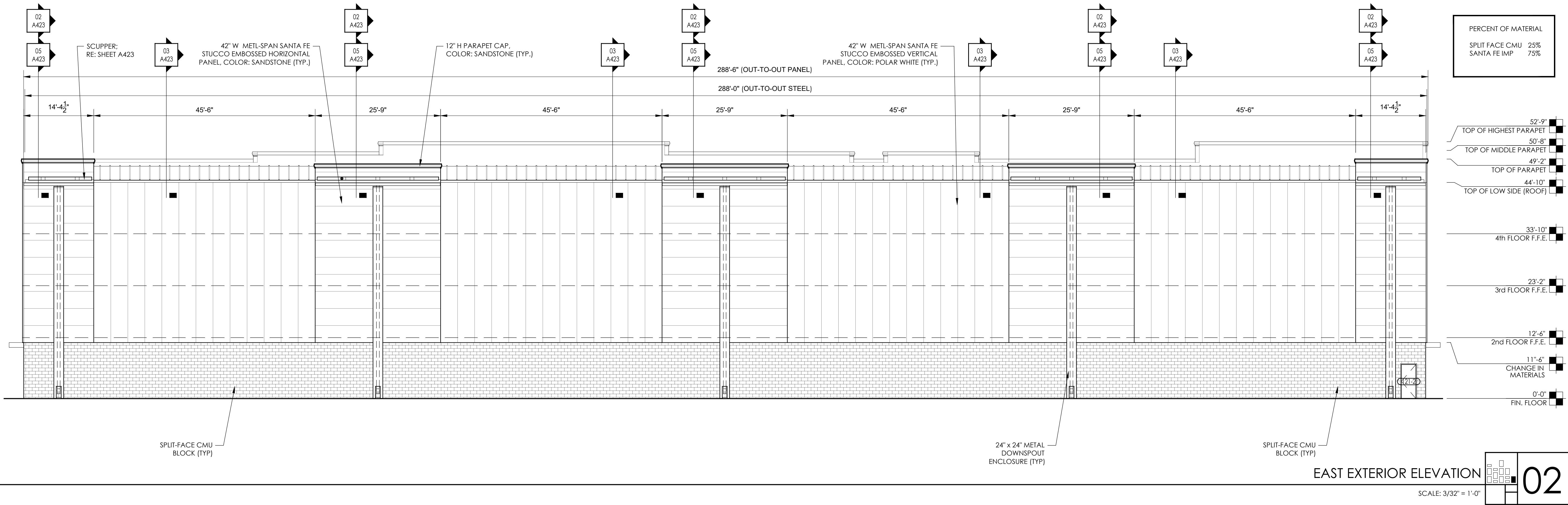
REVISIONS	DATE

UHAUL STORAGE
SW 14TH STREET
BENTONVILLE, AR
LANDSCAPE PLAN

PLAN DATE:		
12/17/2023		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB
PROJECT NO.		
22-098		

L100

LSD24-0002



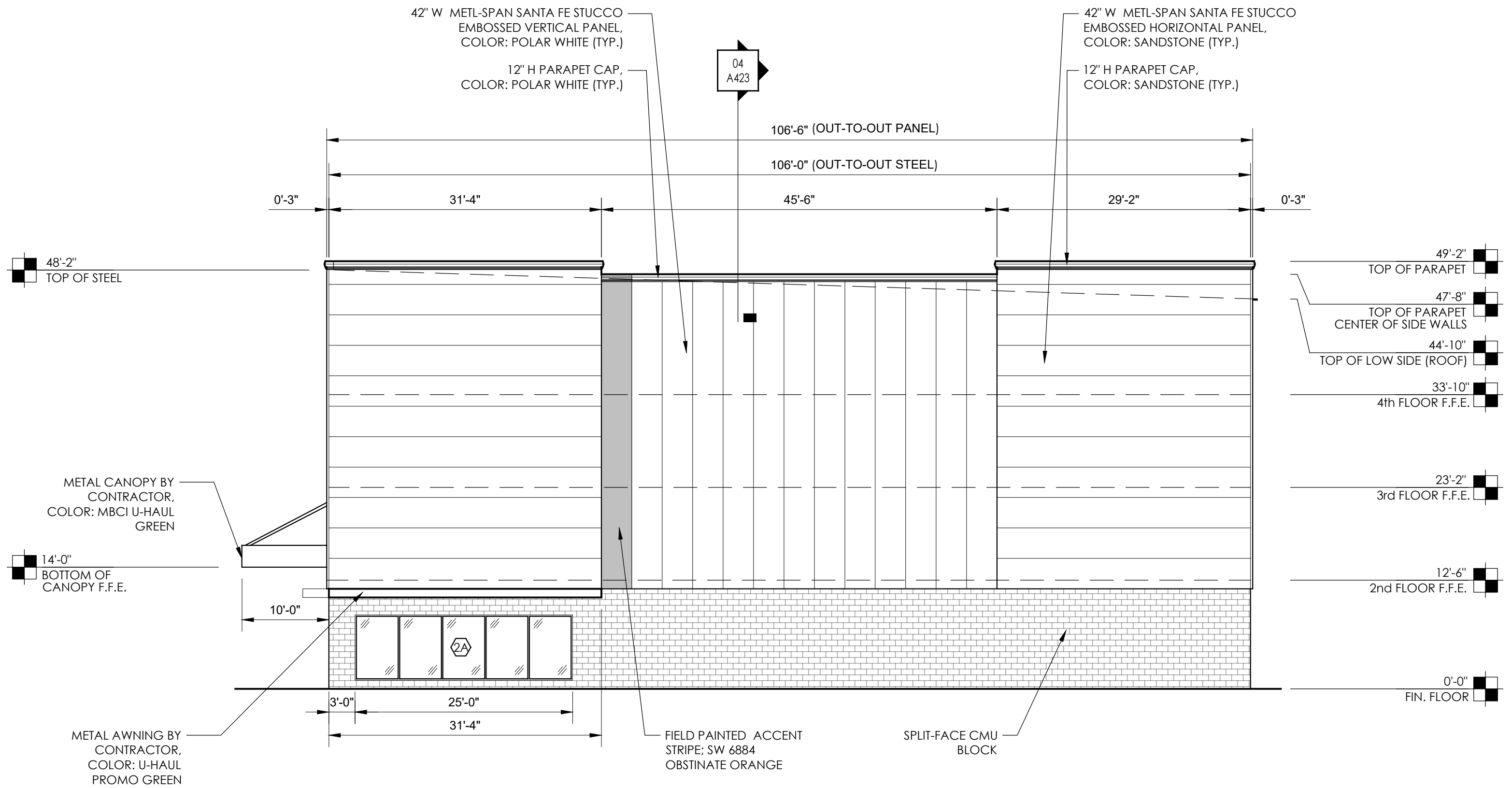
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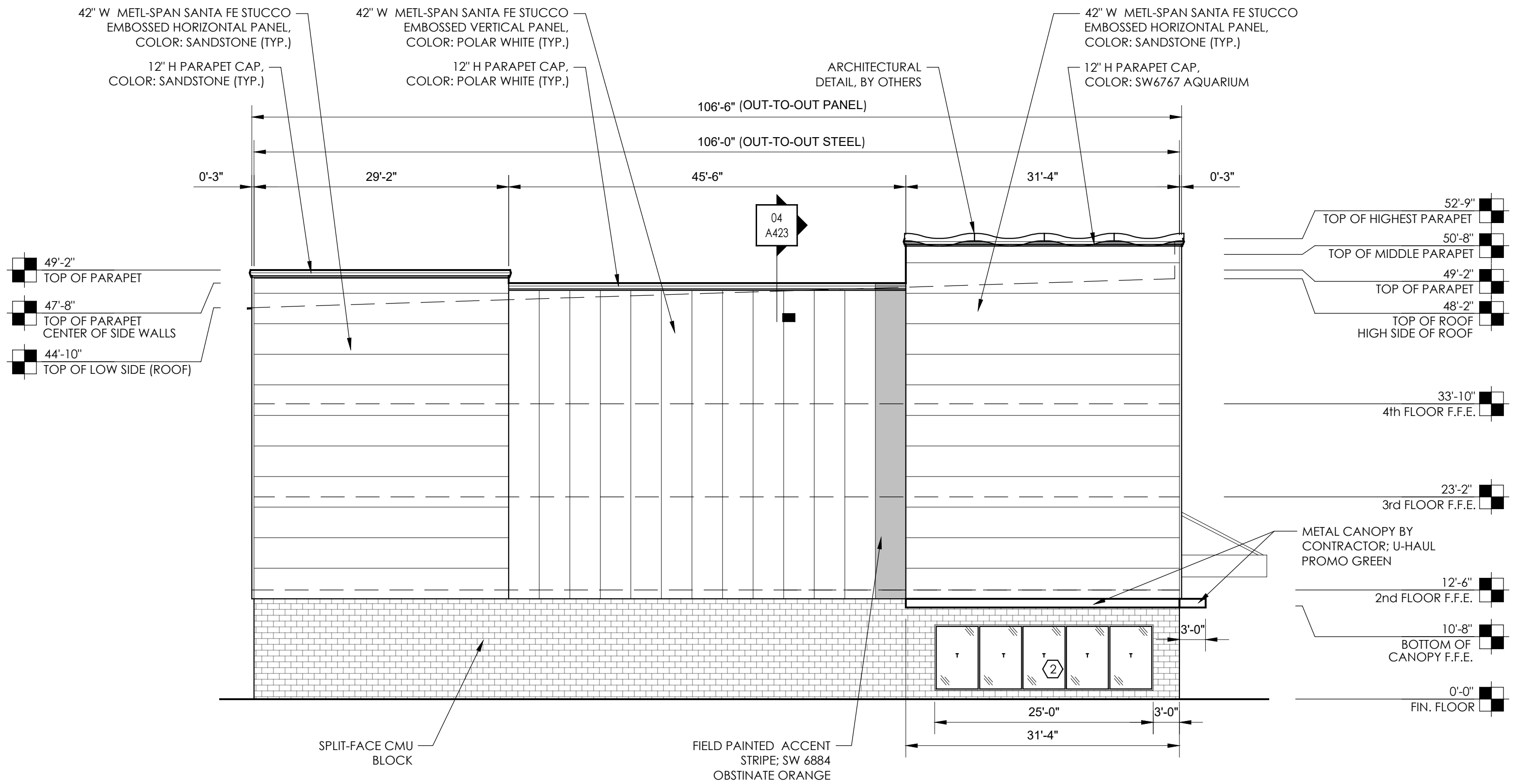
Drawing scales shown are
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PERCENT OF MATERIAL	
SPLIT FACE CMU	23%
SANTA FE IMP	73%
GLAZING	4%

SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



PERCENT OF MATERIAL	
SPLIT FACE CMU	23%
SANTA FE IMP	73%
GLAZING	4%

NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE

for
AMERCO Real Estate Company
3103 SW 14th Street, Bentonville, AR 72712
2727 North Central Avenue
Phoenix, AZ 85004

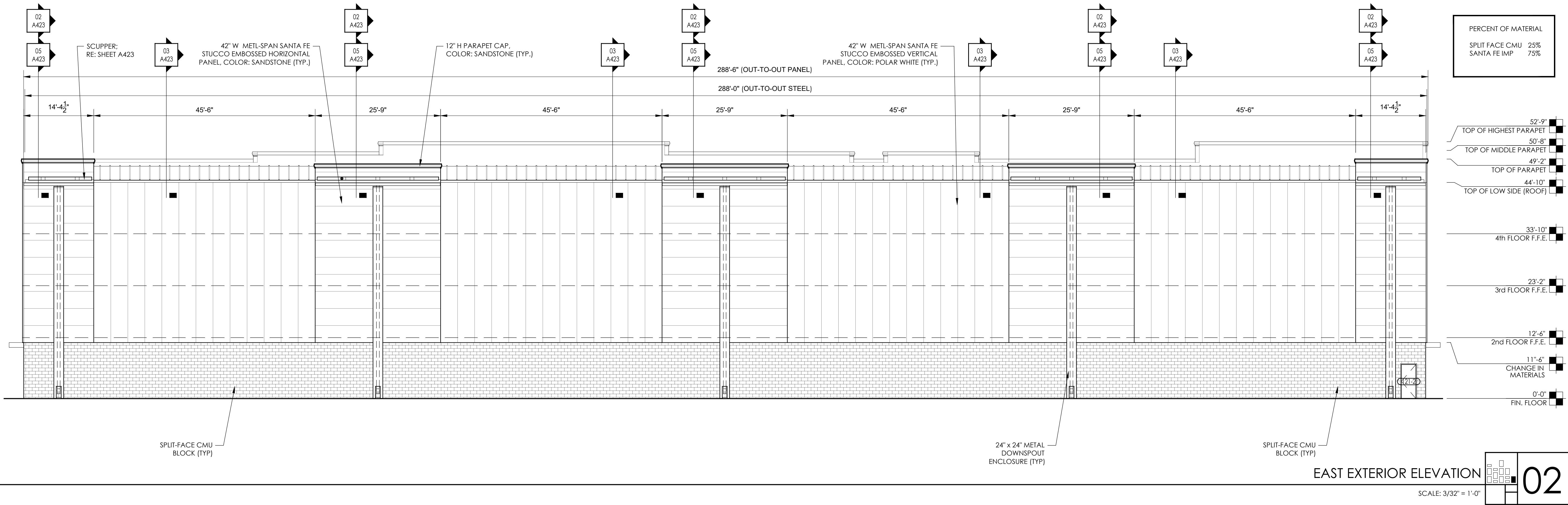
761083

AS no: 22039.10
drawn: jcg/ew
checked: jcg
file: 22039.10 A300
revisions:

EXTERIOR
ELEVATIONS

A312

ARCHONstudio LLC
7732 Goodwood Blvd.
Suite 207
Baton Rouge, LA 70806
225.923.3093



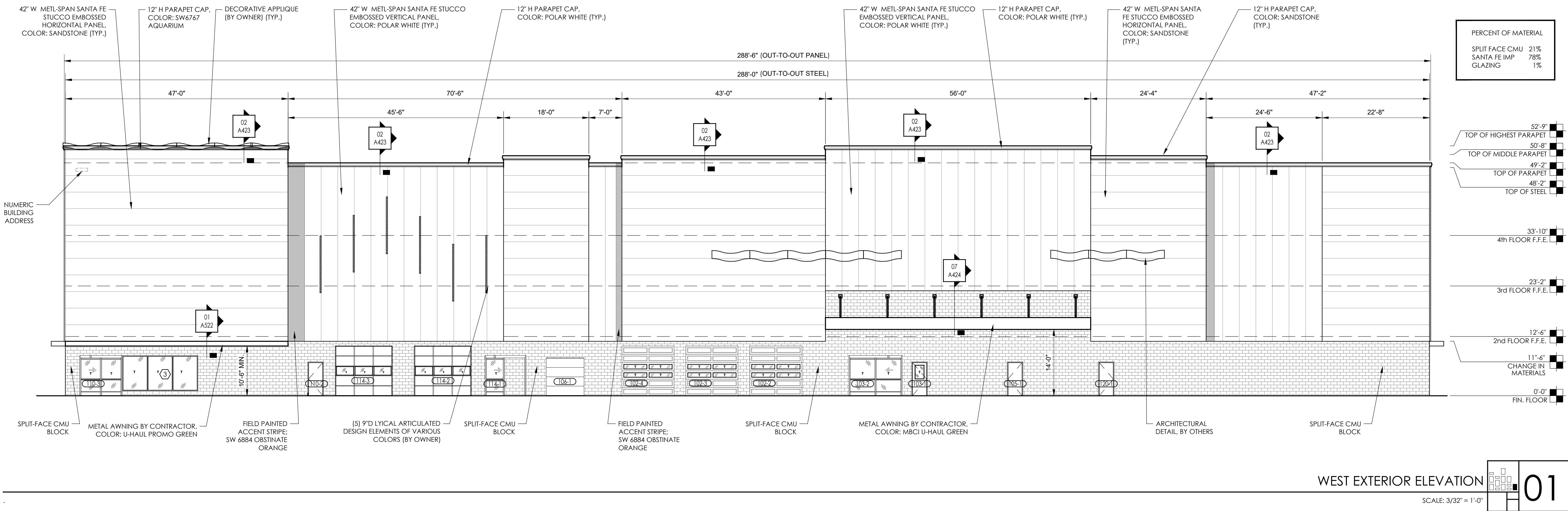
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761083

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drawn: ecg/ew
checked: jcg
file: 22039.10 A300
revisions:

