



**City Council
Meeting Agenda
October 8, 2024
6:00 PM
Bentonville City Hall**

Note – The public, members of the City Council, and City staff, may have the option to attend this meeting by remote means. For public health reasons, those who attend in person should keep in mind hygiene, the use of facial coverings, and social distancing.

Bentonville residents can make public comments in the following ways:

- Public comments can be made in person at the meeting which is held at 305 SW A Street in Council Chambers.
- Public comments can be submitted by email to cc.comments@bentonvillear.com by at least 4:00 p.m. on the day of the meeting. This email includes the Mayor and City Council email addresses.
- Public comments can be made virtually by registering for the Council meeting at the Zoom link listed below. This requires you to register with your name, address, phone number and email address. The pre-existing limitations (3 minutes) and procedures concerning oral public comments will still apply.

*If you would like to attend virtually, please register at the following link by 4:00 p.m. on October 8, 2024:

https://us02web.zoom.us/webinar/register/WN_gQrUdsttRBig_DOBh6bINQ

Council Questions/Discussion Concerning the Business Meeting

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Approval of Minutes: September 24, 2024

I. Committee of the Whole - Monday Night Only Items

- 1. City Thread Presentation - Active** **Informational**
Transportation Polling Data
- 2. Financial Update** **Informational**
Update on 2024 financials including sales tax revenues and cash flows. 2025 budget discussion.

II. New Business - Public Comment to be Heard with Agenda Item

1. **Proclamation Recognizing October 2024 as Code Compliance Month** **Proclamation**
A proclamation designating October, 2024 as Code Compliance Month in Bentonville, Arkansas.
2. **Proclamation to Declare October 6 - 12, 2024 as Fire Prevention Week** **Proclamation**
A proclamation declaring October 6 - 12, 2024 as Fire Prevention Week "Smoke alarms: Make them work for you!™" in Bentonville, Arkansas.
3. **Declaring October 2024 as Blindness Awareness Month & October 15, 2024 as White Cane Safety Day** **Proclamation**
Proclamation to declare October 2024 as Blindness Awareness Month and October 15, 2024 as White Cane Safety Day in Bentonville, Arkansas.
4. **Resolution to Enter an Agreement with PlanIt Geo - Tree Canopy Assessment & Reforestation Plan** **Resolution**
Resolution authorizing the Mayor and City Clerk to enter into an agreement with PlanIt Geo for a Tree Canopy Assessment and Reforestation Plan in the amount of \$110,000.00 as a result of their submission to the City's Request for Proposals RFP-24-64. No budget adjustment is needed.
5. **Public Hearing and Ordinance Vacating Alley Right of Way (VAC24-0008)** **Ordinance***
Hold Public Hearing and approval of Ordinance vacating Alley Right of Way located at Lot 1B, Block 2 of Banks Addition (VAC24-0008).
6. **Public Hearing and Ordinance Vacating Sewer Utility Easements (VAC24-0009)** **Ordinance***
Hold Public Hearing and approval of Ordinance vacating Sewer Utility Easements located at Lot 4 of Bentonville Plaza Add PH2 (VAC24-0009).
7. **Ordinance Creating an Active Transportation Advisory Board** **Ordinance***
Ordinance creating an active transportation advisory board. No budget adjustment is needed.
8. **2024 Tax Levy to be Collected in 2025** **Resolution**
Adopt a resolution certifying the rate of taxation levied on real and personal property in the City of Bentonville. No budget adjustment is needed.
9. **Resolution to Amend Contract IFB-24-63 Emergency Waterway Debris Removal & Disaster Recovery** **Resolution**
Resolution to Amend Contract with Horner Services, LLC for IFB-24-63 Emergency Waterway Debris Removal & Disaster Recovery. Amending Item two (2) to be read as, Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. This includes DMS Management, Reduction by Burning, and Hauling Ash to Final Disposal Site. Tipping fees shall be a pass-through cost to the City. This amendment does not change the contracted amount or unit costs. No budget adjustment is needed.

III. Utility Board

1. **Appointment of Jerry Walls to Benton County Solid Waste Management District Board** **Appointment**

Council approval of Mayor Orman's recommendation to appoint Jerry Walls to serve as the City's representative on the Benton County Solid Waste Management District Board. Mr. Walls will replace Gary Wilson as of October 31, 2024.

2. **Resolution Approving Amendment to Existing Agreement for the Water Resource Recovery Facility** **Resolution**

Resolution authorizing the Mayor and City Clerk to enter into a Guaranteed Maximum Price Amendment to the existing professional services agreement with Crossland Heavy Contractors, Inc. to provide construction management and general contractor services for the construction of the Water Resource Recovery Facility (WRRF) located at 1901 NE A Street. The contract is contingent upon the closing of the ANRC funding and a budget adjustment will follow.

IV. Planning

1. **Lot Split - Lots 73 and 74 Providence Village Phase III - Southwest Chesnut Hill Road (LS24-0027)** **Ordinance***

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 72 Of Providence Village Subdivision, Phase 3 Creating New Lots 73 And 74 Of Providence Village Subdivision, Phase 3 To The City Of Bentonville, Arkansas; And For Other Purposes.

2. **Final Plat - Walnut Grove Subdivision Phase 2 - Southwest Barron Road and Southwest Piercy Road (FP24-0011)** **Ordinance***

The Planning Commission voted 6-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lots 1 Through 82 Of Walnut Grove Subdivision, Phase 2 To The City Of Bentonville, Arkansas; And For Other Purposes.

3. **Rezone - Bryant Partners LLC - RO, Residential Office to C-1, Neighborhood Commercial - 1008 & 1011 Northwest J Street (RZ24-0038)** **Ordinance***

The Planning Commission voted 6-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of RO, Residential Office to C-1, Neighborhood Commercial; And For Other Purposes.

4. **Planned Unit Development - Walmart Campus PUD Revision 13 - Southeast 8th Street (PUD20-0002)** **Ordinance***

The Planning Commission voted 6-0, recommending approval.

An Ordinance Amending ORD 2024-90; And For Other Purposes.

V. Other Business/Announcements/Comments

Adjournment

Public Comments Concerning Matters of City Related Business



Bentonville, AR
Audience Research

August 13, 2024



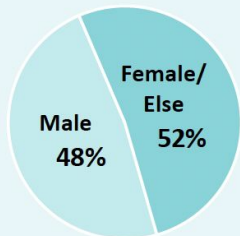
METHODOLOGY

- **Survey of registered Benton County voters**
 - Survey conducted June 26 – June 30, 2024
 - 300 countywide interviews; overall margin of error ± 4.62 percentage points
 - An oversample of 150 interviews were conducted in Bentonville for a total of n198; margin of error is ± 6.90 percentage points
 - Multi-modal telephone and email and text to web methodology
 - Telephone interviews were conducted in English by trained, professional interviewers; landlines and mobile phones included
 - Text and email invitations were sent with link to web survey
 - Where applicable, results were compared to previous survey conducted May 31 – June 7, 2023 using the same methodology

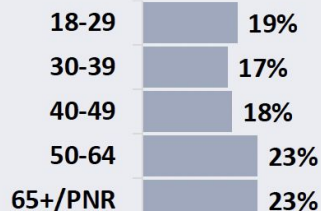


RESPONDENT PROFILE

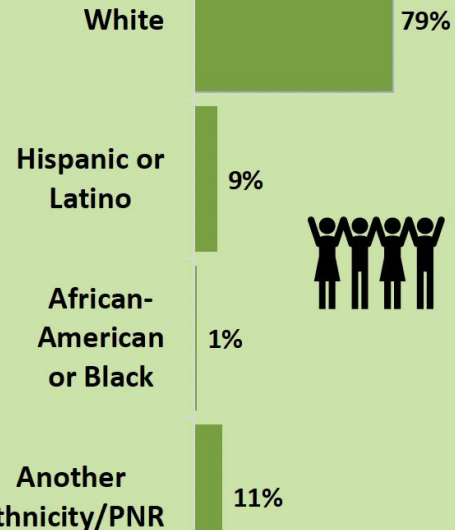
Gender



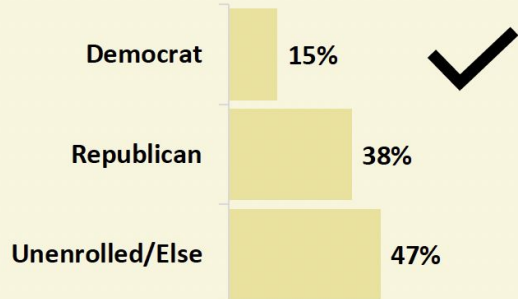
Age



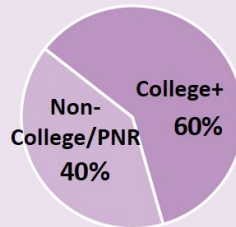
Ethnicity



Party Registration



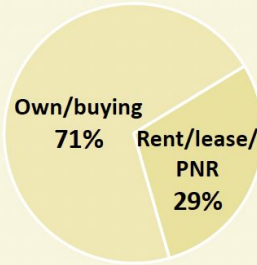
Education



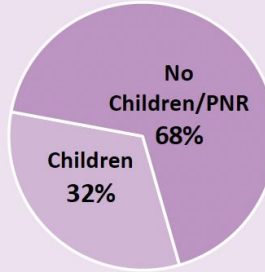


RESPONDENT PROFILE

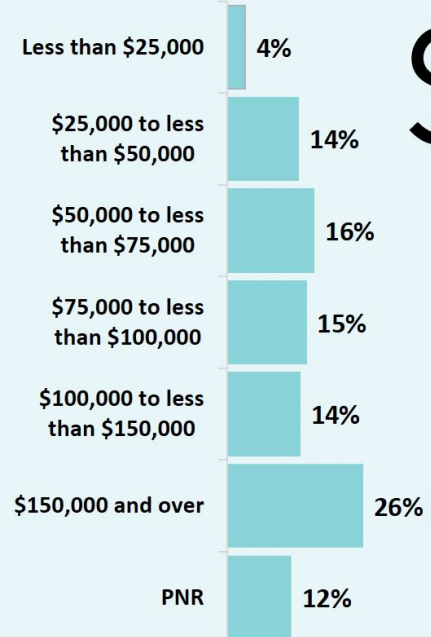
Homeownership



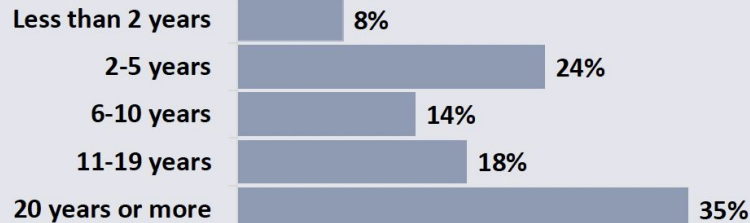
Children in Home



Household Income



Length of Residency



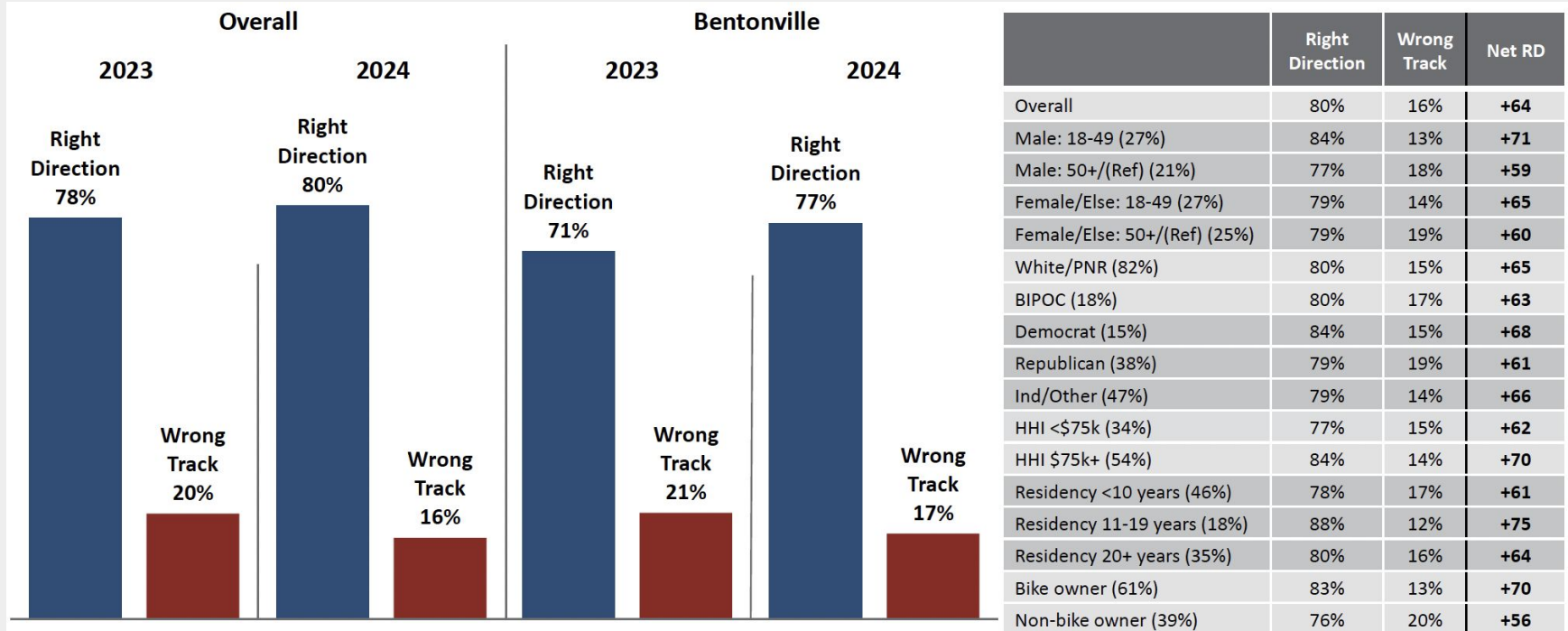


Support for building active transportation infrastructure is higher than one year ago.

- Seventy-seven percent (77%) of voters say Bentonville is on the right track. **[up from 71% in 2023]**
- Sixty-four percent (64%) believe that developing alternatives to driving is the best way to reduce the community's traffic issues. **[up from 51% in 2023]**
- A majority support the *Connecting Bentonville Plan*. Eighty percent (89%) of voters support the plan's implementation. **[up from 80% in 2023]**
- Seventy-four percent (74%) believe the city needs to act quickly so people can get around without putting more cars on the road. **[up from 60% in 2023]**
- Seventy-three percent (73%) of voters believe it's important to support a separated mobility network so everyone can get around more safely and easily. **[up from 63% in 2023]**
- Ninety-six percent (96%) of voters believe that every neighborhood needs access to safe streets and sidewalks. **[up from 93% in 2023]**



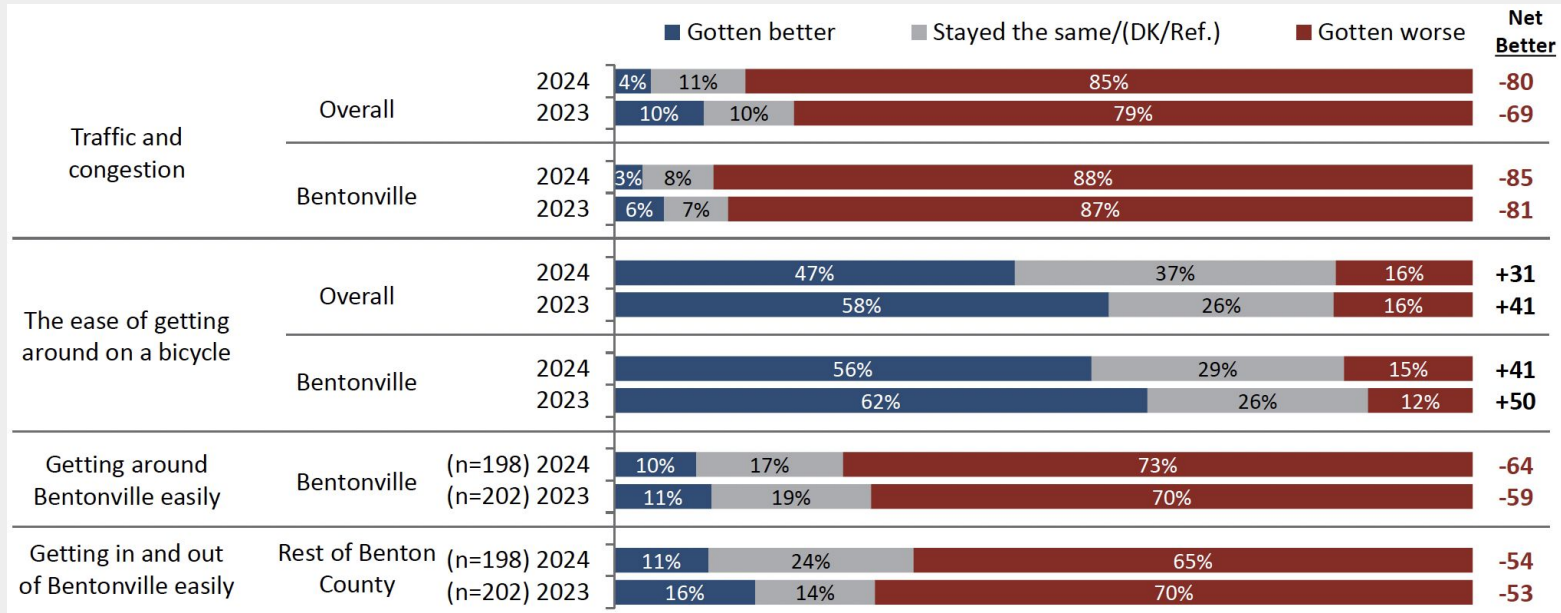
A majority believe Bentonville is heading in the right direction.



Q7. Generally speaking, do you feel that things in Benton County are going in the right direction or do you feel things have gotten pretty seriously off on the wrong track?



Voters are frustrated by traffic congestion and are ready for more transportation options.



Q20–23. Now I'm going to read you a list of statements about traveling in Benton County. Thinking over the last few years, have each of the following gotten better, gotten worse, or have things stayed the same?

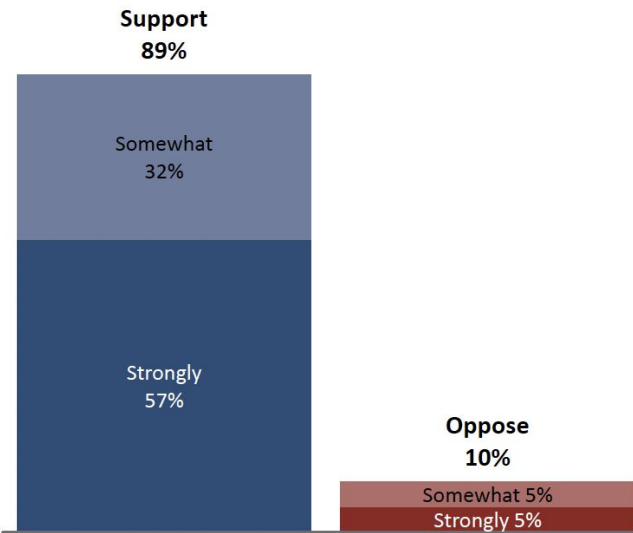


A majority support the Connecting Bentonville Plan.

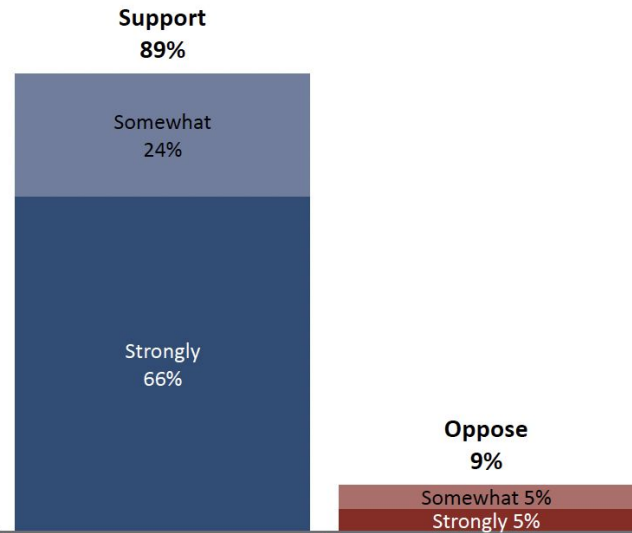
In 2022, the City of Bentonville started building 30 miles of trails to connect neighborhoods with parks, schools, workplaces, and restaurants. So far, 6 miles of these trails are finished, and 12 more miles will be done this year.

These new trails make it safer and easier for everyone to get around. Whether you're biking, driving, or walking, the city's careful planning means you won't have to deal with unsafe or confusing routes.

Overall

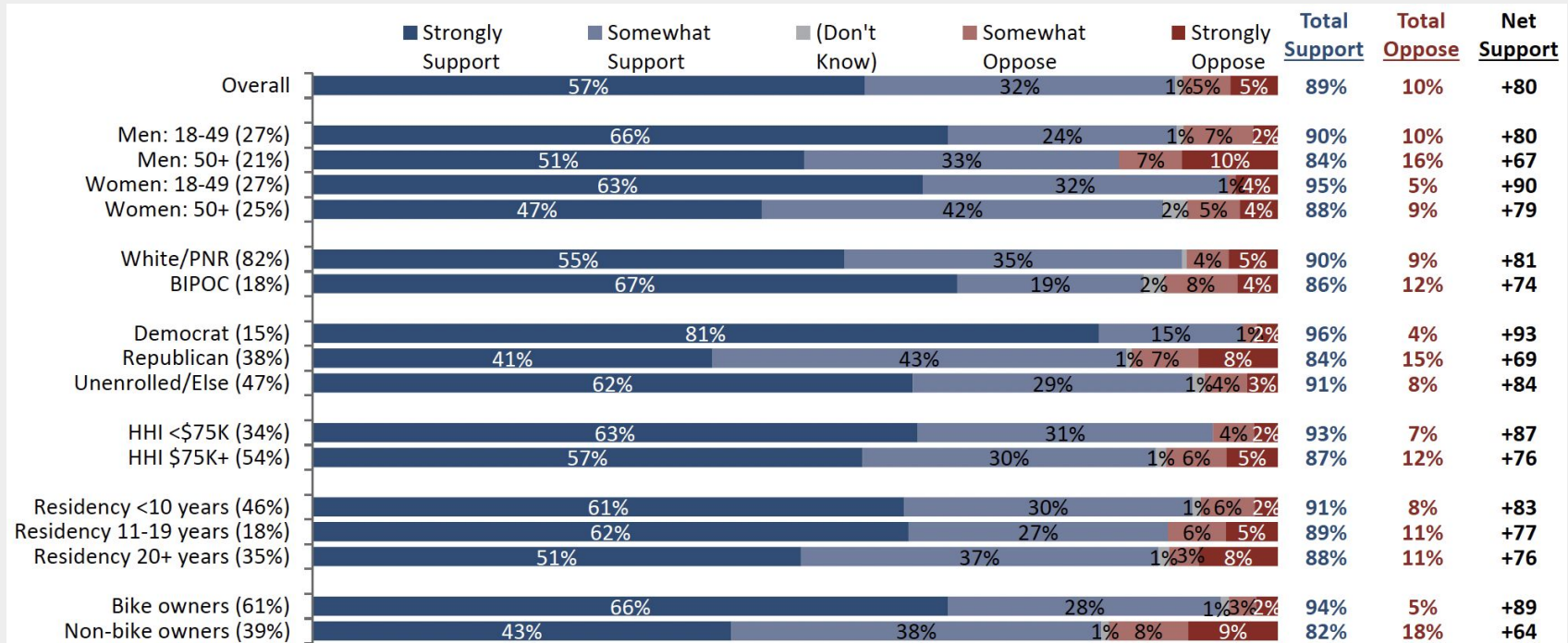


Bentonville





Support is ubiquitous among demographics, with older voters and Republicans being slightly softer in their support.



Q33. Now, I'd like to read you some information about the Connecting Bentonville Plan....Given what you've heard, do you favor or oppose the Connecting Bentonville Plan?



Messaging focused on making Bentonville's streets and sidewalks safer and more convenient is helpful at galvanizing support for the Plan.

Safety - 36% Very Convincing Overall

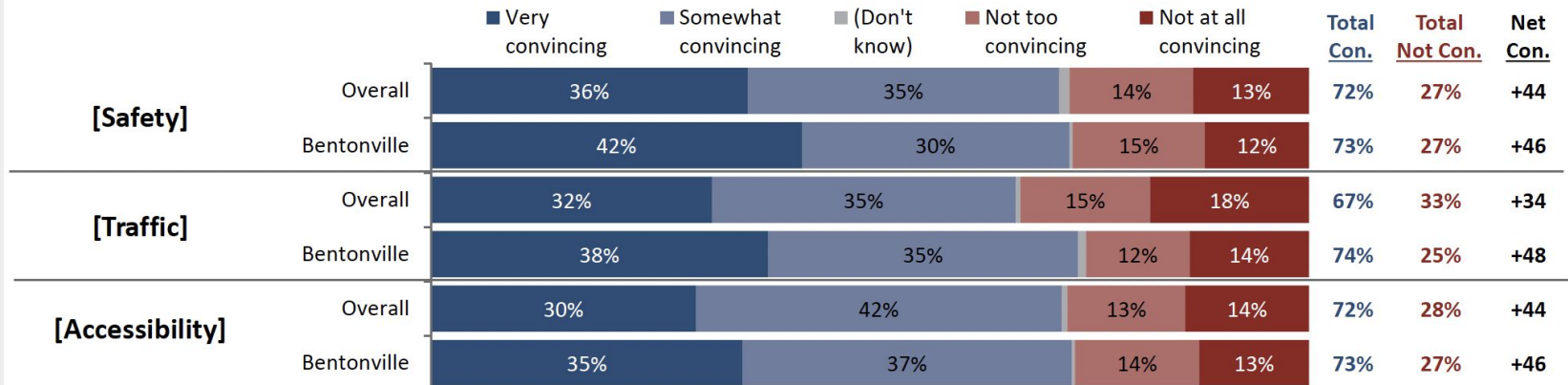
As our roads get busier, crashes are becoming more frequent, putting everyone at risk. It's more important than ever to support separated bike lanes so everyone can get around more safely and easily.

Traffic - 32% Very Convincing Overall

Bentonville is growing rapidly, and our streets and roads are already crammed with traffic. We need to plan now to improve Bentonville without putting more cars on the road.

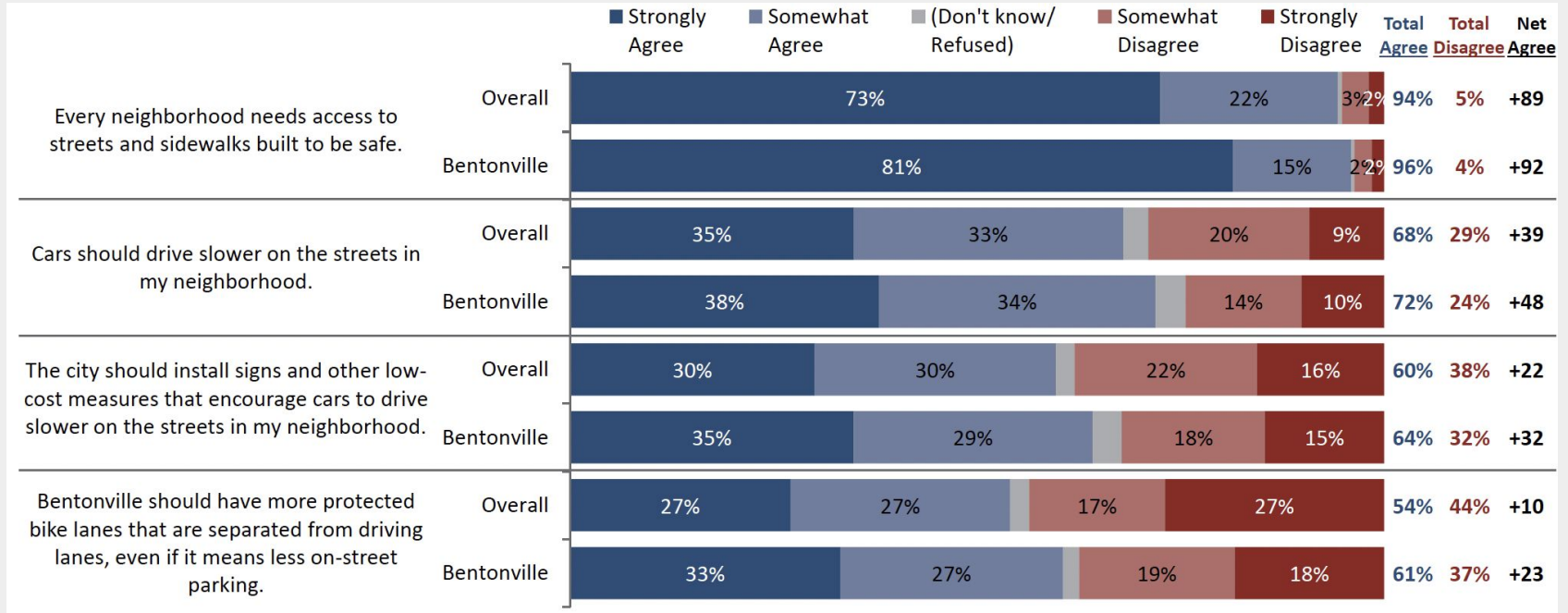
Accessibility - 30% Very Convincing Overall

Bentonville is already considered the mountain biking capital of the world. People come from all around to experience the beautiful trails surrounding our community, and a project like Connecting Bentonville Plan will help us make biking more accessible to everyone, every day.





Everyone benefits from a connected mobility network. An overwhelming majority agree that every neighborhood needs safe streets and sidewalks.

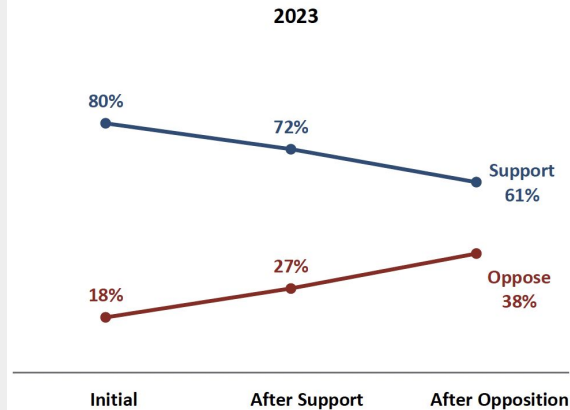




Support for the Plan remains quite high – maintaining a nearly 3:1 majority in Bentonville when tested against the most effective opposition messaging.

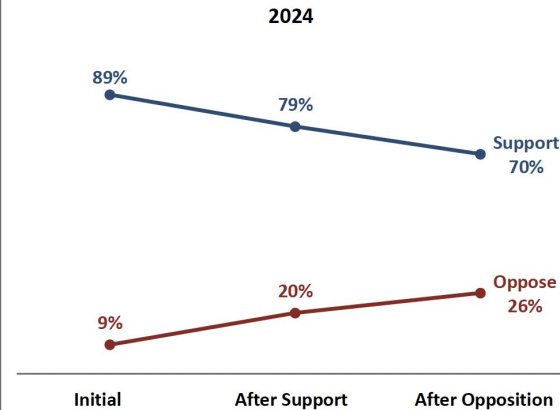
Expanding Roads - 40% Very Convincing Overall

The reality is most people are getting around by cars. The money we're spending on bike lanes, trails, and sidewalks would be better spent expanding our roads.



Worsen Traffic - 35% Very Convincing Overall

Bike lanes will make congestion and traffic in Bentonville even worse. It will be harder to get around, and there will be less street parking.





KEY TAKEAWAYS

- **Voter are enthusiastic about bicycling.**
Benton County and Bentonville remain very bike friendly with many residents who are amenable to additional bike infrastructure and development. The County is very car-dependent, although more report being open to biking compared to 2023.
- **Support for the *Connecting Bentonville Plan* is high.**
Many voters are aware of the Connecting Bentonville Plan. The increased awareness also appears to be translating into higher levels of support from 2023.
- **Three-in-five voters support the *Connecting Bentonville Plan* in every vote.**
Messaging can help maintain support and prevent defectors. Key target demographics, representing 22% of voters, include Republicans, those with children in the household, and men over 50.
- **Safety-focused communication is helpful at galvanizing support.**
Voters do not want to feel that driving infrastructure is reduced or that it will be expensive, but rather that there are alternative safe and accessible transportation opportunities available in the County.





City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/7/2024	Submitted By:	Patrick Johndrow
Phone:	479-271-6781	For Department(s):	Finance
Email:	pjohndrow@bentonvillear.com		

Item Type (Check all that apply)

☒ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☐ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Financial Update
Action Recommendation & Justification:	Update on 2024 financials including sales tax revenues and cash flows. 2025 budget discussion.
Additional Comments for Consideration (Optional):	
Amount for Approval:	\$

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Shelli Kerr
Phone:	479-271-6822	For Department(s):	Planning
Email:	skerr@bentonvillear.com		

Item Type (Check all that apply)

☒ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☐ Resolution	☒ Informational	

Title, Recommendation & Justification

Title:	Proclamation Recognizing October 2024 as Code Compliance Month
Action Recommendation & Justification:	A proclamation designating October, 2024 as Code Compliance Month in Bentonville, Arkansas.
Additional Comments for Consideration (Optional):	
Amount for Approval:	\$ 0

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
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Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

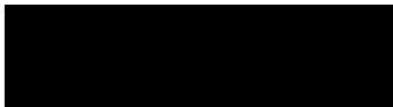
305 SW A Street Bentonville, AR 72712

PROCLAMATION

- WHEREAS:** Code Enforcement Officers provide for safety and welfare of the citizens throughout the United States through the enforcement of local codes and ordinances on various issues of building, zoning, housing, animal control, environmental, health, and life safety; and
- WHEREAS:** Code Enforcement Officers have a challenging and demanding role and often do not receive recognition for the job that they provide in improving living and working conditions for residents and businesses of local communities; and
- WHEREAS:** the roles of many Code Enforcement Officers have expanded in recent years with the increased number of foreclosed and abandoned properties in communities impacted economically; and
- WHEREAS:** Code Enforcement Officers are dedicated and highly qualified professionals who share the goals of preventing neighborhood deterioration, enhancing and ensuring safety, and preserving property values through knowledge and application of housing, zoning, and nuisance codes and ordinances; and
- WHEREAS:** Code Enforcement Officers often have a highly visible role in the communities they serve and regularly interact with a variety of state officials, county officials, first responders, legislative boards, commissions, agencies, and other bodies; and
- WHEREAS:** Code Enforcement Officers are called upon to provide quality customer service and excellence to the residents and businesses of the communities in which they serve; and
- WHEREAS:** the City of Bentonville wants to recognize and honor Code Enforcement Officers and Professionals and bring awareness to the importance of Code Enforcement to the community of Bentonville.

NOW, THEREFORE, I, Stephanie Orman, Mayor of the City of Bentonville do hereby proclaim the month of October 2024 as "**Code Compliance Month**" in Bentonville. I urge all citizens of the community, all civic and fraternal groups, all news media, and other community organizations to join in recognizing and expressing their appreciation for the dedication and service by the individuals who serve as our Code Enforcement Officers.

Given this 8th day of October 2024, in Bentonville, in the great state of Arkansas, in the United States of America.


Stephanie Orman, Mayor
City of Bentonville





City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Justin Scantlin
Phone:	(479) 271-5927	For Department(s):	Fire
Email:	jscantlin@bentonvillear.com		

Item Type (Check all that apply)

☒ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☐ Resolution	☒ Informational	

Title, Recommendation & Justification

Title:	Proclamation to Declare October 6 - 12, 2024 as Fire Prevention Week
Action Recommendation & Justification:	A proclamation declaring October 6 - 12, 2024 as Fire Prevention Week "Smoke alarms: Make them work for you!™" in Bentonville, Arkansas.
Additional Comments for Consideration (Optional):	
Amount for Approval:	\$ 0

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

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PROCLAMATION

WHEREAS: The City of Bentonville, Arkansas is committed to ensuring the safety and security of all those living and visiting Bentonville. Fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk from fire; and

WHEREAS: U. S. fire departments responded to 352,000 residential building fires in 2023 according to the United States Fire Administration (USFA). There were 2,890 civilian fire deaths in the home, 10,490 civilian injuries and more than \$11 billion in direct property damage in 2023. On average, a fire department in the U.S. responds to a fire every 23 seconds. Fires nationally were responsible for 3,670 civilian deaths, 79% of which were in the home, and

WHEREAS: When the smoke alarm sounds, Bentonville's residents may have less than two minutes to escape to safety and residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS: Bentonville's residents should practice the home fire escape drill at least twice a year, during the day and at night, and residents should teach children to escape on their own in case adults can't help them; and

WHEREAS: Bentonville's residents should practice using different ways out and in a real emergency should get low and go under the smoke to get out quickly; and

WHEREAS: Bentonville's residents should get out and stay out, never going back inside the home for people, pets, or things; and

WHEREAS: Bentonville's residents should make sure everyone in the home knows how to call 9-1-1 from a cell phone or a neighbor's phone; and

WHEREAS: Bentonville's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention education; and

WHEREAS: The 2024 Fire Prevention Week theme, "Smoke alarms: Make them work for you!" strives to educate everyone about the importance of having working smoke alarms in the home.

NOW, THEREFORE, I Stephanie Orman, Mayor of the City of Bentonville do hereby proclaim the week of October 6-12, 2024, as "**Fire Prevention Week**" in the City of Bentonville, Arkansas. I urge all the people of Bentonville to make and practice a home fire escape plan.

Given this 8th day of October 2024, in Bentonville, in the great State of Arkansas, in the United States of America.

[Redacted Signature]
Stephanie Orman, Mayor
City of Bentonville





City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Mayor Stephanie Orman
Phone:	479-271-5966	For Department(s):	Administration
Email:	sorman@bentonvillear.com		

Item Type (Check all that apply)

☒ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☐ Resolution	☒ Informational	

Title, Recommendation & Justification

Title:	Declaring October 2024 as Blindness Awareness Month & October 15th as White Cane Safety Day
Action Recommendation & Justification:	Proclamation to declare October, 2024 as Blindness Awareness Month and October 15, 2024 as White Cane Safety Day in Bentonville, Arkansas.
Additional Comments for Consideration (Optional):	

Amount for Approval:	\$ 0
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Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

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PROCLAMATION

WHEREAS: Blindness and vision impairment affects many people all around the world. The World Health Organization estimates that at least 2.2 billion people have a near or distance vision impairment. In at least 1 billion of these, vision impairment could have been prevented or is yet to be addressed; and

WHEREAS: Blind and visually impaired people lead normal lives. They have families, work jobs, ride transit, volunteer, and communicate just like everyone else. However, this is a community that relies on special tools and resources that help them cope with limited or no vision; and

WHEREAS: Blindness Awareness Month is important as it gives the blind and visually impaired a voice and an opportunity for telling their own stories as well as increasing the visibility of the community. Hopefully, through Blindness Awareness Month, society as a whole can become more informed about blindness and help others overcome the stigma of their disabilities; and

WHEREAS: The observance of Blindness Awareness Month also brings awareness to the need for screenings to help identify vision issues. Early intervention can prevent loss of sight or slow the progression of a disease; and

WHEREAS: The white cane, which every blind citizen of Bentonville has the right to carry, demonstrates and symbolizes the ability to achieve a full and independent life and the capacity to work productively in competitive employment.

NOW, THEREFORE, I, Stephanie Orman, Mayor of the City of Bentonville, do hereby proclaim October 2024 as **Blindness Awareness Month** and October 15, 2024 **White Cane Safety Day**, in Bentonville Arkansas.

Given this 8th day of October 2024, in Bentonville, in the Great State of Arkansas, in the United States of America.



Stephanie Orman, Mayor
City of Bentonville



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Shelli Kerr
Phone:	479-271-6822	For Department(s):	Planning
Email:	skerr@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☒ Enter into an Agreement	☐ Change Order
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☐ Ordinance	☒ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Resolution to Enter an Agreement with PlanIt Geo - Tree Canopy Assessment & Reforestation Plan
Action Recommendation & Justification:	Resolution authorizing the Mayor and City Clerk to enter into an agreement with PlanIt Geo for a Tree Canopy Assessment and Reforestation Plan in the amount of \$110,000.00 as a result of their submission to the City's Request for Proposals RFP-24-64. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Funding is provided by a \$90,000.00 grant from the Walton Family Foundation and \$20,000.00 from the Tree and Landscape Advisory Committee budget. This was the sole proposal received.
Amount for Approval:	\$ 110,000.00

Budget Impact

Is this Item Budgeted? ☒ YES ☐ NO ☐ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

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SERVICE CONTRACT: RFP-24-64 Tree Canopy Assessment & Urban Forestry Services

THIS CONTRACT is made in Benton County, Arkansas, by and between the City of Bentonville, Arkansas, hereinafter “City,” and PlanIT Geo, Inc, hereinafter “Consultant” (collectively, the “Parties”), Witnesseth:

1. DESCRIPTION. This Contract has been awarded to Consultant as a result of Consultant’s Proposal (attached hereto as **Exhibit B**) to the City’s Request for Proposals, for properly qualified, experienced, licensed and insured consultants for a Tree Canopy Assessment and Reforestation Plan, as specified in the Scope of Work (attached hereto as **Exhibit A**). The work shall consist of performing the services, including all labor, material, equipment, materials, products and all other items necessary to perform the work, as set forth in this Contract and **Exhibit A**.

2. PRIMARY CONTACTS. The primary contact for the Consultant shall be _____ . The primary contact for the City shall be the City of Bentonville Comprehensive Planning Manager, or designated assignee.

3. CONTRACT TERM. The term for this Contract shall be one (1) year, commencing on the effective date of this Contract.

a. Effective Date: The Effective Date of this Contract shall be defined as the executed date on the Signature Page of this Contract.

b. Service Timeline:

1. Initial Meeting: The Parties shall meet prior to work beginning to review the Scope of Work.
2. Work shall begin between the effective date of this contract and October 14, 2024, weather permitting. Consultant shall notify the City’s contact seven (7) days prior to work beginning.
3. Work shall reach 100% completion within 260 days from work beginning.



CITY OF BENTONVILLE, ARKANSAS

c. Any changes to the Term of this Contract or to the Service Timeline shall be agreed upon by the Parties in writing and shall be in accordance with this Contract and all applicable procurement laws and the City of Bentonville Purchasing Policy.