EXTERIOR
ELEVATIONS

A311

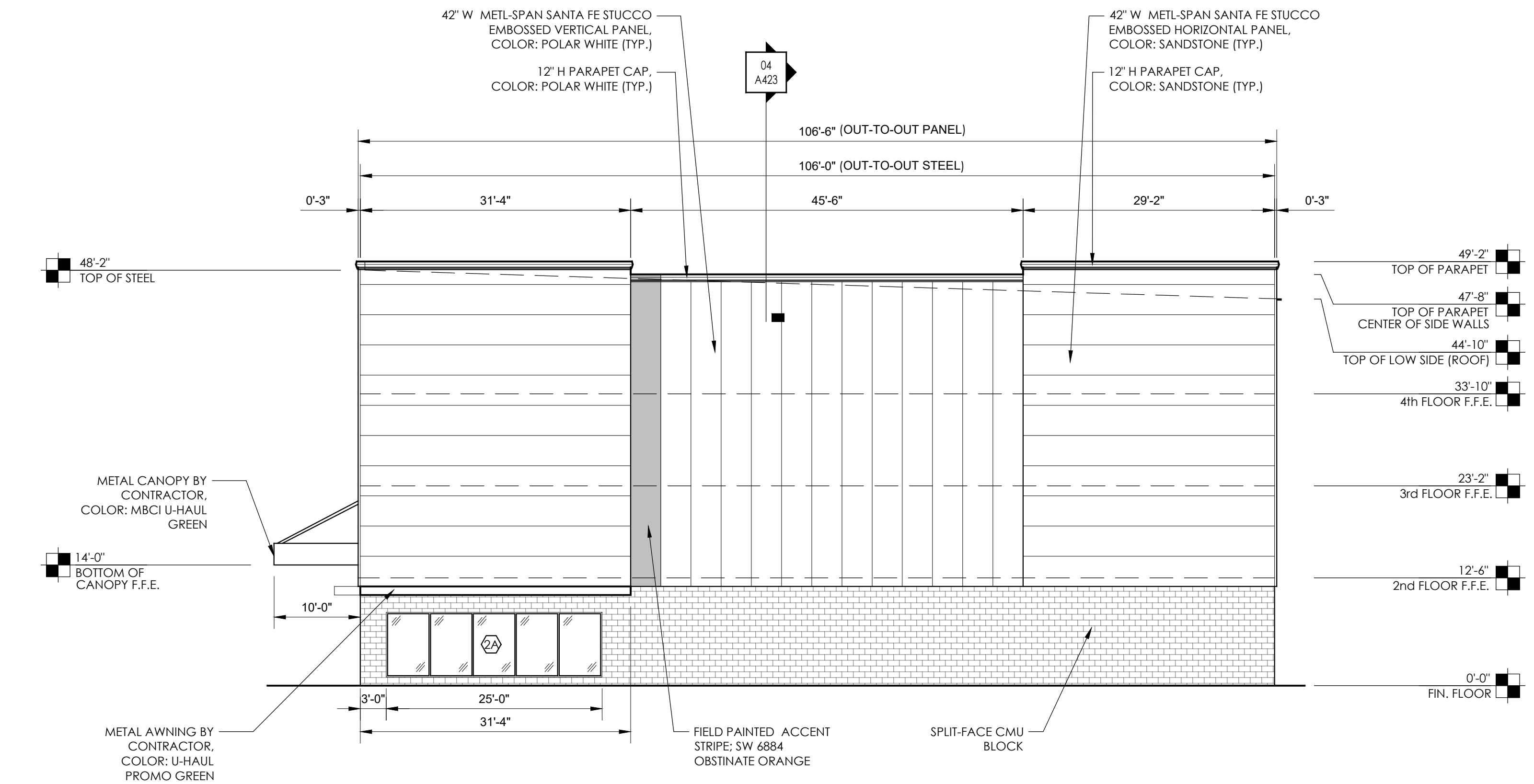
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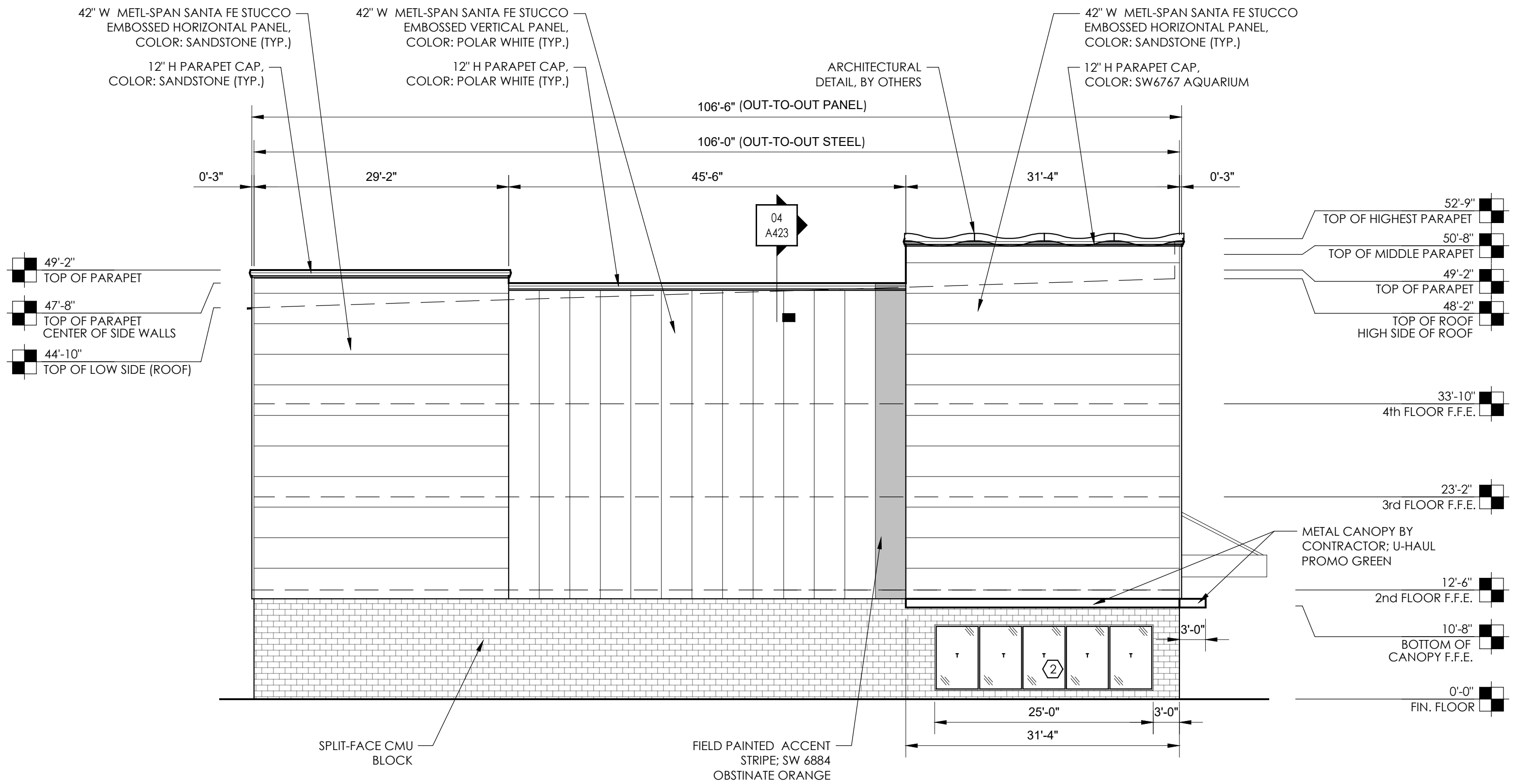
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PERCENT OF MATERIAL	
SPLIT FACE CMU	23%
SANTA FE IMP	73%
GLAZING	4%

SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



PERCENT OF MATERIAL	
SPLIT FACE CMU	23%
SANTA FE IMP	73%
GLAZING	4%

NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

NEW STORAGE BUILDING
U-HAUL OF BENTONVILLE

for
AMERCO Real Estate Company
3103 SW 14th Street, Bentonville, AR 72712
2727 North Central Avenue
Phoenix, AZ 85004

761083

AS no: 22039.10
drawn: jcg/ew
checked: jcg
file: 22039.10 A300
revisions:

EXTERIOR
ELEVATIONS

A312

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U-HAUL OF BENTONVILLE

for
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AMERCO Real Estate Company
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Phoenix, AZ 85004

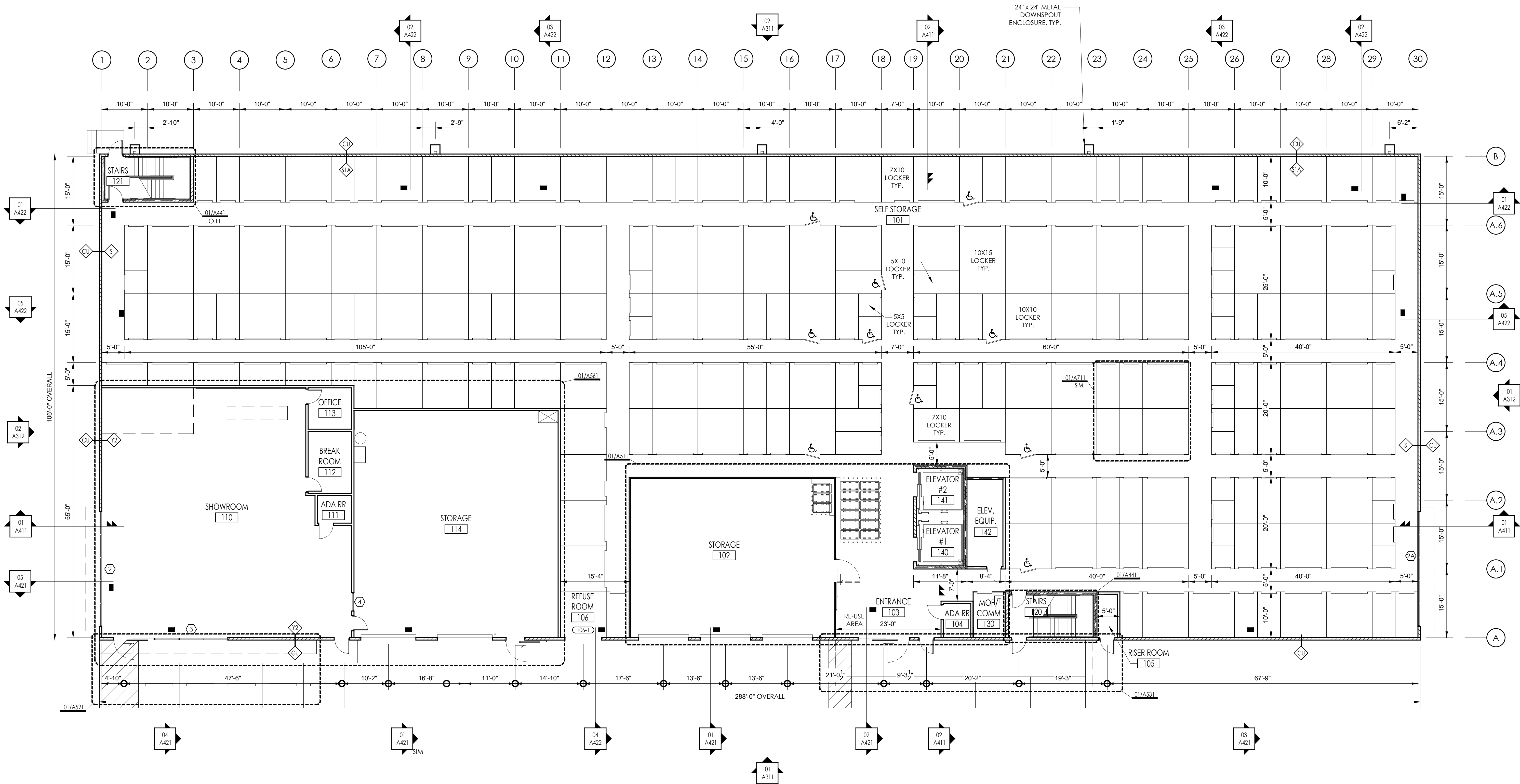
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AS no: 22039.10
drawn: ew/ecg
checked: jcg
file: 22039.10 A200
revisions:

FIRST FLOOR
PLAN

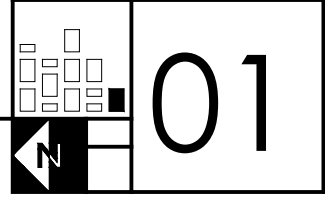
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Suite 207
Baton Rouge, LA 70806
225.923.3093



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



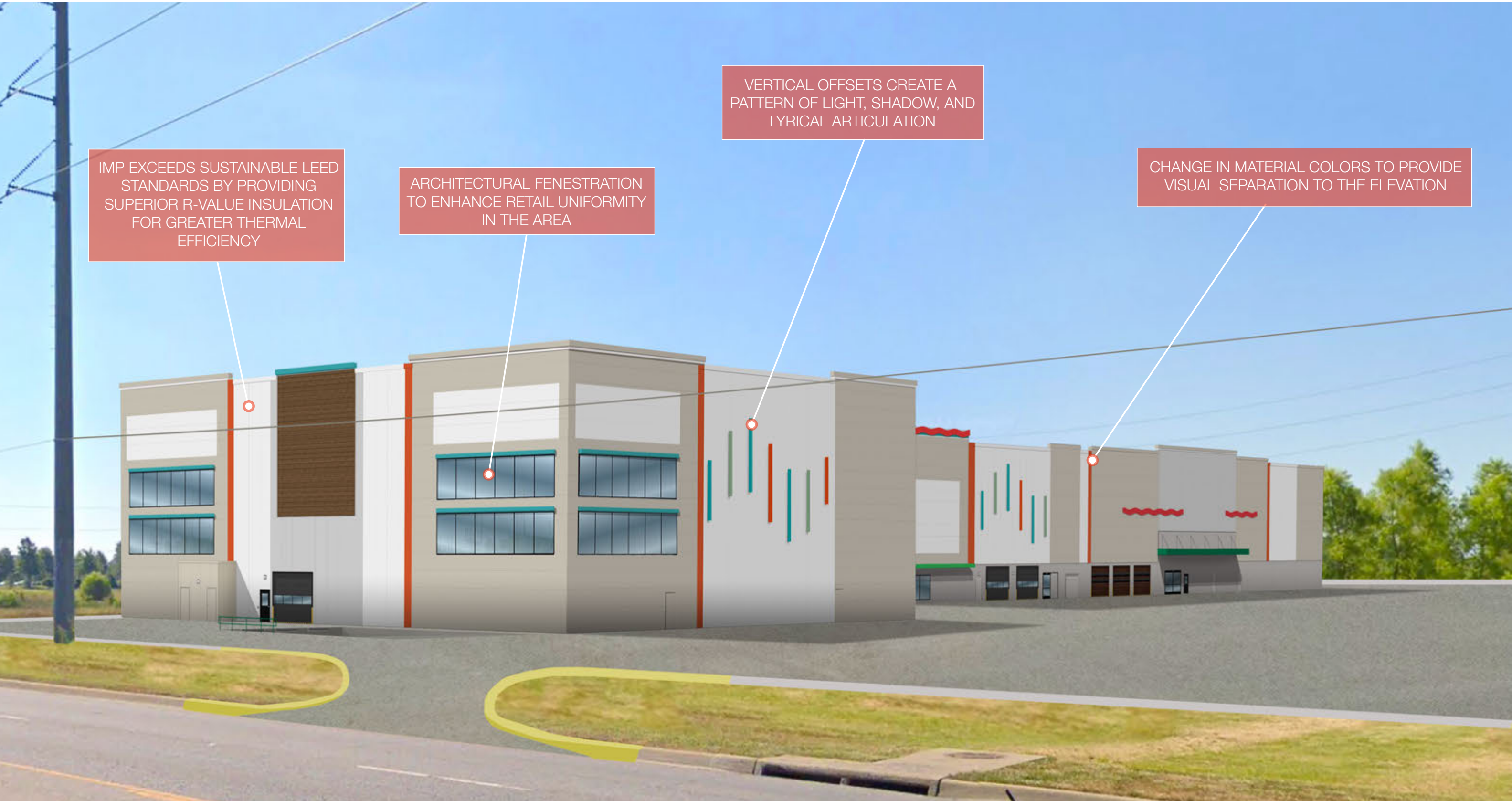


2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Preliminary Proposal

SHEET 01

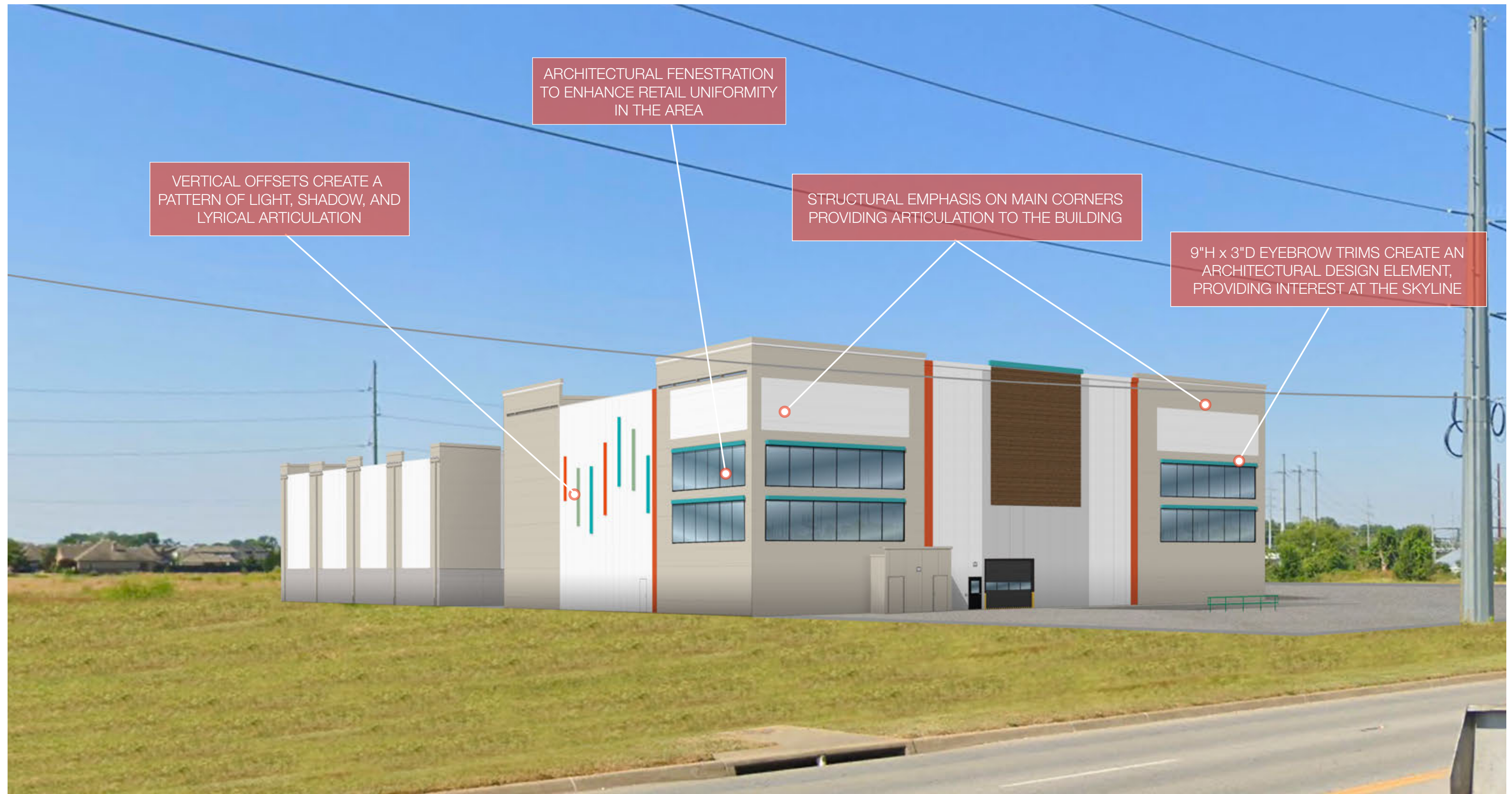


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Northwest Elevation
Composite Rendering