4. WORK PROCEDURES. All work procedures shall be in accordance with this Contract and with the Exhibits attached hereto.

a. Specifications. All work shall be performed in accordance with industry standards and best practices, and as specified in this Contract and in the Exhibits attached hereto.

b. Change Orders. Any changes to the Scope of Work shall be handled via Change Order to this Contract. No Change Order shall be approved unless approved in writing by the City. All Change Orders must be pre-approved prior to any work commencing, any materials being purchased, or any other fee being incurred related to the Change Order. The City shall not be responsible for Change Orders unless the Change Order is pre-approved in writing by the City.

1. Owner's (City's) Contingency: Not applicable

c. Unsatisfactory Results. Consultant agrees to remedy any unsatisfactory results, within the terms of this Contract.

d. General. The Consultant shall conduct their operations in such a manner that does not cause damage to property owned by the City or other individual. In the event damage occurs, Consultant shall replace or repair the damaged area(s) or item(s) at no cost to the City and as directed by the City. In the event that Consultant fails to make the necessary repairs, the City may use City staff or outside vendors to repair any damage. Any costs the City incurs for repairing damage or replacing items resulting from Consultant's operations may be deducted from monies due to Consultant.



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5. FEES, EXPENSES, AND SCHEDULE. The City agrees to pay Consultant based upon the total quote price including tax, as defined herein, for actual work performed. Consultant agrees to only perform the type of services outlined in this Contract and the Exhibit attached hereto. Fees and contingencies shall be as follows:

a. Total Fee for Services: Not to Exceed \$110,00.00 (one hundred ten thousand dollars and zero cents), including all taxes, materials, equipment and other items necessary to perform the work to 100% completion.

b. Owner's Contingency: Not applicable

6. ADDITIONAL SERVICES. Any service outside of the services stated herein and in the Exhibit attached hereto, must be pre-approved by the City, in writing, and in accordance with the City of Bentonville Purchasing Policy prior to any additional work proceeding.

7. INVOICING. Consultant shall submit an invoice (or Pay Application), for work performed, to the City's Contact for review. Invoices approved for payment will be processed by the City. Payment will only be made for actual work completed and approved by the City's Contact. All invoices submitted pertaining to work performed or items delivered for this Contract must include RFP-24-64.

a. The Consultant may choose to submit progress invoices (for actual work performed or materials stored on site) or one invoice after 100% completion.

8. PAYMENT.

a. Inaccurate Invoicing. In the event that the City becomes credibly informed that any representations of Consultant provided in its invoicing are wholly or partially inaccurate, the City may withhold payment of sums then, or in the future, otherwise due to Consultant until the inaccuracy and the cause thereof is corrected to the City's reasonable satisfaction.

[This space has been intentionally left blank]



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b. Service Failure. In the event of a service failure, where the service performed is not in accordance with the specifications set forth by the City, or otherwise not in accordance with this Contract, the City may withhold sums otherwise due to Consultant that are specifically for the area in which the service failure occurred, until correction of the service failure is confirmed. In the event that Consultant fails to correct the service failure within forty-eight (48) hours of being notified, or if the Consultant fails to correct the service failure in a manner which brings the work into specification as approved by the City's contact, the City reserves the right to cancel the Contract immediately.

9. TERMINATION FOR LACK OF FUNDS. If, for whatever reason, adequate funding is not made available by City to support or justify continuation of the level of services to be provided by Consultant under this Contract, City may terminate or reduce the amount of services to be provided by Consultant under this Contract. In such event, City will notify Consultant in writing at least thirty (30) days in advance of such termination or reduction of services for lack of funds.

10. DISPUTE RESOLUTION. City and Consultant agree that disputes relative to the Services will first be addressed by negotiations between the Parties. If direct negotiations fail to resolve the dispute, the Party initiating the claim that is the basis for the dispute may take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute, Consultant will proceed with the services as per this Contract as if no dispute existed, and City will continue to make payment for Consultant's completed services; and provided further that no dispute will be submitted to arbitration without both Parties' express written consent.

11. SUBCONTRACTING. Consultant may not subcontract or assign any of the services to be performed under this Contract without first obtaining the written approval of the City. Any Subconsultant approved by the City must be fully licensed and insured to perform the work.

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12. INSURANCE. Consultant shall purchase and maintain, at minimum, such insurance as defined herein and furnish Certificates of Insurance to the City naming the City of Bentonville as additionally insured. The insurance shall be appropriate for the performance of the work, as described herein, and shall provide protection from damage occurring to City owned property and from, and any other claims which may arise out of or result from the Consultant's performance of the work; whether it is to be performed by the Consultant, any subconsultant or supplier, or by anyone directly or indirectly employed by any of them to perform any of the work, or by anyone for whose acts any of them may be liable:

The policies of insurance required are as follows:

- 1) Workers' Compensation:
 - a. State: Statutory
 - b. Applicable Federal: Statutory
- 2) Comprehensive or Commercial General Liability: \$1,000,000.00 – Each Occurrence

In the event that any interruption or change in insurance coverage may occur, the Consultant shall provide the City with thirty (30) days written notice of any such interruptions or changes. Failure to maintain the required insurance will result in the direct breach of this Contract and subsequent termination.

13. INDEMNIFICATION AND HOLD HARMLESS. For purposes of this Contract, Consultant agrees to indemnify, defend and hold harmless the City, its officers, appointees, employees, and agents from any and all loss, damage, liability or expense, of any nature whatsoever caused or incurred as a result of the negligence or other actionable fault of Consultant, its affiliates, subsidiaries, employees, agents, assignees, and subconsultants and their respective employees and agents. Consultant is not required hereunder to defend the City, its officers, appointees, employees, or agents from assertions that they were negligent, nor to indemnify and hold them harmless from liability based on the City's negligence.

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14. SAFETY AND SUPERVISION. The Consultant shall be solely responsible for the safety, supervision and direction of Consultant's employees and personnel while performing the work pertaining to this Contract. The Consultant shall utilize their best skills and general industry best practices to ensure a safe work environment for the Consultant, Consultant's employees and personnel, and the civilians that may be located within work site(s) at the time when work is being performed. The Consultant shall, at all times, enforce strict discipline and good order among his employees and personnel, and shall not employ or contract any person to perform the services to be provided to the City that is not skilled or is unfit for providing such services.

15. TAXES, LICENSES AND PERMITS. The Consultant shall pay all Local, State and Federal taxes required by law and shall secure all permits and licenses necessary for the execution of the services described herein.

16. DAMAGES. All operations pertaining to the services described herein shall be confined to the areas awarded to Consultant as set forth herein and as are described in the Exhibit attached hereto, unless otherwise permitted by written communication from the City. The Consultant shall be solely liable for any damages caused by Consultant, or Consultant's employees or personnel, to such premises or otherwise in performance of this Contract.

17. ENTIRE CONTRACT. This Contract, including all documents and Exhibits included by reference herein, constitutes the entire Contract between the Parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Contract may not be modified or amended except in writing mutually agreed upon and accepted by both Parties to this Contract.

18. NO THIRD PARTY BENEFICIARIES. Nothing contained herein will create a contractual relationship with, or any rights in favor of, any Third Party.

19. INDEPENDENT CONSULTANT. Consultant is an independent Consultant and is not an agent or employee of City.

20. COMPLIANCE WITH LAWS. Consultant will abide by all applicable federal, state and local laws, ordinances and regulations applicable at the time the services are rendered.



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21. APPLICABLE LAW, JURISDICTION, VENUE. Interpretation of this Contract and disputes arising out of or related to this Contract will be subject to and governed by the laws of the State of Arkansas. Jurisdiction and venue for any suit arising out of or related to this Contract will be in the District Court of Benton County, Arkansas.

22. SEVERABILITY. If any provision of this Contract is determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) will be null and void; provided, however, that the remaining provisions of this Contract will be unaffected and will continue to be valid and enforceable.

23. AMBIGUITY. If any ambiguity, inconsistency or conflict arises in the interpretation of this Contract, the same will be resolved by reference to the terms and conditions of this Contract.

[Signature Page Follows]



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SIGNATURE PAGE

The Parties hereto have caused this Contract to be executed this
_____ (effective date).

CITY OF BENTONVILLE, ARKANSAS

By: _____
Stephanie Orman, Mayor

By: _____
(Signature)

**By signing this Contract, Signor attests that they are
authorized to bind this Company to this Contract.*

Name (printed): _____

Title: _____

PlanIT Geo, Inc

Address: _____



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EXHIBIT A

SCOPE OF WORK

City of Bentonville, Arkansas - Tree Canopy Assessment & Urban Forestry Services
PlanIT Geo proposed scope and budget

Tree Canopy Assessment & Reforestation Plan - PlanIT Geo

Project Manager: Morgan Garner

Tree Canopy Assessment Project Task	Project Manager	GIS Analyst	Labor Hours	Total Price
Project Management	23	15	38	\$7,065
Land Cover Classification	8	12	20	\$5,152
Land Cover Classification (Data)				\$23,304
UTC Analysis and Mapping	7	17	23	\$4,295
UTC Change Analysis	2	7	9	\$2,313
Planting Prioritization Analysis	9	11	20	\$3,973
Ecosystem Benefits Analysis	0	4	4	\$1,068
Comprehensive Report & StoryMap	11	36	47	\$8,085
Totals	59	101	160	\$55,285

Timeline for Canopy Assessment: October 2024 through June 2025. LandInfo Imagery collection window Sept 23-Oct 20.

Urban Forestry Consulting Services - PlanIT Geo

Project Manager: Alexandria Hancock - PlanIT Geo Team

Tree ordinance recommendations, Maintenance planning, and Tree planting project lists

Project Tasks	Hours	Price
Project Management	34	\$4,800
Task 1: Research	57	\$7,900
Task 2: Existing Conditions	15	\$2,100
Task 3: Tree Ordinances	24	\$3,350
Task 4: Recommendations for Implementation	118	\$16,350
Task 5: Plan Development and Delivery	147	\$20,225
TOTAL	2,395	\$54,725

Timeline for Management Plan: (assuming Imagery is collected in the current window)

Task	Duration (months)	# of Active Months
Tree Canopy Assessment	Oct'24 - June'25	9
Reforestation Plan	Oct'24 - June'25	9
Urban Forestry Services	Oct'24 - June'25	9

Cumulative Project Cost

Project	Subtotal
Tree Canopy Assessment & Reforestation Plan	\$55,285
Urban Forestry Services	\$54,715
Project total	\$110,000



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EXHIBIT B

RFP-24-64 CONSULTANT'S PROPOSAL

RFP - 24 - 64

TREE CANOPY ASSESSMENT & URBAN FORESTRY SERVICES

Submitted to:

City of Bentonville, Arkansas

SEPT 4, 2024



SUBMITTED TO:
City of Bentonville
Purchasing Department
1000 SW 14th St
Bentonville, AR 72712



PREPARED BY
PlanIT Geo, Inc.
P.O. Box 1334
Wheat Ridge, CO 80034
sales@planitgeo.com
303-214-5067

City of Bentonville
Purchasing Department
1000 SW 14th St
Bentonville, AR 72712

Dear Evaluation Committee,

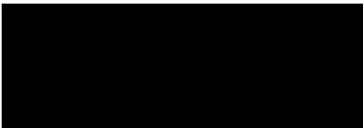
PlanIT Geo, Inc is pleased to submit our proposal in response to the City of Bentonville's request for a comprehensive Tree Canopy Assessment and Reforestation Plan. PlanIT Geo possesses the best combination of urban forestry, field services, geospatial analysis and software experience to provide the City of Bentonville with professional, customized, highly accurate, and scientifically sound services, data, software and final products. PlanIT Geo can provide localized and specific experience to the City of Bentonville, having completed Bentonville's 2020 Tree Canopy Assessment. PlanIT Geo has conducted more than 100 similar studies, combined, in over 30 states across the country, Canada, and the United Kingdom. We look forward to this collaborative opportunity to work with the City on this important project.

The City of Bentonville has placed priority on completing an updated Tree Canopy Assessment to quantify and spatially map storm damage and create a Reforestation Plan due to tree loss from a tornado in May 2024, as well as establishing long-term goals, planning, and structure for the City's urban forest through stakeholder engagement, ordinances evaluation, and internal engagement. Effective management to achieve these goals requires accurate and actionable information, including an understanding of changing conditions before significant management actions and planning initiatives are undertaken. It is our understanding that, in recognition of this fact, the City requires the services of a qualified and experienced urban forestry, field services and geospatial data analysis consultancy to undertake a comprehensive assessment of the past, current, and future state of the City's urban forest to engage effective planning. It will enable City staff to use accurate and up-to-date urban tree canopy data, possible planting area, change analysis, tree inventory data and metrics to establish canopy cover targets at various geographic scales and to develop the planning and maintenance strategies necessary to achieve urban forest enhancement goals.

We are excited to provide the City with analysis, tools, and data to monitor the preservation of the City's existing trees, prioritize and monitor planting specific forestry targets to ensure both benefits and challenges of urban trees are identified, and provide equitable tree canopy cover throughout the City. This project provides an opportunity to add updated baseline canopy and urban forest data to the City's program, as well as aide the City in providing long-term goals for improvements to the urban forest as well as public health, environmental quality, and sustainable economy through the UFMP. On behalf of the PlanIT Geo team, we are pleased to have this opportunity to submit our qualifications and solutions approach. We are fully committed and resourced to complete every aspect of this project on time and in a format that will allow for incorporation into further the urban forestry program and planning. This proposal and respective pricing is valid for ninety (90) days.

Respectfully submitted by,

Prepared by (Main Contact),



Ian S. Hanou
CEO/Founder
PlanIT Geo, Inc.
ianhanou@planitgeo.com
(303) 503-4846



Carrie Asselmeier
Proposal Coordinator
PlanIT Geo, Inc.
carrieasselmeier@planitgeo.com
(630) 333-5176

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FIRM BACKGROUND

PlanIT Geo, Inc. is an urban forestry consulting and software firm with a mission to map the world's urban forests for a greener future by integrating experience with cutting edge technology and planning for urban forestry, parks, and arboriculture. PlanIT Geo has been in the urban forestry business since its establishment by CEO Ian Hanou in 2012 and has expanded to over 40 employees in 2024. PlanIT Geo provides contractual services including tree inventories and risk assessments using TreePlotter™ software, urban forest and risk tree planning, tree inventory and management software, land cover mapping (LiDAR/multispectral imagery), tree canopy assessments, GIS analysis, and i-Tree studies. Over 500 communities, nonprofits, and state/local governments throughout the United States, Canada, the United Kingdom, and Australia have utilized our team to perform tree inventories, write tailored management plans, and conduct tree canopy assessments.



The PlanIT Geo Team provides customized urban forestry solutions, resources, and tools to local governments, nonprofits, universities, and private industries that guide these entities to a holistic approach in sustainable urban forestry and environmental equity. Currently nine US state agencies and hundreds of communities utilize PlanIT Geo's [TreePlotter™ INVENTORY and CANOPY software](#) on a regional or statewide basis for cloud hosting of tree inventories, canopy assessments, document storage, community engagement, and interactive dashboards. Over the last 11 years, PlanIT Geo has been involved in hundreds of urban forestry and environmentally related projects around the world. The PlanIT Geo Team has extensive knowledge of urban forestry practices in Bentonville and the State of Arkansas having completed the 2020 urban tree canopy study and having completed previous urban forest management plans in Arkansas. The entire PlanIT Geo Team has a wide array of skill sets related to urban forestry and are committed to serve our clients with the highest quality of products available in the urban forestry industry.

GEOSPATIAL SERVICES AND URBAN FORESTRY CONSULTING

PlanIT Geo's Geospatial Services department has completed services for communities varying in size (less than 1 square mile to over 1,000 square miles), ecoregion (forest, tropical, grassland, desert, Mediterranean), and tree species composition. Processes include remote sensing analysis, land cover classification, QA/QC, prioritization analysis, tree equity analysis, and reporting. Over 2,500,000 acres of urban tree canopy have been mapped, helping each community to understand their gray versus green infrastructure, locate and understand specific canopy gains and losses by land use type, quantify ecosystem benefits being provided, assess tree equity, and target planting spaces in the most suitable locations.

Most recently, we are now offering 60 cm resolution land cover data nationwide, off-the-shelf, through the advancements in Artificial Intelligence (AI) and Machine Learning (ML). We have high-resolution data at 97% accuracy for tree canopy, impervious, and plantable areas (grass, open space) for every city in the lower 48 states and Hawaii and Puerto Rico, as well as change

analysis from 2011 (when using NAIP imagery). This data allows PlanIT Geo to offer easily updated data at a higher frequency, using identical methodology each time.

In the past 9 years, our Urban Forestry Consultants have also managed or continue to manage urban forest management/master plan, ordinances reviews and updates, and community forest planning projects with budgets totaling over \$2.3 million, engaging over 15,000 community residents of a wide variety of backgrounds, abilities, and languages, and interviewing 450+ city staff representing over 100 departments. PlanIT Geo has completed over 25 urban forest management/master plans, maintenance plans, risk tree plans, strategic planting plans, storm response and mitigation plans, and canopy action plans for the public, private, and nonprofit sectors all around the country. To date, the PlanIT Geo Consulting Team has had 100% of all Plans requiring adoption by City Council, adopted. This includes 19 Management or Master Plans to date with another 11 close to adoption.

TREE INVENTORY AND ASSESSMENTS

Our Certified Arborists have inventoried over one million trees across 36 states using TreePlotter™. Also, the team has completed ISA Level 2 Risk Assessments for hundreds of thousands of trees and has completed inventory projects in every season and tree growing stage.

CERTIFICATIONS

Our tree inventory, GIS and Consulting teams consist of college educated staff with a background in natural resources who are urban foresters, ISA Certified Arborists, ISA TRAQ qualified, Municipal Specialists, and/or ASCA Registered Consulting Arborists.

SPECIES IDENTIFICATION PROFICIENCY

PlanIT Geo has completed 170+ inventories in 36 states across the country. Our arborists have nation-wide experience and a keen understanding of the tree species capable of growing in Iowa, having completed 10+ completed inventories within the west south central states. Our team can identify any tree species within the US and they routinely train staff on identification and tree inventory methods. During an inventory, any tree that is not identified during field collection is reported, photographed, discussed, and determined that day or by the end of the week.

TREE RISK & HEALTH ASSESSMENT EXPERIENCE

PlanIT Geo staff is experienced and trained as TRAQ and ISA Certified Arborists. Having conducted inventories for trees in all stages of growth and seasons, PlanIT Geo is skilled in assessing tree risk and health based on our knowledge of species' physiology and sign and symptom indicators. Our inventory staff is experienced in plant health care through identification, treatment, prevention, and monitoring practices. We follow communication procedures based on industry standards and the client's preference for handling high-risk trees where failure is imminent. Additionally, our staff has extensive experience in hazard and risk tree maintenance planning, prioritization, and mitigation reporting.

SPATIAL DATA MANAGEMENT EXPERIENCE

Sound spatial data management starts with proper data collection protocols and review. Each inventory project is systematically planned to create an efficient and accurate data collection experience, limiting or fully preventing data entry errors or omissions. Data collected is reviewed after every day of collection and corrections are made either on a desktop or by revisiting the tree(s) in the field within the same week. Often, tree inventories are collected by more than one Tree Inventory Specialist and effective and accurate collection is maintained through the supervision of the Director of Field Services.

PROJECT **APPROACH**

The City of Bentonville is a fast growing community with a population of roughly 57,000 residents, covering approximately 31 square miles, and has a thriving urban forest providing myriad benefits to its highly diverse group of residents, businesses, and visitors. Bentonville's urban forest constitutes thousands of street, park, and yard trees in addition to those found in open spaces and other natural areas. It is perhaps the most important component of the City's green infrastructure, contributing to improving air quality, public health and safety, wildlife habitat, local property values, and community beautification.

The City of Bentonville has lost significant tree canopy and benefits due to the Memorial Day 2024 tornado. The City has placed priority on quantifying this loss, creating a reforestation plan to reinvigorate it's urban forest, engaging the community in planning for the urban forest, revise and review it's current tree ordinances, and creating an long-term plan for urban forest management through maintenance recommendations and best practices. Effective urban forest management requires innovative strategies and accurate information, including an understanding of the current condition of the City's trees, before significant management actions and planning initiatives are undertaken. It is our understanding that, in recognition of this fact, the City requires the services of a qualified and experienced urban forest management and field services consultancy to undertake the creation of an updated tree canopy assessment, community engagement process, ordinance review, urban forest management plan, and tree inventory to allow the City to plan for the future and enhance tree canopy within the City.

The comprehensive Tree Canopy Assessment for the City of Bentonville will include a health and maintenance assessment of each street tree (optional addition), an assessment of change to the urban tree canopy in the City, review of current tree ordinances, and a Plan to establish long term management goals for the urban forest. The inventory summary data and urban tree canopy assessment deliverables will enable City staff to use accurate and up-to-date tree inventory data and current condition information to public facing urban forestry interfaces and to develop the strategies necessary to determine actions for reforestation. Working in close partnership with the City's arborist and supervisory personnel, PlanIT Geo can develop an accurate, updated baseline of current public and private tree information across the City through the canopy assessment, change analysis and optional inventory. In addition to providing current snapshot of the City's current urban forest structure and conditions, this data will lay the groundwork for setting goals, objectives, targets, and strategies by highlighting challenges, opportunities, and areas for improvement to include in the ordinance revision and development of the UFMP.

Evaluating, planning, and managing the legacy of Bentonville's urban forest through applied science, best practices, public outreach, strategic planning, and ordinance review, is achievable with innovative and contemporary approaches. With PlanIT Geo's GIS, Field Services and Consulting Teams, the City will be provided with highly experienced and qualified urban forestry consultants, arborists, and municipal specialists to develop a sustainable, actionable, and data-driven program for the City's valuable urban forest resources.

Ultimately, it is anticipated that the results and deliverables from this project will directly complement the City's current objectives and vision, and encourage urban forestry stewardship within the community through easily digestible data. PlanIT Geo commits to working collaboratively with City staff and supervisory personnel to ensure that this project fulfills all of the City's objectives and requirements. With the data, tools, and reporting provided, Bentonville will be emboldened with timely, comprehensive, and accurate information about its urban forest resources and management approaches and fully ready to take the next steps

toward a increasing a healthy, diverse, and expanding urban forest and educating residents on the benefits of the urban forest.

PROJECT APPROACH

Our technical approach will include a mapping the City's current (post-storm) and historical tree canopy cover using high resolution multi-spectral leaf-on imagery (2024, 2019/20), a priority planting analysis and reforestation plan, an updated comprehensive inventory in the City's right-of-way, facilities, parks, and other public land (if budget allows), a review of the City's current ordinances, extensive community engagement, and a UFMP with maintenance planning, best practices, monitoring systems, budget estimates, identified partners, and resources to maintain and increase tree canopy in the City. The data collected during the tree canopy assessment will inform and fill in the gaps for establishing sound management and maintenance of trees, planting lists and priority tree planting plans, and development of the UFMP and long-term goals. We have put together a robust scope of work for this project that we strongly feel will exceed all of the City's needs and wants stated in the RFP, and provide guidance and actionable goals for the City's operations and robust urban forest management.

PROJECT MANAGEMENT

Upon award and final contracting, the PlanIT Geo team will schedule a kick-off call with City staff to determine datasets needed from the City, finalize scheduling and City involvement, and identify any outstanding tasks that may impact the project schedule. We believe that transparency between our staff and City staff regarding expectations, timelines, and project execution is essential for creating the best possible products. Therefore, our management approach from the project kickoff to reporting will focus on project objectives, customization of scope, schedule, milestones, roles and responsibilities, risks and mitigation, methodology, and quality. A project kickoff meeting date will be determined and scheduled. The PlanIT Geo Project Team will develop the internal work plan for project management to ensure the project stays within the timeline and budget while completing all items in the Scope of Work.

Execution of the draft and final work plan is anticipated to require a focused effort to bring the proposed project into alignment with City expectations and available budget. In addition, a dynamic and cloud-based Task Tracker will be developed to provide a continuous update on the completed and upcoming tasks. The Task Tracker will also include a detailed project schedule that will be periodically updated throughout the project. Monthly progress reports will be sent to the City's core project team to give information on progress of deliverables, tasks, and other required information. The PlanIT Geo team will provide monthly updates on progress made in each aspect of the project. Upon completion of each project task, we will have remote task review meetings (regular meetings) and staff consultations as needed to present and review completed tasks and deliverables. Project files will be maintained in accordance with the agreed upon work plan with the City project manager. PlanIT Geo typically uses Google Drive to maintain files but also utilizes other services such as OneDrive, Sharepoint, Hightail, or other City-preferred platform.

PART A: URBAN TREE CANOPY ASSESSMENT

URBAN TREE CANOPY ASSESSMENT

Machine Learning Approach to Tree Canopy Data (Methods)

PlanIT Geo's mission is to ensure every community has access to high quality, affordable tree canopy data and tools. In 2021, we partnered with an industry-leading land cover data provider, EarthDefine, who have leveraged advancements in computer vision technology and artificial intelligence (AI) to revolutionize complex geospatial image classification techniques. The machine learning (ML) used to develop their US Tree Map and Land Cover Map products provides a superior process to the object-based image analyses (OBIA) that have been the status quo for urban tree canopy assessments for over a decade.

Some in our industry that are using OBIA methodologies argue that using AI and ML means

a reduction in accuracy of the land cover mapping data because there is less hands-on involvement from GIS technicians performing QA/QC. However, in the 100+ communities where we have employed land cover data from EarthDefine, our overall accuracy and user's accuracy for tree canopy have averaged 96% with limited manual touches being required from our team. From over 10 years of experience creating land cover data, we know where to have our GIS technicians focus their manual QA/QC edits such as areas with tall buildings and long shadows where trees can be obscured from view. Beyond that, though, we have observed that manual QA/QC processes can increase the chances of human error and create inconsistent data that is not reproducible over time, especially when multiple GIS technicians are involved.

Other benefits of our methods include scalability, adaptability, and extra land cover classes. We have nationwide, off-the-shelf tree canopy data due to our ability to scale and process large areas. Our algorithms are continually improved over time with the addition of new data and training samples, making it possible to provide updates every two years when NAIP imagery is refreshed for each state so you can quickly adapt your management strategies to on-the-ground changes over time. Our algorithms use high-resolution LiDAR from across the country to train the ML. The beauty of our approach is that we leverage LiDAR in this way but are not reliant on it for a specific area. This allows us to detect and map small trees obscured by shadows, in many cases something that OBIA techniques often miss. LiDAR is also very expensive and often not available for five or 10 years in a given city or county, making it cost-prohibitive to get more frequent updates to the land and canopy cover data. Finally, we are able to provide an additional land cover classification that accurately predicts where tree canopy is overhanging an impervious surface. Trees provide critical ecosystem services in highly impervious areas, and being able to measure and track impervious coverage from your urban forest is an incredibly important metric. Other companies require expensive planimetric data (e.g., buildings, roads, other paved surfaces) that is difficult to keep up to date in order to provide this information. In the end, our product is equally or more accurate than our competition, ready faster, can be updated more frequently, with more consistent methods from one year to the next, and generally costs less.

EarthDefine has employed Convolutional Neural Networks (ConvNets) to develop the required land cover classes described below. Training data will be created using 4-band high resolution aerial imagery (50 cm LandInfo 2024/25 for this project), LiDAR, and other ancillary data sources. The training samples represent accurate presence/absence data and are supplied to a ConvNet for training. Accuracy will be evaluated by both visually inspecting the output semantic segmentation as well as comparing actual predictions with the training data. An accuracy evaluation will serve as a feedback loop to create new training data and improve the classifier. Finally, the 4-band, LandInfo aerial imagery will be classified using the trained ConvNet to produce the land cover classes.

What's Next?

Our team will then perform additional QA/QC as needed, specifically in dense urban or downtown areas, to ensure at least 96% overall accuracy and 96% tree canopy accuracy standards are met with a margin of error less than 1.5%. The land cover layer will be provided for review and acceptance prior to other steps in the project. FGDC-compliant metadata will be provided for all spatial data sets created. All data sets will be delivered in GIS vector (shapefile or geodatabase) or raster (TIF) formats. The final land cover data set, using LandInfo's 50cm imagery (collected in September 2024 or Spring 2025 for leaf-on assurance) will inform and be used in all other tasks included in this project and inform both the All Class and UTC Class datasets. Land cover classes are described below.

Land Cover Classes

Urban tree canopy mapping will include all vegetation generally greater than 10-15' tall based on multispectral imagery and object-based classification techniques. On-the-ground images from Google Street View may be used for QA/QC purposes in areas obscured by buildings and shadows. Canopy will also be distinguished as overhanging pervious and impervious surfaces

using machine learning techniques that do not require existing planimetric data..

Open Space will include turf grass, shrubs or other leafy and woody vegetation and open space. Results will map all areas of healthy grass, and other vegetative cover, based on the time of the imagery capture, with a focus towards plantable areas for the purpose of this study and intended use of the data. Results will be based on the height of vegetation (<10 feet). On-the-ground images from Google Street View may be used for QA/QC purposes for tree/non-tree determination.

Barren land will include barren soil, gravel pits, exposed dirt/open construction, rock, and sand as well as dry (non-photosynthetic) vegetation. These areas will not be considered plantable.

Water bodies will be mapped from the base imagery and includes surface water features such as lakes, rivers, ponds, and streams.

Impervious surfaces will include all paved surfaces and hardscapes (roads, buildings, driveways, sidewalks, parking lots). Parking lots will be considered impervious plantable space.

Data Deliverables

Data provided in this project will be created using LandInfo imagery collected in either September 2024 or Spring 2025. LandInfo has completed a feasibility study that will ensure the data collection is done within a leaf-on time of year. Due to unpredictable circumstances like clouds and weather, data collection cannot be fully guaranteed for September 2024 but is currently planned to occur during that month. If collection cannot be completed before leaf drop in Arkansas, collection will occur in Spring of 2024 when leaves are back on the trees to ensure the most accurate land cover data creation. Data provided will include current tree canopy and land cover data for the City of Bentonville, as well as historical land cover using the 2019 data provided to the City in 2020 by PlanIT Geo (2019/20).

The following GIS raster layers will be produced:

1. 5-class land cover (tree canopy, open space, bare soil, water, impervious) for the City (2024/25);
2. All-class (same classes but with more specific tree canopy and impervious classes) for the City (2024/25);
3. UTC-class (existing tree canopy, areas suitable for planting trees, unsuitable areas for planting trees) for each City (2024/25);
4. Canopy Change (land cover data, including urban tree canopy data for 2024/25 and 2019/20 to identify canopy and land cover change after the 2024 tornado).

The final land cover products will be delivered in vector and/or raster format (TIFF or Esri geodatabase) in the City's preferred coordinate system or our suggested State Plane Coordinate System.



Possible Planting Area (part of Reforestation Plan)

As part of our land cover mapping process, we will digitize areas that are unsuitable for tree planting and incorporate pre-existing data sets to ensure that the plantable spaces presented to the City are accurate and realistic. The areas that we will digitize include recreation fields, golf course playing areas, airports, major utility corridors, parcels zoned as heavy industrial and other features provided to PlanIT Geo in GIS format. All grass or low-lying vegetation outside of these unsuitable areas will be considered Possible Planting Area – Vegetation. Parking lots may also offer planting opportunities. These areas can be labeled as Possible Planting Area – Impervious as slight modification of the landscape or adjacent tree plantings could result in plantable space with enhanced ecosystem benefit value.

Urban Tree Canopy Metrics & Maps

We will then conduct the land cover and UTC assessment and analysis for the City of Bentonville (AOI). This includes GIS-based modeling processes to calculate the area (acres) and percent of each land cover type as well as possible planting area and unsuitable areas within the AOI boundaries and up to six additional boundaries. Those boundaries can include zoning, neighborhoods, watersheds, census block groups, land use, and one other boundary of the City's choice.



These GIS files will be provided by the City with any topological errors corrected. Area and percent values will be added in new GIS table fields for each scale. Maps, in MXD, PNG, and PDF formats, will include the following: AOI-wide land cover, AOI-wide UTC/PPA/unsuitable, UTC coverage by all other scales (6), and PPA distribution by all other scales (6). All maps and spreadsheet tables will be delivered in our data delivery.

Tree Canopy Change Analysis

The same machine learning model created the data provided to the City in 2020. This previously created data will be used (2019) and part of the change analysis in comparison to the most current data created for this project. Individual canopy gains and losses between each year will be mapped, measured, and analyzed. A trend analysis will illustrate how canopy cover has changed since the tornado in the City of Bentonville and other selected geographies. This will allow the team to identify potential future threats to tree canopy and identify areas with the largest canopy losses occurred and allow for prioritization of planting in these areas.

Planting Prioritization (part of Reforestation Plan)

Due to the recent canopy loss due to the Memorial Day tornado, we understand that the City will benefit from prioritization of possible planting data to assist in mitigating issues that may increase such as urban heat island and stormwater runoff as well as reforesting damaged areas. Trees provide benefits though the shading of impervious surfaces and localized cooling through evaporation of water from their leaves both can reduce on the ground summertime temperatures. Tree canopy also filters out harmful air pollutants. Cooler temperatures and cleaner air both have positive effects on the health, happiness, and comfort of residents and visitors. Planting prioritization identifies areas where there are higher concentrations of people who are vulnerable to the effects of heat and poor air quality.

Possible planting data for the AOI and additional boundaries will be analyzed through geospatial methodology to rank priority to geographic areas according to severity of need for the benefits provided by tree canopy based on guidance of the City. Ranking based on areas of need include: areas in need of reforestation after the tornado, areas with low existing canopy,

potential tree canopy, wildlife habitat connectivity, energy conservation, and stormwater runoff prevention. Data such as heat data from Trust for Public Land, national health data, climate data, existing water bodies, census data, and impervious surfaces will be used in the analysis. Social vulnerability maps can be incorporated into the heat island analysis of the priority planting analysis. This will allow the City to prioritize areas for planting based on needs such as need to increase canopy due to the tornado, decreasing heat due to increased impervious surfaces and areas where planting trees will assist in decreasing stormwater runoff. This will be done through maps created from the prioritization criteria and selected inventory data (if applicable).

Summary of Canopy Change

The GIS Team will create a separate document, 2 page (front and back) fact sheet, consisting of change analysis data created during the Tree Canopy Assessment. The fact sheet will be concise and readable to the untrained citizen, using pull-out information boxes, maps, bulleted lists of items, and shorter clear speak paragraphs. We generate creative graphics and provide insightful, locally specific information decided upon through discussions with clients on the results/findings. The fact sheet will summarize canopy change findings and tell a story of Bentonville's tree canopy to share with the City's stakeholders.

The final fact sheet will be provided in PDF format with the source InDesign files available, if desired. No hard copies have been included in our cost. All supporting tables, data, graphs/charts, graphics, spreadsheets, and maps will be included in the final delivery. The City may be asked to contribute text, photos, logos, and other graphic elements to support the report and fact sheet development.



PART B: REFORESTATION PLAN

REFORESTATION PLAN

The Reforestation Plan will provide the City will recommended locations, types and spacing to improve tree canopy in areas hardest hit by the tornado. Goals and policy recommendations as well as tree planting project lists will created for as a work program for the Tree and Landscape Advisory Committee. Data from the tree canopy assessment will be included such as possible planting area data summarized by acres and percent (as analyzed in the PPA section of the tree canopy assessment). Planting prioritization data from the prioritization ranking and analysis from the tree canopy assessment that is applicable to the plan will also be used.

The Consulting team and GIS team together will gather the appropriate data for the creation of lists of tree types best suited for each defined possible planting area. Recommended locations and spacing can also be identified using LandInfo imagery as well as PlanIT Geo's TreePlotter software (to be used in the optional inventory). In collaboration with the City, the team will also identify specific goals, policy recommendations, and strategies to create a list of projects and priority areas to aide the Tree and Landscape Advisory Committee in the creation of a work program to reforest the City. Data and information collected in the ordinance review and the beginning stages of community engagement and the UFMP will be utilized to round of the reforestation plan to ensure it is accurate and actionable.

PART C: COMMUNITY ENGAGEMENT

EXTERNAL ENGAGEMENT (TASK INCLUDED IN THE UFMP SCOPE)

Community stakeholder engagement is essential to sustainable urban forest management given much of the City's tree canopy and available space for new trees exists on private property.

In addition, trees offer benefits and services to community members and the more engaged a community is with its urban forest the greater the benefits experienced and the greater the support for urban forestry efforts. Community engagement will begin with listing the existing and potential community partners and stakeholders that could provide input/feedback and/or distribute information throughout their networks. A Public Engagement Plan (PEP) will be drafted by the Consulting Team for review by the City project manager, key community members, and/or internal stakeholders as needed. The PEP will describe the engagement activity, objectives, timing, roles, materials, and other

details for effective engagement across all communities and demographics. The Consulting Team will be assisted by a local community organization or the City to identify effective and equitable engagement strategies and to facilitate the activities and sessions. The engagement sessions and activities will include a messaging campaign consisting of social media and project website (2 content sessions), and information for e-newsletters (2 e-fliers or similar) and listservs; a public facing ArcGIS StoryMap to present finding to the public in an interactive and easily digestible manner (can be linked to City website); and up to 2 public meetings/outreach events (1 in-person and one hybrid) at existing community events such as the Bentonville Farmers Market or other events identified by the City or planned events specifically around this project; presentations to the Tree and Landscape Advisory Committee and other stakeholders identified by the City (later in the project); and an external engagement summary report intended to be incorporated into the UFMP and to serve as a standalone reference.



PART D: URBAN FOREST MANAGEMENT PLAN

URBAN FOREST MANAGEMENT PLAN DEVELOPMENT

As part of the UFMP, our Team has divided this phase into further subcategories/tasks. These consist of: Project Management, Research & Analysis, Existing Conditions; Tree Ordinances; Internal Engagement, External Engagement, Recommendations for Implementation, and Plan Development & Delivery. Our approach to Project Management is described on page 4. The following pages describe our understanding and approach to each task to develop the Urban Forest Management Plan for Bentonville.

RESEARCH AND ANALYSIS

To gauge the City's readiness for improved urban forest management and to align UFMP strategies with existing policies, the Consulting Team will conduct a research deep dive of all pertinent plans, lists, processes, resources, and documents. Information gathered will be documented in the Information Intake Form. In addition to existing plans and documents, the Team will review City tree ordinances, codes, and enforcement procedures and cross-examined with industry standards, staff input, and benchmarking research. This review includes evaluating existing code, policies, and regulations pertaining to trees in the City and surrounding townships, counties, and the region. The Consulting Team utilizes a custom-built ordinance evaluation worksheet and process that includes benchmarking research of local and notable communities, and it includes an analysis of known and potential causes for canopy cover change (e.g., natural disaster, development, tree ownership, conflicts for space, lack of code enforcement, other). Benchmarking will consist of the discovery of 20 cities of similar size and geography with charts comparing urban forest program budget and operations based on the Tree City USA data. The benchmarking worksheet and the accompanying summary will be provided and incorporated into the UFMP. An Urban Forest Program Audit will be performed

for the City. This will consist of a systematic evaluation of the City's urban forestry program using one of the following industry proven methods: USFS Urban Forest Sustainability & Management Audit System or Indicators of Sustainable Urban Forest Management. The evaluation includes a workbook, summary document, review with the City, and edits/improvements based on City feedback. A Request for Information document will be prepared for the City project team to close any information gaps and the Consulting Team will prepare a research summary for the City to review. An analysis of vulnerabilities and opportunities will come to fruition through the research and review of existing policies, plans, documents and allow for alignment with current city tree ordinances and the City's current plans.

EXISTING CONDITIONS

This phase will consist of the review of the tree canopy assessment data, inventory data (if applicable) and the shaping of the reforestation plan with GIS and Consulting teams together. The team will review any existing tree inventory data (if applicable) as well as current and past tree canopy assessment data to provide recommendations and strategies into the UFMP based on those analyses. These analyses will contribute to the creation of ideal tree types by PPA lists and tree planting project lists as well as establish ecologically sound maintenance practices and management and community/City and partners involvement opportunities.

TREE ORDINANCES

Building upon the research and benchmarking in phase 1, the team will review and fully analyze the City's existing tree ordinances to provide recommendations or changes to the current ordinances in order to maintain and increase tree canopy and align with the reforestation plan and final UFMP. The team will review and analyze the two codes listed in the RFP (Land Development Code Article 1300 and 1400). This phase will begin with an internal team meeting to review the tree ordinance objectives, progress and recommendations with the full project team. The benchmarking research conducted in phase 1 will be used to compare ordinances, goals, and program operations. The team will perform a "strike-through" of current municipal code sections as a first form of revision. Multiple rounds of these revisions can be done if the City wishes. Once reviewed by the City, the final edits to the reporting and ordinances will be completed. Deliverables include a summary document and final ordinance revisions.

INTERNAL ENGAGEMENT

To gather an understanding of existing workflows, protocols, challenges, and opportunities relating to public and private trees in the City, the Consulting Team will prepare a draft list of potential City staff to engage in the planning effort. The City project manager will finalize the list and determine the best approach for inviting staff and scheduling meetings as needed. The internal engagement will consist of an online survey for consistent reporting that will be utilized to demonstrate support for the goals and actions in the UFMP and proactive maintenance planning. Follow-up remote interviews and meetings with City staff will be offered as needed (2 separate sessions). Includes a internal stakeholder engagement analysis and summary report of the internal engagement process and results to be incorporated into the UFMP and for City's reference. This phase will fill in the gaps between the research and review from the first phase with input from City staff on processes, procedures, policies, standards, and budgets as well as help in identifying management team and organizational structure for implementing the Plan.

EXTERNAL ENGAGEMENT (COMMUNITY OUTREACH)

Our external engagement task is described in the Community Engagement section on page 8-9.

RECOMMENDATIONS FOR IMPLEMENTATION

Based on the research, data analyses, policy reviews, and internal / external engagement, the Consulting Team will complete a comprehensive Urban Forest Audit (2 rounds) that was first developed by the US Forest Service and adapted by PlanIT Geo. This includes the

use of the Indicators of Sustainable Urban Forest Management and as a result, strengths and challenges will be identified and quantified to enable the development of goals and strategies that align with the needs of the urban forest and the community while aligning with industry standards and best practices. This Audit will provide an analysis of the City's tree canopy with similar cities to Bentonville. Strategies may relate to tree inventories, canopy assessments, program operations, staffing, long-term proactive tree maintenance strategies, removal and replacements, addressing invasives, being resilient to climate change (supported by PlanIT Geo's "Sister Climate City Analysis"), best practices, plan monitoring, canopy goals, planting priorities, funding/budgets and resources (pruning, tree species, information, and contracting work examples), and community engagement and lasting partnerships for UFMP implementation (Tree Board and Citizen Forestry Team). Draft and final documents including optimal tree sizes and species to plant (i.e. GIS Tree Placement Model), tree canopy goals and planting targets, early action and priority planting plan will be produced using the data created from the UTC Assessment and Inventory analyses. The draft long-term framework consisting of the Plan's vision, goals, and objectives will be shared with the City's project team and the internal / external stakeholders for review and input. Upon review, the final long-term framework and implementation summary will be prepared and include benchmark goals at 5-year intervals that serve as a roadmap toward the UFMP vision and implementation planning.