SHEET 02



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PHOENIX, ARIZONA 85004
P: 602.263.6841



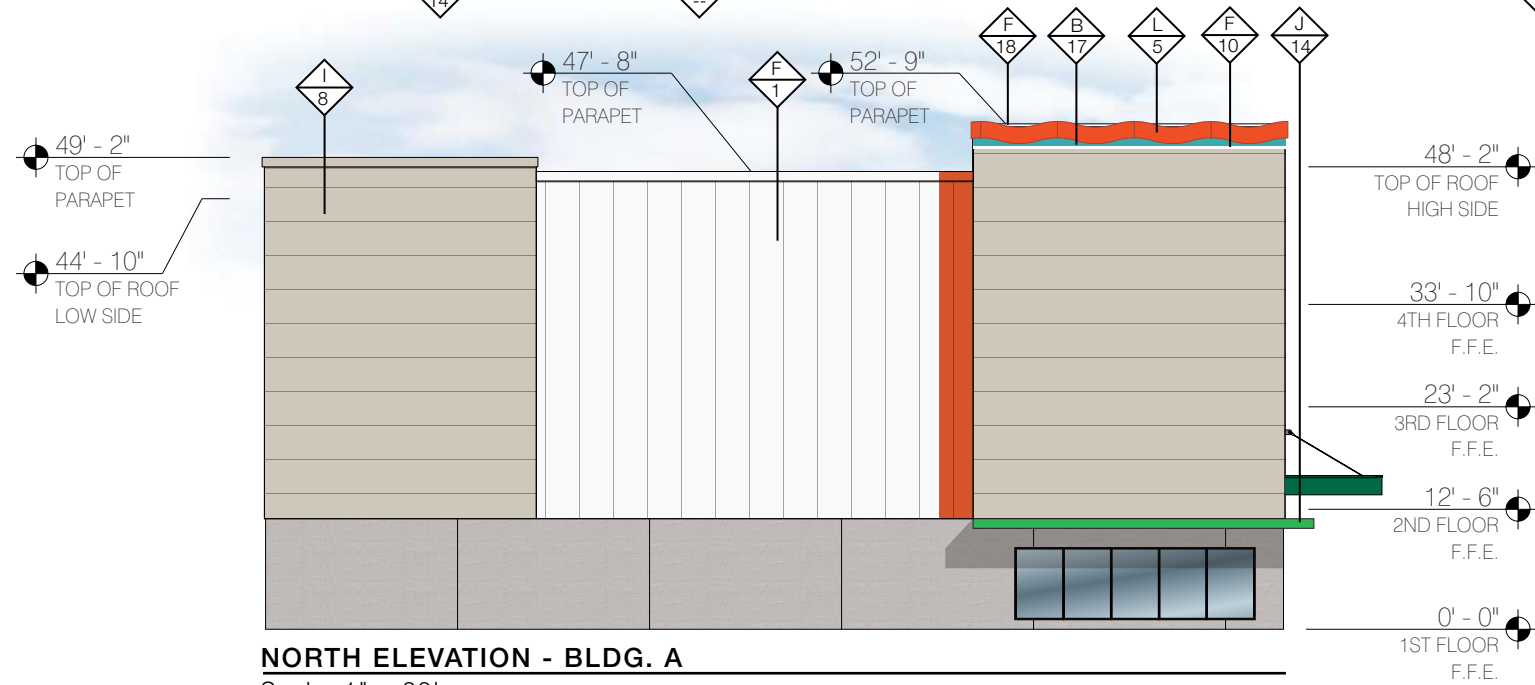
Northeast Elevation
Composite Rendering

SHEET 03



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	U-HAUL GREEN (MBCI CUSTOM COLOR)	J	U-HAUL PROMO GREEN
B	DESERT JEWEL (SW 6767 AQUARIUM)	K	ATHENIA SPLIT-FACE CMU
C	WALNUT (FAUX WOODGRAIN FINISH)	L	SIERRA SUNSET
D	SW 6884 OBSTINATE ORANGE	M	SILVER METALIC (IMP CUSTOM COLOR)
E	SW 6451 NURTURE GREEN		
F	POLAR WHITE (IMP CUSTOM COLOR)		
G	SW EGGSHELL BLACK		
H	GALVANIZED TRIM		
I	SANDSTONE (IMP CUSTOM COLOR)		

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47'W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

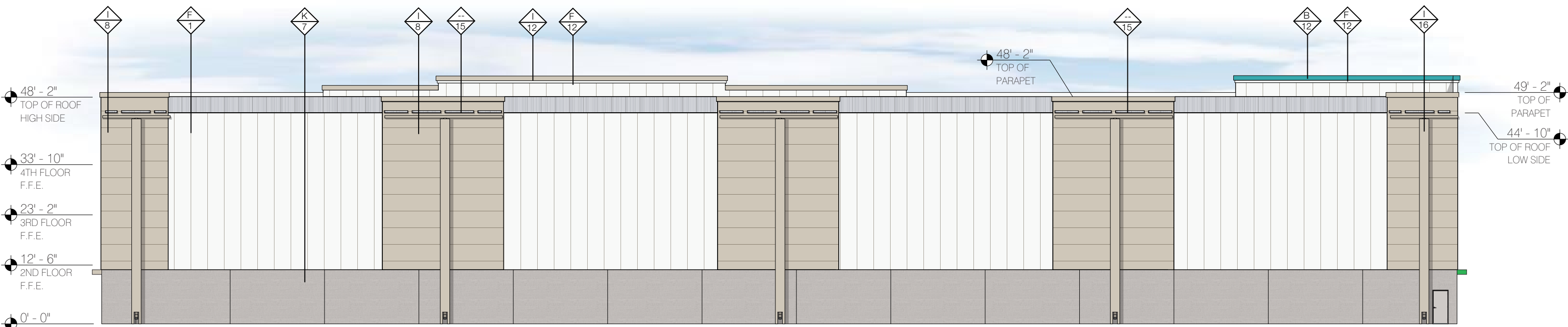


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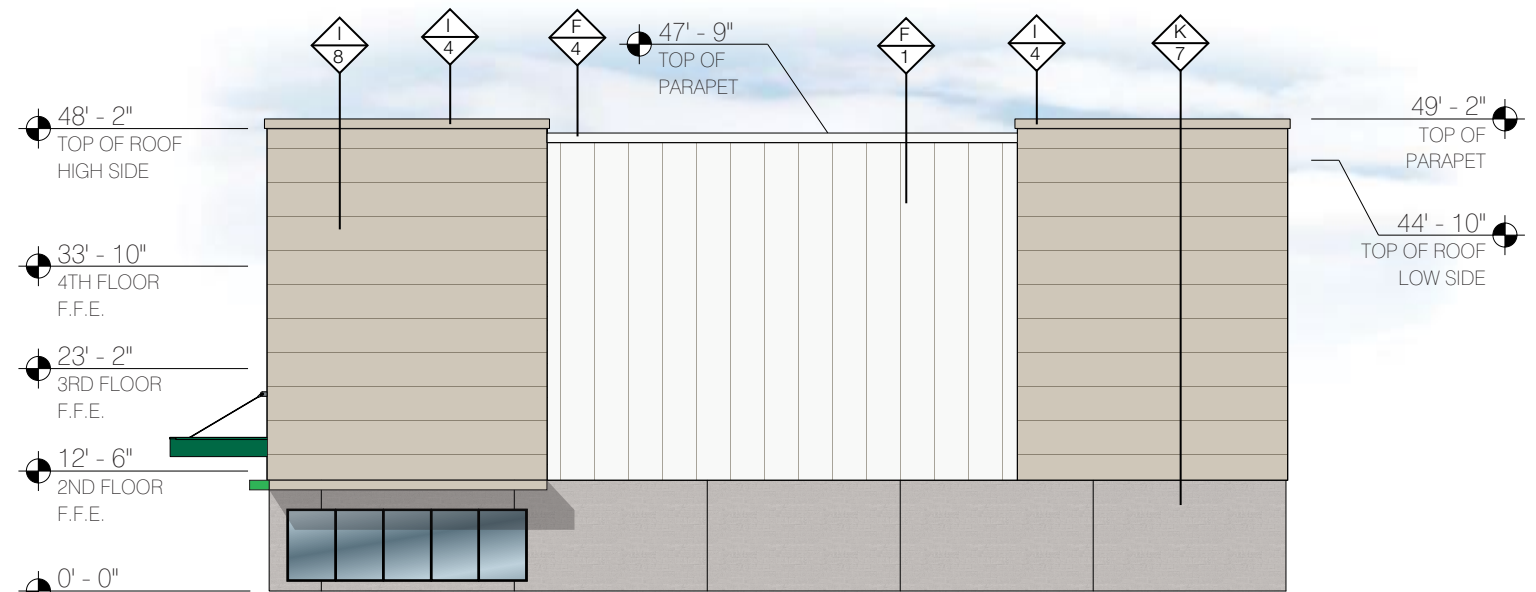


Colors & Materials

SHEET 04



EAST ELEVATION - BLDG. A
Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART					
A		U-HAUL GREEN (MBCI CUSTOM COLOR)	J		U-HAUL PROMO GREEN
B		DESERT JEWEL (SW 6767 AQUARIUM)	K		ATHENIA SPLIT-FACE CMU
C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
D		SW 6884 OBSTINATE ORANGE	M		SILVER METALIC (IMP CUSTOM COLOR)
E		SW 6451 NURTURE GREEN			
F		POLAR WHITE (IMP CUSTOM COLOR)			
G		SW EGGSHELL BLACK			
H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

MATERIALS	
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3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
8	42"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP
9	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS
10	4.5" H TRIM TYP.
11	HORIZONTAL LAP SIDING
12	12"H w/6"H BASE TRIMS TYP.
13	2'H x 56"W x 10'D STORAGE: LOAD/UNLOAD AWNING
14	1'H x 47"W x 2'D CUSTOMER ENTRANCE AWNING
15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.



2727 N. CENTRAL AVENUE
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COLOR CHART

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H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

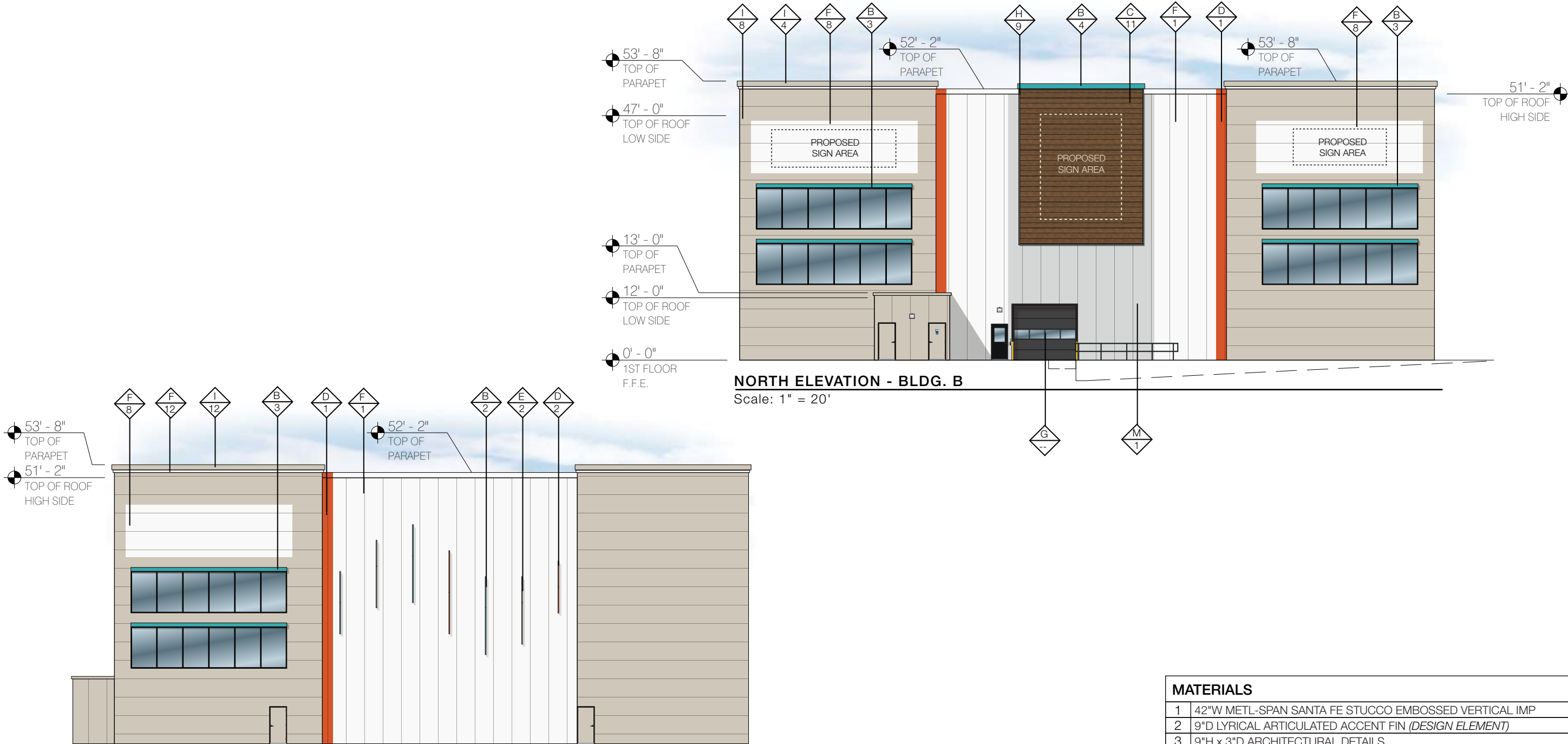
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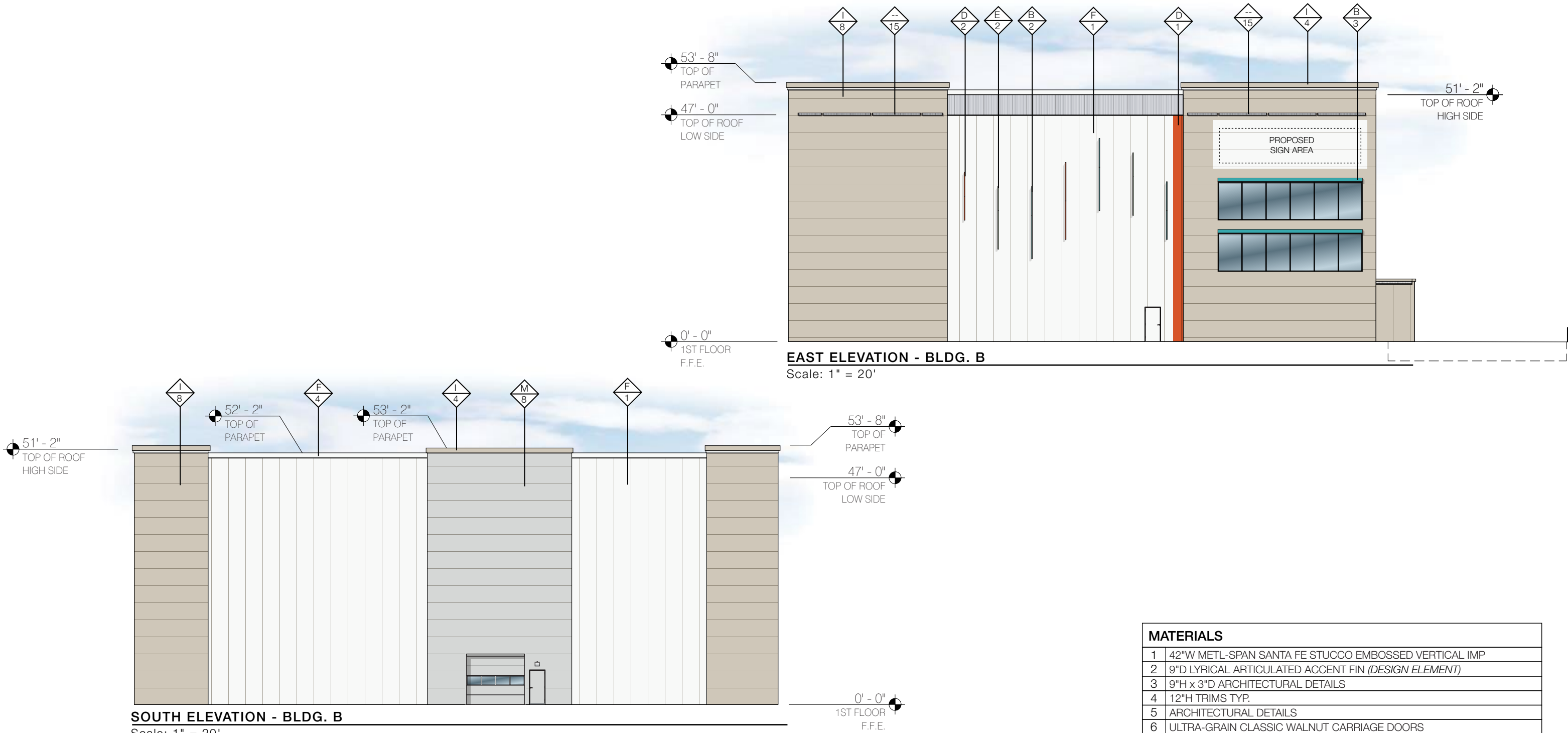
Colors & Materials

SHEET 06



NORTH ELEVATION - BLDG. B
Scale: 1" = 20'

WEST ELEVATION - BLDG. B
Scale: 1" = 20'



GENERAL NOTES:

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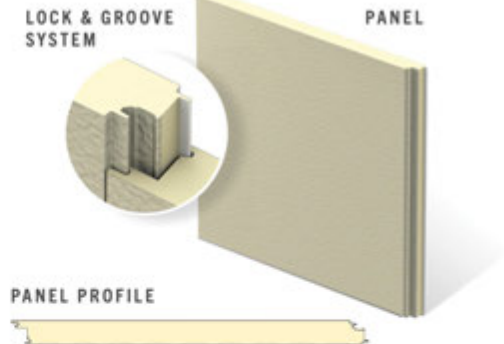
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COLOR CHART					
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C		WALNUT (FAUX WOODGRAIN FINISH)	L		SIERRA SUNSET
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H		GALVANIZED TRIM			
I		SANDSTONE (IMP CUSTOM COLOR)			

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4	12"H TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
7	SPLIT-FACED CMU
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15	SCUPPERS
16	DOWNSPOUTS
17	10.25" FLAT METAL TRIM TYP.
18	3" FLAT METAL TRIM TYP.

Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH • 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"

	35"
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

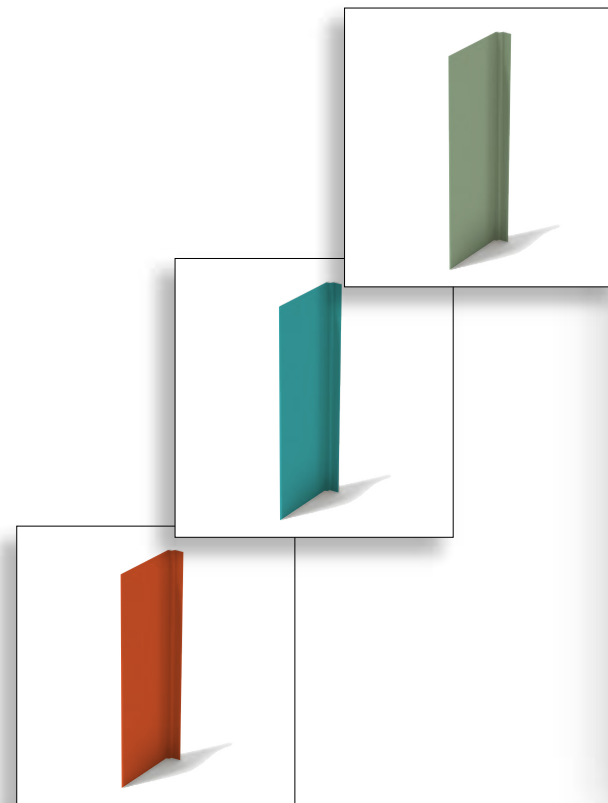
R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"

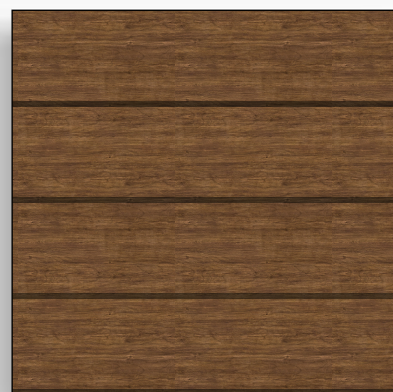
	35"
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant

**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element



Horizontal Lap Siding
Embossed Walnut
EXAMPLE



Athenia Split Face CMU
(or equivalent)
EXAMPLE



Stucco
Embossed IMP
EXAMPLE



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PHOENIX, ARIZONA 85004
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of Bentonville
Bentonville, AR
(761083)

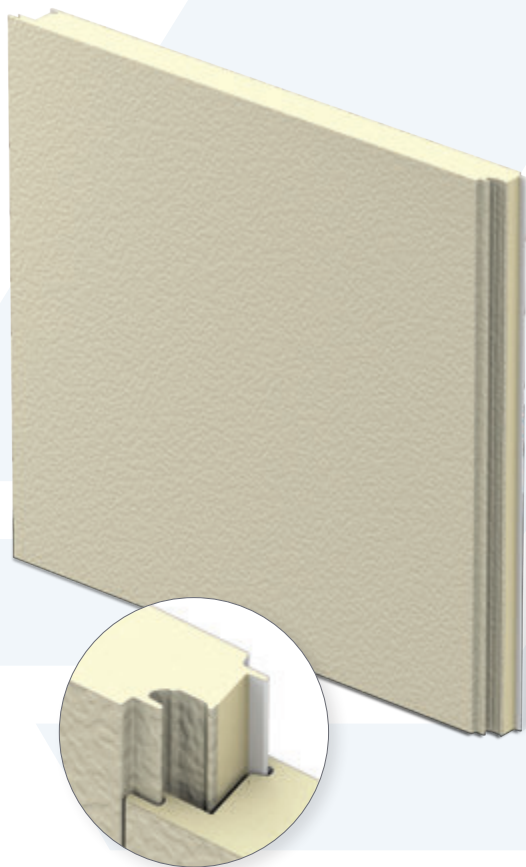
Material Board

SHEET 08

CF SANTA FE

INSULATED METAL WALL PANEL WITH PIR FOAM CORE

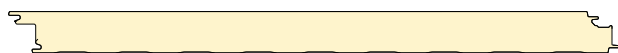
The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH	30", 36", 42"
THICKNESS	2", 2½", 3", 4"
LENGTHS	8'-0" to 32'-0" Horizontal 8'-0" to 40'-0" Vertical
EXTERIOR PROFILE	Flat profile with heavy embossing resembling desert southwestern appearance
EXTERIOR FACE	G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.
INTERIOR PROFILE	Light Mesa, nominal 1/16" deep, embossed or unembossed
INTERIOR FACE	G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.
CORE	Foamed-in-place, PIR Foam Core, zero ozone depleting (zero ODP) Class 1 foam
JOINT	Offset double tongue-and-groove with extended metal shelf for positive face fastening

PANEL PROFILE



U-FACTORS AND R-VALUES*

U-FACTOR (BTU/H·FT²·°F)*

PANEL WIDTH: 42"

	35°
2"	0.058
2½"	0.045
3"	0.037
4"	0.028

R-VALUE (H·FT²·°F/BTU)*

PANEL WIDTH: 42"

	35°
2"	17.9
2½"	22.4
3"	26.9
4"	35.9

DESIGN FEATURES & BENEFITS

- Masonry stucco appearance
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- Can be used in conjunction with other Metl-Span joint profiles

*R-Value & U-Factor per ASTM C518 & ASTM C1363/Simulation, respectively, based on a mean temperature of 35° F; ~ 22 Ga not available for stainless steel

TESTING: CF SANTA FE INSULATED METAL WALL PANEL

TEST/APPROVAL	TEST METHOD	TEST TITLE	RESULTS	
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread ≤25, smoke developed ≤450	
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or Horizontal installation	
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285-19	
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard	
	NFPA 286	Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1	
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval	
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum	
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements	
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements	
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada	
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard	
Structural	ASTM E72	Standard Test Methods of Conducting Strength Tests of Panels for Building Construction	See Load Chart	
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Approval Listings (VSH Rating)	
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.112 BTU.in/hr.ft ² °F at 35° F mean temperature	
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies		35°
			2"	0.058
			2½"	0.045
			3"	0.037
			4"	0.028
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.04 cfm/ft ² air infiltration rate at static pressure differential of 1.57 psf Vertical or Horizontal installation	
	ASTM E2357	Air Leakage of Air Barrier Assemblies	<0.04 cfm/ft ² air infiltration rate at static pressure differential of 1.57 psf, after 2,000 cycles at +/- 16.71 psf Vertical or Horizontal installation; with and without penetrations	
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure differential of 6.24 psf for 2 hours Vertical or Horizontal installation	

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com.



**THE
CANNON**

WARRANTY PROGRAM



METL-SPAN® WARRANTY PROGRAM

This is a brief explanation of the various product warranties offered by Metl-Span®. Sample warranties are available upon request. Metl-Span® offers four types of warranties: Materials & Workmanship, Finish, Corrosion, and Weather-Tightness.

STANDARD WARRANTY MATRIX

	Product	Substrate	Term			Notes	Cost
			Domestic & Canada		International		
			Standard	Marine			
Panel	Materials & Workmanship	G90, AZ50, AZ55, 304 & 316 stainless	2 years	2 years	Specific Approval Only	Free from manufacturing defects	No
Finish	WeatherXL, Polyester	G90 & AZ50	Color up to 30 years Film integrity 40 years	NA	NA	NA	No
	Fluropon®, Kynar®, Premiere, Classic, Classic II, Flurothane and Flurothane Coastal			NA	20 years	Some colors will have limited finish warranties. Refer to the color chart or custom color match documents for limitations. Warranties are not available for interior applications.	
	Flurothane and Flurothane Coastal			20 years	20 years		
	Tuff Cote®	G90 & AZ50	10 years	NA	NA	Refinish	
	Galvalume	AZ50 & AZ55	20 years	NA	NA	Perforation only	
	Stainless Steel	304 & 316	Warranty is not available			Not for exterior applications. Stainless is recommended for daily sanitation. Warranty not available for interior applications.	
	Vinyl Plastisol	G90 & AZ50					
Weather tightness	Basic Limited	G90, AZ50, AZ55	CF & CFR Panels - Up to 20 Years Backup Wall Panels - 10 Years Only	NA	NA	Repair or replacement up to the maximum limits of the warranty	Yes
	Standard						
	No Dollar Limit						

MATERIALS & WORKMANSHIP WARRANTY

This warranty covers the panels against manufacturing defects. Examples would be gas blisters, delaminating, or shrinkage. The two-year warranty starts at the date of substantial completion and offered at no additional cost. The warranty does not cover errors in design or installation and is not transferable. The warranty will pay the cost to repair or replace panels found to be defective up to the limits of the coverage. Extended Materials & Workmanship Warranties are available at an additional cost. Not all projects will qualify for Extended Materials & Workmanship Warranties and must be reviewed and approved by Metl-Span®.