PLAN DEVELOPMENT & DELIVERY

Upon completion of the strategies, recommendations, and long-term maintenance planning framework, the Consulting Team will prepare the draft and final UFMP outline and prepare two drafts of the UFMP for review by the City's project team, stakeholders, and Tree and Landscape Advisory Committee. A review meeting will be held after each of the two UFMP drafts, alignment with industry standards will be confirmed. The Consulting Team will lead the graphic design but encourages the City to collect and share high-quality photos and images pertaining to sections of the UFMP. The final UFMP will be a ~60-page document intended for City use and public reading and written at the 12th grade reading level. Technical information and data may be provided as a separate report with minimal graphics and style to support the UFMP. The Consulting Team will create an implementation plan for administering the UFMP. After approval of all previous tasks listed in the scope of work, the Consulting Team will provide a remote delivery training with the City's project team (Tree and Landscape Advisory Committee) to train staff on the implementation plan and the supporting studies / data to ensure this UFMP serves as a living roadmap for the long term. If requested, the Consulting Team will provide documents, review, and preparation (as well as attend virtually if requested) for the City team to present the Plan to the Committee or City Council.

PART E: OPTIONAL TREE INVENTORY

TREE INVENTORY SERVICES

This task (if chosen) will include a comprehensive tree inventory of trees within City street rights-of-way. PlanIT Geo (PG) will staff the inventory with 2-3 full time arborists, depending on the negotiated amount of trees to collect and the appropriate timeline.

The Field Services Director will work with City staff to establish communications and protocols that adhere to industry standards to ensure proper and standard operating procedures are met. PlanIT Geo will also provide the City with the proper tools for the engagement with and maintenance of the inventory data, such as TreePlotter™ training. The inventory will be a living database that can be added to or edited in the future by the City. The TreePlotter application



will be a living application during the project to allow City staff to track the inventory progress live. PlanIT Geo will provide weekly project status reports while the project is underway. Monthly, PlanIT Geo will conduct a more in-depth status report meeting to communicate milestone accomplishments, discuss challenges, forecast of activities, major risks identified, and project cost to date. PlanIT Geo will notify the City immediately when a high risk tree is identified to mitigate future issues.

PlanIT Geo's GIS-based tree inventory collection will be performed using computer tablets (Samsung tablets) that read information directly from the World Wide Web and the data will be easily exported and available in ESRI shapefile, Excel, and i-Tree acceptable formats.

Web-Based GIS Data Collection

Our web-based capabilities ([TreePlotter™](#)) allow us to utilize the mobile GPS location feature built into our hardware devices (tablets). This location feature serves as the first tier for determining the exact location of the tree to be inventoried. Spatial information (latitude and longitude coordinates) is then collected based on the location of the tree on the base maps (Google, Esri, OpenStreetMap, others) by the arborist. With this, our Tree Inventory Specialists can accurately determine the ownership and exact location of each tree.

Using this approach, the City of Bentonville and PlanIT Geo's staff will gain these advantages:

1. **Data and production transparency.** By utilizing a web-based data collection protocol PG will share the real time data collection map service so that collection progress can be monitored by appropriate staff members. Furthermore, web-based data collection enables PG to ensure that no trees are missed or that trees are not double inventoried throughout the entirety of the project. This will allow the City to identify issues, refine field mapping procedures, and revisit the project schedule in real time. As well as be able to download increments of data from TreePlotter on a monthly basis.
2. **Increased production rates.** Location data entry using GIS with accurate base map information is nearly twice as fast as using GPS equipment alone. Inventory personnel are not limited by weather conditions or interference by buildings or other obstructions.
3. **High level of location accuracy.** GIS is only limited by the accuracy of the base map information provided. By utilizing the built-in GPS functionality of our hardware and our field expertise we can ensure accurate location information of 1-meter or less.
4. **Understand and Update.** With simple training, an unlimited number of simultaneous users (i.e. City managers and staff) can track and analyze existing trees according to risk, required action, species, diameter, or any other inventory attribute and quickly and dynamically perform status updates as required over time.

A Note on Data Security - As inventory information is collected, data are instantaneously stored on secure remote servers, eliminating the possibility of data loss, and making it possible for City staff to access and download, at any time, real-time data collection with secure login credentials. Your data is also backed up on our servers every 24 hours and our support staff can assist with accessing or restoring that backed up data if the need arises.

Collection Method and Deliverables

PlanIT Geo will equip our Tree Inventory Specialists with a customized version of TreePlotter software for recording the location and attributes of each tree in each phase. This customized version of TreePlotter will include all available shapefiles the City requires for the project completion at each phase of the project, for example; public park boundaries, private property locations, other specific boundaries, rights-of-way, etc. The GIS-based tree inventory will be performed using computer tablets (iPad and Samsung tablets) that read information directly from the World Wide Web on PlanIT Geo's TreePlotter software. This means that any similar web-connected device can also be used to collect, edit, and manage the inventory resources. The application enables each tree and planting site to be precisely mapped (within 1-meter spatial accuracy) with the attributes described in the next section. This also allows for seamless integration into the City's GIS system by simply exporting GIS data directly from TreePlotter™ and uploading into the City's own system.

Tree Inventory Data Fields

PlanIT Geo's final price is based on the following protocols and data field requirements to be updated or populated for each tree. Final fields will be determined on a project kick-off meeting and will be set for the duration of the project. At minimum, our Tree Inventory Specialists will collect and determine the fields included in the City's RFP. TreePlotter can also collect extra fields as stated below if the City prefers:

- **Tree ID (Unique ID)** - Automatically collected in TreePlotter
- **Mapping Coordinate** - X and Y coordinate locations (latitude and longitude). Each tree and planting site will be located using TreePlotter
- **Block Side** - The location of each street tree and planting site so that they can easily be identified for future work. Street trees and planting sites will be located using a street name, side of lot, tree number, and block side information (on street, from street, and to street).
- **Location** - The tree's physical location in relation to public Right of Way and/or public space will be recorded.
- **Species** - Trees will be identified by genus and species
- **Diameter** - Tree trunk diameter will be recorded. This should be to the nearest 1-inch
- **Condition** -
 - Excellent - 100%
 - Very Good - 90%
 - Good - 80%
 - Fair - 60%
 - Poor - 40%
 - Critical - 20%
 - Dead - 0%
- **Maintenance Need** - The following maintenance categories (or similar) will be collected: Priority 1 Removal, Priority 2 Removal, Priority 3 Removal, Priority 1 Prune, Priority 2 Prune, Large Tree Routine Prune, Small Tree Routine Prune, Training Prune, Stump Removal, Plant Tree
- **Risk Assessment** - Level 2 risk assessments will be completed within the rubric in TreePlotter that will assess the likelihood and consequence of tree failure and will be assigned a rating
- **Clearance Required** - Trees which are causing or may cause visibility or clearance difficulties for pedestrians or vehicles, will be identified, as well as those trees blocking clear visibility of signs or traffic signals
- **Hardscape Damage** - Damage to sidewalks and curbs by tree roots are noted. Notes on potential fixes for the problem are encouraged (redesign options etc....)
- **Overhead Utilities** - The inventory indicates whether overhead conductors or other utilities are present at the tree site that could result in conflicts with the tree
- **Grow Space** - The area within the growing space is categorized as: Tree Lawn, Well/Pit, Median, Raised Planter, Open/Unrestricted, Island, Unmaintained Area
- **Space Size** - The narrowest dimension of the Grow Space, in feet. (I.e., 3'x3' cut-out, 4' parkway strip, open parkland, etc.)
- **Notes** - Additional information regarding disease, insect, mechanical damage, etc. can be included in this field
- **Date and Staff Member Name**

Format Options for Inventory and Planting Site Data Deliverables

Upon completion of the inventory and the QA/QC process, PlanIT Geo will deliver tree inventory data in Microsoft Excel and ESRI Shapefile and/or File Geodatabase to be integrated with the City's current mapping/GIS programs, metadata will include field collection practice, etc. Summary inventory data in Microsoft Excel format will include a final tally of each tree species (including age and size) and it's percentage of total urban canopy cover. TreePlotter is also able to export iTree reporting to determine overall structure and calculate carbon sequestration and energy savings information. PlanIT Geo will meet with the City prior to data delivery to review preliminary inventory. Data can be delivered in the desired coordinate system and contain full metadata references compliant with FGDC standards. Data will be reviewed for errors prior to being provided to the City. TreePlotter's "Exporter" tool can save data as CSV or Shapefile

formats at any point in time during the project and active TreePlotter subscription. Data export is free at any time and will be no extra cost to the City.

Quality Control

PlanIT Geo will provide the City with a professional, courteous, and informative tree inventory project experience beginning with high-quality tree inventory data at 95% accuracy. We can make this assurance because:

- 1. Quality control begins with proper training and education. PlanIT Geo's ISA Certified Arborists are college-educated and skilled at conducting tree inventories.
****All technicians working on this project have an ISA Certified Arborist credential and a Tree Risk Assessment Qualification (TRAQ) credential.***
- 2. During the inventory process, extensive quality control checks are applied regularly. Using PlanIT Geo's proprietary TreePlotter application access will be granted to the City staff to dynamically monitor inventory progress.
- 3. In addition to daily quality checks and control, tree inventory Director TJ Wood will perform remote/on-site data checks to ensure data collected by other staff adhere to City work specifications and national industry standards.
- 4. PG welcomes and encourages the City staff to periodically perform on-site verification of the data. PG staff will cooperate fully with the City arborist and staff to achieve a high level of confidence in the accuracy of the data. PG will provide staff with weekly updates.
- 5. PG assures that if any errant tree site location is detected, it is our responsibility to correct the data promptly. This should not occur because of the ability of areas of interest such as project area, right-of-ways, and streets will be uploaded into TreePlotter to ensure accurate location.

ANTICIPATED PROJECT TIMELINE

Below is PlanIT Geo's estimated timeline for the project. This timeline represents the best case scenario of imagery collection from LandInfo occurring in September 2024 and project start of November 2024. We believe this timeline of tasks/events will present the best opportunity for project completion and UFMP creation and adoption with the most accurate data available and most robust scope of work. This timeline is based on the award of contract to start in November 2024 latest. The City can assume that if imagery collection has to be pushed to Spring 2024, that all respective timelines will be pushed back as well.

Project Task/Phase	Estimated Timeline
Tree Canopy Assessment and Related Analysis (dependent on imagery collection)	November 2024 - June 2025
Reforestation Plan	January 2025 - June 2025
Urban Forest Management Plan Development:	November 2024 - November 2025
- Project Management	November 2024 - November 2025
- Research & Analysis	November 2024 - February 2025
- Existing Conditions	February - July 2025
- Tree Ordinances	January - April 2025
- Internal Engagement	January - April 2025
- Community Engagement	May - November 2025
- Recommendations for Implementation	July - September 2025
- Draft & Final Plan Development	August - November 2025
Final Plan Adjustment and Final Delivery	November 2025
Tree Inventory (if applicable)	April - November 2025

ABOUT TREEPLOTTER™ INVENTORY MANAGEMENT SOFTWARE

The most important question municipalities want to answer after a tree inventory is:

How will I keep it accurate and up to date?

High quality tree management software is our best answer.

There is a difference between traditional GIS software, and tree management software built specifically for the role of urban foresters. Many municipalities struggle to get out of a **reactive** mode of tree management.

[TreePlotter](#) is designed to help you do the opposite. The City will be able to stay **proactive** without falling behind. Even if the City is short on time, funding, staff, or other resources, our goal is to ensure that you maximize the benefits of your urban forest while minimizing the cost. TreePlotter is a public facing, easily updated, GIS-based, cloud/web-based, inventory and tree mapping software built to fit each unique City's needs. See more on our [website](#). TreePlotter subscription for Bentonville would be estimated at \$7,000 per year, dependent on the amount of trees collected.



UNIQUE FEATURES

- **Intuitive Visualization** – color-coding of tree map points based on any data attribute (e.g. by species, genus, date planted, condition, size, maintenance priorities, etc.)
- **Data Field Editor** - a simple interface for customizing data fields to fit your management plan as it evolves.
- **Tree inspections** - a history log of all tree visits
- **Save and share custom interactive maps** - the ability to save custom interactive maps to facilitate the communication of complex information to specified individuals such as crew members, contractors, public stakeholders, and community members.
- **Advanced TRAQ risk assessments** - the ability to perform qualified TRAQ risk assessments in the field to prevent liability from hazardous trees
- **Offline tools** - work in the field with low or zero internet connection
- **Direct customer support by phone**
- **Instant live reports** - generate charts and reports that can be analyzed and shared easily, in a single step.
- **Community engagement tools** - an online web portal designed for community engagement and interaction. Community members can explore key information and add trees to the map.
- **Support** - After the completion of the inventory, PlanIT Geo provides responsive, personalized technical support to all software clients from 8am-7pm Central time and through emergency numbers over weekends and holidays. We also frequently respond to questions, bugs, and training requests at other hours.

PLANIT GEO

REFERENCES

A) City of Fayetteville, AR Urban Forest Management Plan and Sample Inventory

Contact Name: John Scott, Urban Forester

Contact Info: jscott@fayetteville-ar.gov, (479) 444-3470

Date: May 26, 2022 – December 2023

Scope of Services Provided: This 10-year Urban Forestry Management Plan began with a sample inventory of trees on public and private property along with a sample inventory of possible planting sites on public property to inform the Plan and the City's goals for increasing tree canopy cover. The planning process included a research deep dive, a review of the City's past canopy cover studies, benchmarking research, internal and external engagement, and a comprehensive audit of the City's urban forestry programs and efforts. The planning process also included an extensive analysis of existing tree canopy cover, tree equity, vulnerable canopy cover (in easements, on University property, in Future Land Use, development projects, and natural prairie land), and priority planting areas to develop a roadmap for the City to increase canopy cover over a 10-year period. The goals and strategies in the Plan extend beyond public tree management and encompass the entire urban ecosystem and the planning effort established a shared vision to achieve desired outcomes. The project also includes a Sister Climate City Analysis where it was found that Fayetteville's future climate will be similar to the current climate of Dallas, TX in 50-60 years due to climate change. The analysis examined existing tree lists and provided recommendations for changes to support sustainable urban forestry efforts. Also, an evaluation of the City's Invasive Species Program was completed and a supporting report of findings was provided.

Status: Completed

B) City of Los Banos, CA [Urban Forestry Management Plan](#) and [Inventory](#)

Contact Name: joe Heim, Parks and Recreation Operations Manager

Contact Info: joe.heim@losbanos.org, (209) 827-7056

Date: February 2021 - November 2022

Scope of Services Provided: Once the inventory of 13,000 trees and 4,900 planting spaces was completed the data was reviewed and analyzed to assess the current status of the city's urban forest; determine the health, viability, and condition of the City's urban forest. The planning process consisted of benchmarking research, code redlining, tree canopy assessment and canopy goals, urban heat analyses, programmed pruning strategies, and public engagement. To shape the management plan, tree ordinances, planting lists, processes, standards, policies, and practices were reviewed. A new recommended Master Street Tree List was developed by reviewing tree species performance and changing climates. With input from City staff, the Tree Commission, community input, and benchmarking research, the ordinance review included revision to antiquated language, alignment with industry standards and best practices, canopy cover retention policies, no-net-loss, tree permitting processes, CalFire recommendations, and tree mitigation / replacement requirements. To implement the plan and to sustain a vibrant urban forest, recommended program structures, budgets, and activities were developed. Included a presentation of the draft to the Tree Commission and City Council and staff training to administer the UFMP. The final UFMP was adopted by City Council on November 2, 2022.

Status: Completed

C) City of Rochester, MN [Urban Forest Master Plan](#) and [Canopy Assessment](#)

Contact Name: Jeff Haberman, City Forester

Contact Info: jhaberman@rochestermn.gov, (507) 328-2515

Date: June 2020 - June 2021

Scope of Services Provided: The purpose of this project is to utilize the data from the canopy assessment (PlanIT Geo) to develop a public engagement supported comprehensive Urban Forest Master Plan for Rochester, applicable for the period 2021-2041. This Plan will align with other City comprehensive plans and Rochester's infill development and transit-oriented development strategies. The Canopy Coverage Analysis enable City staff to use accurate and up-to-date Urban Tree Canopy (UTC) and Potential Plantable Area (PPA) metrics to establish

canopy cover targets at various geographic scales, and to develop the strategies necessary to achieve these goals. To complete the Master Plan, public meetings, surveys, research, data analyses, benchmarking research, and program auditing will be conducted. This information will inform the development of goals, strategies, actions, and adaptive management measures to make this a living document for years to come.

Status: Completed

D) City of Ellensburg, WA Urban Tree Canopy Assessment

Contact Name: Erin McGowan, Stormwater and Urban Forestry Tech

Contact Info: mcgowane@ci.ellensburg.wa.us, (509) 962-7237

Date: October 2023 - March 2024

Scope of Services Provided: Imagery/LiDAR-based remote sensing classification of six-class land cover and tree canopy using machine learning; evergreen and deciduous canopy distinction; priority planting areas; calculated ecosystem service benefits of the canopy; formatted project maps and a final results spreadsheet. An assessment report was created showing UTC/PPA, planting prioritization for green equity, ecosystem benefits analysis, regional resource management comparison, and recommendations. Our agreement involved mapping and measuring tree canopy and other land cover types in Ellensburg with a deliverable report and TreePlotter CANOPY software as a public facing platform. We worked directly with the City and provided the proposed products and services on time.

E) King Conservation District Urban Tree Canopy Assessments

Contact Name: Ellen Arnstein, Forest Stewardship Program Manager

Contact Info: ellen.arnstein@kingcd.org | (425) 282-1929

Date: 2018 - July 2023

Scope of Services Provided: Since 2018, PlanIT Geo has been working with King Conservation District to assess King County's Urban Tree Canopy and continues to update data with KCD. Most recently, PlanIT Geo updated urban tree canopy data and created a fact sheet for Kirkland, WA. In past projects, imagery/LiDAR-based remote sensing classification of 18 communities in the Seattle metro area; deciduous/conifer distinction; data preparation and analysis; recommendations for policy, planning, and priority planting areas; calculated ecosystem service benefits of the canopy; correlations between tree canopy and socio-demographic indicators; hydrologic modeling to measure impact of tree canopy cover scenarios; wrote customized assessment reports and two-page fact sheets for each community; developed online decision support tool. Our agreement involved mapping and measuring tree canopy and other land cover types in many constituent cities that KCD serves. We worked directly with both KCD as well as the individual cities and provided the proposed products and services on time. We continue to work with KCD on a recurring basis, and are currently working with them to assess more cities in King County.

F) City of Charlotte, NC Urban Tree Canopy Assessment

Contact Name: Jane Myers, Executive Director at TreesCharlotte

Contact Info: jane@treescharlotte.org, (704) 999-0671

Date: April 2023 - November 2023

Scope of Services Provided: In collaboration with the City of Charlotte and TreesCharlotte, PlanIT Geo aimed to update past analyses performed to better understand the distribution of tree cover throughout the City. In addition, land cover outside of the City's current boundaries were also included and assessed (Mecklenburg County) to provide context for future planning efforts. The central component of this assessment was identifying change in canopy metrics over time. Using NAIP imagery from 2018 and 2022, the team assessed current land cover, possible planting area, and changes in land cover at the City level, County level, and 8 other geographic boundaries. Urban heat island data for the City from the Trust for Public Land was also used to identify hot spots where tree plantings can be focused to accelerate cooling. The Team provided recommendations from the results of the analysis to develop a continued strategy to protect and expand the City of Charlotte's urban forest as well as analyzed potential agents of change in canopy.

Status: Completed

MANAGEMENT & **PLANIT GEO STAFF**

PlanIT Geo has expertise in urban forestry and management, stormwater management, environmental equity, strategic urban forest planning, GIS analysis, canopy assessments, tree inventory, sustainability programs, and ecosystem diversity through its many multifaceted teams. Our national and international partners and connections provide valuable insight into a wide range of stakeholders, resources, policies, and projects. PlanIT Geo teams excel in customized urban forestry solutions, resources, and tools to local governments, nonprofits, universities, and private industries that guide these entities to a holistic approach in sustainable urban forestry and environmental equity. Each project by each team has created a positive impact in each City or County's urban forestry management program and provided the necessary data and information to make informed decisions for improving environmental equity, increasing ecosystem service benefits, and combating climate change.

Our full PlanIT Geo Project Team for Bentonville includes our Director of Urban Forestry Consulting (UFMP Lead) Alex Hancock, Director of Urban Forest Strategy (UFMP Support) Chris Peiffer, GIS Manager (UTC Assessment Lead) Morgan Garner, and Director of Field Services (Tree Inventory Lead) TJ Wood and their respective team members (resumes in Appendix). Our Directors and Managers have extensive experience working in collaboration on projects that include our myriad of services. The City will have clear direction on what PlanIT Geo staff members are contributing to and/or leading each part of the Tree Canopy Assessment project upon each kick-off meeting for respective each part of the project.

PLANIT GEO PROJECT TEAM LEADERS

Chris Peiffer, Director of Urban Forest Strategy, Senior Advisor

Chris has been an ISA Certified Arborist for over 12 years and is a certified Municipal Specialist. Chris has an extensive background in strategic planning and engaging stakeholders to develop impactful long-term management plans for over 50 cities and counties across the country since 2016. He will be the senior urban forestry advisor for this project, having the most experience in urban forestry standards and industry best practices. He will contribute to the analysis of the canopy assessment results to inform the development of the City's Urban Forest Management Plan. For an effective and tailored Management Plan for Bentonville, Chris will contribute to internal stakeholder engagement interviews that will provide insights into current operations, priorities, and challenges. He will use the insights from this engagement, results of the canopy analysis, and his local management planning experiences to support the team in developing recommendations and strategies, and he will review and advise on the final Plan to ensure it meets the City's expectations and that by implementing the Plan, the long-term vision of Bentonville's urban forest can be achieved. He will provide senior consulting for all aspects of the project by reporting to Alex Hancock.



Alex Hancock, Director of Urban Forestry Consulting, UFMP Project Manager

Alex will lead the development of the Urban Forest Management Plan from the kick-off meeting to the research and data analysis that informs the development of the plan. Alex is an ISA Certified Arborist with a background in urban planning, urban forestry, and sustainability. She is experienced in tree canopy cover analysis, climate action planning, zoning and land use planning, and public policy. Alex has a Bachelor's of Urban Planning and earned her Master's in Forest Resources and Conservation with a Graduate Certificate in Geospatial Analysis while working full-time as a City Planner. Since joining the PlanIT Geo team, Alex has been applying these experiences and skill sets to lead the development of urban forest management plans for communities. Specifically, she is directing the integration of urban forestry into sustainability planning for communities through public engagement, staff consultations, policy analysis,



specialized recommendations, and plan development. Alex will lead her team of urban forestry consultants (2) and GIS Specialists (2) to complete the GIS and UFMP portions of this project with Morgan leading the Tree Canopy Assessment.

TJ Wood, Director of Field Services, Inventory Services Project Manager

TJ has been an ISA Certified Arborist for 6+ years, has 10+ years of collective tree inventory management experience. TJ has experience conducting tree inventories with GPS mapping across the nation (100+ projects in 27 states) and provides invaluable tree identification and risk assessment skills. He has collected data on 170,000 trees at PlanIT Geo. TJ will assure that Tree Inventory Specialists are adequately collecting data. TJ will facilitate the inventory kickoff meeting, project deliverables, and daily communications between the Field Services staff and City during completion of the inventory. TJ will oversee the field crew on day-to-day data collection. He will work with the City to establish protocols, communications, priority inventory areas, and final delivery of inventory data. TJ will also work with the City to identify priority areas and the amount of trees to collect with addition of finalized fields based on budget availability. He will also be available to provide training on our tree inventory data collection/management software, TreePlotter™. TJ will provide 2-3 other ISA certified arborists (regional) from our Field Services team to assist in data collection for this project.



Morgan Garner, Urban Forestry Analyst, GIS Project Manager

Morgan has a background in GIS analysis, geologic field mapping, hydrogeology, geochemistry, and natural resource management. She has experience extracting high-quality data from long-term research projects, applying spatial data to support environmental and resource management initiatives, and delivering prompt and high-quality technical reports. Morgan joined the Geospatial team in 2022 to provide technical expertise to urban tree canopy assessments. For this project, she will lead management of GIS data sets, scripting, data analyses, change analysis, accuracy assessments, ecosystem services benefits analysis, maps, and reporting. Morgan has excellent project managing and client communication skills that she will bring to this project to manage the tree canopy assessment and reforestation plan with support from Alex and Hannah.



Matt Urmson, Urban Forestry Planner, UFMP Support

Matt has a background in the fields of wildlife biology, horticulture, pest management, forestry, water efficient landscaping, parks and recreation, history, and international studies, and is working towards wildfire management proficiency. He has a Bachelor's degree in Wildlife and Fisheries Management and is an ISA Certified arborist, qualified water efficient landscaper, and a certified operator in forestry, turf grass, industrial ROW. He has experience in multiple field work settings, from Alaska to Louisiana, including noninvasive sampling, forest stand assessments, vegetation sampling, restoration projects, urban ecology, and carnivore conflict management. Additionally, Matt is proficient in operations management, program management, project management, technical report writing, and vocational training. Matt joined Plan-IT Geo as an Urban Forestry Planner in 2023. Matt supports the urban forestry consulting services team by creating urban forest management plans, tree pest and disease plans, tree master lists and planting plans that focus on xeric and water efficient species, assisting with internal and external engagement, and tree inventory analyses.



Chris Peiffer

Director of Urban Forest Strategy, PlanIT Geo

Certifications

- ISA Certified Arborist & Municipal Specialist #PD-2070AM
- Graduate of 2011 Municipal Forestry Institute (MFI)
- Graduate of 2023 Green Communities Leadership Institute
- 2013 Urban Forestry Institute

Education

Bachelor of Science, Urban Forestry - Pennsylvania State University (2009)



Chris is an ISA Certified Arborist of over 12 years and Municipal Specialist for 4.5 years. Chris joined PlanIT Geo in 2014 as a Business Developer & Urban Forester to help shape the growth and services provided by the company. In 2016, Chris created PlanIT Geo's Urban Forestry Consulting Services section where he applies his expertise in urban forest planning, management, and innovation. He is experienced in urban forest management planning, stakeholder engagement, ordinance evaluations, operational efficiencies, tree inventories, data analysis, program audits, risk tree management, plan writing, and project management. This experience includes urban forest management / master plans, tree risk management plans, tree code amendment projects, regional canopy action plans and strategies, and strategic planting plans.

In the past 9 years, Chris has managed or continues to manage over 50 urban forest planning projects with budgets totaling over \$2.3 million and has engaged over 15,000 community residents and 450+ city staff representing over 100 departments. Chris is also an expert arborist and seasoned field crew manager with experience from leading tree care firms, understanding the maintenance needs, tree physiology, risk prioritization, and tree responses to proper tree care.

Urban Forestry Planning Experience (Not Comprehensive)

- Fayetteville, AR Urban Forest Management Plan (PlanIT Geo)
- Fairfax, VA Urban Forestry Program Evaluation (PlanIT Geo)
- West Virginia State University, WV Tree Maintenance Plan (PlanIT Geo)
- Norwalk, CT Tree Master Plan (PlanIT Geo)
- Concord, CA Urban Forest Management Plan (PlanIT Geo)
- Kettering, OH Urban Forest Management Plan (PlanIT Geo)
- Colorado Springs, Urban Forest Management Plan (PlanIT Geo)
- North Tonawanda, NY Community Forest Management Plan (PlanIT Geo)
- Winter Haven, FL Urban Forest Management Plan (PlanIT Geo)
- Tacoma, WA Urban Forest Management Plan (PlanIT Geo)
- Renton, WA Urban Forest Management Plan 10-Year Update (PlanIT Geo)
- Lakewood, WA Tree Ordinance Evaluation (PlanIT Geo)
- Fremont, CA Urban Forest Management Plan (PlanIT Geo)
- Los Banos, CA UFMP Tree Ordinance Review and Revision (PlanIT Geo)
- San Leandro, CA Trees Master Plan (In-Progress) (PlanIT Geo)
- Lakeway, TX Tree Code Evaluation & Revision (PlanIT Geo)
- Rochester, MN Urban Forest Master Plan (PlanIT Geo)
- Hutchinson, KS Urban Forest Master Plan (PlanIT Geo)
- Alexandria, LA Urban Forest Management Plan (PlanIT Geo)
- Wilsonville, OR Urban Forest Management Plan (PlanIT Geo)
- Lakeway, TX Tree Ordinance Development (PlanIT Geo)
- Weston, MA Public Tree Maintenance Plan (PlanIT Geo)

Alex Hancock

Director of Urban Forestry Consulting, PlanIT Geo

Certifications

- ISA Certified Arborist #FL-8295A, APA Member for CO & FL Chapters
- Graduate of 2022 Municipal Forestry Institute (MFI)

Education

Master of Science | Forest Resources & Conservation - University of Florida (2017)

Graduate Certificate in Geospatial Analysis (2017)

Bachelor of Urban Planning- University of Cincinnati (2011)



Alex is an ISA Certified Arborist with a background in urban planning, urban forestry, and sustainability. She is experienced in tree canopy cover analysis, climate action planning, zoning and land use planning, and public policy. Alex has a Bachelor's of Urban Planning and earned her Master's in Forest Resources and Conservation with a Graduate Certificate in Geospatial Analysis while working full-time as a City Planner.

Her most recent role as Sustainability Coordinator and Certified Arborist for the City of St. Petersburg, FL, Alex focused on programs for climate resilience, clean energy, waste reduction, environmental justice, and urban forestry. She was on a team that developed, published, and is implementing the Integrated Sustainability Action Plan (ISAP), which emphasizes equity as a primary focus of planning for a sustainable and resilient future. As a result of their work, the City was awarded as one of the 25 winning cities in the American Cities Climate Challenge. Alex completed St. Petersburg's first tree canopy analysis, which includes an historical vegetation analysis and ecosystem benefits calculated per City Council district. As a member of her local City Beautiful Commission's Urban Forestry Committee in St. Petersburg, Alex helped to develop a Citizen Forester program and recruited highly talented community members to inventory trees on public and private property.

Since joining the PlanIT Geo team, Alex has been applying these experiences and skill sets to support the development of urban forest management plans for communities. Specifically, she is directing the integration of urban forestry into sustainability planning for communities through public engagement, staff consultations, policy analysis, and plan development.

PlanIT Geo Urban Forestry Project Management Experience (Not Comprehensive)

- Fayetteville, AR Urban Forest Management Plan (PlanIT Geo)
- Boynton Beach, FL Public Tree Inventory Report (PlanIT Geo)
- Winter Haven, FL Urban Forest Management Plan (PlanIT Geo)
- Fremont, CA Urban Forest Management Plan (PlanIT Geo)
- Concord, CA Urban Forest Management Plan (PlanIT Geo)
- San Leandro, CA Tree Maintenance Plan (PlanIT Geo)
- La Crosse, WI Urban Forest Management Plan (PlanIT Geo)
- Marysville, OH Urban Forest Management Plan (PlanIT Geo)
- Mountlake Terrace, WA Urban Forest Management Plan (PlanIT Geo)
- Wilsonville, OR Urban Forest Management Plan (PlanIT Geo)
- Issaquah, WA Tree Canopy Goals & Ordinance Development (PlanIT Geo)
- Lakewood, WA Tree Ordinance Evaluation (PlanIT Geo)
- Camas, WA Parks and Open Space Management Plan (PlanIT Geo)
- Grand Junction, CO Urban Forest Tree Count and Appraisal Study (PlanIT Geo)
- Westminster, CO Urban Forest Management Plan (PlanIT Geo)
- Saratoga Springs, NY Urban Forestry Management Plan (PlanIT Geo)
- Castleton-on-Hudson, NY Community Forest Management Plan (PlanIT Geo)
- Fremont, CA Urban Forest Management Plan (PlanIT Geo)
- Los Banos, CA UFMP Tree Ordinance Review and Revision (PlanIT Geo)
- Lakeway, TX Tree Ordinance Development (PlanIT Geo)
- Weston, MA Public Tree Maintenance Plan (PlanIT Geo)

Matt Urmson

Urban Forestry Planner, PlanIT Geo

Certifications

- Certified Arborist, International Society of Arboriculture, #RM-8622A
- Qualified Water Efficient Landscaper, Aspen, CO, #ASPEN-5058
- Certified Colorado Gardener, Colorado State University Extension, 2022
- Certified Operator- Forestry, Turf Grass, Industrial ROW, Colorado Department of Agriculture, #42699

Education

Bachelor of Science in Wildlife and Fisheries Management, Minor in History and International Studies | Pennsylvania State University, 2011
Associate of Science in Wildlife Technology | Pennsylvania State University, 2008



Matt has a background in the fields of wildlife biology, horticulture, pest management, forestry, water efficient landscaping, parks and recreation, history, and international studies. And is working towards wildfire management proficiency. He has experience in multiple field work settings, from Alaska to Louisiana, including noninvasive sampling, forest stand assessments, vegetation sampling, restoration projects, urban ecology, and carnivore conflict management. Additionally, Matt is proficient in operations management, program management, project management, technical report writing, and vocational training. Matt joined Plan-IT Geo as an Urban Forestry Planner in 2023 and is based in Glenwood Springs, Colorado.

Matt supports the urban forestry consulting services team by creating urban forest management plans, tree pest and disease plans, tree master lists and planting plans that focus on xeric and water efficient species, assisting with internal and external engagement, and tree inventory analyses.

PlanIT Geo Urban Forestry Project Management Experience

- San Leandro, CA Tree Maintenance Plan (PlanIT Geo)
- Fremont, CA Tree Maintenance Plan (PlanIT Geo)
- Concord, CA Tree Maintenance Plan (PlanIT Geo)
- Camas, WA Parks and Open Space Management Plan (PlanIT Geo)
- La Crosse, WI Urban Forest Management Plan (PlanIT Geo)
- Marysville, OH Urban Forest Management Plan (PlanIT Geo)
- Mountlake Terrace, WA Urban Forest Management Plan (PlanIT Geo)
- Wilsonville, OR Urban Forest Management Plan (PlanIT Geo)
- Issaquah, WA Urban Forest Management Plan (PlanIT Geo)
- Durango, CO Community Forest Management Plan (PlanIT Geo)
- Westminster, CO Urban Forest Management Plan (PlanIT Geo)
- Edmonds, WA Public Engagement Strategy for Private Tree Ordinance (PlanIT Geo)
- Norwalk, CT Tree Master Plan (PlanIT Geo)
- Missoula, MT Phase 1 Urban Forest Management Planning Services (PlanIT Geo)

Morgan Garner

GIS Manager, PlanIT Geo

Certifications

- *ArcGIS Pro Foundation 2101, Esri, 2022*

Education

Master of Science in Geosciences | Georgia State University, 2019

Bachelor of Science in Geosciences | Georgia State University, 2017

Morgan has a background in GIS analysis, geologic field mapping, hydrogeology, geochemistry, and natural resource management. She has experience extracting high-quality data from long-term research projects, applying spatial data to support environmental and resource management initiatives, and delivering prompt and high-quality technical reports. Morgan joined the Geospatial team in 2022 to provide technical expertise to urban tree canopy assessments, contributing to quality assurance/quality control (QA/QC) of land cover data, management of GIS data sets, and reporting of urban forest metrics. Prior to Plan-IT Geo, Morgan was a Research Associate at Clemson University, where she led the analytical team and directed diverse client-driven research projects by evaluating environmental data of raw materials. While in school, she interned with the Georgia Tree Council to share her knowledge and passion for urban tree care by promoting the health and diversity of the nation's urban canopy. At PlanIT Geo, Morgan contributes to project management activities, creation of high quality data and analyses, and provides expert insights to our GIS Specialists. She assists Andy in the creation of informational and sustainable project deliverables and has contributed to over 15 urban tree canopy assessment projects since 2022.



Geospatial Project Experience (Not Comprehensive)

A Forecast Analysis of Possible Planting Scenarios in Garland Texas, 2023

Served as the lead GIS analyst to derive urban tree canopy, current possible planting area, and urban tree canopy change (2012-2020) metrics throughout Garland's 57 square mile municipality. She derived four unique potential planting scenarios that explored potential development trends, target canopy cover goals, and the amount of canopy required to achieve those targets (in both acres and number of trees planted). She recommended maintenance methodologies to ensure the optimal growth and establishment of trees during their initial three to five years post-planting.

Fairfax, Virginia Tree Canopy Assessment, 2023

Morgan visualized urban forestry metrics by creating assessment maps at various geographic planning scales. She presented the City with an encompassing report that illuminated the distribution of urban tree canopy (UTC), potential planting areas (PPA), and UTC change over time. Additionally, Morgan evaluated the quality of Fairfax's canopy by interpreting inventory data of invasive species.

Lexington-Fayette, Kentucky UTC Assessment and Change Analysis, 2022

Morgan performed remote sensing classification of land and canopy cover of the city. She extracted vegetated areas unsuitable for plantings, such as baseball fields and golf courses. By collaborating with the city, she has ensured the accuracy of land cover classes and performed QA/QC on newly planted residential trees and trees that were obscured in the shadows of large buildings. Going a step further, Morgan designed detailed report cards for each of the seven City Council Districts, offering a comprehensive analysis comparing the extent of green infrastructure (like parks and trees) to grey infrastructure (like roads and buildings), thereby providing essential data to guide the city's future urban planning decisions.

Hannah Gregory

GIS & Natural Resources Specialist, PlanIT Geo

Certifications

- *Certified Arborist, International Society of Arboriculture, #IN-3691A*

Education

Bachelor of Science in Environmental Science (BSES), Indiana University School of Public and Environmental Affairs (2019)



Hannah has a background in analyzing and implementing geospatial urban forestry projects at the university, nonprofit, and municipal scale. Her expertise includes conducting tree inventories, performing urban tree canopy assessments, urban forest and arboricultural management planning, and oversight of various environmental and climate-related GIS projects. Hannah joined PlanIT Geo in September 2023. At PlanIT Geo, Hannah supports the geospatial services team in conducting UTC and land cover assessments and delivering accurate reporting of the results. Before her role at PlanIT Geo, she worked as Indiana University's inaugural Tree Technician, managing the university's geospatial tree inventory and management initiative. Furthermore, she served as a GIS & Research Associate at IU's Environmental Resilience Institute and formerly held the position of Forestry Director at CanopyBloomington, a nonprofit based in Indiana.

Geospatial Project Experience (Not Comprehensive)

Salisbury & Nashville, NC - Multiple City Tree Canopy Assessment Reporting (2023)

Visualized urban forestry metrics by creating assessment maps at various geographic planning scales. Assisted in quantifying the environmental benefits of the assessed trees by calculating air quality, stormwater, run-off mitigated, and carbon stored. Presented each city with an assessment report that detailed the distribution of urban tree canopy (UTC), potential planting areas (PPA), and UTC change over time for each target geography type.

Charlotte, NC - UTC Assessment Storymap (2023)

Developed an interactive StoryMap that revealed the distribution of tree canopy, potential planting areas and urban heat island prioritization, and canopy change over time for selected geographic planning scales.

Nashville, TN - UTC Assessment Maps (2023)

Visualized urban forestry metrics including urban tree canopy, potential planting areas, and UTC change by creating assessment maps at various geographic planning scales. Summarized assessment results and urban forest metrics for each target geography in a spreadsheet format.

South Gloucestershire, UK - UTC Assessment Fact Sheet

Produced a two-page fact sheet that highlighted the distribution of urban tree canopy and potential planting areas for the Unitary Authority.

Whitby, ON - Tree Canopy Assessment (2023)

Performed quality assurance/quality control (QA/QC) on source land cover vector data to ensure accurate and comprehensive analysis of tree canopy and available planting space.

TJ WOOD

Director of Field Services, PlanIT Geo

Certifications

- *International Society of Arboriculture: Certified Arborist #RM-7676A*
- *International Society of Arboriculture: Tree Risk Assessment Qualification (2016)*
- *International Society of Arboriculture - Rocky Mountain Chapter*

Education

B.S. Landscape Architecture, Colorado State University, 2013



TJ directs PlanIT Geo's tree inventories and other field services. He has provided project management for 150+ tree inventories ranging from South Florida to the Pacific Northwest. These inventories, mitigation reports, and risk assessments have accounted for over a million trees represented in each US climate zone. TJ graduated with a degree in Landscape Architecture and is proficient with the design and planting plan process. He speaks at conferences across the country and demonstrates best practices while in the field. He has over 10 years of experience performing and managing tree inventories for PlanIT Geo and has been an ISA Certified arborist for 10 years.

Inventory Project Experience (Not Comprehensive)

Charlotte, NC (2021 - 2024)

Inventory Project Manager for the collection of 134,000 right-of-way trees. Managed a crew of 10 ISACertified Arborists over the course of 3 years. Each tree above 20 inches in diameter was sounded for internal decay and had a level 2 risk assessment performed to determine maintenance prioritization.

Miami - Dade County, FL (2023 - 2024)

Inventory Project Manager for 85,000 trees and plantings sites within county managed parks. TJ managed 6 Tree Inventory Specialists and one subcontracting arborist. All dichotomous trees above 12" are being assessed for risk to prioritize maintenance and removals.

Boston, MA (2021 - 2022)

Inventory Project Manager for 40,000 trees and plantings sites within public rights-of way. TJ managed 5 Tree Inventory Specialists and three subcontracting arborists. This inventory data informed the UrbanForest Master Plan for the City and will provide the city with data to proactively maintain their urbanforest and canopy coverage.

Prince George's County, MD (2017 - 2018)

Inventory Project Manager for 176,000 trees within public rights-of way managed by the county. TJ managed 6 Tree Inventory Specialists/Technicians and set daily routes and expectations. Over 68,000 level 2 risk assessments were performed for this project on 2,000+ linear roadway miles. This is an ongoing project with the county and newly planted trees will be added to the database and planting practices will be audited.

Other Inventory Projects and Tree Counts (Not Comprehensive)

San Leandro, CA: 20,000 trees (2021), Standford, CA: 9,710 trees (2021), Los Banos, CA: 17,000 trees (2021), Santa Clara, CA: 1,456 trees, Temecula, CA: 1,400 trees, UC Santa Cruz: 1,500 trees, WA Wilsonville, OR: 2,400 trees, Troy, NY: 11,000 trees, Bozeman, MT: 10,000 trees, Audubon Zoo/Park, New Orleans, LA: 3,500 trees, Annapolis, MD: 5,000 trees, St. Charles County, MO: 4,400 trees, West Virginia University, WV: 2,300 trees, Valencia Reserve, FL: 3,000 trees, Deerfield Beach, FL: 1,700 trees, Sanford, FL: 2,000 trees, Columbia Association, MD: 1,900 trees, Rock Springs, WY:

Rocky Yosek

ISA Certified Arborist #WE-11457AM | Tree Risk Assessment Qualification (TRAQ) | Municipal Specialist

Field Services Operations Manager

Rocky will be stationed in the City during the data collection phase of this project. Rocky will be a tree inventory data collector for this project and will report all questions and project updates to TJ Wood, who will be directly in contact with City staff. Rocky has an extensive urban forestry background he gained while directing the operations of a nonprofit tree program in Tucson, AZ for almost a decade. During his time working there he led large scale tree plantings, taught tree education workshops, led mapping and assessment projects, and managed the operations of two energy efficiency tree distribution programs that delivered approximately 50,000 trees to area utility customers. At PlanIT Geo, Rocky has collected data on nearly 100,000 trees and 25 projects across the country.



Nate Cummings

ISA Certified Arborist #NY-6214A | Tree Risk Assessment Qualification (TRAQ)

Tree Inventory Crew Leader

Nate will be stationed in the City during data collection. Nate will report all questions and project updates to TJ Wood, who will be directly in contact with City staff. He will be available to provide data collection and quality control on tree inventory data. Nate has a Bachelor of Science in Natural Resource Management from SUNY College of Environmental Science and Forestry. At PlanIT Geo, Nate has collected data on our largest project to date, Prince George's City, Maryland, and has collected nearly 40,000 trees.



Jack Myrna

ISA Certified Arborist #IL-9894A / TRAQ

Tree Inventory Crew Leader

Jack will be stationed in the City. Jack will report all questions and project updates to TJ Wood, who will be directly in contact with the City of Ellensburg staff. He will be available to provide data collection and quality control on tree inventory data. Jack graduated Cum Laude from Southern Illinois University-Carbondale with a Bachelor of Science in Forestry, specializing in wildlife habitat management. While studying at SIU, Jack completed an internship with the US Forest Service dealing with human-wildlife interactions.



Alejandro Espinosa

ISA Certified Arborist #IN-3657A / TRAQ

Tree Inventory Crew Leader

Alejandro will be stationed in the City during data collection. Alejandro will report all questions and project updates to TJ Wood, who will be directly in contact with City staff. He will be available to provide data collection and quality control on tree inventory data. Alejandro is a certified arborist with a Bachelors degree from University of Southern Indiana. Joining PlanIT Geo in 2022, Alejandro uses Tree Plotter to collect data on trees based on the client's needs. That includes species, condition, risk assessments, DBH, tree height, canopy spread, etc.



Rebecca Shaferman

ISA Certified Arborist #NY-6738A / TRAQ

Tree Inventory Technician

Rebecca will be stationed in the City during data collection. Rebecca will report all questions and project updates to TJ Wood, Rebecca has a background in forest inventory and conservation work. She has experience in multiple field work settings including inventorying trees around the Arbor Trail for Rutgers University, as well as horticultural restoration projects with Riverside Park Conservancy in NYC. These native plant restoration projects included planting, pruning, and invasive species removal. Rebecca has experience leading research projects regarding the biomechanics of root systems, and collecting data on tree growth for an ongoing long term study in McCarren Park, NYC. Rebecca joined Plan-IT Geo in 2023 as a Tree Inventory Technician collecting and managing tree inventory data.

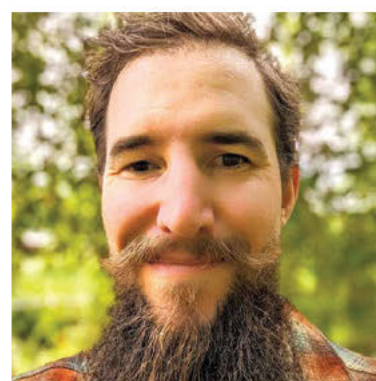


Gabriel Whitlock

ISA Certified Arborist #SO-10914A / TRAQ

Tree Inventory Technician

Gabe will be stationed in the City. He will report all questions and project updates to TJ Wood, and be monitored by tree inventory specialists assigned to the project. He will be available to provide data collection and quality control on tree inventory data. Gabe graduated from Warren Wilson College in 2016. Gabe has experience in management plans for individual trees, landscapes, woodlots, and construction/renovations in the private sector. He also has extensive knowledge in Plant Health Care. Gabe works with the inventory team to collect quality data for client using the TreePlotter software.



Shelby Brewster

ISA Certified Arborist #PN-9902A

Tree Inventory Specialist

Shelby will be stationed in the City. Shelby will report all questions and project updates to TJ Wood, who will be directly in contact with the City of Lakewood staff. She will be available to provide data collection and quality control on tree inventory data. Shelby graduated with a Bachelor of Science in Geological Sciences from Ohio State University. Shelby has a background in the residential tree care industry in Seattle and got her start in trees through trail crew work in Idaho. Shelby joined PlanIT Geo as an inventory technician in 2023. Shelby works with the inventory team to collect quality data for client using the TreePlotter software.

**Gavin LaFluer**

ISA Certified Arborist #PN-9902A

Tree Inventory Specialist

Gavin would be stationed in the Town. Gavin will report all questions and project updates to TJ Wood, who will be directly in contact with the Town staff. Gavin is a Connecticut native and still resides in the state. Gavin has a degree in Natural Resource Management with a minor in Forestry from SUNY ESF and has previously worked with Massachusetts DCR as a Community Engagement Forestry Assistant in Boston. He has been with PlanIT Geo since 2023.



SCHEDULE OF FEES

Below is PlanIT Geo's estimated cost for the project, separated by subtotals for each major task of the project. PlanIT Geo typically prices tree inventories on a per unit basis, that way the City may save budget if the data collected falls short of the overall estimate. It also allows the City to continue to collect data above the given estimate for a fixed rate, should project budget not be met with total number of trees or project work. All other tasks/phases of the project are priced as lump sum costs, based on hours and hourly rates of task contributors. The costs of each task listed below covers every aspect of the desired deliverables and tasks in the project including data purchase costs (LandInfo imagery). The cost of the reforestation plan and community engagement tasks are included within the costs for tree canopy assessment and UFMP tasks.

SCHEDULE OF FEES

Project Task	Cost by Task
Tree Canopy Assessment/Reforestation Plan	\$55,285
Urban Forest Management Plan Development:	
- Project Management	\$8,275
- Research & Analysis	\$12,075
- Existing Conditions	\$7,575
- Tree Ordinances	\$16,275
- Internal Engagement	\$5,950
- External Engagement (Community Outreach)	\$15,850
- Recommendations for Implementation	\$28,075
- Draft & Final Plan Development	\$30,425
TOTAL COST w/o Inventory	\$179,785
Tree Inventory	Per Unit Cost
Inventory Data Collection	\$6
TreePlotter Software Subscription	\$7,000/year

SEPTEMBER 2024

CITY OF BENTONVILLE, AR

TREE CANOPY ASSESSMENT



PlanIT Geo™
developers of TreePlotter

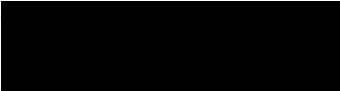


CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

EXECUTION OF PROPOSAL & ACKNOWLEDGEMENT OF ADDENDA
(REQUIRED RESPONSE FORM)

EXECUTION OF PROPOSAL (REQUIRED)

Upon signing this Proposal, the proposer certifies that he or she has read and agrees to the requirements set forth in this Proposal including specifications, conditions and pertinent information regarding the articles being proposed on. ***Unsigned Proposals will be rejected without exception.***

NAME OF FIRM (Must match W-9): PlanIT Geo, Inc	PHONE NUMBER: (303) 214-5067	EMAIL: ianhanou@planitgeo.com	
BUSINESS STREET ADDRESS: P.O. Box 1334	CITY: Wheat Ridge	STATE: CO	ZIP: 80034
SIGNATURE OF AUTHORIZED PERSON:		DATE: 8/26/2024	
PRINTED OR TYPED NAME: Ian S Hanou	TITLE: CEO		
ARKANSAS SALES OR USE TAX NUMBER (if applicable):			

ACKNOWLEDGEMENT OF ADDENDA (REQUIRED WHEN ADDENDA ISSUED)

Addendum Number	Initials to Acknowledge
<u>1 (8/26)</u>	<u>CA</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

Contractor/Vendor Disclosure

THIS DOCUMENT MUST BE COMPLETED AND INCLUDED IN ANY SUBMISSION

Company Name: PlanIT Geo, Inc.

Identify each employee of the City Of Bentonville to whom you, any of your Employees owning more than 5% interest in your Company, or are a Director/Executive/Decision Maker of your Company are immediately related.

Immediate Relation includes:

- Spouse/Domestic Partner
- Parents-Natural or Legal/Step/In Laws
- Children/Step, Siblings-Whole/Half/Step/ In Laws
- Grandchildren/Step, Great Grandchildren.

OR

☒ Check this box if there are no applicable relationships to disclose.

Failure to disclose shall be considered a material breach and grounds for immediate termination of this contract/agreement. **Note: Any change in circumstances resulting in a conflict or appearance of a conflict shall be reported within 30 days of change of circumstance.**

CA **Initials**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Oberle Risk Strategies 8820 Ladue Rd, Suite #302 Saint Louis MO 63124	CONTACT NAME: Tammy Vesper PHONE (A/C, No, Ext): 636-391-0700 E-MAIL ADDRESS: tammy.vesper@oberle-risk.com	FAX (A/C, No): 636-391-0715
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Valley Forge Insurance Company		20508
INSURER B: American Cas Co Reading PA		20427
INSURER C: Transportation Insurance Company		20494
INSURER D: Continental Casualty		20443
INSURER E: Lexington Insurance Company		19437
INSURER F: ACE American Insurance Company		22667

COVERAGES

CERTIFICATE NUMBER: 1188589182

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			7035001421	9/6/2023	9/6/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ HA Phys Dmg			7035001421	9/6/2023	9/6/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Auto Phys Dmg \$ 75,000/\$250 ded
D	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☒ RETENTION \$ 10,000			7035001435	10/1/2023	9/6/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	7039868117 7039870420	9/6/2023 9/6/2023	9/6/2024 9/6/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E F	Management Liab D&O Prof Liab/Cyber/E&O PL Retro Date 01/01/1996			013982166 D02033884	7/9/2024 7/9/2024	7/9/2025 7/9/2025	Limit of Liab/Agg Each Claim/Agg 1,000,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Bentonville
Parks Maintenance
401 NE Moberly Ln
Bentonville AR 72712

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



Administrative Services
Purchasing Department
1000 SW 14th Street
Bentonville, AR 72712

CITY OF BENTONVILLE, ARKANSAS

City Hall
305 SW A Street
Bentonville, AR 72712

EXHIBIT C

RFP-24-64 ORIGINAL SOLICITATION



CITY OF BENTONVILLE, ARKANSAS

PURCHASING DEPARTMENT– (479) 271-3115 – PURCHASING@BENTONVILLEAR.COM
ADMINISTRATIVE SERVICES BUILDING -1000 SW 14TH ST. BENTONVILLE, ARKANSAS 72712

FOR PUBLICATION

PUBLICATION DATE: August 18, 2024

NOTICE

Tree Canopy Assessment REQUEST FOR PROPOSALS (RFP)-24-64

The City of Bentonville, Arkansas is accepting formal, sealed proposals from properly qualified, experienced, licensed and insured consultants for a Tree Canopy Assessment and Reforestation Plan, to quantify and spatially map storm damage and create a reforestation plan due to significant tree loss from the Memorial Weekend 2024 tornadoes for the City of Bentonville Planning Department. The awarded Proposer will be required to sign a binding Contract with the City; the awarded Contract will be for a one (1) year term. The City reserves the right to award a contract to one or multiple Proposers based on the City's sole determination and in accordance with the City's best interest.

Interested parties can obtain the required Response Packet by emailing purchasing@bentonvillear.com, by calling 479-271-3115, or from the Purchasing Department located at the address below. The Response Packet may also be downloaded from the Purchasing Page of the City's website (<http://www.bentonvillear.com/211/Purchasing>) by clicking 'Review Open RFQs and RFPs'; however, the City encourages any Parties whom download the Response Packet to alert the Purchasing Department via the contact information above to ensure they receive any issued Addenda or Q&A. Interested Parties should note that there may be a 24-48 hour delay in the Response Packets being uploaded on the City's website from the date of publication.

The **deadline for submission of a Proposal in response to this request is September 4, 2024 at 4:00 PM CST.** Submissions shall only be delivered to the City of Bentonville Purchasing Department, located within the City of Bentonville Administrative Services Building, located at 1000 SW 14th Street Bentonville, AR 72712, on the 2nd Floor. All Submissions must be received by the Purchasing Department prior to the deadline for submissions stated in this Advertisement and shall be delivered in a sealed envelope and as required in the Response Packet for this solicitation. In accordance with Arkansas Procurement Law and Rules, it is the responsibility of vendors to submit responses at the designated location before the required due date and time. Responses received after the deadline date and time will be considered late and will be rejected, without exception. Proposals which are unsigned will be rejected.

The City of Bentonville encourages all qualified small, minority and women owned business enterprises to submit proposals/bids for City contracts.

All questions must be submitted via written communication only to purchasing@bentonvillear.com. The deadline for questions to be submitted regarding this Request is August 29, 2024 at 4:30 PM CST, after this time the City will only provide clarifications or responses pertaining to items in the Response Documents that do not result in a change or Addendum (see Response Documents for additional information).

Department Responsible for Advertising Costs: Legal



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

REQUEST FOR PROPOSAL

SOLICITATION INFORMATION			
Proposal Number:	RFP-24-64	Date of Issuance:	August 18, 2024
Brief Description:	Tree Canopy Assessment		
Agency:	The City of Bentonville, Arkansas: Planning Department		

SUBMISSION DEADLINE FOR RESPONSE			
Proposal Submission Deadline: (Date)	September 4, 2024	Proposal Submission Deadline: (Time)	4:00 PM CST

Proposals must be received by the Purchasing Department prior to 4:00 PM CST on Wednesday, September 4, 2024. In accordance with Arkansas Procurement Law and Rules, it is the responsibility of vendors to submit Proposals at the designated location on or before the Proposal submission deadline. Proposals received after the designated Proposal submission deadline will be considered late and will be rejected.

DELIVERY OF RESPONSE DOCUMENTS	
Delivery Address: *Prospective vendors assume all risk for timely, properly submitted deliveries.	City of Bentonville Administrative Services Building Attn: Purchasing Department – 2 nd Floor 1000 SW 14 th St Bentonville, Arkansas 72712
Proposal's Outer Packaging:	<u>Outer packaging</u> must be sealed and properly marked with the following information: • Proposal Number: RFP-24-64 • Vendor's name and return address Proposals which must be opened to be identified will be considered incomplete and may be rejected.
Number of Copies for Submission:	(1) One signed original and (1) One digital copy (USB Flash Drive or CD) of the Proposal is to be delivered by the specified date and time of the Proposal deadline listed herein. Failure to deliver the specified number of originals will be considered a late submission and will be rejected, without exception. Submissions may not be submitted via email; digital copies received via email will be deleted upon receipt and will not be acknowledged as submitted.

CITY OF BENTONVILLE, ARKANSAS PURCHASING OFFICE CONTACT INFORMATION			
Purchasing Manager:	Kelsi Frederick	Purchasing Email:	purchasing@bentonvillear.com
Purchasing Phone Number:	(479) 271-3115	Purchasing Address:	Administrative Services-2 nd Floor 1000 SW 14 th St. Bentonville, AR 72712

Questions regarding this Proposal should be directed ONLY to the Purchasing Department via written communication (email or mail). The deadline for submitting questions related to this Request for Proposal is August 29, 2024 at 4:30 PM CST



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

EXECUTION OF PROPOSAL & ACKNOWLEDGEMENT OF ADDENDA (REQUIRED RESPONSE FORM)

EXECUTION OF PROPOSAL (REQUIRED)

Upon signing this Proposal, the proposer certifies that he or she has read and agrees to the requirements set forth in this Proposal including specifications, conditions and pertinent information regarding the articles being proposed on. ***Unsigned Proposals will be rejected without exception.***

NAME OF FIRM (Must match W-9):	PHONE NUMBER:	EMAIL:
BUSINESS STREET ADDRESS:	CITY:	STATE: ZIP:
SIGNATURE OF AUTHORIZED PERSON:	DATE:	
PRINTED OR TYPED NAME:	TITLE:	
ARKANSAS SALES OR USE TAX NUMBER (if applicable):		

ACKNOWLEDGEMENT OF ADDENDA (REQUIRED WHEN ADDENDA ISSUED)

Addendum Number	Initials to Acknowledge
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

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SUMMARY: SERVICES & DEADLINES

SUMMARY OF REQUESTED SERVICES

The City of Bentonville, Arkansas is accepting formal, sealed proposals from properly qualified, experienced, licensed and insured consultants for a Tree Canopy Assessment and Reforestation Plan, to quantify and spatially map storm damage and create a reforestation plan due to significant tree loss from the Memorial Weekend 2024 tornadoes for the City of Bentonville Planning Department. The awarded Proposer will be required to sign a binding Contract with the City; the awarded Contract will be for a one (1) year term.

Interested in submitting?

- Read through this entire Response Packet. This is the City's document for requesting Proposals. It contains important information regarding the Scope of Work, location and the terms and conditions of the work and the contract.
- Submit questions (prior to the deadline listed in this Packet) if you need clarification on something or have specific questions (submit to purchasing@bentonvillear.com).
- If you would like to submit a Proposal, be sure to include information that relates to the Evaluation Criteria listed in this Response Packet (this is how your Proposal will be ranked).
 - o You can create your Proposal in the format you choose, include pictures if you want to and choose the method you would like to tell the City about the services you provide and what you are Proposing to the City. Just remember to sign Page 3 of this Packet and your Proposal, and include it when you submit your Proposal.
- Remember that, while the City reserves the right to interview any or all Proposers, the City may select and award the Contract to a Proposer without discussion with the Proposer, so Proposals should be submitted with the most favorable terms.
- Remember to submit your Proposal BEFORE the SUBMISSION DEADLINE. The submission needs to be sealed (as instructed in this Response Packet).

DEADLINES:

B Advertisement Published, Requesting Proposals: August 18, 2024

B **Deadline to Submit Questions: August 29, 2024 (4:30 PM CST)**

B **Deadline to Submit Proposals: September 4, 2024 (4:00 PM CST)**

**The hard copy Submission must be delivered prior to the deadline date/time in a SEALED envelope.*

PROPOSALS CANNOT BE EMAILED.

The City reserves the right to award the Contract in its best interest.



SCOPE OF WORK

The City of Bentonville, Arkansas is accepting formal, sealed proposals from properly qualified, experienced, licensed and insured consultants for a Tree Canopy Assessment and Reforestation Plan, to quantify and spatially map storm damage and create a reforestation plan due to significant tree loss from the Memorial Weekend 2024 tornadoes.

This study will evaluate existing tree canopy in the Bentonville city limits. It will use the resulting tree canopy data to make recommendations with regards to future tree plantings in these localities. The anticipated outcome is to evaluate current tree canopy and trends in tree canopy coverage, as well as provide recommendations for increased tree coverage. Tasks of the study include:

- **Tree Canopy Assessment:** Evaluate existing tree canopy using high resolution landcover data and compare results with 2020 Bentonville Tree Canopy Assessment to determine tree canopy loss from tornado by providing the following:
 1. *Assessment area.* Assessment to pertain to both public and private trees, consisting of spatial data for tree canopy and land cover within the geographic boundaries of the Bentonville city limits.
 2. *LiDar data.* The most recent high resolution, multispectral leaf-on imagery, a normalized digital surface model for the most recent LiDAR data, and classified raster and vector data taken after July 31, 2024 to accurately document loss from the tornado.
 3. *Land cover system.* A detailed land cover classification system documenting tree canopy, open space/pervious surfaces, impervious surfaces, water bodies, and barren land.
 4. *Summary of canopy change.* Provide an executive summary describing the change in tree canopy compared to the 2020 study.
- **Community Engagement:** Provide opportunities to engage the community in planning for the urban forest and educating the public on the importance and role of tree canopy in the community including the following:
 1. *Public engagement.* Up to two public meetings or outreach events to collect feedback on proposed plans and policies and present findings and recommendations to the public.
 2. *Promotional materials.* Prepare promotional materials that share the importance of forest sustainability, including increasing the overall tree canopy, attaining a healthy tree species diversity, and controlling threats to the urban forest such as invasive species.
 3. *Public engagement plan.* A public engagement plan for disseminating facts and information produced, including fact sheets or other helpful materials.
- **Reforestation Plan:** Create a Reforestation Action Plan providing recommended locations, types and spacing to improve tree canopy in areas hardest hit by the tornado, to include goals and policy recommendations and tree planting project lists that can be used as a work program by the Tree and Landscape Advisory Committee. Include the following:
 1. *Possible planting areas.* Identification of possible planting areas (PPAs) following the USFS definitions and summarized by acres and percent. PPAs should exclude boundaries of official sport fields and other areas where trees are highly impractical, such as parcels zoned heavy industrial.
 2. *Planting prioritization.* Creation of planting prioritization ranking by the following criteria: areas in need of reforestation after tornado, areas with low existing tree canopy, and potential urban tree canopy, wildlife habitat connectivity, energy conservation, and stormwater runoff prevention in an equitable manner.



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

3. *Tree types by PPA.* Provide a list of trees appropriate to the possible planting areas, along with recommended locations and spacing.
4. *Project list.* Provide specific goals and policy recommendations along with specific strategies, and tree planting project lists that can be used as a work program by the Tree and Landscape Advisory Committee.
- **Urban Forestry Management Plan:** Provide a plan to manage the city's public trees that include maintenance recommendations and best practices including the following.
 1. *Maintenance plan.* Establish a long term tree maintenance program for Bentonville street trees that provides a road map for effective and efficient management of the urban forest on public lands.
 2. *Best practices.* Provide best practices and technical standards that reflect the latest advancements in the field.
 3. *Monitoring system.* Establish a monitoring system that will address the effectiveness of the plan, how success will be measured, and how the plan will be updated.
 4. *Budget estimate.* An estimated multiyear budget will also be provided for the activities that will constitute a comprehensive urban forest management program.
 5. *Identify partners.* Evaluate other resources including other governmental entities and non-profit partners that can contribute to the success of the growth and sustainability of the city's urban forest.
 6. *Resources.* Provide guidelines for pruning, recommended tree species, resources for additional information in urban forestry and arboriculture, and sample specifications for contracting tree work.
- **Ordinance Review:** Review, analyze and make recommendations and, for changes to city ordinances that support the goal of maintaining and increasing tree canopy and any changes that are necessary to advance the Reforestation Plan and Urban Forest Management Plan, including the code sections below. This will require coordinating with DPZ CoDesign which is assisting the city in updating its development codes
 1. [Appendix B – Land Development Code, Article 1300 Tree Preservation and Protection.](#)
 2. [Appendix B - Land Development Code, Article 1400 Landscaping, Screening and Buffering](#)
- **Street Tree Inventory (Optional):** Inventory and assess trees along city street rights-of-way to include recommendations for remediation and maintenance at a minimum for each tree.
 1. *Location.* Identify the location of each tree and/or site and assign a sequential number for each tree/site.
 2. *GPS Coordinates.* Provide a GPS coordinate for each tree that can be used in a GIS system to identify the location of the tree.
 3. *Species.* Identify genus and species using both botanical and common names and by cultivars where appropriate.
 4. *Tree Size.* Provide tree size in diameter measured to the nearest inch in one-inch size classes at diameter-breast-height (DBH).
 5. *Condition and risk assessment.* Provide a rubric of the rating of general conditions and then rate each tree accordingly. Provide also a rubric of risk assessment that includes likelihood and consequence of failure, likelihood and consequence of impacting a target, and any other observations, and assign a risk rating to each tree.
 6. *Primary Maintenance Need.* Identify primary maintenance needs determined based on ANSI A300 standard specifications for removal, large tree cleaning, small tree cleaning, young tree training, stump removal.

Timeframe: 2024

Location: All properties in the Bentonville, Arkansas city limits.
CITY OF BENTONVILLE REQUEST FOR PROPOSAL (RFP) 24-64



Required Response Information

Responses to this Request for Proposals are required to, but are not limited to include the following information:

1. General Requirements:

Demonstrate the qualifications, competence and capacity of the firm seeking to perform the services listed herein and provide the necessary items to do so and as requested.

The response should be prepared simply and economically, providing a straightforward, concise description of the Proposer's capabilities to satisfy the requirements set forth in this RFP and in the SCOPE OF WORK.

2. References for Similar Engagements:

Please provide at least three (3) references and descriptions for similar engagements that the Proposer has completed. References must include the customer's business name, primary contact name, address and telephone number. References may be contacted by the City as part of the evaluation process.

3. Insurance:

The Proposer shall provide proof in their submission that the Proposing firm maintains the following insurances:

- Workers Compensation
 - State = Statutory
 - Applicable Federal (e.g USL&H) = Statutory
 - Employer's Liability = \$2,000,000.00 Each Accident
- Comprehensive or Commercial General Liability

Combined Single Limit:

- Bodily Injury and Property Damage = \$2,000,000.00 Each Accident
 - Pollution Liability Insurance
 - \$1,000,000.00 Each Occurrence

4. Proposed Method of Doing Work

The Proposal must set forth the proposed method of doing work, as described herein (Scope of Work and other sections) and as standard to performing the services described in this Request for Proposals.

5. Proposed Cost of Performing Services:

The Proposed Cost of Performing the services, as specified herein, shall be conveyed by each individual task. All costs shall be conveyed rounded to the nearest cent.

All Proposed Costs of Performing Services shall be inclusive of, but not limited to: all tax, delivery charges, and fees to the City of Bentonville, Arkansas.



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

EVALUATION FACTORS

Proposers should address each of these factors in their Submission for the Committee's review when ranking.

These Evaluation Factors will be used by the Selection Committee to rank each Proposal. Each Evaluation Factor has a point value (Ex. 25 points); the Selection Committee Members will use this to rank the Proposer/Submission based on the number of points possible (ex. 1 =lowest/25=highest). Additional information or interviews may be requested from the three Proposers deemed to be the most highly qualified to provide the services, based on the Evaluation Scores. A Contract will be negotiated with the Proposer ranked the most qualified by the Selection Committee.

Point Value: 10

1. Response

- How complete, thorough and responsive the Proposer is to the Request for Proposal and documents.

Point Value: 30

2. Qualifications: Experience, Competence and Capacity

- Proposer's experience, competence, and capacity for performance of the services.
- Proposer's should provide past experience, including but not limited to:
 - Services provided within the last three (3) years, including information about the frequency of the service.
 - References for whom the Proposer has provided the same or similar services.
- Previous evaluations/performance with the City will be a significant factor. If not available, past performance with others will be used.
- Past performance includes, but is not limited to quality of work, timely performance, diligence and any other important information.
- Consultant must have completed a minimum of three (3) Urban Tree Canopy (UTC) projects similar in scope in the last three (3) years.
- Consultant must be able to perform the Urban Tree Canopy (UTC) services without delay from other projects and commitments.

Point Value: 30

3. Method of Doing Work

- The Proposal must set forth the proposed method of doing work, as described herein (Scope of Work and other sections) and as standard to performing the services described in this Request for Proposals.

Point Value: 20

4. References

- Proposers ARE REQUIRED to provide a list of similar jobs performed and contact information for each job (references).

Point Value: 10

5. Fee

- The Proposed Cost of Performing the services, as specified herein, shall be conveyed by each individual task. All costs shall be conveyed rounded to the nearest cent.
- All Proposed Costs of Performing Services shall be inclusive of, but not limited to: all tax, delivery charges, and fees to the City of Bentonville, Arkansas.



TERMS & CONDITIONS

1. Firms responding to this Request for Proposal (“RFP”) must submit their Proposals prior to the deadline provided herein.
2. The City of Bentonville, Arkansas will be referred to as “City”. The Proposer submitting a Proposal in response to this RFP will be referred to as “Proposer”, “Submitter”, “Provider”, or “Contractor” periodically throughout this RFP.
3. Proposals must be submitted in a sealed package or envelope, clearly listing the following information on the outer envelope:
 - **RFP Number:** RFP-24-64
 - **Proposer’s Information:** Name and address

No telephone, electronic, or facsimile Proposals will be considered.

4. Proposers shall include all information in the Required Response Section of this RFP, as well as any additional information of their choosing.

There are no Proposal format restrictions, except as stated herein.

5. The City reserves the right to:
 - Reject any and all Proposals received as a result of this RFP.
 - Waive or decline to waive any informalities and any irregularities in any Proposal or responses received.
 - Adopt all or any part of the Proposal.
 - Negotiate changes in the scope of work or services to be provided.
 - Withhold the award of contract.
 - Select the Proposer it deems to be in the best interest of the City and most qualified to fulfill the needs of the City. The Proposer with the lowest costs offered may not necessarily be selected for award.
6. Any and all inquiries or requests for explanation in regard to the City’s requirements, or any other information pertaining to this Request for Proposal, should be made to the Purchasing Office via the information on page one (1) of this RFP document. Only written requests will be considered. No oral interpretations or clarifications will be given as to the meaning of any part of this RFP. All questions, clarifications, and requests, together with answers, if any, will be provided to all firms that have indicated an interest or intention to submit proposals, but the names of any firms submitting any questions, clarifications, or requests will not be disclosed until after the deadline for submitting Proposals.
7. It shall be clearly understood that any costs incurred by the Proposer in responding to this Request for Proposal is at the Proposer’s risk and expense as a cost of doing business. The City is not responsible for any reimbursement to the Proposer for any expense so incurred, regardless of acceptance of Proposal or issuance of award.

8. All Proposals and other materials submitted shall become the property of the City.



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

9. Any conditions or expectations on the part of the Proposer for performance by the City Of Bentonville must be set forth in the Proposal. The City is not obligated to consider the Proposer's post submittal terms and conditions.
10. This Proposal must contain the signature of a duly authorized officer or agent of the Proposer's company empowered with the right to bind and negotiate on behalf of the Proposer for the amounts and terms proposed.
11. Any information provided herein is intended to assist the Proposer in the preparation of Proposals necessary to properly respond to this RFP. This RFP is designed to provide the qualified Proposers with sufficient basic information to submit Proposals meeting minimum specifications and test requirements, but is not intended to limit an RFP's content or to exclude any relevant or essential information.
12. At the discretion of the City, one or more Proposers may be asked for more detailed information before final ranking and/or award of the Proposal.
13. The selected Proposer will exercise due professional care in understanding the type of engagement and in performing the services described herein.
14. While the City reserves the right to interview any or all Proposers, award of a contract may be made without discussion with Proposer after proposals are received. Proposals should, therefore, be submitted on the most favorable terms available.
15. The City of Bentonville requires all vendors and contractors doing business with the City not to discriminate against any person on the basis of race, age, color, religion, sex, ancestry, non-job-related handicaps, or national origin.
16. **Term:** The term of the awarded Contract is a one (1) year term. There shall be no change in the terms of the contract during the original contract term, or any renewal term thereafter, unless mutually agreed upon in writing and in accordance with the City of Bentonville Purchasing Policy and applicable laws.
17. **Insurance:** Provider may be required to maintain insurance and provide proof of such. Provider is responsible for maintaining insurance for themselves, their employees or independent contractors, as applicable and as required by law, such as Workers Compensation.
18. **Criminal Background Checks:** The awarded Proposer and any employee or representative of the awarded proposal who will be performing work under the awarded contract may be subject to a criminal background check, to be administered by the City of Bentonville.
19. **Credit Report:** The awarded Proposer may be subject to a credit check, performed by the City of Bentonville.
20. **Timeline:** The City intends to award the contract at the September 24, 2024 Council Meeting, however this date is subject to change, an estimate, and is not guaranteed.
21. **Investigation:** It shall be the responsibility of the Proposer to make any and all investigations necessary to become thoroughly informed of what is required and specified in the Proposal. No plea of ignorance by the Proposer of conditions that exist or may hereafter exist as a result of failure or omission on the part of the Proposer to make necessary examinations and investigations will be accepted as a basis for varying the requirements of the City of the compensation to the Proposer or performance of the Contract.



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
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Each Proposer submitting a Proposal is responsible for examining the complete Proposal package and any Addenda, and is responsible for informing itself of all of the conditions that might in any way affect the cost of the performance of any work or requirements related to the work described herein. Failure to do so will be at the sole risk of the Proposer.

22. Proposer Qualifications: The City reserves the right to award Contract to the highest rated Proposer, as determined through Proposal evaluation and the evaluation criteria, who furnishes evidence satisfactory to the City that Proposer has the necessary abilities, experience, equipment, and financial and physical resources available to fulfill the conditions of the contract and execute the work.

In determining the responsibility of any Proposer, the City reserves the right and may take into account other factors in addition to financial responsibility, such as past records of its or other entities transactions with the Proposer, experience, ability to complete performance within the necessary time limits, and other pertinent considerations such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources. The Proposal will be awarded in the City's best interests based on these and other legally-allowable considerations.

The City reserves the right and may make any investigations deemed necessary to determine the ability of the Proposer to perform the work. The Proposer agrees to furnish any information and data requested by the City for this purpose.

The City reserves the right to and may require the Proposer to provide proof of its capability to perform the work as described and required herein; however, prequalification of the Proposer shall not be required.

23. Cancellation/Rescheduling: The City reserves the right to cancel the whole or any part of the Contract if the Contractor fails to perform any of the provisions of the Contract or fails to pick up material as specified. The Contractor will not be liable to perform if situations arise by reason of strikes, acts of God or public enemy, acts of the City, fires or floods.

24. Taxes and Other Costs: The Proposer is responsible, and the City expects Proposer, to pay all relevant/applicable taxes (including City, State and Federal) and all other costs associated with doing business.

25. Copyrights: By submitting a Proposal, the Proposer certifies that no products offered to the City infringe upon any copyrights and furthermore that Proposer owns all rights to the products or owns the right to sell (and/or resale) the products provided under the awarded Contract. The awarded Proposer(s) shall solely responsible for any copyright infringement or any other recourse sought against them for the sale or use of any products or graphics provided under the Contract.



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
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APPENDIX A
VENDOR DISCLOSURE
(REQUIRED RESPONSE DOCUMENT)



CITY OF BENTONVILLE, ARKANSAS
PURCHASING DEPARTMENT
2ND FLOOR ADMINISTRATIVE SERVICES BUILDING
1000 SW 14TH ST
BENTONVILLE, ARKANSAS 72712

Contractor/Vendor Disclosure

THIS DOCUMENT MUST BE COMPLETED AND INCLUDED IN ANY SUBMISSION

Company Name: _____

Identify each employee of the City Of Bentonville to whom you, any of your Employees owning more than 5% interest in your Company, or are a Director/Executive/Decision Maker of your Company are immediately related.

Immediate Relation includes:

- Spouse/Domestic Partner
- Parents-Natural or Legal/Step/In Laws
- Children/Step, Siblings-Whole/Half/Step/ In Laws
- Grandchildren/Step, Great Grandchildren.

OR

☐ Check this box if there are no applicable relationships to disclose.

Failure to disclose shall be considered a material breach and grounds for immediate termination of this contract/agreement. **Note: Any change in circumstances resulting in a conflict or appearance of a conflict shall be reported within 30 days of change of circumstance.**

_____ **Initials**



Administrative Services
Purchasing Department
1000 SW 14th Street
Bentonville, AR 72712

CITY OF BENTONVILLE, ARKANSAS

City Hall
305 SW A Street
Bentonville, AR 72712

EXHIBIT D

RFP-24-64 NOTICE OF AWARD

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO
ENTER AN AGREEMENT WITH PLANIT GEO, FOR A TREE CANOPY
ASSESSMENT AND REFORESTATION PLAN, IN THE AMOUNT OF
ONE HUNDRED TEN THOUSAND DOLLARS (\$110,000.00); AND FOR
OTHER PURPOSES.**

WHEREAS, Bentonville lost tree canopy on Memorial Weekend 2024;

WHEREAS, the City issued Request for Proposals #24-64 to hire a consultant to assess the canopy loss and prepare a plan for reforestation; and

WHEREAS, PlanIt Geo provided the sole proposal and is qualified to provide the services.

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

Section 1: That the City Council of the City of Bentonville, Arkansas hereby authorizes the Mayor and City Clerk to enter into an agreement with PlanIt Geo for a Tree Canopy Assessment and Reforestation Plan, in the amount of one hundred ten thousand dollars (\$110,000.00);

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

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

PASSED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Tracy Billings
Phone:	479-696-0229	For Department(s):	Transportation
Email:	tbillings@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☒ Ordinance	☐ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Public Hearing and Ordinance Vacating Alley Right of Way (VAC24-0008)
Action Recommendation & Justification:	Hold Public Hearing and approval of Ordinance vacating Alley Right of Way located at Lot 1B, Block 2 of Banks Addition (VAC24-0008).
Additional Comments for Consideration (Optional):	

Amount for Approval:	\$ 0
-----------------------------	------

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

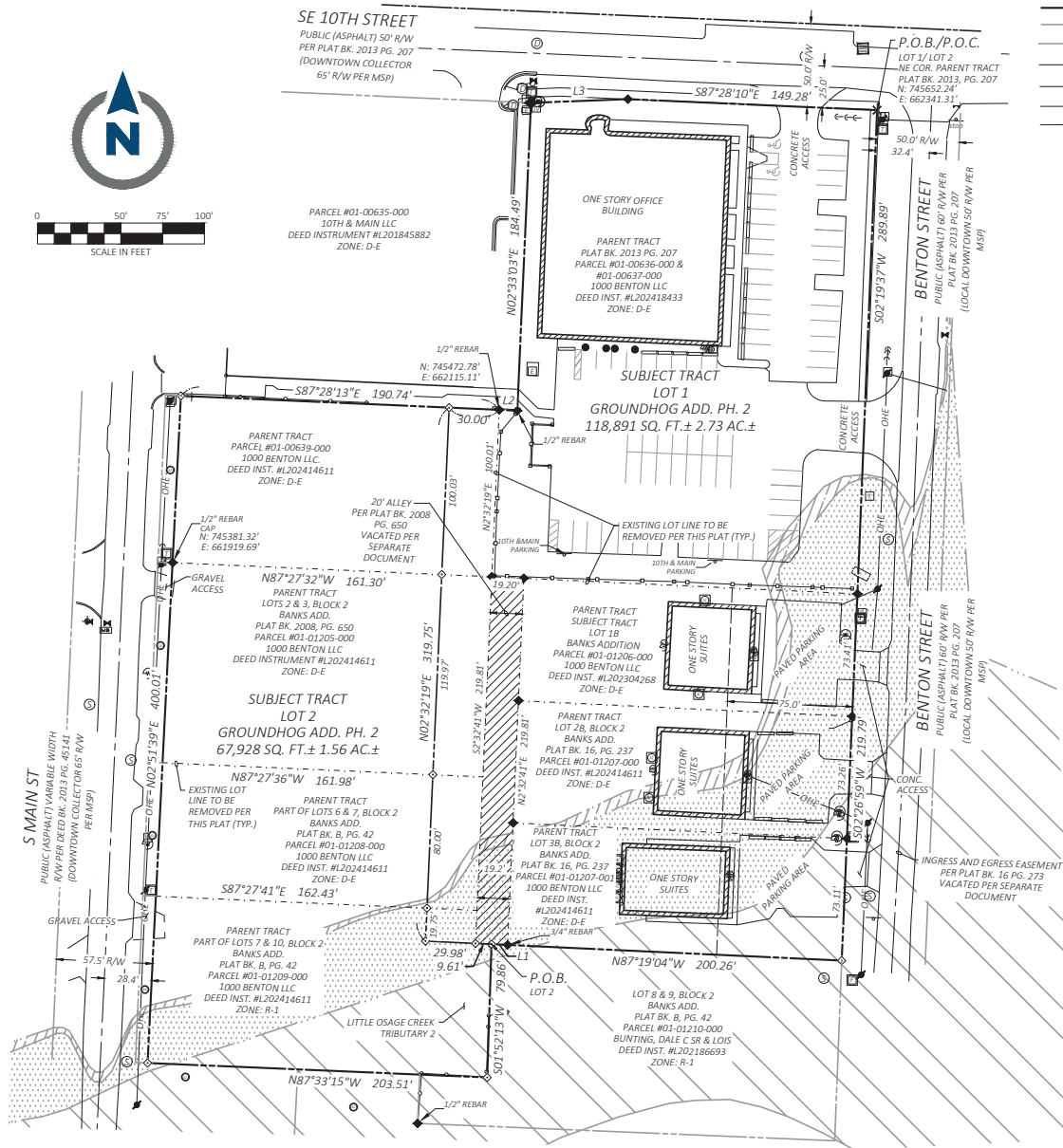
City Hall

305 SW A Street Bentonville, AR 72712



VAC24-0008
Ground Hog Alley Vacation
1006 Benton St





Legend			
	Boundary Line		Sewer Clean Out
	Adjoining Boundary Line		Guy Wire / Anchor
	Flood Hazard Line		Utility Pole
	Centerline		Handicap Parking (ADA)
	Overhead Electric Line		Wheel Stop
	Wood Fence Line		Fiber Optic Riser
	Chainlink Fence Line		Gas Meter
	Found Chiseled "X"		Gas Riser
	Benchmark (BM)		Electric Meter
	Found Monument (5/8-inch rebar unless otherwise noted)		Water Meter
	Set 5/8" Rebar "LS#1618"		Drainage Manhole (DMH)
	Electric Riser		Telephone Vault
	Telephone Riser		Cable TV Riser
	Air Conditioner Unit		Grate Inlet (GI)
	Water Valve		Master Street Plan
	Traffic Sign (Stop Sign)		Right-of-Way
	Fire Hydrant		FEMA Floodway
	Sewer Manhole (SMH)		FEMA Zone "X" - Shaded"
PVC	Polyvinyl Chloride Pipe		FEMA Zone "AE"
RCP	Reinforced Concrete Pipe		Alley to be vacated
CPP	Corrugated Plastic Pipe		

Property Line Table		
Line #	Direction	Length
L1	N87°19'04"W	9.59'
L2	S87°25'45"E	10.82'
L3	N87°48'18"E	58.09'

Survey Description of Lot 1 & 2:

Lots 1 & 2, Block 2, and portions of vacated alleys and right-of-way per Ordinance of Grounding Addition to the City of Bentonville per Plat Bk. 2013 Pg. 207, Plat Bk. K Pg. 83, Plat Bk. Z Pg. 270, Plat Bk. B Pg. 42, Plat Bk. 2008 Pg. 650 in public records of Benton County Arkansas and being described by metes and bounds as follows:

Lot 1

BEGINNING at a Chiseled "X" located at the Northeast Corner of said Subject Tract Lot 1, Block 2; THENCE along the East Line of said Lot 1, South 02°19'37" West, 289.89 feet to a 5/8-inch rebar; THENCE continuing along said East Line, South 02°36'59" West, 219.79 feet to a 5/8-inch rebar with cap LS1618 set at the Southeast corner of said Lot 1; THENCE along said South Line the following four (4) courses:

1. North 87°19'04" West, 200.26 feet to 3/4-inch rebar found at the Southeast corner of a 20-foot Vacated Alley per Deed Book 2008, Page 650;
2. North 87°19'04" West, 9.59 feet to a 5/8-inch rebar with cap LS1618 set at the Centerline of said Vacated Alley;
3. North 87°19'04" West, 9.61 feet to a 5/8-inch rebar with cap LS1618;
4. North 87°19'04" West, 29.98 feet to a 5/8-inch rebar with cap LS1618;

THENCE along the West Line of Lot 1, North 02°32'19" East, 319.75 feet to a 5/8-inch rebar with cap LS1618 set at the Northwest corner of parcel of land (Parcel #01-00637-000) described at Plat Book 2013, Page 207; THENCE along the North line of parcel of land (Parcel #01-00367), South 87°27'41" East, 30.00 feet to a 1/2-inch rebar; THENCE continuing along said North Line, South 87°25'45" East, 10.82 feet to a 1/2-inch rebar; THENCE along the West Line of said Lot 1, North 02°53'03" East, 184.49 feet to a 5/8-inch rebar found at the Northwest corner of said Lot 1; THENCE along the North line of said Lot 1, North 87°48'18" East, 58.09 feet to a 5/8-inch rebar; THENCE continuing along said North Line, South 87°28'10" East, 149.28 feet; to the POINT OF BEGINNING containing 118,891 square feet or 2.73 acres, more or less.