CORROSION WARRANTY

Corrosion Warranty is only available for Galvalume coated steel. The warranty is 20 years, beginning 6 months from date of shipment and covers perforation due to corrosion. Depending on the environment, minor edge creep corrosion is possible and is not a product failure. Galvalume may exhibit excessive edge creep corrosion if exposed to salt, sodium hypochlorite, chemicals with either a high or low PH. If the panels could be exposed to these chemicals, additional steps should be taken to protect the cut edge. For some applications, G90 Galvanized may be a better substrate.

FINISH WARRANTY

Metl-Span® offers high performance coatings for a variety of aesthetic and environmental considerations. Our standard coating systems are suitable for most industrial and architectural applications however, some applications or locations may require a higher level of performance. For these applications, Metl-Span® offers coatings with clear coats and special or thick primers.

Stainless steel may be the best solution for some applications, such as food processing. No finish warranty is available for unpainted Galvalume. There is no industry or mill standard for appearance and the product can darken and stain inconsistently from normal weathering. If a consistent appearance is required, then a painted product should be used.

The standard finishes warranty covers color retention and paint film integrity in normal environmental conditions. These warranties exclude marine or aggressive environments. Metl-Span® offers a warrantable coating for severe marine environments. The warranty excludes over the water applications.

1.

Reds, Blues, and Metallics will have limited warranties due to the pigments.
2.

For bright or vibrant custom colors, it may require organic pigments to achieve the desired color.
Organic pigments are unstable and fade quicker than inorganic pigments. In these cases, a special limited warranty will be issued, the limitation will be based on the color selected and could be as short as 5 years.

Remedy: Repaint or refinish area determined to have failed.

Coating System	Term	Location	Notes
Weather XL	30 year color 40 year film integrity	Continental US, Alaska, Canada, Mexico	Standard Warranty Excludes salt water
Kynar, Fluropon®, Premiere , Classic and Classic II	30 year color 40 year film integrity	Continental US, Alaska, Canada, Mexico	Standard Warranty Excludes salt water
Flurothane and Flurothane Coastal	20 year color 20 year film integrity	Continental US, Alaska, Canada, Mexico, Hawaii	Flurothane Coastal warranty extends to the high tide line.
Kynar, Fluropon®, Premiere, Classic, Classic II	20 year color 20 year film integrity	International, excluding Mexico & Canada	Warranty for locations excluded by Standard Warranty Excludes salt water
Custom Colors	Limitation based on pigment	Continental US, Alaska, Canada, Mexico	Excludes salt water



REQUIREMENTS FOR WEATHER-TIGHTNESS WARRANTIES

- Approval** - Metl-Span® must review and approve the project prior to bidding. If the project has not been reviewed prior to the acceptance of the order, approval is not guaranteed.
- Installation Drawings** - All projects with Weather-Tightness Warranties must have installation drawings. Metl-Span® must provide or review contractor installation drawings. Customer supplied installation drawings must have enough detail to erect the panels. Drawings must clearly show sealant and fastener locations, product types, elevation layouts, and all details. The details must be specific for the project and referenced to the elevations.
- Accessories** - Metl-Span® must supply all sealants, fasteners, and trims. The contractor may elect to fabricate their own trims, but Metl-Span® must supply the flat sheets and the trims must be in accordance to the approved installation drawings or Metl-Span® standard details.
- Inspections** - All Standard and No Dollar Limit warranties must have a startup and final inspection(s). Additional inspections could be required depending on the scope and complexity of the project.
- Exclusions** - Non-specified or materials not supplied by Metl-Span®: roof curbs, penetration flashing, framing, windows, and doors.

WEATHER-TIGHTNESS WARRANTIES

Metl-Span® believes if a building owner has to file a claim against the roof manufacturer’s Weather-Tightness Warranty, then someone has not done their job correctly. Metl-Span’s goal is to be an active partner to ensure:

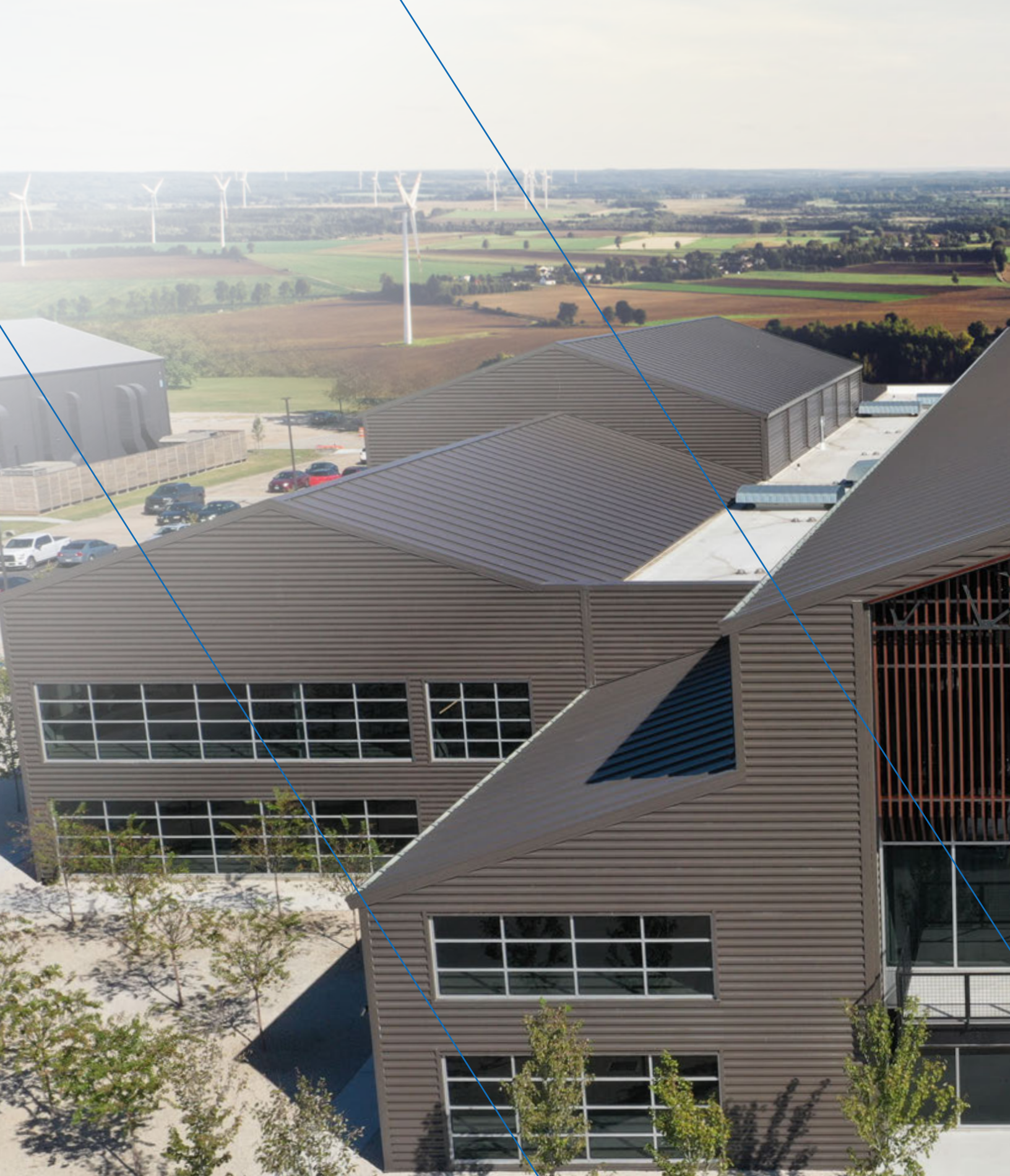
- The panels are properly detailed before installation begins.
- The panels are properly installed before the warranty is issued.
- The building owner is satisfied with their Metl-Span® panel or wall system.

A Weather-Tightness Warranty is no substitute for good design or a competent qualified installer. A successful project is ultimately the responsibility of the designer and installer. Metl-Span® will work closely with the designer on product application and details. Metl-Span® offers installer training and certifications along with field inspections.

Metl-Span® offers three levels of maximum cumulative coverage

Level	Maximum Cumulative Coverage	Term	Notes
Limited Basic	\$1.00 SF	20 years	Warranties are available for: CFR roof, CF walls, and backup wall systems.
Standard	Original Sales Price	20 years	Backup wall systems warranties exclude the rain screen system and are only available for 10 years.
No Dollar Limit	No Dollar Limit	20 years	Contact Metl-Span for pricing.





Metl-Span: All-In-One Performance
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