Lot 2

BEGINNING at a 5/8-inch rebar with cap LS1618 set at the Centerline of said 20-foot Vacated Alley per Deed Book 2008, Page 650; THENCE along the East line of said Lot 2, South 01°52'13" West, 79.86 feet to a 5/8-inch rebar with cap LS1618 set at the Southeast corner of Lot 2; THENCE along the South line of said Lot 2, North 87°33'15" West, 203.51 feet to a 5/8-inch rebar with cap LS1618 set at the Southwest corner of Lot 2; THENCE along the West line of said Lot 2, North 02°51'39" East, 400.01 feet to a 5/8-inch rebar with cap LS1618 set at the Northwest corner of Lot 2; THENCE along the North Line of said Lot 2, South 87°28'19" East, 160.74 feet to a 5/8-inch rebar with cap LS1618 set at the Northeast corner of Lot 2; THENCE along the East line of said Lot 2, South 02°32'19" West, 319.75 feet to a 5/8-inch rebar with cap LS1618 set at the Southwest corner of said Lot 1; THENCE along the South Line of said Lot 1, South 87°19'04" East, 39.59 feet; to the POINT OF BEGINNING containing 67,928 square feet or 1.56 acres, more or less.

State Survey Code: 500-20N-30W-0-31-210-04-1618



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TRSLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Replat
1000 Benton LLC
1000 Benton Street
Bentonville, Benton County, Arkansas

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



PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	33856
DATE	8/7/2024
REVISION	REV-0

Replat

SHEET TITLE
SHEET NUMBER

ORDINANCE NO _____

**AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED AT LOT 1B,
BLOCK 2 OF BANKS ADDITION OF THE CITY OF BENTONVILLE, ARKANSAS,
BENTON COUNTY ARKANSAS (VAC24-0008).**

WHEREAS, a petition was filed with the City Council of the City of Bentonville, Arkansas, by 1000 BENTON, LLC asking the City Council to vacate alley right of way located in the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

A 20-foot alley being a part of Banks Addition to City of Bentonville as shown at Plat Book 2008, Page 650 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar found at the Northwest Corner of Lot 1B, Block 2 of said Banks Addition;

THENCE along the West Lines of Lots 1B, 2B, & 3B, South 02°32'41" West, passing through a 5/8-inch rebar at a distance of 73.37 feet, passing through a 5/8-inch rebar at a distance of 146.65 feet and continuing for a total distance of 219.81 feet to a 3/4-inch rebar found on the North Line of Lots 8 & 9, Block 2 of said Banks Addition per Plat book B, Page 42;

THENCE along said North Line, North 87°19'04" West, 19.20 feet to a 5/8-inch rebar with cap LS1618 set on the East Line of Lots 2, 3, 6, & 7 of said Block 2;

THENCE along said East Line, North 02°32'41" East, 219.81 feet;

THENCE South 87°27'32" East, 19.20 feet to the **POINT OF BEGINNING** containing 4,221 square feet or 0.10 acres, more or less.

WHEREAS, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting the easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described alley right of way.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bentonville, Arkansas:

Section 1: The City of Bentonville Arkansas releases, vacates, and abandons all of its rights together with the rights of the public generally, in and to a right of way designated as follows:

A 20-foot alley being a part of Banks Addition to City of Bentonville as shown at Plat Book 2008, Page 650 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar found at the Northwest Corner of Lot 1B, Block 2 of said Banks Addition;

THENCE along the West Lines of Lots 1B, 2B, & 3B, South 02°32'41" West, passing through a 5/8-inch rebar at a distance of 73.37 feet, passing through a 5/8-inch rebar at a distance of 146.65 feet and

continuing for a total distance of 219.81 feet to a 3/4-inch rebar found on the North Line of Lots 8 & 9, Block 2 of said Banks Addition per Plat book B, Page 42;
THENCE along said North Line, North 87°19'04" West, 19.20 feet to a 5/8-inch rebar with cap LS1618 set on the East Line of Lots 2, 3, 6, & 7 of said Block 2;
THENCE along said East Line, North 02°32'41" East, 219.81 feet;
THENCE South 87°27'32" East, 19.20 feet to the **POINT OF BEGINNING** containing 4,221 square feet or 0.10 acres, more or less.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas and recorded in the deed records of the County.

Section 3: This Ordinance shall take effect and be in force from and after its passage. The above and foregoing Ordinance was passed, approved, and adopted the _____, day of _____, 2024 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

Malorie Marrs, City Clerk
Bentonville, Arkansas

Stephanie Orman, Mayor
City of Bentonville, Arkansas



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Tracy Billings
Phone:	479-696-0229	For Department(s):	Transportation
Email:	tbillings@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☒ Ordinance	☐ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Public Hearing and Ordinance Vacating Sewer Utility Easements (VAC24-0009)
Action Recommendation & Justification:	Hold Public Hearing and approval of Ordinance vacating Sewer Utility Easements located at Lot 4 of Bentonville Plaza Add PH2 (VAC24-0009).
Additional Comments for Consideration (Optional):	
Amount for Approval:	\$ 0

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

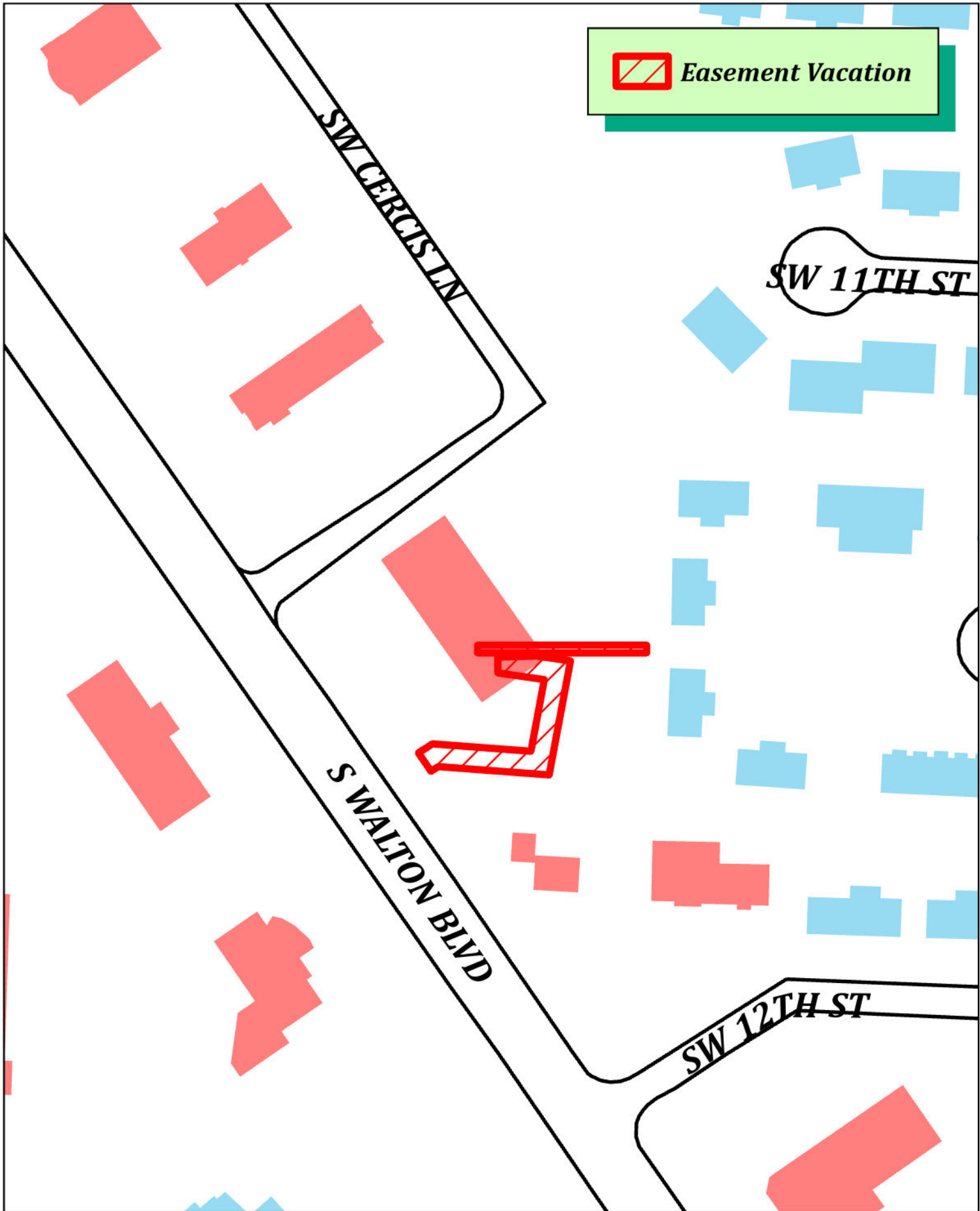
☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712



VAC24-0009
Proposed Easement Vacation
1101 S WALTON BLVD



NOT A SURVEY OR PLAT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N57°31'00"E	11.40'
L2	S85°42'00"E	94.29'
L3	N10°36'00"E	84.87'
L4	N81°45'00"W	43.93'
L5	N0°00'00"E	3.00'
L6	S0°00'00"E	7.00'
L7	N90°00'00"W	152.07'
L8	N0°00'00"E	7.00'
L9	N90°00'00"E	152.07'

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

LEGEND

- PROPERTY LINE OF SUBJECT LOT
- EASEMENT LINE OF EASEMENT TO BE VACATED
- REFERENCE LINE FOR EASEMENT
- CENTERLINE
- FOUND MONUMENT, AS NOTED
- COMPUTED POINT

LOT 3, BENTONVILLE PLAZA
ADDITION, PHASE 2 PER PLAT
INSTR. NO. L202231904
PARCEL INFO:
01-20308-000
SPLASH REDBUD LLC
1005 S WALTON BLVD
BENTONVILLE, AR

SUBJECT LOT
LOT 4, BENTONVILLE PLAZA
ADDITION, PHASE 2 PER
PLAT INSTR. NO. L202231904
PARCEL INFO:
01-20309-000
CC ARK V LLC
1101 S WALTON BLVD
BENTONVILLE, AR

LOT 1, BENTONVILLE PLAZA
ADDITION, PHASE 3 PER PLAT
INSTR. NO. L202312320
PARCEL INFO:
01-20546-000
RH REDBUD LLC & ALIOTO 2011
TRUST, CHRISTOPHER
SW CERCIS LN
BENTONVILLE, AR

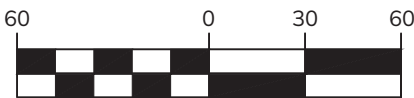
P.O.C.
5/8" RBR
NORTHEAST CNR
SE1/4 SW1/4
SECTION 31
T20N, R30W
N: 745274.41'
E: 660176.57'

7' WIDE SEWER EASEMENT
BK. 1994, PG. 34535

20' WIDE SEWER EASEMENT
BK. 1994, PG. 34474

LOT 2 (DETENTION),
BENTONVILLE PLAZA ADDITION,
PHASE 3 PER PLAT INSTR. NO.
L202312320
PARCEL INFO:
01-20547-000
REDBUD HOLDINGS PROPERTY
OWNERS ASSOCIATION INC
SW CERCIS LN
BENTONVILLE, AR

GRAPHIC SCALE



(IN U.S. SURVEY FEET)

1 INCH = 60 U.S. SURVEY FEET

COLLIERS

EASEMENT VACATION EXHIBIT

PARCEL 01-20309-000
1101 S WALTON BLVD, BENTONVILLE, AR 72712
LOT 4, BENTONVILLE PLAZA ADDITION, PHASE 2

DRAWING INFO.:

DRAWING NUMBER: NWA-100-0425
JOB NUMBER: 24RO20037
DRAWN BY: KLM
DATE: 08/26/2024

5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM

FORMERLY ANDERSON ENGINEERING



ORDINANCE NO _____

**AN ORDINANCE VACATING SEWER UTILITY EASEMENTS LOCATED AT LOT 4 OF
BENTONVILLE PLAZA ADDITION PHASE 2 OF THE CITY OF BENTONVILLE, ARKANSAS,
BENTON COUNTY ARKANSAS (VAC24-0009).**

WHEREAS, a petition was filed with the City Council of the City of Bentonville, Arkansas, by CC ARK V, LLC asking the City Council to vacate sewer utility easements located in the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

Easement Vacation Request 1:

Survey Description of Sewer Easement recorded in Book 1994 at Page 34474:

A PERMANENT EASEMENT TWENTY (20) FEET IN WIDTH, BEING TEN (10) FEET ON EACH SIDE OF A CENTERLINE; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR FOR THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S35°14'09"W 345.83 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 614 AT PAGE 648 IN THE LAND RECORDS OF BENTON COUNTY;

THENCE N57°31'00"E 11.40 FEET; THENCE S85°42'00"E 94.29 FEET; THENCE N10°36'00"E 84.87 FEET; THENCE N81°45'00"W 43.93 FEET; THENCE N00°00'00"E 3.00 FEET TO THE POINT OF TERMINATION, WITH THE NORTH LINE OF SAID EASEMENT EXTENDING TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 696 AT PAGE 270 IN THE LAND RECORDS OF BENTON COUNTY; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, N34°23'00"W 10.01 FEET; THENCE N57°31'00"E 15.06 FEET; THENCE S85°42'00"E 88.66 FEET; THENCE N10°36'00"E 65.49 FEET; THENCE N81°45'00"W 42.17 FEET; THENCE N00°00'00"E 14.17 FEET; THENCE N88°22'00"E 34.80 FEET; THENCE S81°45'00"E 30.76 FEET; THENCE S10°36'00"W 104.25 FEET; THENCE N85°42'00"W 99.92 FEET; THENCE S57°31'00"W 7.74 FEET; THENCE N34°23'00"W 10.01 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINING 4,787 SQUARE FEET OR 0.11 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

Easement Vacation Request 2:

Survey Description of Sewer Easement recorded in Book 1994 at Page 34535:

A PERMANENT EASEMENT SEVEN (7) FEET EQUAL AND UNIFORM WIDTH ACROSS THE SOUTH SIDE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 505 AT PAGE 795 IN THE LAND RECORDS OF BENTON COUNTY; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR FOR THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S00°00'00"E 177.36 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'00"E 7.00 FEET; THENCE N90°00'00"W 152.07 FEET; THENCE N00°00'00"E 7.00 FEET; THENCE N90°00'00"E 152.07 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINING 1,064 SQUARE FEET OR 0.02 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

WHEREAS, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting the easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described sewer utility easements.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bentonville, Arkansas:

Section 1: The City of Bentonville Arkansas releases, vacates, and abandons all of its rights together with the rights of the public generally, in and to sewer utility easements designated as follows:

Easement Vacation Request 1:

Survey Description of Sewer Easement recorded in Book 1994 at Page 34474:

A PERMANENT EASEMENT TWENTY (20) FEET IN WIDTH, BEING TEN (10) FEET ON EACH SIDE OF A CENTERLINE; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR FOR THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S35°14'09"W 345.83 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 614 AT PAGE 648 IN THE LAND RECORDS OF BENTON COUNTY;

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FROM THE POINT OF BEGINNING, N34°23'00"W 10.01 FEET; THENCE N57°31'00"E 15.06 FEET; THENCE S85°42'00"E 88.66 FEET; THENCE N10°36'00"E 65.49 FEET; THENCE N81°45'00"W 42.17 FEET; THENCE N00°00'00"E 14.17 FEET; THENCE N88°22'00"E 34.80 FEET; THENCE S81°45'00"E 30.76 FEET; THENCE S10°36'00"W 104.25 FEET; THENCE N85°42'00"W 99.92 FEET; THENCE S57°31'00"W 7.74 FEET; THENCE N34°23'00"W 10.01 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINING 4,787 SQUARE FEET OR 0.11 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

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COMMENCING AT A FOUND 5/8-INCH REBAR FOR THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS; THENCE S00°00'00"E 177.36 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'00"E 7.00 FEET; THENCE N90°00'00"W 152.07 FEET; THENCE N00°00'00"E 7.00 FEET; THENCE N90°00'00"E 152.07 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINING 1,064 SQUARE FEET OR 0.02 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas and recorded in the deed records of the County.

Section 3: This Ordinance shall take effect and be in force from and after its passage. The above and foregoing Ordinance was passed, approved, and adopted the ____ day of _____, 2024 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

Malorie Marrs, City Clerk
Bentonville, Arkansas

Stephanie Orman, Mayor
City of Bentonville, Arkansas



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	David Wright
Phone:	479.271.6813	For Department(s):	Parks and Recreation
Email:	dwright@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☒ Ordinance	☐ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Ordinance Creating an Active Transportation Advisory Board
Action Recommendation & Justification:	Ordinance creating an active transportation advisory board. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	Pursuant to council's request, various city departments collaborated on this final ordinance to create an active transportation advisory board. This ordinance codifies the advisory board in Chapter 2, Article 2-VIII of the City's municipal code.
Amount for Approval:	\$

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

Memo



To: City Council, Mayor Orman
From: David Wright, Parks and Recreation Director
Date: October 3, 2024
Re: Active Transportation Advisory Board

In recent meetings, City Council expressed a desire to create an Active Transportation Advisory Board to allow an increased citizen input and guidance with the development of our trails and bikeways. Multiple departments including Transportation, Legal and Parks has worked together to create a board policy and format that should best serve our departments as we work together to built out our active transportation network.

This proposal includes a nine (9) citizens board, that includes ex-officio representation from Bentonville Youth, City Council, Transportation, Parks, and Planning. One voting board member will represent the disability community, Board member terms run three years, with alternating terms. Three seats expire annually. As you will see in the attached ordinance draft, members are eligible to serve two consecutive terms.

Parks and Recreation will administer the board. The Parks Deputy Director and Bike and Pedestrian Planner will be the responsible parties to publish and agenda and assist with the administration of this committee. The board will follow a all requirements of the laws of the State of Arkansas concerning open meetings.

If approved at the next council meeting, Parks and Recreation will work to begin advertising open positions to community members. Our hope will be to have this board operational by the end of Q1 2025.

If you have any questions regarding this item, please email David Wright at dwright@bentonvillear.com.

Attachments:
Proposed Ordinance

Active Transportation Advisory Board

- Board Management – Parks and Recreation
 - Created monthly by: BPR Deputy Director + Bike & Pedestrian Planner.
 - Minutes & Published Agendas by Parks Admin Technician (Tracy Acosta)
 - BPR Deputy Director will work with Chairperson to run monthly meetings.
- Board Composition: 9 Citizens at Large. Terms run January 1 – December 31
Terms run 3 years, with alternating terms (3 seats expire each year)
Citizens may serve 2 consecutive terms
- Meetings Occur: 3rd Tuesday of each month at 12pm
Parks and Recreation Conference Room
- Ex-Officio includes:
 - 1 – City Council Member
 - 1 – Transportation Director
 - 1 – Parks and Recreation Director
 - 1 – Planning Director

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE 2-VIII OF THE CITY OF
BENTONVILLE MUNICIPAL CODE; CREATING DIVISION 2-VIII-4
ACTIVE TRANSPORTATION ADVISORY BOARD; AND FOR OTHER
PURPOSES.**

WHEREAS, Bentonville City Council recognizes the need to create an Active Transportation Advisory Board, allowing for increased citizen input and guidance for development of the City's trails and bikeways;

WHEREAS, staff from multiple City departments collaborated to create an advisory board policy that should best serve the interests of the citizens and staff; and

WHEREAS, meetings of this advisory board will be considered public meetings.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF BENTONVILLE, ARKANSAS.**

Section 1: That the City of Bentonville Municipal Code, Article 2-VIII Boards, Commissions and Authorities, is hereby amended to add Division 2-VIII-4 Active Transportation Advisory Board as shown in Exhibit "A", an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by reference as though it were copied herein fully;

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

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

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

EXHIBIT “A”

DIVISION 2-VIII-4 ACTIVE TRANSPORTATION ADVISORY BOARD

Sec 2-530 Establishment Of An Active Transportation Advisory Board

- (a) *Generally.* There shall be created an advisory board to be known and designated as the “Active Transportation Advisory Board”. This advisory board shall act in an advisory capacity to the City of Bentonville Mayor and City Council on policy matters pertaining to trails and bikeway facilities. Board members serve to represent the general community in matters regarding active transportation. It is the duty of board members to promote and foster community involvement in active transportation infrastructure. The board will stimulate and encourage communication with members of the community to ensure that programs, projects, goals, and objectives are consistent with community needs and desires. The board will focus positive public attention on City of Bentonville trail and bikeway systems. In addition, the board shall function in accordance with the policies and procedures established herein.
- (b) *Composition.* The board shall be composed of nine (9) voting members.
- (1) All voting members shall be qualified electors of the city.
 - (2) Voting members shall be appointed by the Mayor and approved by the City Council.
 - (3) The Mayor shall appoint one voting member who represents persons with disabilities.
 - (4) The Mayor shall appoint a City Council member to serve as a non-voting ex-officio member of the board.
 - (5) The Mayor shall appoint a Bentonville youth, currently in grade 9th through 12th, to serve as a non-voting ex-officio member of the board.
 - (6) Additional non-voting ex-officio members will include the Parks and Recreation Director, the Transportation Director, and the Planning Director.
 - (7) All appointed members shall serve without pay.
 - (8) The board may create standing subcommittees, as needed, to address specific matters.
- (c) *Terms.*

- (1) The nine (9) voting members shall serve a term of three (3) years, with terms of office to be alternated so that a maximum of three (3) appointments expire in one year.
- (2) No board member shall be eligible to serve more than two (2) terms (full or partial) in succession.
- (3) Said members shall serve until their successors are duly appointed and approved by City Council.
- (4) Vacancies shall be filled for the unexpired term, in the same manner as original appointments are made.
- (5) Any voting member may be removed, at any time, by a majority vote of the Bentonville City Council. The Mayor may recommend the removal of any voting member.
- (6) Any member of the board who misses three (3) consecutive regular meetings, or a total of six (6) meetings in a one (1) year period, shall immediately tender their resignation rendering the position vacant. Extraordinary cases may be taken into consideration by the board and an exception granted upon a majority vote.

(d) *Jurisdiction and powers.*

- (1) *Officers.* At the first meeting following appointment of its members, the board shall elect a chair and a vice-chair from amongst the voting members. Officers shall serve one (1) year terms, running from January through December of a calendar year. No member shall serve more than two (2) consecutive one (1) year terms as chair or vice-chair without interruption of at least a one (1) year period.
- (2) *Chairperson.* The chairperson is the principal officer of the board, will preside over all board meetings, and will rule on matters of procedure regarding the order of business. If needed, the chairperson will appoint the necessary sub-committees to further the goals and meet the objectives of the board.
- (3) *Vice-chairperson.* The vice-chairperson will serve in the same capacity as the chairperson, in the event the chairperson is absent or due to the inability or refusal of the chairperson to serve.
- (4) *Meetings.* The board shall hold monthly meetings at noon on the third Tuesday of each month. The board may call special meetings if necessary to carry out its

duties. Meeting location will be determined by the Mayor taking into account available meeting space in city buildings. A quorum shall consist of five (5) voting members. All actions of the board shall be upon a vote of not less than a majority of the members present.

- (5) *Rules.* The board shall adopt and amend by-laws and procedures to govern the conduct of its business, provide board direction, and to ensure compliance with the provisions of the Arkansas Freedom of Information Act, Arkansas Code Annotated §25-19-101, et. seq.

(e) *Duties.* The Active Transportation Advisory Board, with the assistance of city staff, shall:

- (1) Serve as a conduit for public input regarding active infrastructure or relevant programs;
- (2) Develop recommendation for active funding sources for active transportation infrastructure;
- (3) Work with established organizations to coordinate planning and development with the existing and planned trail system;
- (4) Based up on the recommendations of the parks and recreation director and the transportation director, the board will annually adopt and recommend to the Mayor, updates to said department's multi-year capital improvement plans (CIP's), annual departments capital budget, and annual departments work program;
- (5) Prepare an annual progress report on the activities of the board;
- (6) Make recommendations that support the City's master plans as it relates to the development and maintenance of trails and bikeway facilities;
- (7) Recommend policies and procedures for the efficient, safe, and cost-effective use of active transportation facilities;
- (8) Make recommendations to the Mayor and City Council as to the acceptance or rejection of public land dedication or other donations used for active transportation infrastructure or open space purposes; and
- (9) Make recommendations to the Mayor, transportation director, and parks and recreation director on handling and resolving conflicts that may arise from citizen users.

- (f) *Board authority.* The Active Transportation Advisory Board serves in an advisory capacity only. All decisions of the board are subject to final approval by the City Council or Mayor, as may be appropriate or required by resolution, ordinance, or statute. It is the intention of the City Council that all items, within the scope of the board, be first submitted to and heard by the board for consideration and recommendation before City Council submission.
- (g) *Limitations of authority.* The authority of the board is expressly limited to the provisions contained herein and nothing shall be construed or interpreted to:
- (1) Grant the board authority over the operation of any department, division, office, officer, or employee of the City.
 - (2) Diminish the responsibility of the Mayor in resolving conflicts over which items are within board's scope of duties.
 - (3) Diminish the authority of the City Council over funding, operations, fixed assets, indebtedness, budgeting, or other areas reserved to City Council under Arkansas law.
 - (4) Create a commission under any Arkansas law regarding the creation of autonomous committees or commissions.



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Patrick Johndrow
Phone:	(479) 271-6781	For Department(s):	Finance
Email:	pjohndrow@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☒ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	2024 Tax Levy to be Collected in 2025
Action Recommendation & Justification:	Adopt a resolution certifying the rate of taxation levied on real and personal property in the City of Bentonville. No budget adjustment is needed.
Additional Comments for Consideration (Optional):	This resolution is required by the Quorum Court and County Clerk in order to facilitate the millage levy to be collected in 2025.
Amount for Approval:	\$

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☐ ITEM HAS NO COST ☒ OTHER: included in Budget forecast

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s):

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

www.bentonvillear.com

Please Recycle!

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

PROBATE COURT CLERK

COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

August 15, 2024

MEMORANDUM NOTICE

TO: MAYOR STEPHANIE ORMAN – BENTONVILLE
RE: 2024 TAX LEVY – MILLAGE RATES FOR TAXES TO BE COLLECTED 2025

As you are aware, it is time once again for the Benton County Quorum Court to levy millage rates for the various taxing units in the county, including county, municipal, and school taxes for the 2025 collections on 2024 assessments.

As required by Arkansas Code Annotated §26-73-202, please submit your written certificate of the rate of taxation to be levied by your town/city on the real and personal property within your town/city so your levy is included in the Quorum Court Ordinance.

Please send a certified copy of the Resolution or Ordinance passed by the City Council which sets out in detail the millage rate for all funds for both real and personal property. The current millage levy for BENTONVILLE is as follows: **General 5.0 mills; Firemen's Pension 0.5 mills.**

I need this certificate by October 20, 2024 in order to prepare the Quorum Court ordinance to be enacted in November, as required by law.

Please note that Amendment 79 requires that the rates for real and personal property be levied at the same rate.

Sincerely,



Betsy Harrell

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILOAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A PROPERTY TAX LEVY
FOR THE CITY OF BENTONVILLE, ARKANSAS FOR THE
YEAR 2024 TO BE COLLECTED IN THE YEAR 2025.**

WHEREAS, Arkansas Code Annotated §26-25-102 provides that a city may levy a tax on the real and personal property located within the city for general purposes, in any one year, pursuant to the provisions of the Arkansas Constitution; and

WHEREAS, Arkansas Code Annotated §26-73-202 requires the city council of any municipal corporation to make out and certify to the county clerk the rate of taxation levied by the city on all the real and personal property within the city; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Bentonville and its citizens to levy the rate of taxation on the real and personal property located within the said city as set forth herein, and to certify the same to the County Clerk, and authorize the Quorum Court of the County to levy said tax for the year 2024, to be collected in 2025.

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

Section 1. That the property tax rate for the City General purposes on the real and personal property situated within the City and to be collected in the year 2025 shall be fixed and levied at the rate of 5.0 mills on each dollar of assessed value of real and personal property.

Section 2. The property tax for Fireman's Pension purposes for the City on real and personal property situated within the City to be collected in the year 2025 shall be fixed and levied at the rate of .5 mills on each dollar of assessed value of real and personal property.

Section 3. The rate of taxation levied herein on the real and personal property within the city/town shall, by this Resolution, be certified to the County Clerk to be placed upon the tax books and collected in the same manner that the state and county taxes are collected.

Section 4. The Quorum Court of Benton County, Arkansas is authorized to levy the said tax as set forth herein for real and personal property located within the City of Bentonville for the year 2024, at its regular meeting in November according to law.

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Mike Bender
Phone:	479-271-3140	For Department(s):	Water Utilities
Email:	mbender@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☒ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☒ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Resolution to Amend Contract IFB-24-63 Emergency Waterway Debris Removal & Disaster Recovery
Action Recommendation & Justification:	Resolution to Amend Contract with Horner Services, LLC for IFB-24-63 Emergency Waterway Debris Removal & Disaster Recovery. Amending Item two (2) to be read as, Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. This includes DMS Management, Reduction by Burning, and Hauling Ash to Final Disposal Site. Tipping fees shall be a pass-through cost to the City. This amendment does not change the contracted amount or unit costs.
Additional Comments for Consideration (Optional):	Horner Services, LLC was the low, responsive bidder. This contract covers waterway debris removal from damage left by the May 26, 2024, tornado and severe storm event on a per unit price, not to exceed the total bid amount of \$905,008.00. Debris removal will be managed by the City's grant management consultant, Thompson Consulting, Inc., per the contract approved at the June 3, 2024, City Council meeting.
Amount for Approval:	\$ 0

Budget Impact

Is this Item Budgeted? ☐ YES ☒ NO ☐ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		\$	\$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		\$	\$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		\$	\$
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
		\$	\$

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

www.bentonvillear.com

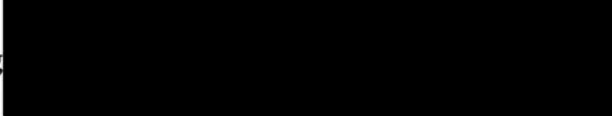
Please Recycle!

Amended Bid Form IFB-24-63						
	ITEM DESCRIPTION	ADDITIONAL ITEM DESCRIPTION (IF APPLICABLE)	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Debris Removal from Waterways and Hauling to Debris Management Sites (DMS)		CY	25,000	\$8.95	\$223,750.00
2	Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. Tipping fees shall be a pass through cost to the City.		CY	25,000	\$17.35	\$433,750.00
3	DMS Management, Operations, and Reduction of Waterways Debris By Grinding. Includes preparation, operation, remediation, and management of disaster related debris delivered to the DMS by the Contractor or City.		CY	25,000	\$5.90	\$147,500.00
4	Haul Out Reduced Waterways Debris to a Final Disposal Site(s) Approved by the City. Tipping fees shall be a pass through cost to the City.	0 - 30 Miles	CY	25,000	\$4.00	\$93,750.00
		30 - 60 Miles	CY	1	\$4.00	\$4.00
		Greater than 60 Miles	CY	1	\$4.00	\$4.00
TOTAL BID PRICE (IN NUMBERS): *The Total Bid Price is the Sum of all Extended Prices in the Unit Bid Form above.			\$ 898,750.00			
TOTAL BID PRICE (IN WORDS): *Total Bid Price is used for comparison purposes only. The quantities are estimates used for weighting purposes.			Eight Hundred Ninety-Eight Thousand Seven Hundred and Fifty Zero dollars and cents			

Horner Services, LLC agrees to amend item 2 to include DMS, reduction by burning, and hauling ash to final destination for the same price of \$17.35.

"Debris Removal from Waterways and Hauling to the Final Disposal Sites Approved by the City. This item and rate of \$17.35 per cubic yard includes DMS management, reduction by burning, and hauling ash to final destination."

Contractor Name: Horner Services, LLC

Sig 

Name in Print: Cole F. Conner

Position: Director of Administration

Date: October 3, 2024



CITY OF BENTONVILLE, ARKANSAS

Purchasing Department 1000 SW 14th Street, Bentonville Arkansas 72712

City Hall – 305 SW A Street Bentonville, Arkansas 72712

AMENDMENT TO AGREEMENT

AGREEMENT FOR: IFB-24-63 EMERGENCY WATERWAY DEBRIS REMOVAL AND DISASTER RECOVERY SERVICES

This Amendment (the “Amendment”) dated _____ is made by the City of Bentonville, Arkansas (“CITY”) and Horner Services, LLC (“CONTRACTOR”), parties to the City of Bentonville Invitation for Bid (IFB-24-63), for Emergency Waterway Debris Removal and Disaster Recovery Services, dated September 13, 2024 (the “Agreement”).

1. The original Contract line item two (2) of the bid tabulation stated, “Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. Tipping fees shall be a pass-through cost to the City.”
2. The Agreement is Amended as Follows:
 - a. Item two (2) shall read, Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. This includes DMS Management, Reduction by Burning, and Hauling Ash to Final Disposal Site. Tipping fees shall be a pass-through cost to the City.
3. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement, or any earlier Amendment, the terms of this Amendment shall prevail.

THE CITY OF BENTONVILLE, ARKANSAS

HORNER SERVICES, LLC

BY: _____

BY: _____

Name (printed): Stephanie Orman, Mayor

Name(printed): _____

Title: _____

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AMENDED CONTRACT WITH HORNER SERVICES, LLC., FOR EMERGENCY WATERWAY DEBRIS REMOVAL AND DISASTER RECOVERY, AMENDING THE DESCRIPTION OF ITEM TWO (2) TO INCLUDE REDUCTION BY BURNING, AND HAULING ASH TO FINAL DISPOSAL SITE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville previously entered into a contract with Horner Services, LLC for IFB-24-63 Emergency Waterway Debris Removal and Disaster Recovery Services;

WHEREAS, the original contract in line item (2) of the bid tabulation stated, “Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. Tipping fees shall be a pass-through cost to the City”; and

WHEREAS, the City has determined that revisions to line item two (2) are necessary to account for additional services related to Debris Management Site (DMS) operations and reduction of debris by burning; and

WHEREAS, the proposed amendment reflects these necessary changes while maintaining the original intent of the contract and ensuring the City’s needs are met in an efficient and compliant manner;

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

Section 1: The Mayor and City Clerk are authorized to enter into an amended contract with Horner Services, LLC. amending line item two (2) of the original contract, which shall now read as “Debris Removal from Waterways and Hauling to Final Disposal Sites Approved by the City. This includes Debris Management Site (DMS) Management, Reduction by Burning, and Hauling Ash to Final Disposal Site. Tipping fees shall be a pass-through cost to the City”;

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

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

PASSED and APPROVED this _____ day of _____, 2024.

APPROVED:

STEPHANIE ORMAN, Mayor

ATTEST:

MALORIE MARRS, City Clerk



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Gary Wilson
Phone:	479-271-3104	For Department(s):	Utility Billing
Email:	gwilson@bentonvillear.com		

Item Type (Check all that apply)

☒ Informational	☐ Bid Award	☐ Enter into an Agreement	☐ Change Order
☐ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☐ Resolution	☒ Informational	

Title, Recommendation & Justification

Title:	Appointment of Jerry Walls to Benton County Solid Waste Management District Board
Action Recommendation & Justification:	Council approval of Mayor Orman's recommendation to appoint Jerry Walls to serve as the City's representative on the Benton County Solid Waste Management District Board. Mr. Walls will replace Gary Wilson as of October 31, 2024.
Additional Comments for Consideration (Optional):	
Amount for Approval:	\$

Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	Expense	Revenue

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

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Benton County Regional Solid Waste Management Board City Delegate Appointment Form

Pursuant to Arkansas Code 8-6-707, any Benton County city with a certified 10-year census population over 2,000 is required to assign a representative to serve on the Board of the Benton County Solid Waste District. The mayor may serve without council approval. However, if the mayor chooses to appoint a replacement designee, city council approval is required.

Arkansas Code Annotated § 8-6-707.

(b) (1) *Each regional solid waste management board shall be composed of representatives of the counties within the district and representatives of all first class cities, of all cities with a population over two thousand (2,000) according to the latest federal decennial census, and of the largest city of each county within the district.*

(2) *The county judge of each county within the district and the mayor of each city entitled to a representative in the district shall serve on the board, unless the county judge or mayor elects instead to appoint a member as follows:*

(A) *The county judge, with confirmation by the quorum court of each county within the district, shall appoint one (1) member to the board; and*

(B) *The mayor, with confirmation by the governing body of each city entitled to a representative in the district, shall appoint one (1) member.*

Mayor's Appointee

I, Stephanie Orman, Mayor of the City of Bentonville, do

hereby appoint Jerry Walls to serve as the City's representative

on the Benton County Regional Solid Waste Management District's Board at any regular or special Board meeting and at any Committee meeting.

This appointment shall continue until the City provides written notice of a replacement delegate or revocation of the appointment in order for the Mayor to begin serving as the City's representative.

Confirmation

Appointment of the above named representative was confirmed by the City Council / City Board

on _____ as attested in the attached executed copy of the minutes from the Council /

Board meeting OR the Resolution approving the appointment.

Mayor's Signature

Date



City of Bentonville, Arkansas Agenda Item Form

Item Details

Council Meeting Date:	10/8/2024	Submitted By:	Chris Earl
Phone:	479-696-0273	For Department(s):	Water Resource Recovery Facility (WRRF)
Email:	cearl@bentonvillear.com		

Item Type (Check all that apply)

☐ Informational	☐ Bid Award	☒ Enter into an Agreement	☐ Change Order
☒ Recognizing Funds	☐ Budget Adjustment	☐ Waiver of Bid	☐ Emergency Clause
☐ Ordinance	☒ Resolution	☐ Informational	

Title, Recommendation & Justification

Title:	Resolution Approving Amendment to Existing Agreement for the Water Resource Recovery Facility
Action Recommendation & Justification:	Resolution authorizing the Mayor and City Clerk to enter into a Guaranteed Maximum Price Amendment to the existing professional services agreement with Crossland Heavy Contractors, Inc. to provide construction management and general contractor services for the construction of the Water Resource Recovery Facility (WRRF) located at 1901 NE A Street. The contract is contingent upon the closing of the ANRC funding and a budget adjustment will follow.
Additional Comments for Consideration (Optional):	Construction phase 1 is not to exceed \$97,657,916.00, and services will include earthwork, utilities, site construction and demolition, yard piping, influent structure, electric building, secondary clarifier, maintenance building, concrete tanks and structure. This firm was selected following the City's standard RFQ solicitation and selection process for the procurement of professional services in accordance with state law.
Amount for Approval:	\$ \$97,657,916.00

Budget Impact

Is this Item Budgeted? ☐ YES ☒ NO ☐ ITEM HAS NO COST ☐ OTHER: _____

Budget Adjustment (to be completed by Finance when applicable)

Account Number (ORG-OBJECT)	Account Description	Expense	Revenue
Account Number (ORG-OBJECT)	Account Description	\$	\$
Account Number (ORG-OBJECT)	Account Description	\$	\$
Account Number (ORG-OBJECT)	Account Description	\$	\$
Account Number (ORG-OBJECT)	Account Description	\$	\$

Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): _____

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

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AMENDMENT NO. 1 TO ConsensusDocs® 500

STANDARD AGREEMENT AND GENERAL CONDITIONS BETWEEN OWNER AND CONSTRUCTION MANAGER

(Where the Basis of Payment is a Guaranteed Maximum Price with an Option for Preconstruction Services)

Dated September 23, 2024.

Pursuant to Section 3.3 of the Agreement dated June 5, 2024, between the Owner, City of Bentonville and the Contractor, Crossland Heavy Contractors, Inc. for Water Resource Recovery Improvements Project (the Project), the Owner and the Contractor desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Contractor agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, is ninety-seven million, six hundred fifty-seven thousand and nine hundred sixteen Dollars (\$97,657,916). **This GMP and amendment is contingent upon closing of the loan through ANRC for SRF funds allocated for the Bentonville Water Resource Recovery Improvements Project.**

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.

EXHIBIT A Drawings and Specifications, including Addenda, if any, and information furnished by the Owner under Section 4.3.

- Drawings Set Dated April 2024 Volumes 1-3, pages 1-384.
- Specifications Dated April 2024 Volumes 1-2, pages 1-1459
- Specifications Dated April 2024 Volume 1 Addenda DIV 4-7, pages 1-148

EXHIBIT B GMP Proposal, dated September 10, 2024, pages 1-288

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is May 21, 2029.

Substantial Completion is contingent upon completion of pre-construction based on the following timeline.

- Hawkins Weir issues 100% Design Documents on 1/6/2025
- CHC 100% Design Review / Package Development (4 weeks) – Complete on 1/31/2025
- Bid Period (6 weeks) – Complete on 3/14/2025
- CHC De-Scoping & Bidder Recommendations (3 weeks) – Complete on 4/7/2025
- Bentonville Review / NTP Issuance (2 weeks) – Begin Construction 4/21/2025

ARTICLE 3 DATE OF FINAL COMPLETION



The Date of Final Completion of the Work is: Sixty (60) Calendar Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of _____.

OWNER ATTEST: _____

OWNER: City of Bentonville

BY: _____

PRINT NAME:

PRINT TITLE:

CONTRACTOR ATTEST: _____

CO _____ Inc.

BY: _____

PRINT NAME: Mark Sell

PRINT TITLE: Executive Chairman of the Board

END OF DOCUMENT.



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AMENDED GMP AGREEMENT WITH CROSSLAND HEAVY CONTRACTORS, INC., FOR CONSTRUCTION MANAGEMENT AND SERVICES FOR THE CONSTRUCTION OF THE WATER RESOURCE RECOVERY FACILITY, IN AN AMOUNT NOT TO EXCEED NINETY-SEVEN MILLION SIX HUNDRED FIFTY-SEVEN THOUSAND NINE HUNDRED SIXTEEN DOLLARS (\$97,657,916.00); AND FOR OTHER PURPOSES.

WHEREAS, Bentonville Water Resource Recovery Facility requests approval to enter into a Guaranteed Maximum Price Amendment to the existing agreement with Crossland Heavy Contractors, Inc.;

WHEREAS, this amended agreement will provide construction management and general contractor services for the construction of the Water Resource Recovery Facility located at 1901 NE A Street;

WHEREAS, the City of Bentonville selected this firm following the City's standard RFQ solicitation and selection process for the procurement of professional services in accordance with state law; and

WHEREAS, the contract is contingent upon the closing of the ANRC funding, and a budget adjustment will follow.

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

Section 1: The Mayor and City Clerk are authorized to enter into an amended GMP contract with Crossland Heavy Contractors, Inc. for construction management and services for the construction of the WRRF located at 1901 NE A Street, in an amount not to exceed ninety-seven million six hundred fifty-seven thousand nine hundred sixteen dollars (\$97,657,916.00);

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

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

PASSED this ____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, MAYOR

Malorie Marrs, CITY CLERK



Consent Agenda Item [LS24-0027](#)

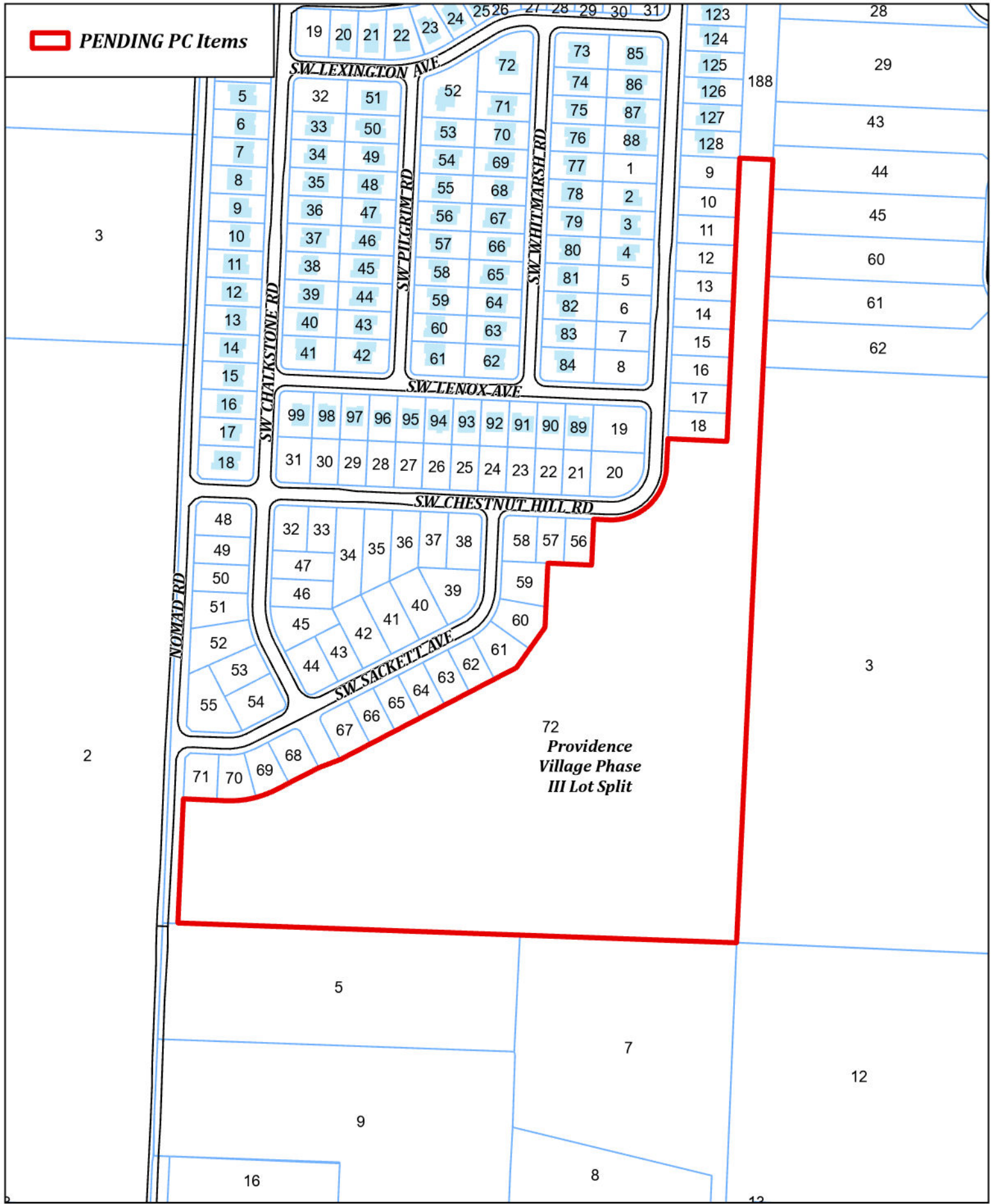
For the Planning Commission meeting on October 8, 2024

Details

Lot Split: Existing Lot 72 of Providence Village Subdivision Phase 3 Creating New Lots 73 and 74 of Providence Village Subdivision Phase 3, Southwest Chestnut Hill Road, R-1, Low-Density Single-Family Residential, *LS24-0027*

A lot split of existing Lot 72 of Providence Village Subdivision Phase 3 Creating New Lots 73 and 74 of Providence Village Subdivision Phase 3. Per the requirements of the Master Street Plan, the existing right-of-way is adequate along Southwest Nomad Road and Southwest Chestnut Hill Road. The plat will dedicate a 20-foot utility easement on Lot 74 and a 20-foot drainage easement on the northwest part of Lot 73.

 **PENDING PC Items**



72
Providence
Village Phase
III Lot Split



LS24-0027
Providence Village Phase III Lot Split
Lot Split



DRAWING: G:\17106304_PROVIVSUB\INFRASTRUCTURE\SURVEY\DWG\17106304_LOT SPLIT.DWG
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Page 127 of 222

27) PARCEL NUMBER: 01-20502-000
XIANG, XUEQIONG
4303 SW SACKETT AVE
BENTONVILLE, AR 72713
LOT 59, PROVIDENCE VILLAGE PHASE III

28) PARCEL NUMBER: 01-20500-000
MCKINNEY, NICHOLAS & BRITTNEY
7107 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 57, PROVIDENCE VILLAGE PHASE III

29) PARCEL NUMBER: 01-20499-000
MCGILVER, ANDREW CHARLES
7105 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 56, PROVIDENCE VILLAGE PHASE III

30) PARCEL NUMBER: 01-20461-000
JIMENEZ, JAVIER F TEADOR & SUAREZ, MARIA V SOCORRO
7003 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 18, PROVIDENCE VILLAGE PHASE III

31) PARCEL NUMBER: 01-20460-000
REED, LAURA
7001 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 17, PROVIDENCE VILLAGE PHASE III

32) PARCEL NUMBER: 01-20459-000
PUSALOU, GREENATH
6907 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 16, PROVIDENCE VILLAGE PHASE III

33) PARCEL NUMBER: 01-20458-000
SITH, MELISSA LYNN
6905 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 15, PROVIDENCE VILLAGE PHASE III

34) PARCEL NUMBER: 01-20457-000
HARGRAVES, MARY ANN
6903 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 14, PROVIDENCE VILLAGE PHASE III

35) PARCEL NUMBER: 01-20456-000
SMITH, MARK & KAREN
6901 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 13, PROVIDENCE VILLAGE PHASE III

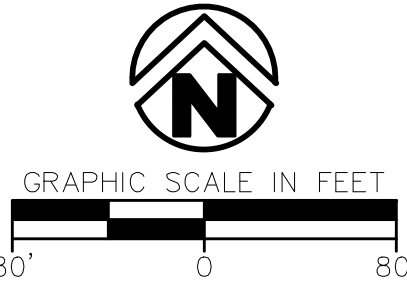
36) PARCEL NUMBER: 01-20455-000
CRACCHIOLO, ARBAIL & CRACCHIOLO, ANTHONY
6907 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 12, PROVIDENCE VILLAGE PHASE III

37) PARCEL NUMBER: 01-20454-000
RAMNANI, JAYESH & VERMA, KRISHNA
6805 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 11, PROVIDENCE VILLAGE PHASE III

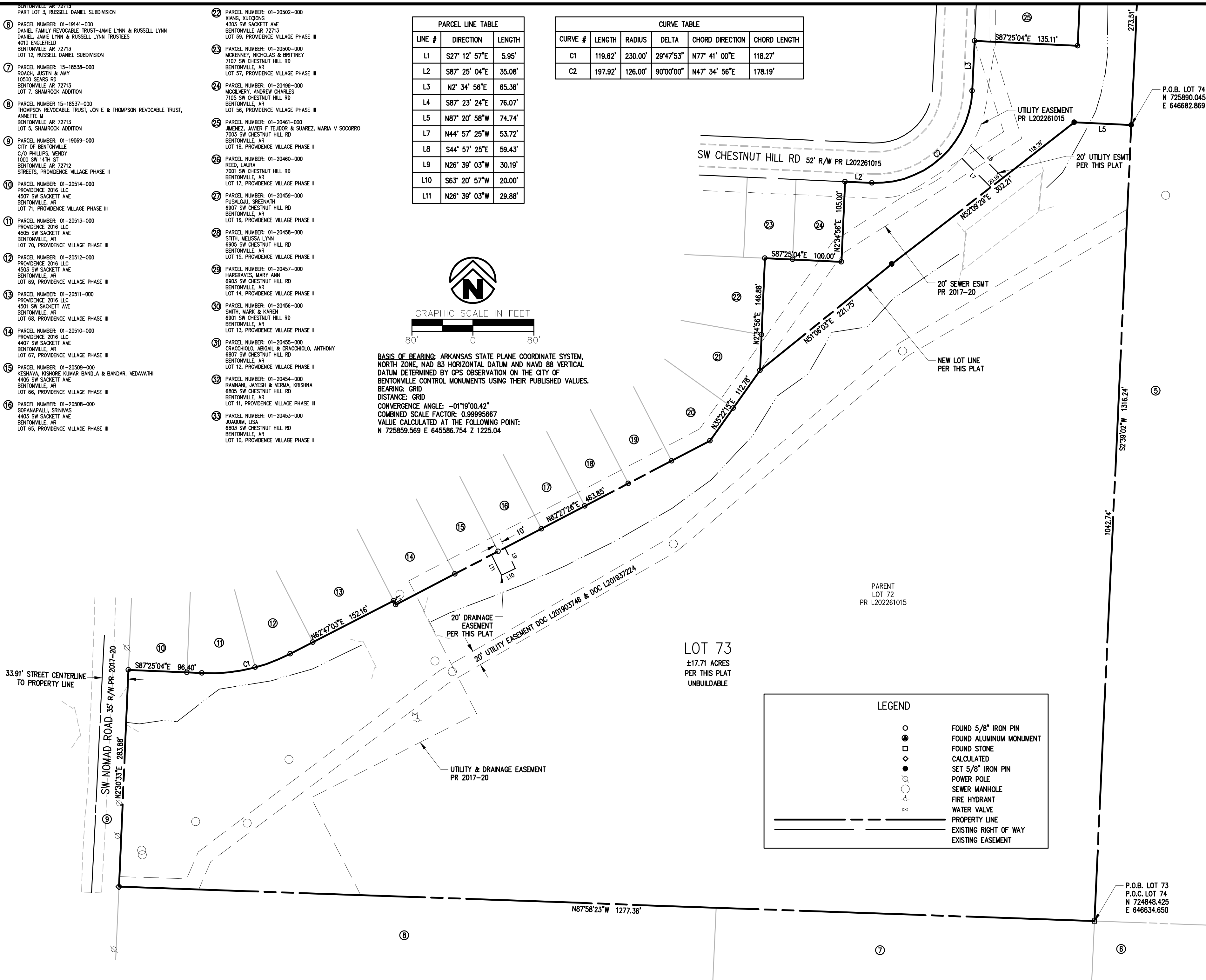
38) PARCEL NUMBER: 01-20453-000
JOAQUIM, LISA
6803 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 10, PROVIDENCE VILLAGE PHASE III

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27° 12' 57"E	5.95'
L2	S87° 25' 04"E	35.08'
L3	N2° 34' 56"E	65.36'
L4	S87° 23' 24"E	76.07'
L5	N87° 20' 58"W	74.74'
L7	N44° 57' 25"W	53.72'
L8	S44° 57' 25"E	59.43'
L9	N26° 39' 03"E	30.19'
L10	S63° 20' 57"W	20.00'
L11	N26° 39' 03"W	29.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	119.62'	230.00'	29°47'53"	N77° 41' 00"E	118.27'
C2	197.92'	126.00'	90°00'00"	N47° 34' 56"E	178.19'



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 83 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'00.42"
COMBINED SCALE FACTOR: 0.9999567
VALUE CALCULATED AT THE FOLLOWING POINT:
N 725859.569 E 645586.754 Z 1225.04



RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1460

SEAL



LOT SPLIT PLAT OF
LOT 72
PROVIDENCE VILLAGE PHASE III

PROVIDENCE 2016 LLC

BENIONVILLE
ARKANSAS

DATE:	09/17/2024
PROJECT NO:	17106304
CONTACT:	K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

 **Crafton Tull**

479.636.4838 †
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



© 2024 Crafton, Tull & Associates, Inc.

[illegible]

SHEET NO.:

2 OF 3

ATLAS PAGE: 564

CITY OF BENTONVILLE
PROJECT NUMBER: LS24-0027

DRAWING: G:\17106304_PROVIVSUB-INFRASTRUCTURE\SURVEY\DWG\17106304_LOT SPLIT.DWG
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ADJOINING PROPERTY OWNER INFORMATION

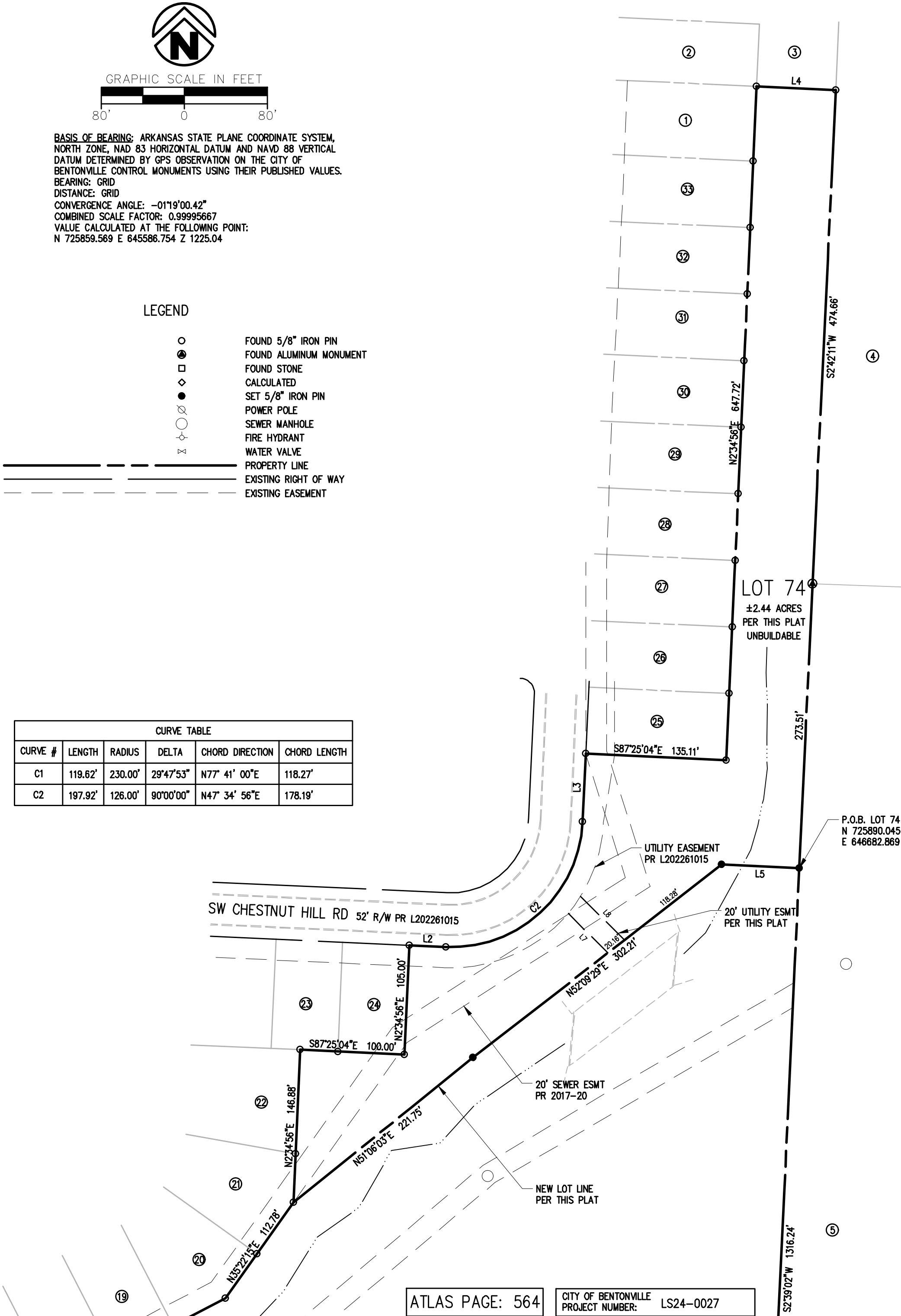
- 1 PARCEL NUMBER: 01-20452-000
XU, CHUANBI
6801 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 9, PROVIDENCE VILLAGE PHASE III
- 2 PARCEL NUMBER: 01-17965-000
BONHAM, KENLEY
6709 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 128, PROVIDENCE VILLAGE PHASE II
- 3 PARCEL NUMBER: 01-18025-000
PROVIDENCE VILLAGE PROPERTY OWNERS ASSOCIATION
4058 N COLLEGE AVE STE 300
BOX 9
FAYETTEVILLE AR 72703
LOT 188, PROVIDENCE VILLAGE PHASE I
- 4 PARCEL NUMBER: 01-20120-000
AMAZING LAND COMPANY LLC
7304 S YALE AVE
TULSA OK 74136-7027
LOT 4, RUSSELL DANIEL SUBDIVISION
- 5 PARCEL NUMBER: 01-20119-000
DANIEL FAMILY REVOCABLE TRUST-RUSSELL LYNN & JAMIE
DANIEL, RUSSELL LYNN & JAMIE LYNN TRUSTEES
4010 ENGLEFIELD
BENTONVILLE AR 72713
PART LOT 3, RUSSELL DANIEL SUBDIVISION
- 6 PARCEL NUMBER: 01-19141-000
DANIEL FAMILY REVOCABLE TRUST-JAMIE LYNN & RUSSELL LYNN
DANIEL, JAMIE LYNN & RUSSELL LYNN TRUSTEES
4010 ENGLEFIELD
BENTONVILLE AR 72713
LOT 12, RUSSELL DANIEL SUBDIVISION
- 7 PARCEL NUMBER: 15-18538-000
ROACH, JUSTIN & AMY
10500 SEARS RD
BENTONVILLE AR 72713
LOT 7, SHAMROCK ADDITION
- 8 PARCEL NUMBER 15-18537-000
THOMPSON REVOCABLE TRUST, JON E & THOMPSON REVOCABLE TRUST,
ANNETTE W
BENTONVILLE AR 72713
LOT 5, SHAMROCK ADDITION
- 9 PARCEL NUMBER: 01-19069-000
CITY OF BENTONVILLE
C/O PHILLIPS, WENDY
1000 SW 14TH ST
BENTONVILLE AR 72712
STREETS, PROVIDENCE VILLAGE PHASE II
- 10 PARCEL NUMBER: 01-20514-000
PROVIDENCE 2016 LLC
4507 SW SACKETT AVE
BENTONVILLE, AR
LOT 71, PROVIDENCE VILLAGE PHASE III
- 11 PARCEL NUMBER: 01-20513-000
PROVIDENCE 2016 LLC
4505 SW SACKETT AVE
BENTONVILLE, AR
LOT 70, PROVIDENCE VILLAGE PHASE III
- 12 PARCEL NUMBER: 01-20512-000
PROVIDENCE 2016 LLC
4503 SW SACKETT AVE
BENTONVILLE, AR
LOT 69, PROVIDENCE VILLAGE PHASE III
- 13 PARCEL NUMBER: 01-20511-000
PROVIDENCE 2016 LLC
4501 SW SACKETT AVE
BENTONVILLE, AR
LOT 68, PROVIDENCE VILLAGE PHASE III
- 14 PARCEL NUMBER: 01-20510-000
PROVIDENCE 2016 LLC
4407 SW SACKETT AVE
BENTONVILLE, AR
LOT 67, PROVIDENCE VILLAGE PHASE III
- 15 PARCEL NUMBER: 01-20509-000
KESHAVA, KISHORE KUMAR BANDLA & BANDAR, VEDAVATHI
4405 SW SACKETT AVE
BENTONVILLE, AR
LOT 66, PROVIDENCE VILLAGE PHASE III
- 16 PARCEL NUMBER: 01-20508-000
GOPANAPALLI, SRINIVAS
4403 SW SACKETT AVE
BENTONVILLE, AR
LOT 65, PROVIDENCE VILLAGE PHASE III

ADJOINING PROPERTY OWNER INFORMATION

- 17 PARCEL NUMBER: 01-20507-000
JAIN, ANKIT & PRASHIMA
4401 SW SACKETT AVE
BENTONVILLE, AR 72713
LOT 64, PROVIDENCE VILLAGE PHASE III
- 18 PARCEL NUMBER: 01-20506-000
BUCKNER, ASTRID ROGIO
4311 SW SACKETT AVE
BENTONVILLE, AR
LOT 63, PROVIDENCE VILLAGE PHASE III
- 19 PARCEL NUMBER: 01-20505-000
GUPTA, AMRISH & VAISHALI
4309 SW SACKETT AVE
BENTONVILLE, AR
LOT 62, PROVIDENCE VILLAGE PHASE III
- 20 PARCEL NUMBER: 01-20504-000
CARNO, WABICAR & HIMAYA, QUERLY JEFFERSON
4307 SW SACKETT AVE
BENTONVILLE AR 72713
LOT 61, PROVIDENCE VILLAGE PHASE III
- 21 PARCEL NUMBER: 01-20503-000
SUKUMARAN, VIVEK GEETHA
4305 SW SACKETT AVE
BENTONVILLE, AR
LOT 60, PROVIDENCE VILLAGE PHASE III
- 22 PARCEL NUMBER: 01-20502-000
XIANG, XUEQIONG
4303 SW SACKETT AVE
BENTONVILLE AR 72713
LOT 59, PROVIDENCE VILLAGE PHASE III
- 23 PARCEL NUMBER: 01-20500-000
MCKENNEY, NICHOLAS & BRITTNEY
7107 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 57, PROVIDENCE VILLAGE PHASE III
- 24 PARCEL NUMBER: 01-20499-000
MCGILVER, ANDREW CHARLES
7105 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 56, PROVIDENCE VILLAGE PHASE III
- 25 PARCEL NUMBER: 01-20461-000
JIMENEZ, JAVIER F TEJADOR & SUAREZ, MARIA V SOCORRO
7003 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 18, PROVIDENCE VILLAGE PHASE III
- 26 PARCEL NUMBER: 01-20460-000
REED, LAURA
7001 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 17, PROVIDENCE VILLAGE PHASE III
- 27 PARCEL NUMBER: 01-20459-000
PUSALOU, SREENATH
6907 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 16, PROVIDENCE VILLAGE PHASE III
- 28 PARCEL NUMBER: 01-20458-000
SMITH, MELISSA LYNN
6905 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 15, PROVIDENCE VILLAGE PHASE III
- 29 PARCEL NUMBER: 01-20457-000
HARGRAVES, MARY ANN
6903 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 14, PROVIDENCE VILLAGE PHASE III
- 30 PARCEL NUMBER: 01-20456-000
SMITH, MARK & KAREN
6901 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 13, PROVIDENCE VILLAGE PHASE III
- 31 PARCEL NUMBER: 01-20455-000
GRACCHIOLO, ABIGAIL & GRACCHIOLO, ANTHONY
6807 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 12, PROVIDENCE VILLAGE PHASE III
- 32 PARCEL NUMBER: 01-20454-000
RAMNANI, JAYESH & VERMA, KRISHNA
6805 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 11, PROVIDENCE VILLAGE PHASE III
- 33 PARCEL NUMBER: 01-20453-000
JOAQUIM, LISA
6803 SW CHESTNUT HILL RD
BENTONVILLE, AR
LOT 10, PROVIDENCE VILLAGE PHASE III

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27° 12' 57"E	5.95'
L2	S87° 25' 04"E	35.08'
L3	N2° 34' 56"E	65.36'
L4	S87° 23' 24"E	76.07'
L5	N87° 20' 58"W	74.74'
L7	N44° 57' 25"W	53.72'
L8	S44° 57' 25"E	59.43'
L9	N26° 39' 03"W	30.19'
L10	S63° 20' 57"W	20.00'
L11	N26° 39' 03"W	29.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	119.62'	230.00'	29°47'53"	N77° 41' 00"E	118.27'
C2	197.92'	126.00'	90°00'00"	N47° 34' 56"E	178.19'



RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1460

SEAL



LOT SPLIT PLAT OF
LOT 72
PROVIDENCE VILLAGE PHASE III

PREPARED FOR:
PROVIDENCE 2016 LLC

ARKANSAS
BENTONVILLE

DATE: 09/17/2024
PROJECT NO: 17106304
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC.
No. 127
© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

3 OF 3

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 72 OF PROVIDENCE
VILLAGE SUBDIVISION, PHASE 3 CREATING NEW LOTS 73 AND 74 OF
PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS24-0027)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 72 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 creating new LOTS 73 AND 74 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 1, 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 72 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 creating new LOTS 73 AND 74 OF PROVIDENCE VILLAGE SUBDIVISION, PHASE 3 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Consent Agenda Item [FP24-0011](#)

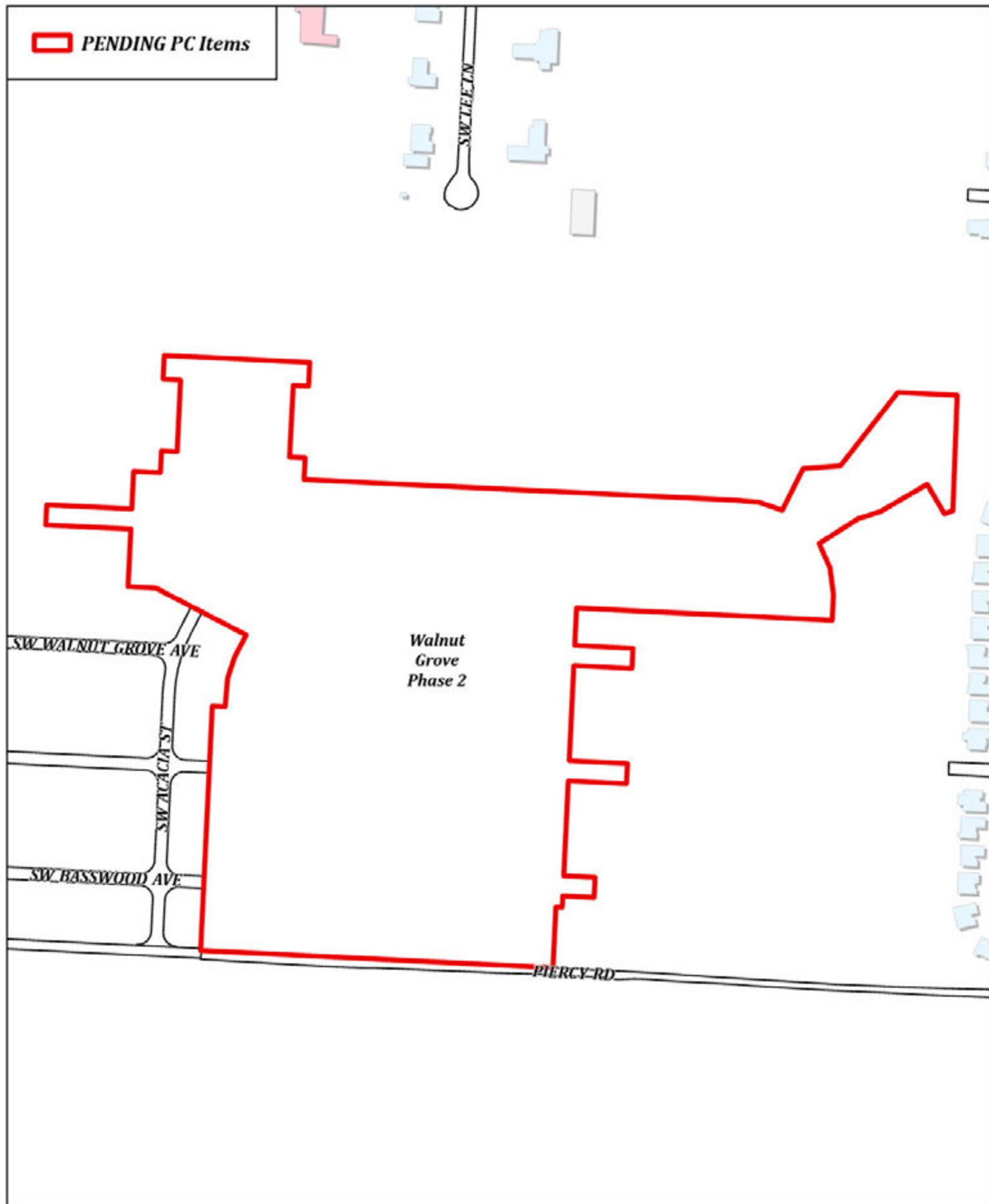
For the Planning Commission meeting on October 8, 2024

Details

Final Plat: Walnut Grove Subdivision Phase 2, creating new Lots 1-82, RLP Developments LLC, Southwest Barron road and Southwest Piercy Road, R-1, Low-Density Single-Family Residential, FP24-0011

A final plat of Walnut Grove Subdivision Phase 2, creating new lots 1-82 This plat dedicates utility easements along the exterior of the new lots, as well as multiple drainage easements to serve the subdivision. Lots 78 and 79 are both storm water detention ponds, while Lot 51 is a common area lot and lots 80-82 are out lots for future phases. The plat also dedicates right of way for the new public streets that were built to serve the subdivision. The plat adheres to all requirements of the Land Development Code.

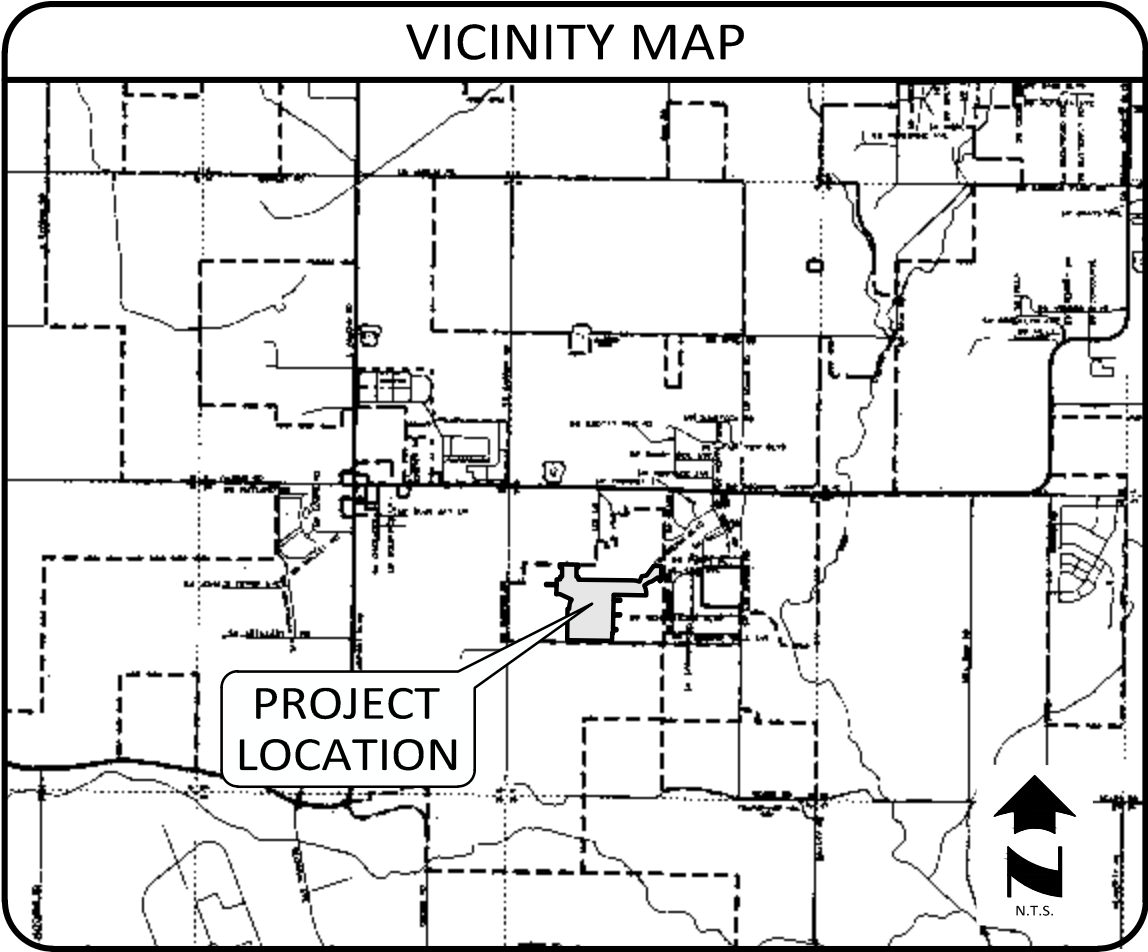
 **PENDING PC Items**



FP24-0011
Walnut Grove Phase II
Final Plat



Drawing Name: A:\1000a\1425\001\TY\RLP-P-36 Main Walnut Grove Drafting\RLP-P-36 (B1425) FINAL PLAT PHASE II.dwg Last Modified: Sep 25, 2024 - 4:24am Plotted on: Sep 25, 2024 - 4:28am by ahlb174



GENERAL NOTES:

- BASIS OF BEARINGS: GRID NORTH, STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), NAD 83 (2011)(EPOCH:2010.0000), BASED ON RT KINEMATIC GNSS OBSERVATIONS DERIVED FROM A STATIC GNSS BASE AND OPUS POST-PROCESSED SOLUTION, HAVING PUBLISHED VALUES OF: LATITUDE 36°18'27.8443" N; LONGITUDE 94°17'18.4157" W; AND A COMPUTED COMBINED SCALE FACTOR (GRID TO GROUND) OF 1.0000388257.
- GRID NORTH CONVERGENCE: AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, ROTATE FROM GRID NORTH 01°20'07.3" TO THE LEFT FOR TRUE (GEODETIC) NORTH.
- FLOOD INFORMATION: BASED UPON REVIEW OF NFIP FIRM, BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0245K, EFFECTIVE DATE JUNE 5, 2012, AND BY GRAPHIC PLOTTING ONLY, THAT PART OF THE SUBJECT PROPERTY LIES WITHIN: ZONE X, OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- EVERY RECORDED DOCUMENT REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. SURVEYOR HAS NOT MADE A THOROUGH INVESTIGATION OR INDEPENDENT SEARCH FOR ANY EASEMENTS OR OTHER ENCUMBRANCES OR FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH AND/OR TITLE COMMITMENT WOULD DISCLOSE. OTHER DOCUMENTS OF RECORD, RIGHTS, OR FACTS, MAY EXIST AND AFFECT THIS SUBJECT PROPERTY.
- SUBSURFACE OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- EXISTING UTILITIES SHOWN HEREON WERE LOCATED BY REASONABLE VISUAL OBSERVED SURFACE IMPROVEMENTS, UNLESS NOTED OTHERWISE. NO ATTEMPT HAS BEEN MADE TO LOCATE OR DEPICT ANY UNDERGROUND UTILITIES FOR THIS SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY NEED TO BE VERIFIED TO DETERMINE WHAT RIGHTS, IF ANY, THAT MAY EXIST.
- LOT 78 & LOT 79 ARE DRAINAGE EASEMENTS

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- BEFORE ANY WORK IN THE STREET RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.13.
- 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.

WALNUT GROVE SUBDIVISION PHASE II

Phase II Lots 1-82

PART OF THE S1/2 OF THE NW1/4 OF SECTION 21 ,
TOWNSHIP 19 NORTH, RANGE 31 WEST, 5TH PRINCIPAL
MERIDIAN, BENTON COUNTY, ARKANSAS

PHASE II DESCRIPTION:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 BEING A FOUND COTTON PICKER SPINDLE: THENCE SOUTH 87°12'54" EAST A DISTANCE OF 999.91 FEET TO A POINT AT THE SOUTHEAST CORNER OF WALNUT GROVE SUBDIVISION, PHASE I, BEING FILED FOR RECORD AT DOCUMENT NUMBER L202353286 AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST BOUNDARY OF SAID WALNUT GROVE PHASE I THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 546.06 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 28.70 FEET TO A POINT; THENCE NORTH 05° 00' 33" EAST FOR A DISTANCE OF 64.49 FEET TO A POINT; THENCE NORTH 18° 27' 16" EAST FOR A DISTANCE OF 48.03 FEET TO A POINT; THENCE NORTH 27° 17' 24" EAST FOR A DISTANCE OF 56.61 FEET TO A POINT; THENCE NORTH 62° 32' 19" WEST A DISTANCE OF 227.68 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 61.43 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 128.69 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 196.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 83.70 FEET TO A POINT; THENCE SOUTH 87° 16' 00" EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 48.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 39.00 FEET TO A POINT; THENCE NORTH 02° 44' 02" EAST FOR A DISTANCE OF 53.12 FEET TO A ONE HALF INCH REBAR WITH PS 1834 CAP BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG SAID NORTH LINE SOUTH 87° 15' 04" EAST FOR A DISTANCE OF 325.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 53.04 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 34.19 FEET TO A POINT; THENCE SOUTH 02° 57' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 34.81 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 48.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 960.00 FEET TO A POINT; THENCE SOUTH 84° 55' 35" EAST FOR A DISTANCE OF 56.93 FEET TO A POINT; THENCE SOUTH 71° 03' 44" EAST FOR A DISTANCE OF 54.54 FEET TO A POINT; THENCE NORTH 26° 32' 00" EAST FOR A DISTANCE OF 103.70 FEET TO A POINT; THENCE NORTH 85° 41' 26" EAST FOR A DISTANCE OF 83.47 FEET TO A POINT; THENCE NORTH 38° 00' 58" EAST FOR A DISTANCE OF 208.51 FEET TO A ONE HALF INCH REBAR WITH PS 1834 CAP BEING ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG SAID NORTH LINE SOUTH 87° 04' 36" EAST FOR A DISTANCE OF 132.52 FEET TO A POINT; THENCE SOUTH 02° 09' 09" WEST FOR A DISTANCE OF 257.69 FEET TO A POINT; THENCE SOUTH 68° 46' 30" WEST FOR A DISTANCE OF 20.08 FEET TO A POINT; THENCE NORTH 30° 16' 18" WEST FOR A DISTANCE OF 76.60 FEET TO A POINT; THENCE SOUTH 59° 43' 42" WEST FOR A DISTANCE OF 121.07 FEET TO A POINT; THENCE SOUTH 72° 21' 42" WEST FOR A DISTANCE OF 51.45 FEET TO A POINT; THENCE SOUTH 57° 38' 53" WEST FOR A DISTANCE OF 103.70 FEET TO A POINT; THENCE SOUTH 24° 01' 13" EAST FOR A DISTANCE OF 59.79 FEET TO A POINT; THENCE SOUTH 07° 21' 23" EAST FOR A DISTANCE OF 59.79 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 57.43 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 571.20 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 83.70 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 212.39 FEET TO A POINT; THENCE SOUTH 87° 15' 58" EAST FOR A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 87° 15' 58" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 87° 15' 56" WEST FOR A DISTANCE OF 14.24 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 83.07 FEET TO A POINT; THENCE SOUTH 87° 22' 35" EAST FOR A DISTANCE OF 136.00 FEET TO A POINT; THENCE SOUTH 02° 44' 02" WEST FOR A DISTANCE OF 52.98 FEET TO A POINT; THENCE NORTH 87° 12' 54" WEST FOR A DISTANCE OF 923.33 FEET TO THE POINT OF BEGINNING, CONTAINING 27.76 ACRES, MORE OR LESS.

BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 721-4543, JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T: BRENT BALDWIN, 1133 E. HAROLD ST., FAYETTEVILLE, AR 72701, (479) 200-9022 OR (479) 571-6609, 886585@ATT.COM

COX COMMUNICATIONS: TIMOTHY GOSS, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 651-5583 TIMOTHY.GOSS@COX.COM

FIRE DEPT.: CITY OF BENTONVILLE, JUSTIN SCANTLIN, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927 OR (479) 685-1096

STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130

WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140

ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159

WASTEWATER DEPT.: CITY OF BENTONVILLE, CHRIS EARL, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3161

PLANNING DEPT.: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3122

BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3108

CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993

STORMWATER: CITY OF BENTONVILLE, JASON WEST, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-6719, JWEST@BENTONVILLEAR.COM

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

STATE OF _____)
COUNTY OF _____) SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

I, CLAYTON D. CROTTS, 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: _____
CLAYTON D. CROTTS, ARKANSAS PS #1834

Filing Block

SURVEYOR

CLAYTON D. CROTTS, P.L.S.
HALFF
1111 N LEE AVENUE, STE 400
OKLAHOMA CITY, OK 73103
TELEPHONE: (405) 546-3822

ENGINEER

PATRICK R.FOY, P.E.
HALFF
2407 SE COTTONWOOD STREET, STE 1
BENTONVILLE, AR 72712
TELEPHONE: (479) 273-2209

OWNER/DEVELOPER

RLP DEVELOPMENTS, LLC
PO BOX 3207
BENTONVILLE, AR 72712
TELEPHONE: (479) 530-2337



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE SUBDIVISION PHASE II

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: N/A
Date: 09.20.2024	Plot Scale: 1
Project No.: 51925.001	DWG Name: PLAT

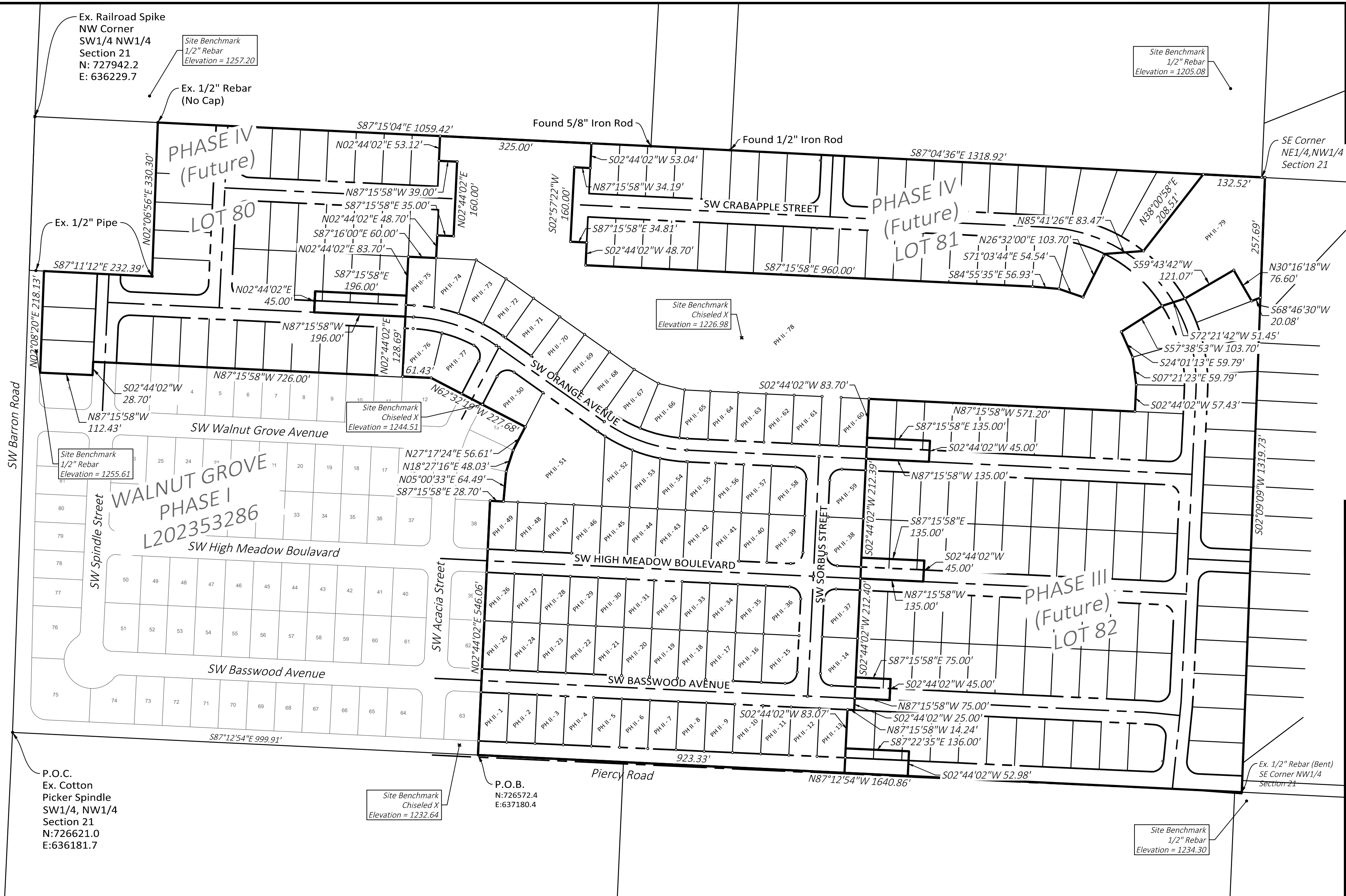
SHEET

1

of 5

ARKANSAS PLAT CODE: 500-19N-31W-0-21-400-04-1834

Drawing Name: A:\1000a\1425\00\1BTV\RLP-56 Walnut Grove Drafting\RLP-56 (B1425) FINAL PLAT PHASE II.dwg Last Modified: Sep 25, 2024 - 4:24am Plotted on: Sep 25, 2024 - 4:35am by dlb174



Filing Block



Grid North

1 Inch = 150 Feet

PRELIMINARY
FOR REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

WALNUT GROVE SUBDIVISION PHASE II

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1" = 100'
Date:	09.20.2024	Plot Scale:	1
Project No.:	51925.001	DWG Name:	PLAT

SHEET

2

of 5

LEGEND

	Ex. Section Line		Set 1/2" Rebar w/ PS# 1834 Cap
	Ex. Boundary Line		Set Mag Nail w/ PS# 1834 Washer
	Ex. Adjacent Boundary Line		Ex. Rebar
	Ex. Right of Way Line		Ex. Nail
	Ex. Road Centerline		Ex. Railroad Spike
	Ex. Easement Line		Ex. Water Meter
	Proposed Concrete Sidewalk By Developer		Ex. Fire Hydrant
	Proposed Concrete Sidewalk By Lot Builder		Ex. Water Valve
	Proposed Standard Duty Asphalt Pavement		Ex. Sewer Manhole
	Proposed Lot Line		Lot Address
	Proposed Right of Way Line		Utility Easement
	Proposed Road Centerline		Landscape Easement
	Dedicated Easement Line		Minimum Finished Floor Elevation



INSET "A"

DRAINAGE EASEMENT
DEDICATED PER THIS PLAT
±6,656 Sq. Ft.

Piercy Road

N02°40'40"E 34.44'

S87°12'54"E 196.34'

N87°12'54"W 169.50'

S02°37'25"W 33.36'

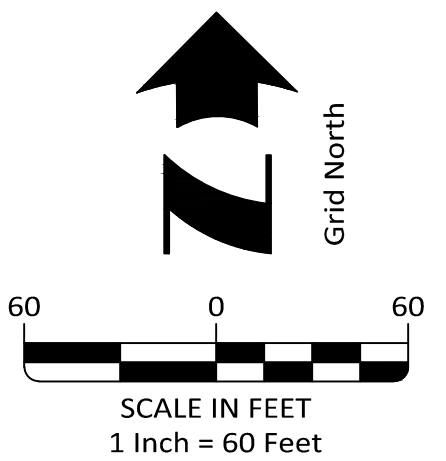
N87°31'48"W 196.37'

Ex. 90' Drainage Easement L202341511

Parcel #: 01-08215-100
R/LP DEVELOPMENTS LLC
Zoning: A-1

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C3	150.18'	335.00'	76.37'	S 44° 04' 30" E	148.93'
C15	39.27'	25.00'	25.00'	S 42° 15' 58" E	35.36'
C16	39.27'	25.00'	25.00'	N 47° 44' 02" E	35.36'
C27	168.35'	310.00'	86.30'	S 47° 54' 34" E	166.29'
C28	136.42'	360.00'	69.04'	N 41° 07' 40" W	135.61'

Site Benchmark
1/2" Rebar
Elevation = 1205.08



PRELIMINARY
FOR REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**WALNUT GROVE SUBDIVISION
PHASE II**

Bentonville, Arkansas

Prepared For: RLP Developments, Inc.
City Project #: FP24-0011
Atlas Page: 563

FINAL PLAT

Revisions

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: 1" = 60'
Date: 09.20.2024	Plot Scale: 1
Project No.: 51925.001	DWG Name: PLAT

SHEET

5

of 5

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF LOTS 1 THROUGH 82 OF
WALNUT GROVE SUBDIVISION, PHASE 2
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: FP24-0011)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOTS 1 THROUGH 82 OF WALNUT GROVE SUBDIVISION, PHASE 2, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 1, 2024;

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

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

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

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

Section 1: That the final plat of LOTS 1 THROUGH 82 OF WALNUT GROVE SUBDIVISION, PHASE 2 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Rezone - Bryant Partners LLC - RO, Residential Office to C-1, Neighborhood Commercial

1008 & 1011 Northwest J Street

PC Date: 10/1/2024

Staff Report Details

Project Number	RZ24-0038
Applicant / Current Owner	Shannon Roberts / Bryant Partners LLC
Site Area	+/- 1.71 Acres
Current Zoning	RO, Residential Office
Requested Zoning	C-1, Neighborhood Commercial
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	CU24-0014

Property Description

The subject property is located at 1008 and 1011 Northwest J Street. The property is presently zoned R-O, Residential Office, with a land use designation of General Commercial. The property has direct access to Northwest J Street. Surrounding zoning districts include R-1, Low-Density Single Family Residential to the west and south; C-1, Neighborhood Commercial to the east; and C-2, General Commercial to the north.

Project Details

The applicant has requested a rezoning of the property from R-O, Residential Office to C-1, Neighborhood Commercial. The applicant states in their narrative they would like to rezone as part of Kingston Center being an office/mixed-use park. The applicant states the requested zoning change will allow the spaces within the project to provide personal services for the surrounding residential areas while continuing to maintain a character in harmony with residential development. The current spaces include a chiropractor office, a computer services office, and an office leased by the State of Arkansas that includes Thinkwell Hybrid School of Discovery (CU24-0014).

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as General Commercial and is surrounded by General Commercial to the east, north, and west. The adjacent blocks on the south are classified as Low-Density Residential (LDR).

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

This zoning request aligns with the Future Land Use Map, recommending C-1, Neighborhood Commercial or C-2, General Commercial zoning for General Commercial land use. This location is within Priority Area 2 of the Community Plan, Infill Development, supporting the development of vacant properties already served by infrastructure within the context of existing development. Infill development supports new commercial and industrial development, strengthening and diversifying the city's tax base and employment opportunities.

The applicant states there is no anticipated increase in traffic from the zoning change.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by General Commercial lots with some Low-Density Residential lots to the south. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 2 Infill Development

Similarly, this property lies within a couple of zoning districts. The property has C-1, Neighborhood Commercial zoning to the east; C-2, General Commercial zoning to the north; and R-1, Low-Density Single-Family Residential zoning to the west and south.

From a built environment lens, this development consists of commercial uses and buildings with residential areas adjacent to the commercial park. All public utilities exist and currently service this site.

Conclusion

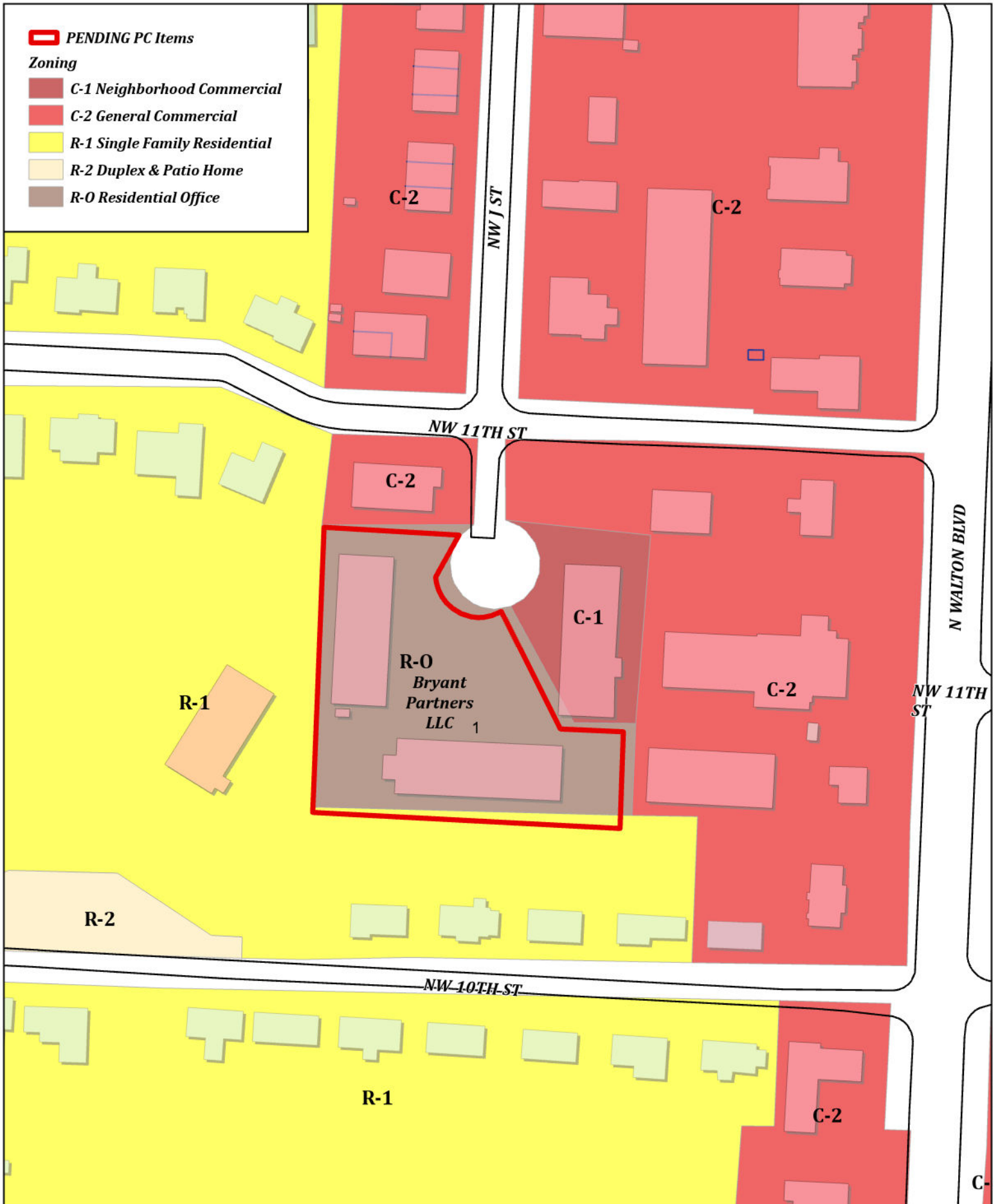
Given this property's location within commercial zoning and land use, as well as the Community Plan's call for Infill Development, staff recommends approval of this request.

Additional Details

 **PENDING PC Items**

Zoning

-  **C-1 Neighborhood Commercial**
-  **C-2 General Commercial**
-  **R-1 Single Family Residential**
-  **R-2 Duplex & Patio Home**
-  **R-O Residential Office**



RZ24-0038
Bryant Partners LLC
Rezone R-O to C-1



Kingston Center

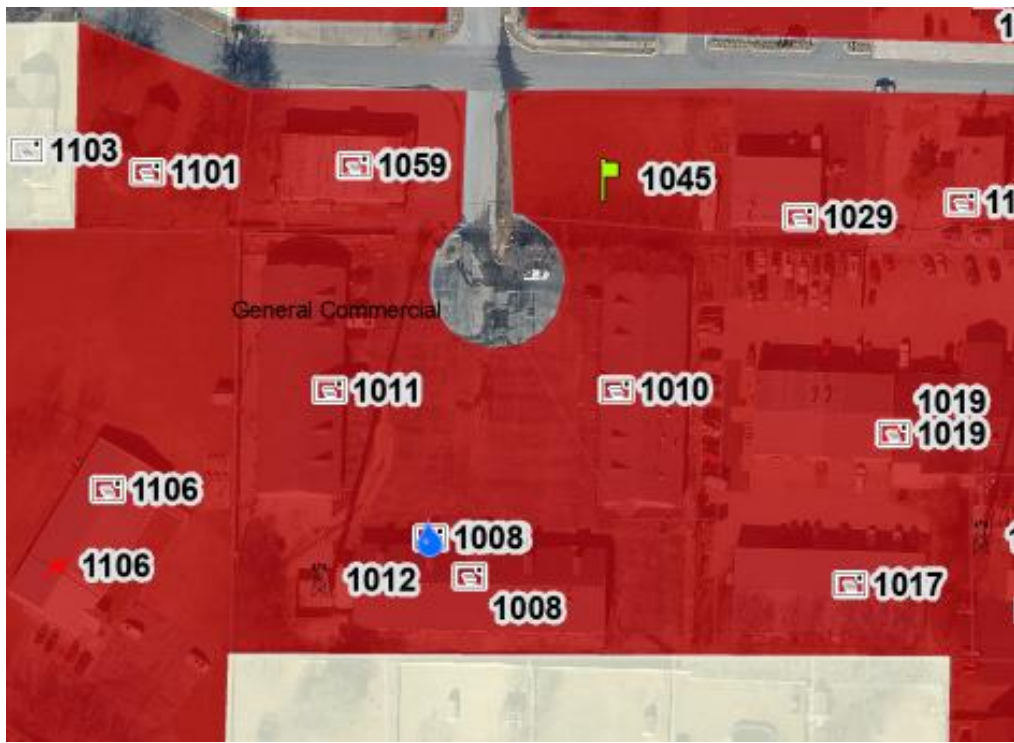
Kingston Center is an office/mixed use park east of North Walton Blvd. Building 1010 NW J Street is on Parcel 01-08250-000 and has a C-1 Commercial zoning. 1008 & 1011 NW J Street are on Parcel 01-08249-000 and have a RO Residential Office zoning and ownership is requesting this parcel to be rezoned to C-1, Neighborhood Commercial. Both of these parcels are owned by Bryant Partners, LLC and operate as a single project. All properties on NW J Street in this neighborhood have C-1 or C-2 zoning designations except the subject parcel. The Land Use Plan for this property is General Commercial, which is reasonable and appropriate as this property is part of the commercial makeup of this neighborhood and the continuing improvements to the North Walton corridor. No changes in ownership are pending or currently anticipated.

The requested zoning change will allow the spaces within the project, which range in size from 1,000 – 6,000 square feet, to provide personal services for persons living in the surrounding residential areas while continuing to maintain a character in harmony with residential development. Kingston Center has existed for decades but has undergone significant renovations in recent years. Old pressboard siding and fake stone was replaced with Hardie board siding with a white exterior and black trim. All of the roof covers have been replaced in the last two months and most of the interiors have had improvements to meet tenants' needs.

The existing tenants vary by building such as: 1010 having a women's gym and an insurance office; 1008 having a chiropractor office and a computer services office, and 1011 having a 6,000 sf office leased by the State of Arkansas. These types of uses would continue, with the change in zoning allowing spaces to be used for additional personal type services.

No increase in traffic is anticipated due to the zoning change. It should be noted that almost 100% of traffic accesses the subject via NW 11th Street and NW J Street which are fronted by all commercial properties in this area. The project has a monument sign for tenants and tenants also typically add stencil signage on their glass entry doors. The property is serviced by all City of Bentonville utilities. There is also a large cell tower with enclosure on the southeast corner of the property.

Land Use Plan:



NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 2024 at 5:00 p.m. It will be held at 305 S.W.
"A" Street.

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

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

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

This would be right over my back fence
I strongly oppose this.

Signature and Physical Address

Bentonville Ar 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

Received

SEP 17 2024

**Ryan PTM
Houston, TX**

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 2024 at 5:00 p.m. It will be held at 305 S.W.
"A" Street.

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

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

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

☒ I/We have no objections to the rezoning.

☐ I/We object to the rezoning because:

Signature and Physical Address
Greg Mercier, Managing Attorney
for American Towers LLC

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Bryant Partners, LLC has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-O to C-1

The legal description of the property is as follows:

The common description of the property is: 1008 & 1011 NW J Street, Bentonville, AR 72712

The public hearing will be held October 1, 20 24 at 5:00 p.m. It will be held at 305 S.W.
"A" Street.

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

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

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

Signature and Physical Address

Signature and Physical Address

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O,
RESIDENTIAL OFFICE TO C-1, NEIGHBORHOOD COMMERCIAL; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: RZ24-0038)

WHEREAS, Bryant Partners LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 1, KINGSTON SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "22L" AT PAGE 168;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 2024 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL.

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Planned Unit Development - Walmart Campus PUD Revision 13

Southeast 8th Street

PC Date: 10/1/2024

Staff Report Details

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

Property Description

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

Project Details

The proposed PUD revision provides the following changes from the most recently approved revision:

1. The total parking in Construction Phase 1 is reduced by 4 spaces to 9,900, still well above the 5,730 that are required. Construction Phase 2 parking is reduced by 3 spaces to 3,259 spaces, again, still above the required 2,846 required spaces.
2. Open space calculations have been updated, each zone and phase are still above the required amount.
3. Each of PD-01, PD-03, PD-05, PD-06, and PD-07's elevation has been updated; the previously approved modifications have been further refined.

Relationship to the General Plan / Projected Traffic Impact

These revisions would not affect the traffic impact of the PUD.

Public Comment

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

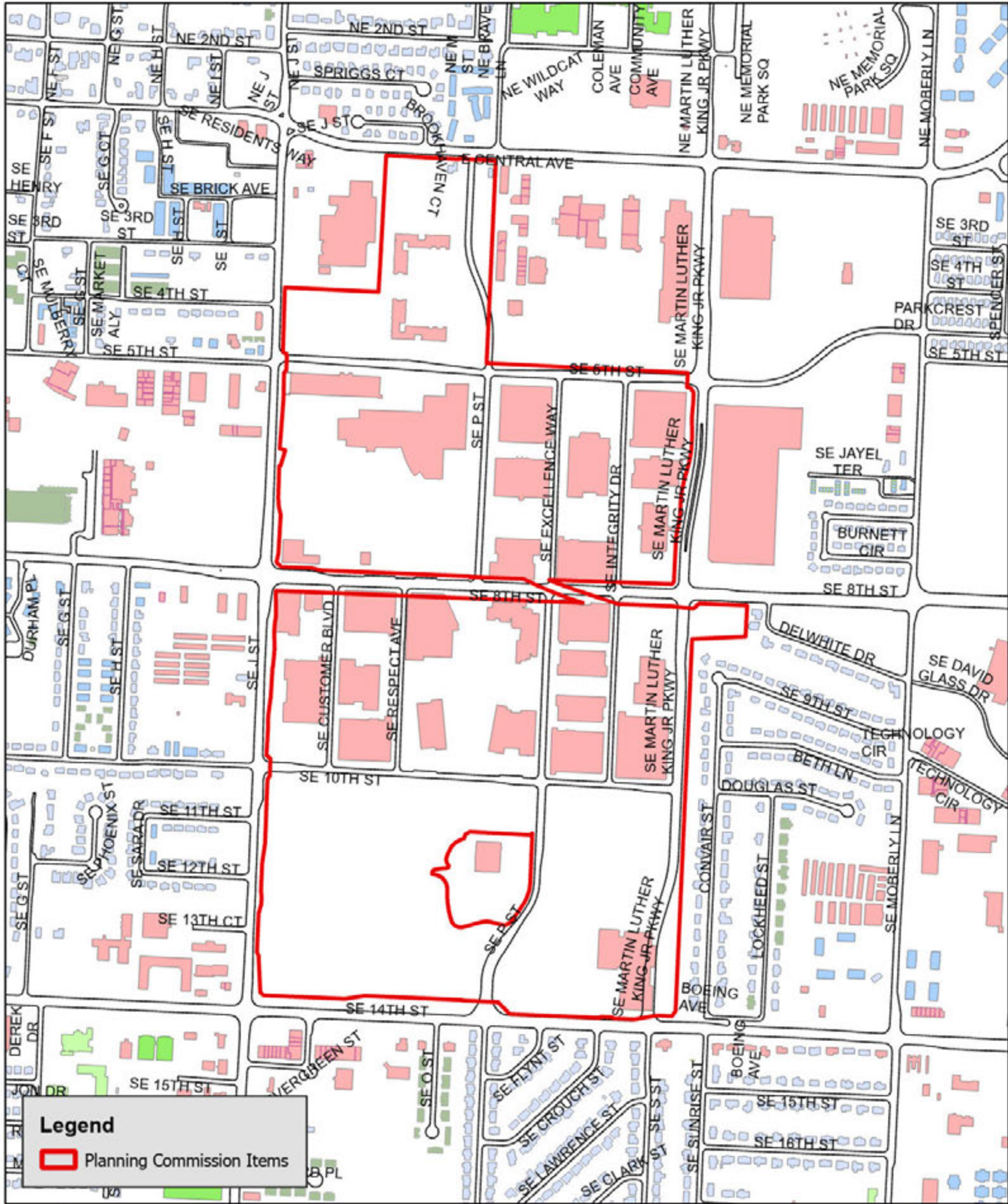
Analysis / Waivers

No waivers are requested with this revision. The proposed revision constitutes a few minor changes to the parking count, open space calculations, and parking deck elevations. These elevation changes should enhance the parking decks' interaction with the public domain.

Conclusion

Staff recommends approval of this PUD revision.

Additional Details



Legend

 Planning Commission Items



PUD20-0002
Planned Unit Development
Walmart Campus PUD



Parking Deck Tier 2 Elevations (non-retail garage cladding)

- PD01, PD03, PD05, PD06, & PD07

Parking Count Update
-SL06 & SL07 reduction

Open Space Area Calculations Update R11 & R12

Pg **Revision**

1	Updated date and revision number
3	Updated date and revision number
7	Updated areas of revision for the current package
20	Updated provided parking counts to reflect surface lot revisions
30	Updated open space calculations to reflect current phasing in Zones 1, 3, and 4
38	Revised elevations for current PD01 enhancements
41	Revised elevations for current PD03 enhancements
53	Revised elevations for current PD05 enhancements
55	Revised elevations for current PD06 enhancements
62	Revised elevations for current PD07 enhancements

CONTACTS

BLACK HILL ENERGY

Josh Knight
1301 Federal Way
PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T

Scott Seaman
627 White Road
Springdale AR 72766
(479) 442-1967

Layne Rhodes
(479) 442-1977
lr159@att.com

COX COMMUNICATIONS

Kip Smith
4901 S. 48th Street
Springdale, AR 72762
(479) 717-3796
kip.smith@cox.com

FIRE DEPARTMENT

City of Bentonville
Brent Boydston, Fire Chief
800 S.W. “A” Street
Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT

City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT

City of Bentonville
Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT

City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT

City of Bentonville
Nancy Busen
1901 N.E. “A” Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT

City of Bentonville
Ellen Norvell
305 S.W. “A” Street
Bentonville, AR
(479) 271-3122

CITY ENGINEER

City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

STORMWATER

City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

WALMART CAMPUS

PUD SUBMISSION - 13TH REVISED SUBMISSION
AUGUST 23, 2024



SHEET INDEX

PROJECT NARRATIVE

P03 Written Description of PUD

OVERALL SITE

- P05 General Vicinity Map
- P06 Site Boundary
- P07 Master Plan | Building Types
- P08 Master Plan | Zones
- P09 Zone Map | LSD Package Zone 01
- P10 Zone Map | LSD Package Zone 02N
- P11 Zone Map | LSD Package Zone 02NW
- P12 Zone Map | LSD Package Zone 02NE
- P13 Zone Map | LSD Package Zone 02S
- P14 Zone Map | LSD Package Zone 03
- P15 Zone Map | LSD Package Zone 04
- P16 Zone Map | LSD Package Zone 04 Phase 2
- P17 Zone Map | LSD Package Zone 05
- P18 Zone Map | LSD Package Zone 06
- P19 Zone Map | South CUP, North CUP + Substation B
- P20 PUD Construction Phasing Plan

BOUNDARY SURVEY

P21 ROW & Setback Boundaries

STREET SECTIONS

- P22 Public City Street | SE J Street
- P23 Public City Street | SE Matin Luther King Jr Parkway
- P24 Public City Street | 8th Street
- P25 Public Ardot Street | SE 14th Street
- P26 Private Street | SE P Street
- P27 Private Street | SE 5th Street
- P28 Private Street | SE 10th Street

P29 Parking Lot Soil Depth

P30 Open Space Area

ZONE 01 - ELEVATIONS & MATERIALS

- P31 Office Building OF01 | Foundry
- P32 Office Building OF02 | Collection
- P33 Office Building OF03 | Mill
- P34 Office Building OF12 | Collection
- P35 Office Building OF04 | Apparel Merchant Building
- P36 Building D-01 | Food Hall
- P37 Parking Garage | PD01
- P38 Parking Garage | PD01 ENHANCEMENTS
- P39 Parking Garage | PD02
- P40 Parking Garage | PD03
- P41 Parking Garage | PD03 ENHANCEMENTS
- P42 Parking Garage | PD04

ZONE 02N - ELEVATIONS & MATERIALS

P43 Building E-02 | Fitness Center

ZONE 02NW - ELEVATIONS & MATERIALS

P44 Parking Garage | PD12

ZONE 02NE - ELEVATIONS & MATERIALS

P45 Buildings L-02 + I-02 | Childcare Center

ZONE 02S - ELEVATIONS & MATERIALS

- P46 Building F-02 | Welcome Center
- P47 Building H-02 | Hotel

ZONE 03 - ELEVATIONS & MATERIALS

- P48 Office Building OF05 | Mill
- P49 Office Building OF06 | Foundry
- P50 Office Building OF07 | Collection
- P51 Office Building OF08 | Collection
- P52 Parking Garage | PD05
- P53 Parking Garage | PD05 ENHANCEMENTS
- P54 Parking Garage | PD06
- P55 Parking Garage | PD06 ENHANCEMENTS

ZONE 04 - ELEVATIONS & MATERIALS

- P56 Office Building OF09 | Mill
- P57 Office Building OF10 | Foundry
- P58 Office Building OF11 | Collection
- P59 Building K-04 | Coffee Shop
- P60 Building G-04 | Auditorium, Conference and Training Center
- P61 Parking Garage | PD07
- P62 Parking Garage | PD07 ENHANCEMENTS
- P63 Parking Garage | PD08
- P64 Parking Garage | PD09

ZONE 05 - ELEVATIONS & MATERIALS

P65 Building M-05 | Coffee Shop

PROJECT DIRECTORY

P02



OWNER

Walmart
Bentonville, AR



PARKING AND ADVISORY

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



ARCHITECT

Gensler
5005 Greenville Avenue
Dallas, TX 75206



CIVIL ENGINEER

CEI
3108 SW Regency Parkway
Bentcville, AR 72712



ARCHITECT

Duda | Paine Architects
333 Liggett Street
Durham, NC 27701



CIVIL ENGINEER

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



ARCHITECT

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



LANDSCAPE ARCHITECT

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



ARCHITECT

Page Southerland Page, Inc.
1100 Louisiana Street
Suite One
Houston, TX 77002



ARCHITECT

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



ARCHITECT

Marlon Blackwell Architects
42 East Center St
Fayetteville, Arkansas 72701



Walmart Home Office Campus

PUD Submission - Revision 13
August 23, 2024

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

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

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

Smart and Sustainable Design

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

Connected Campus

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

Rooted in our Community

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

401.10(b) Minimum area required for PUD districts.

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

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

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

401.10(e) Density requirements.

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

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

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

401.10(f)(2) Modifications prohibited.

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

401.10(f)(3) Encroachment standards.

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

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

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

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

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

See P30, Open Space Area, for required details.

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

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

See P20, Phasing Plan, for additional details.

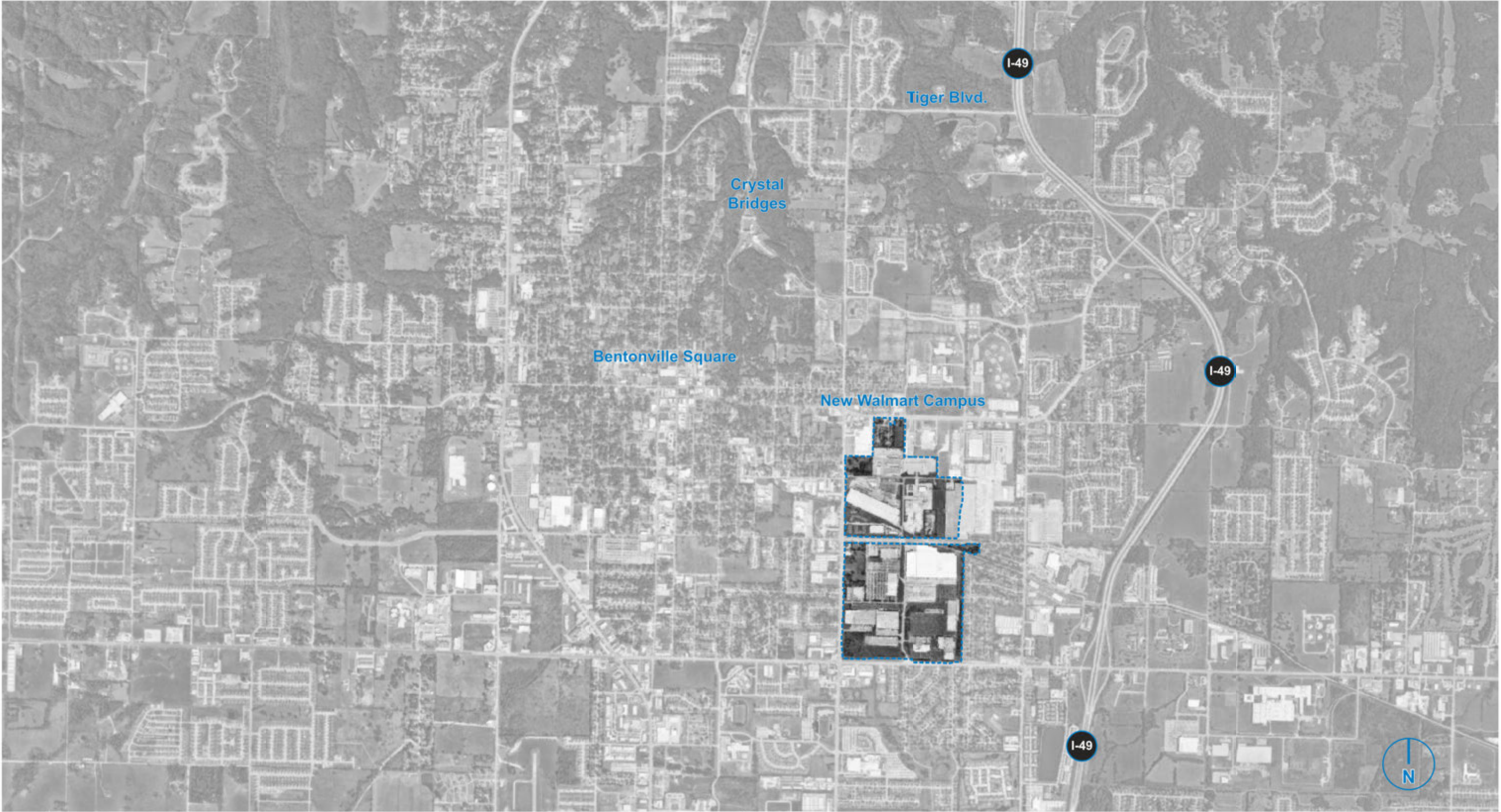
401.10(g)(3) PUD districts perimeter requirements.

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

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

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

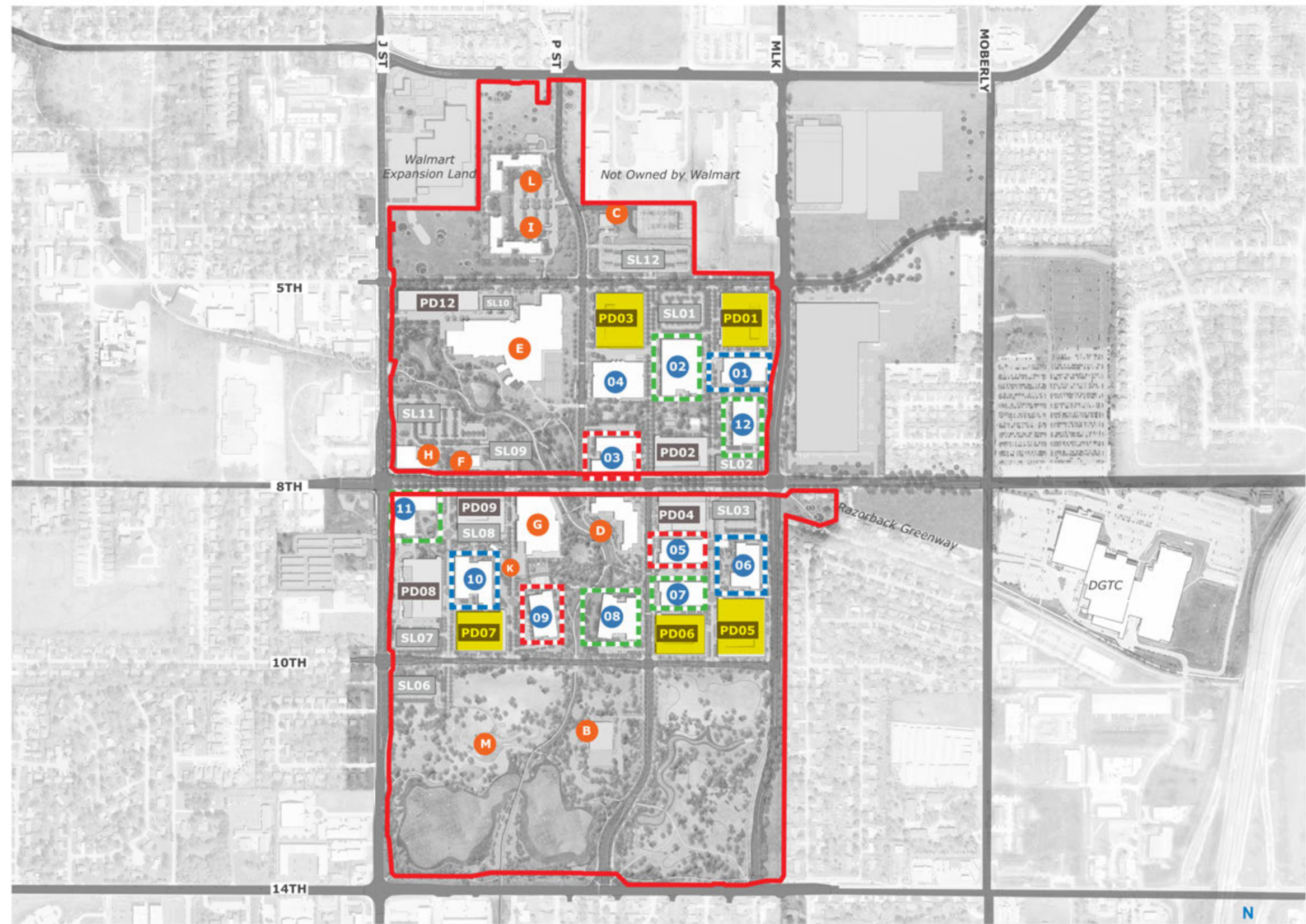
Refer to P31 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

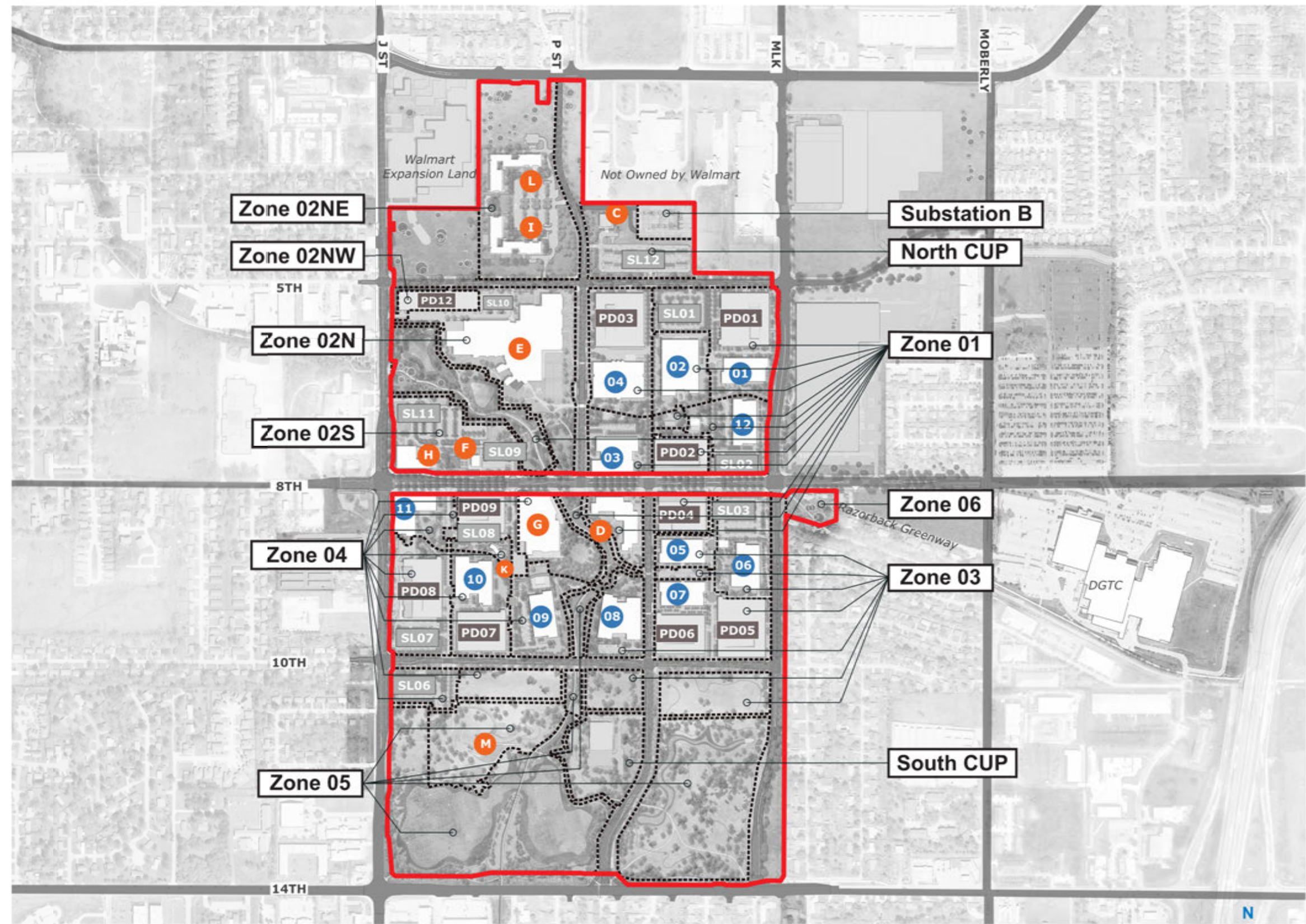


Google Maps



Legend

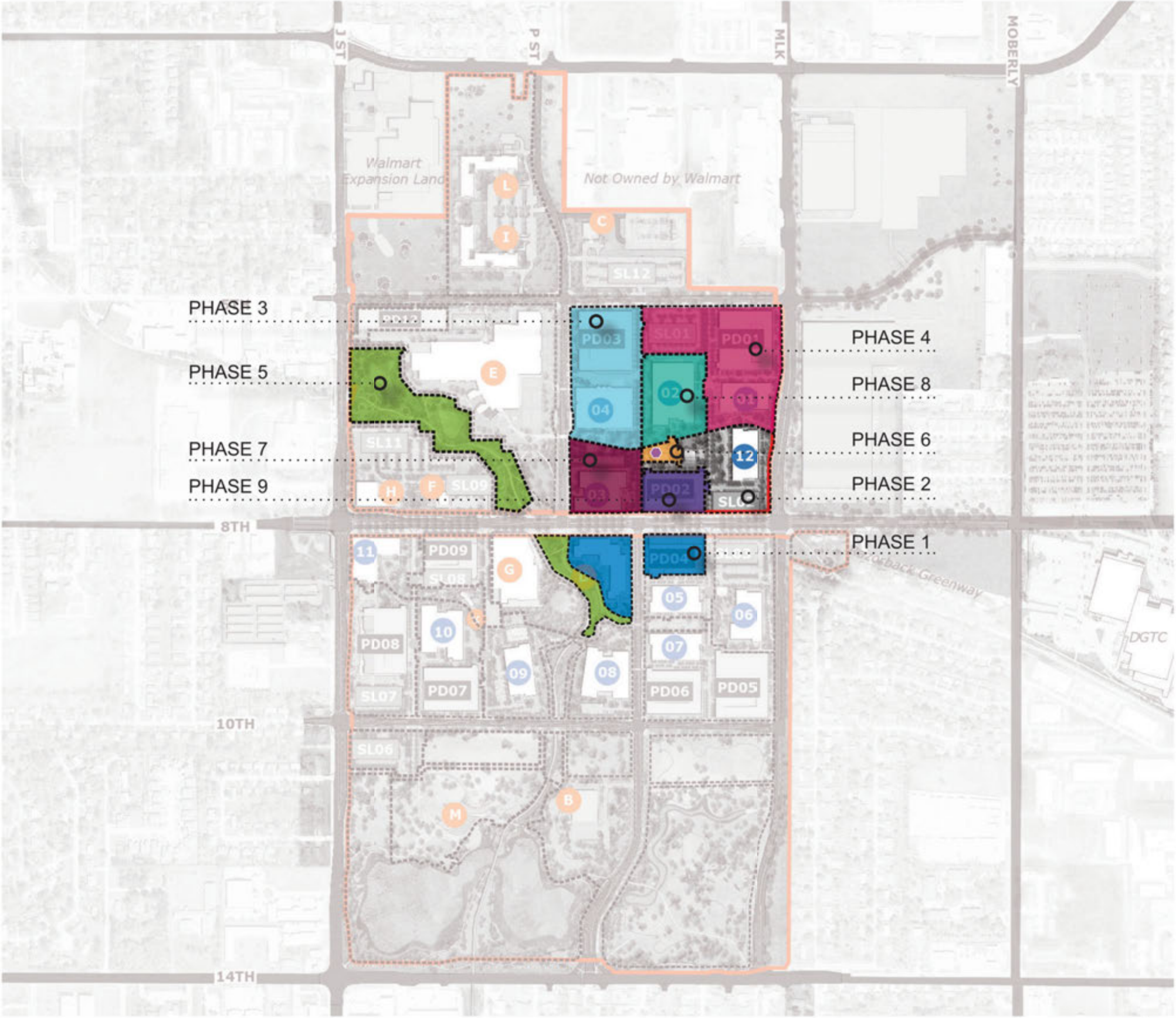
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building
- Elevations Revised from Previous Submission
- Zone Phases Revised from Previous Submission

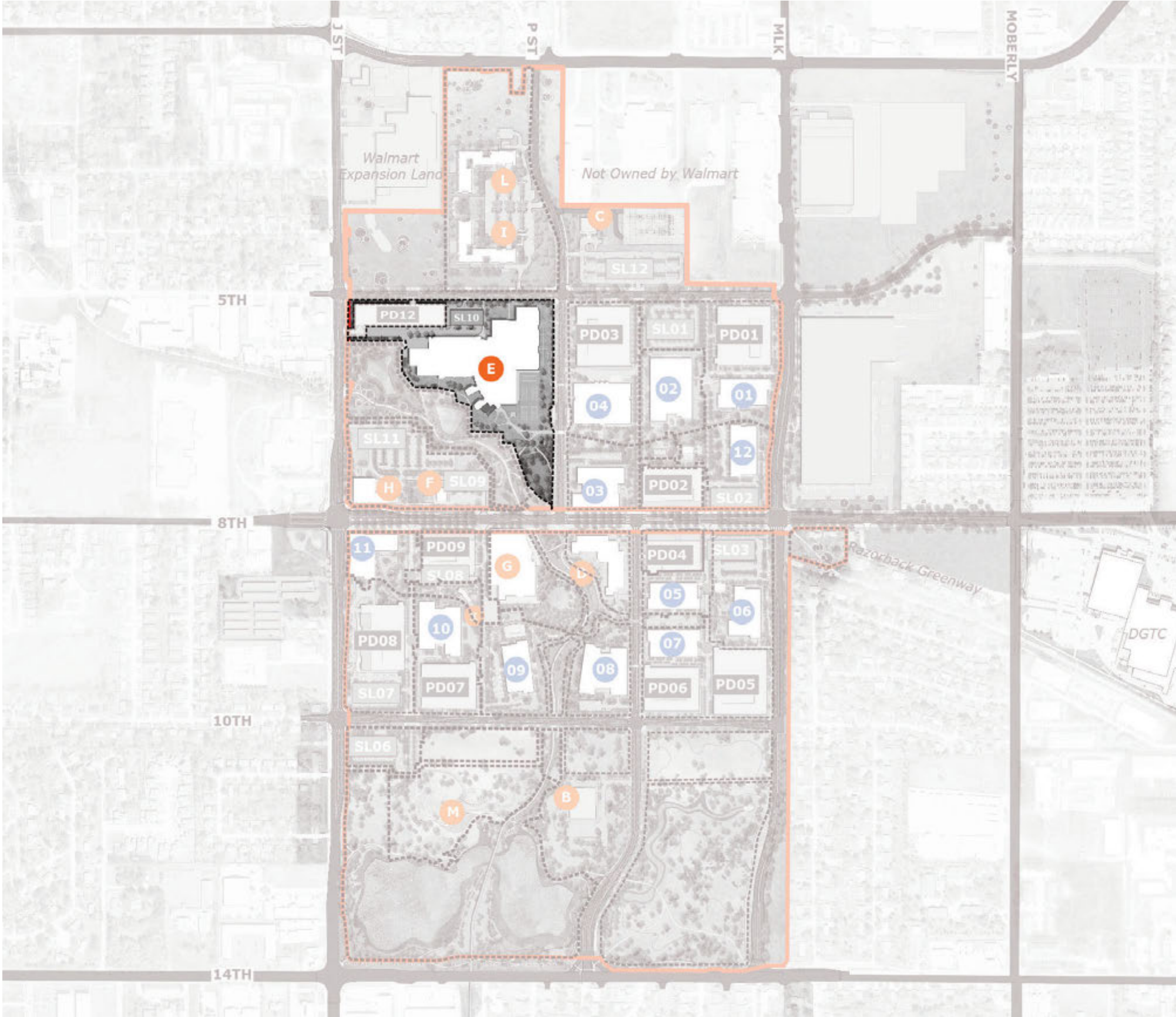


Legend

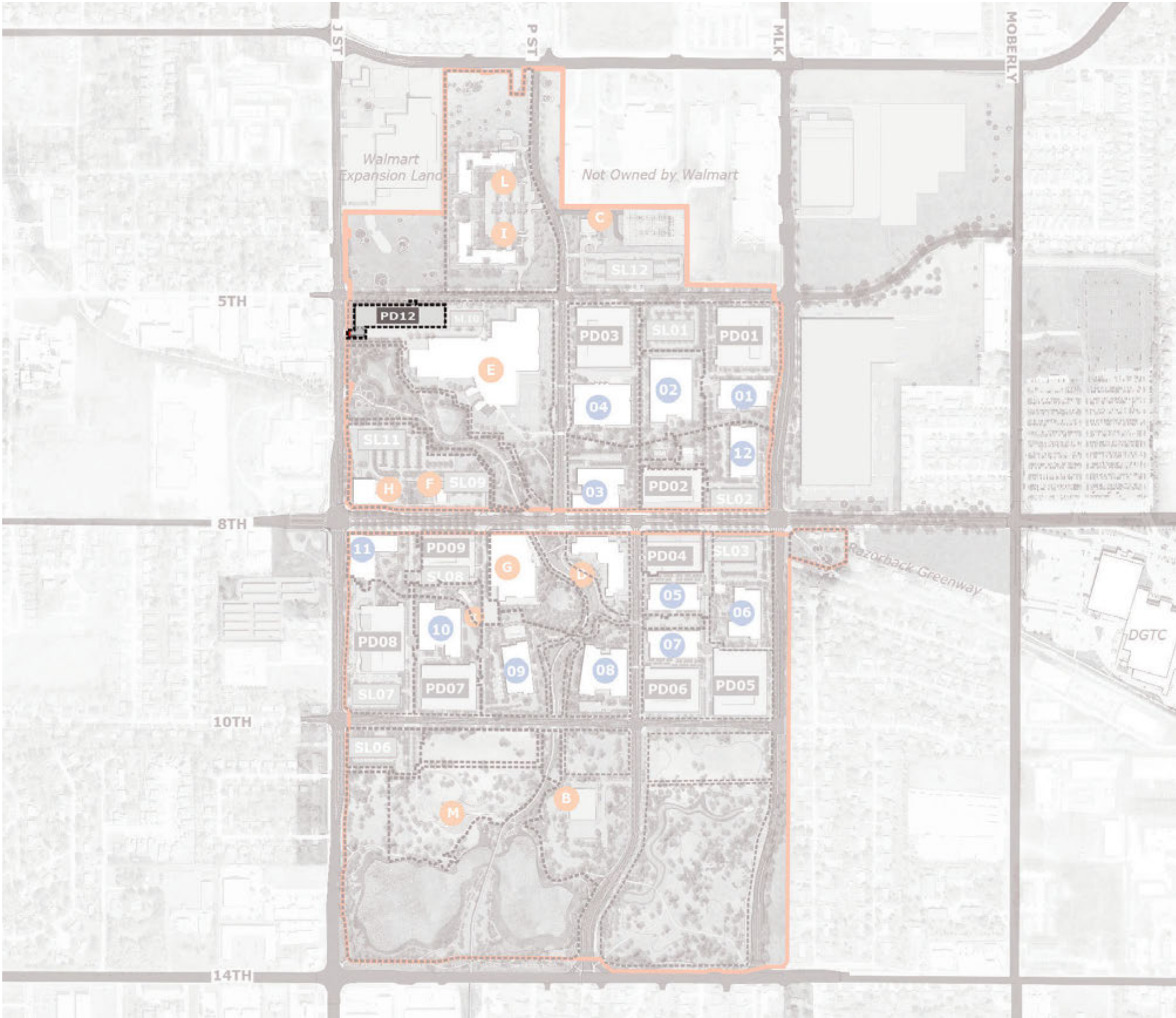
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- Zone Boundary

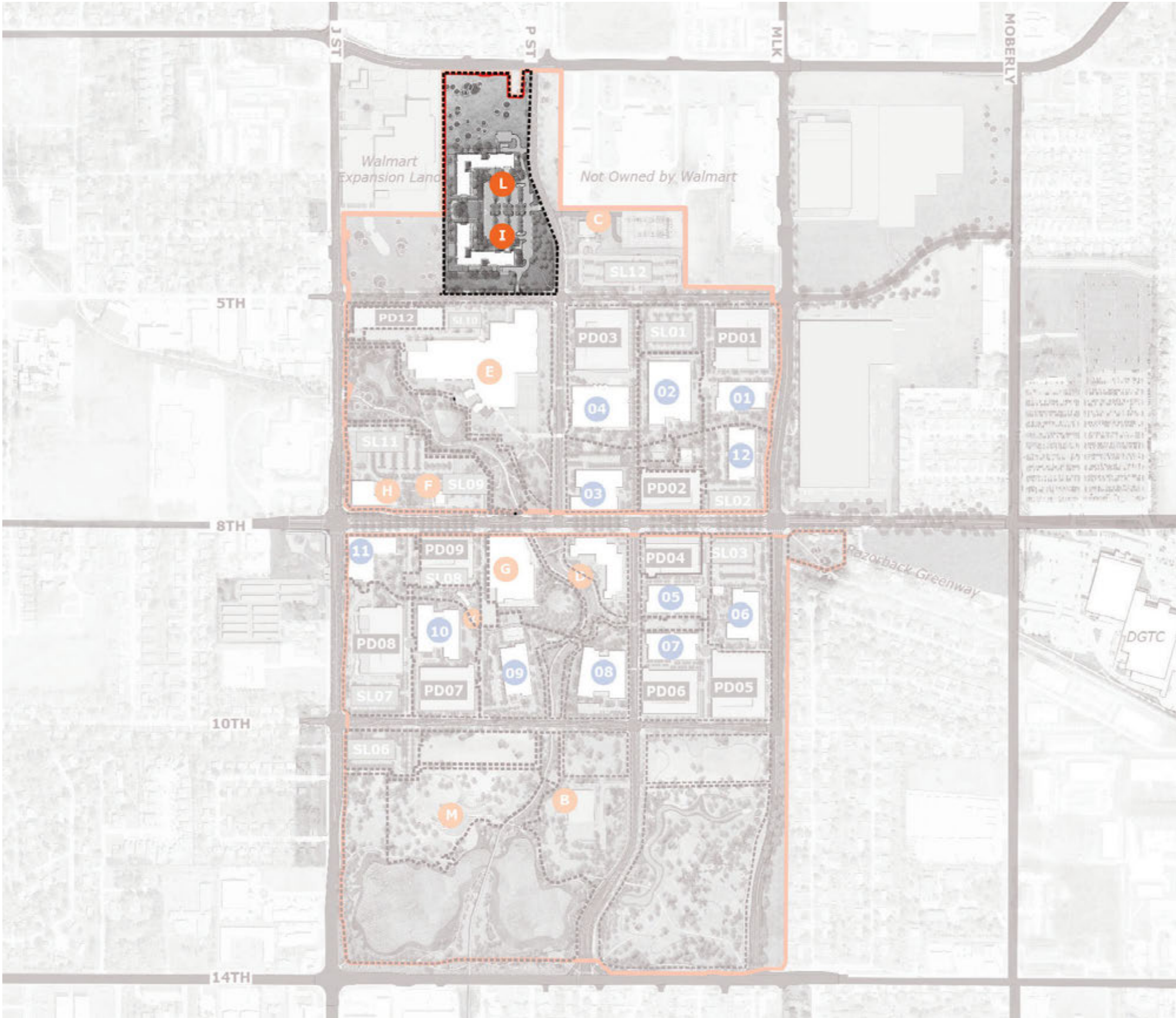
 Barn Water Feature

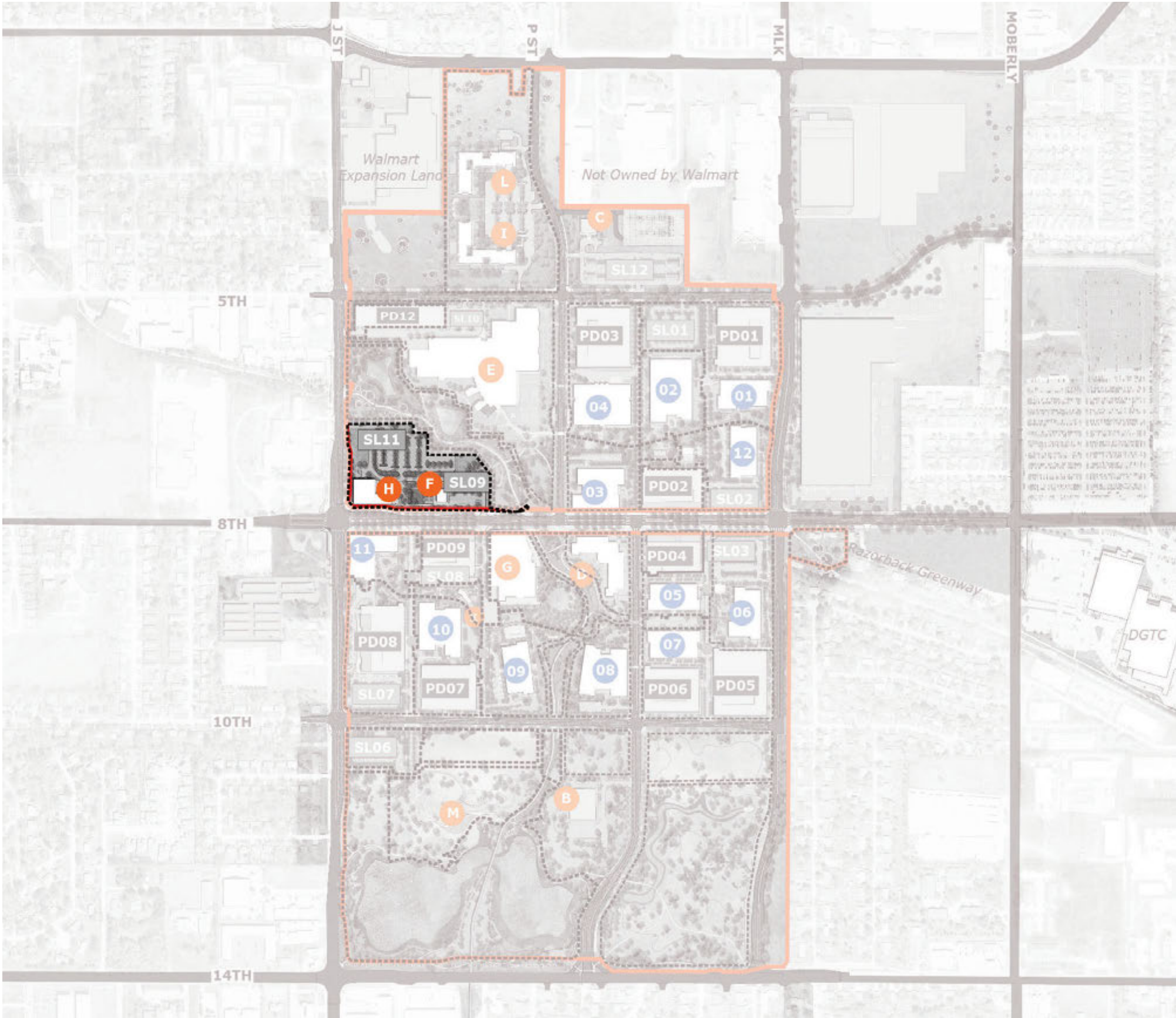




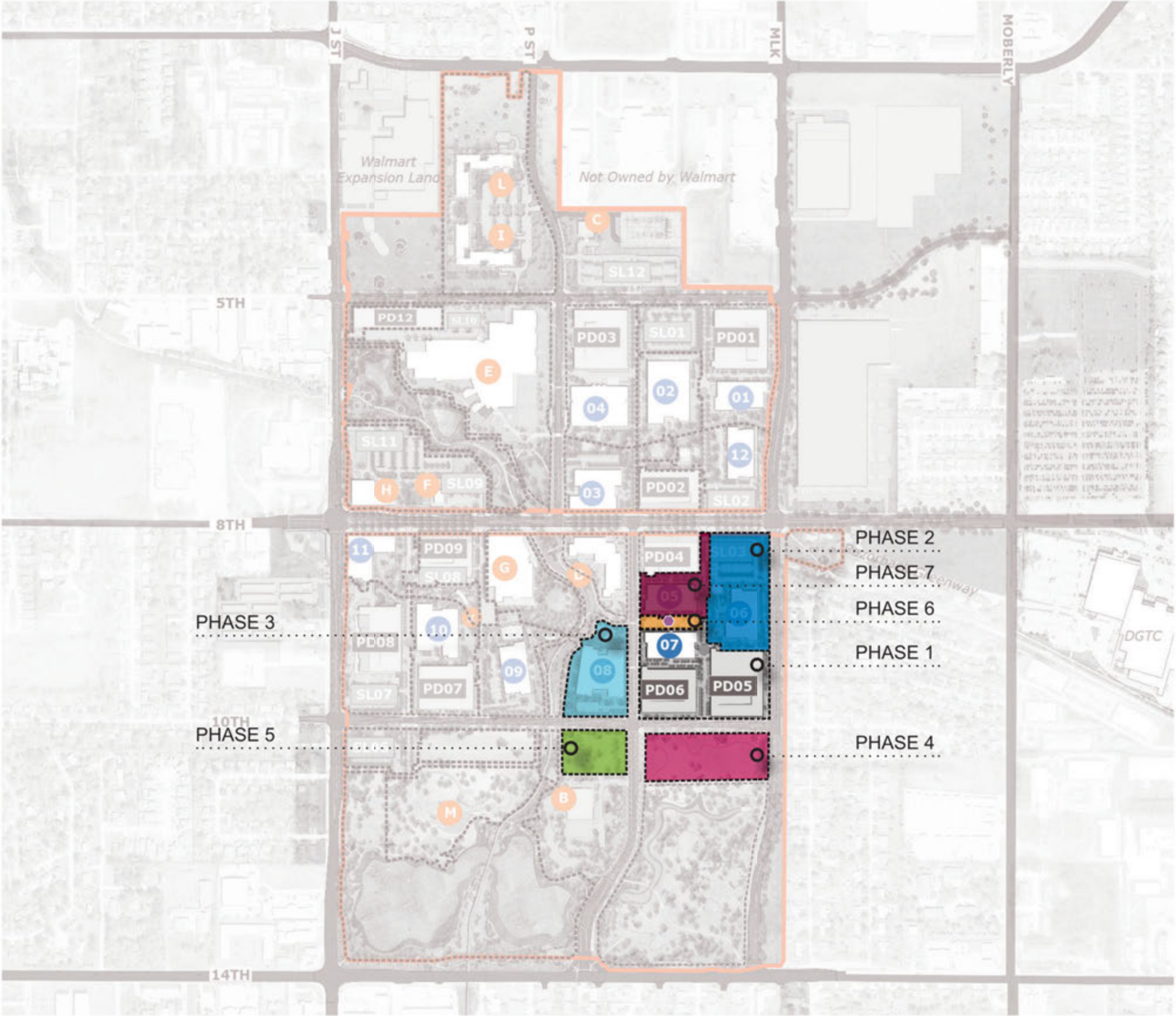
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.



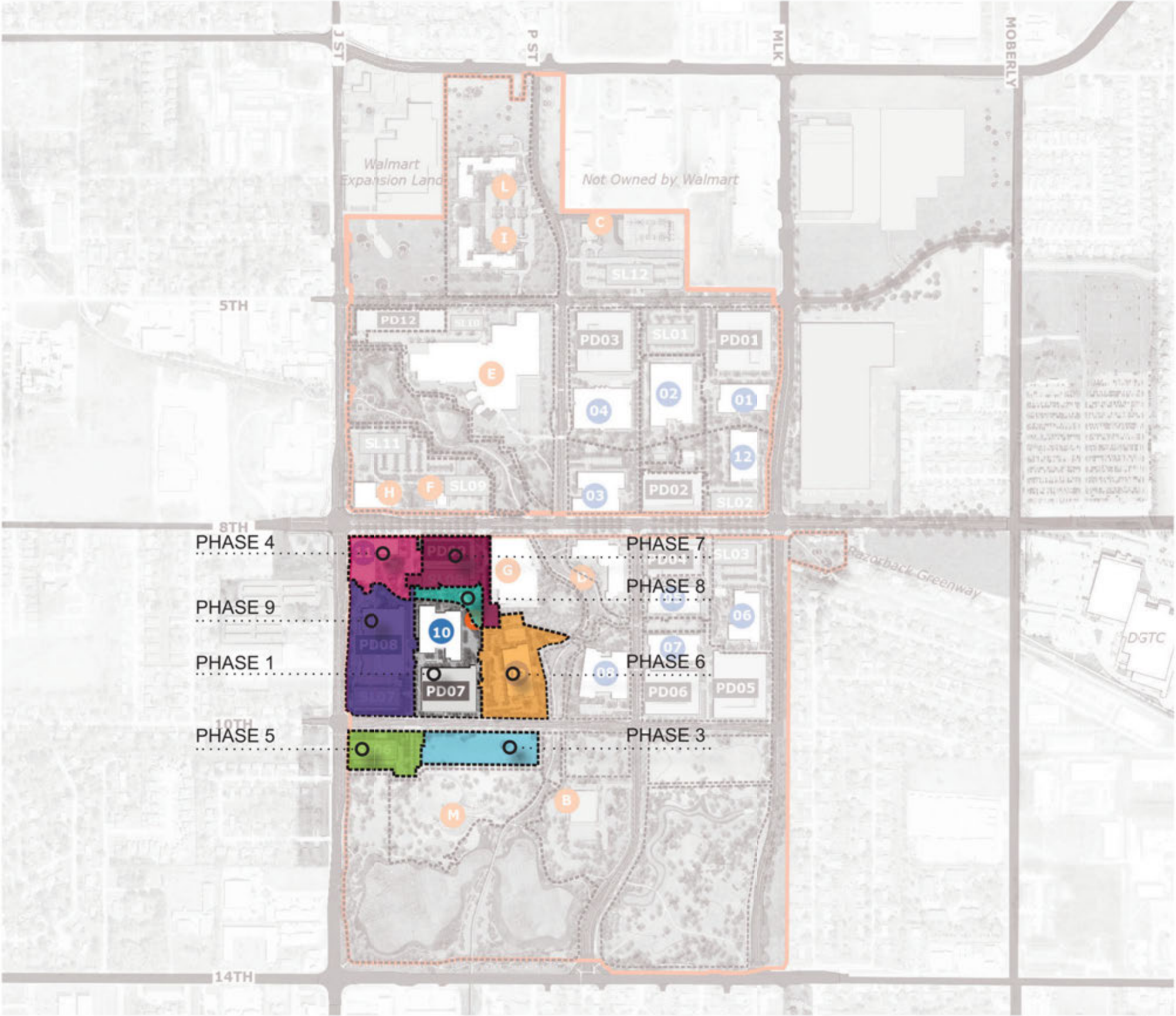


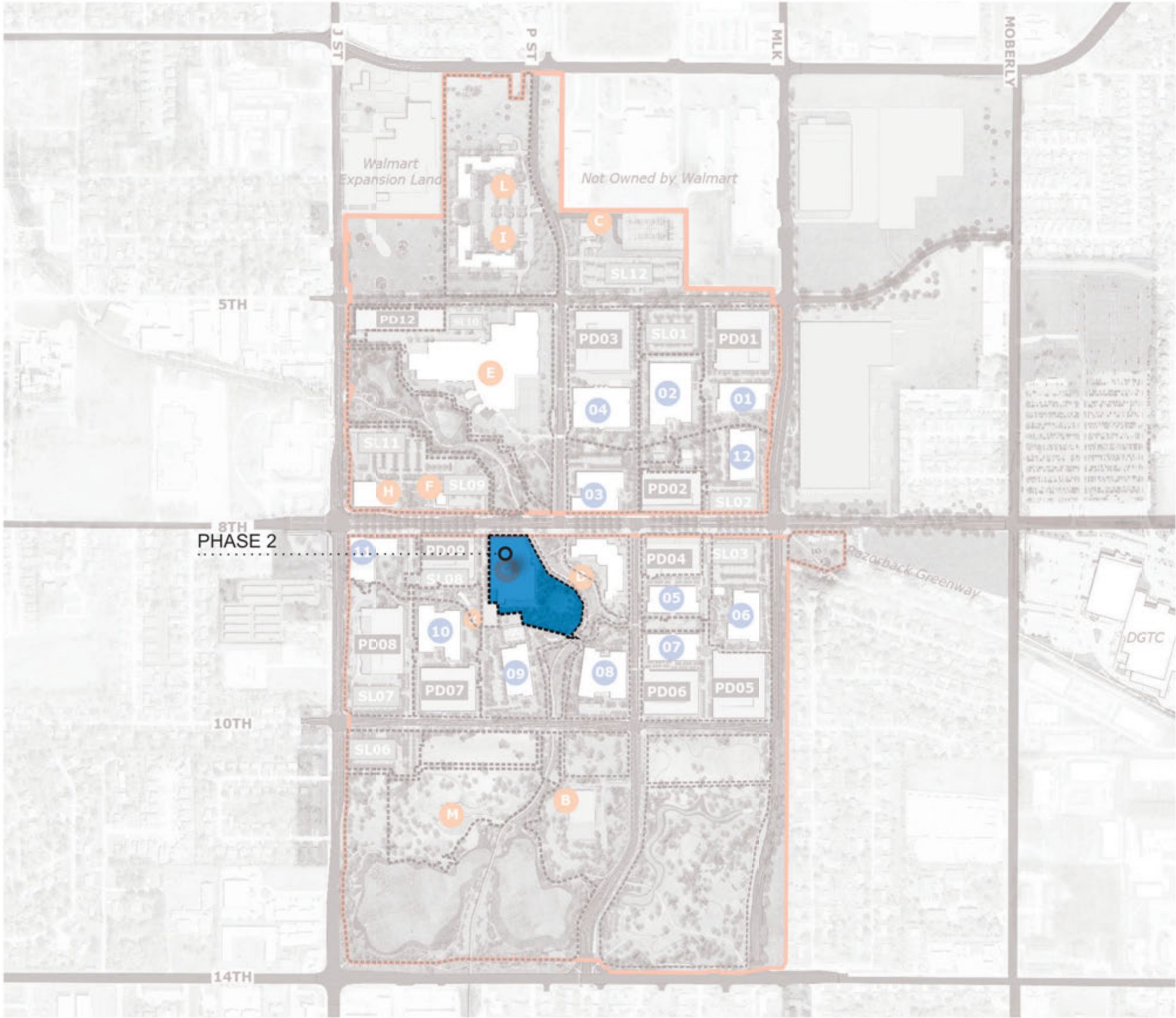


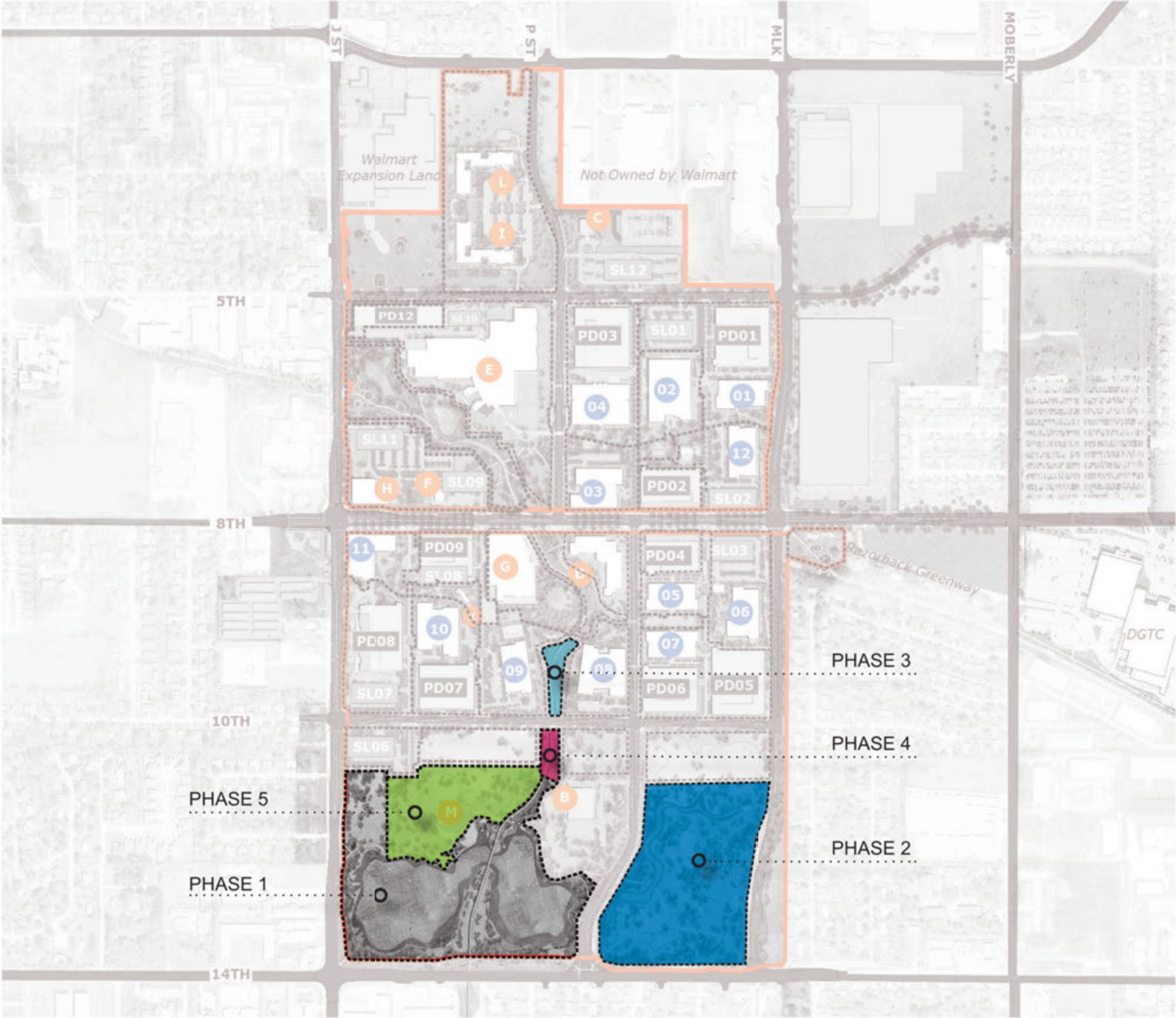
Stream Spring Water Feature

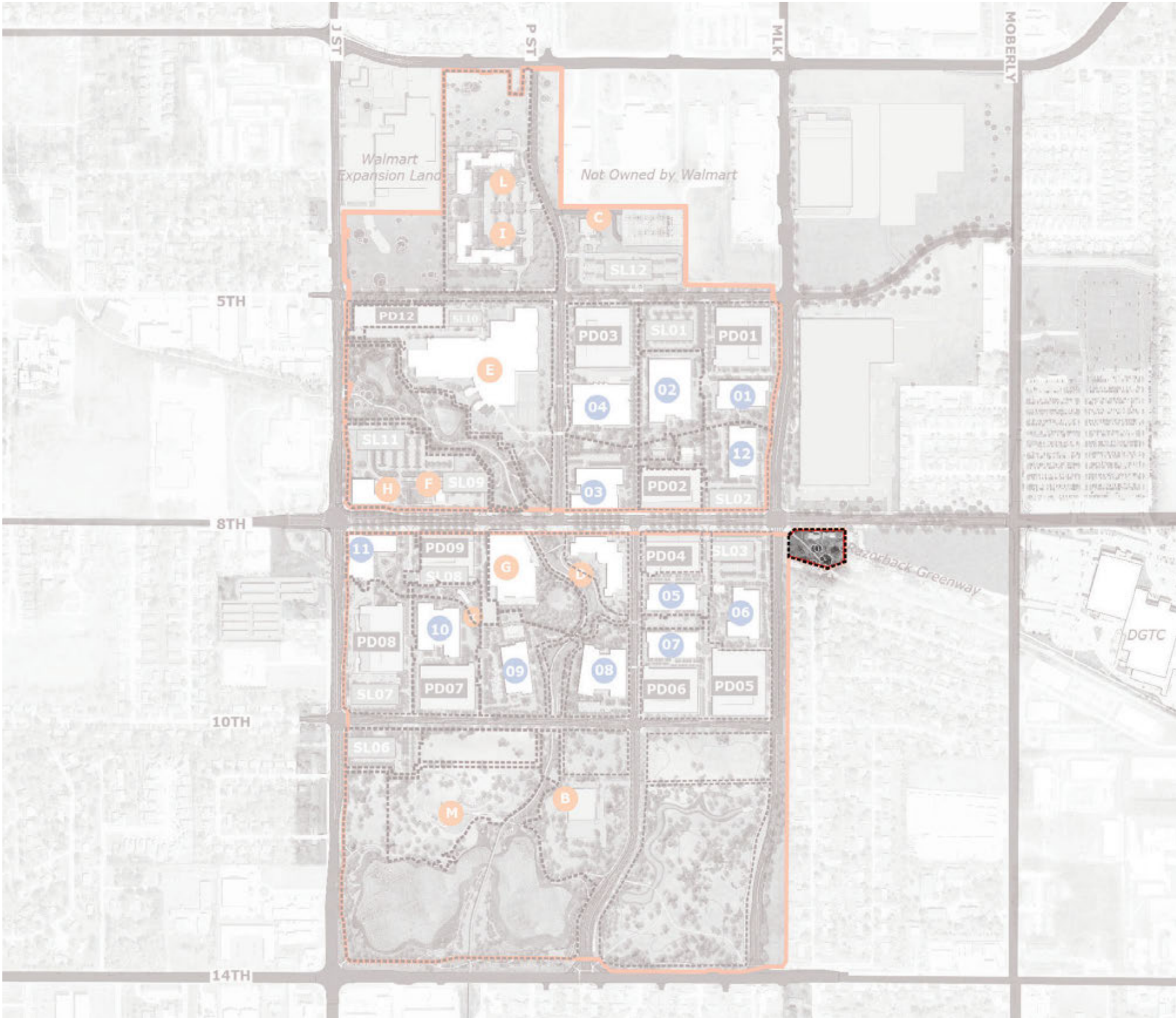


Zone 4 Phase 2 is permitted under a separate number from the rest of Zone 4. Please refer to the next page for the extents of Zone 4 Phase 2.

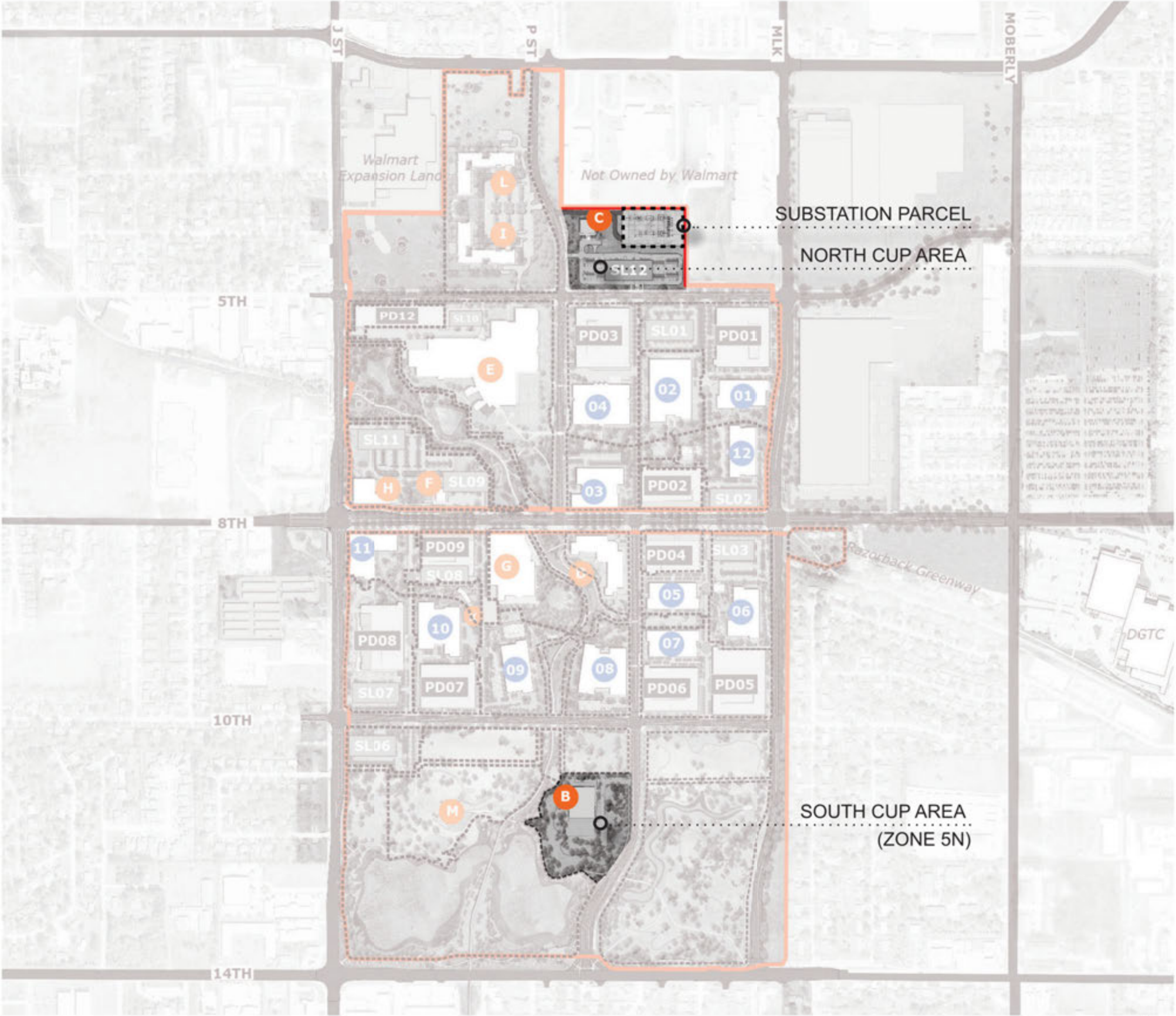


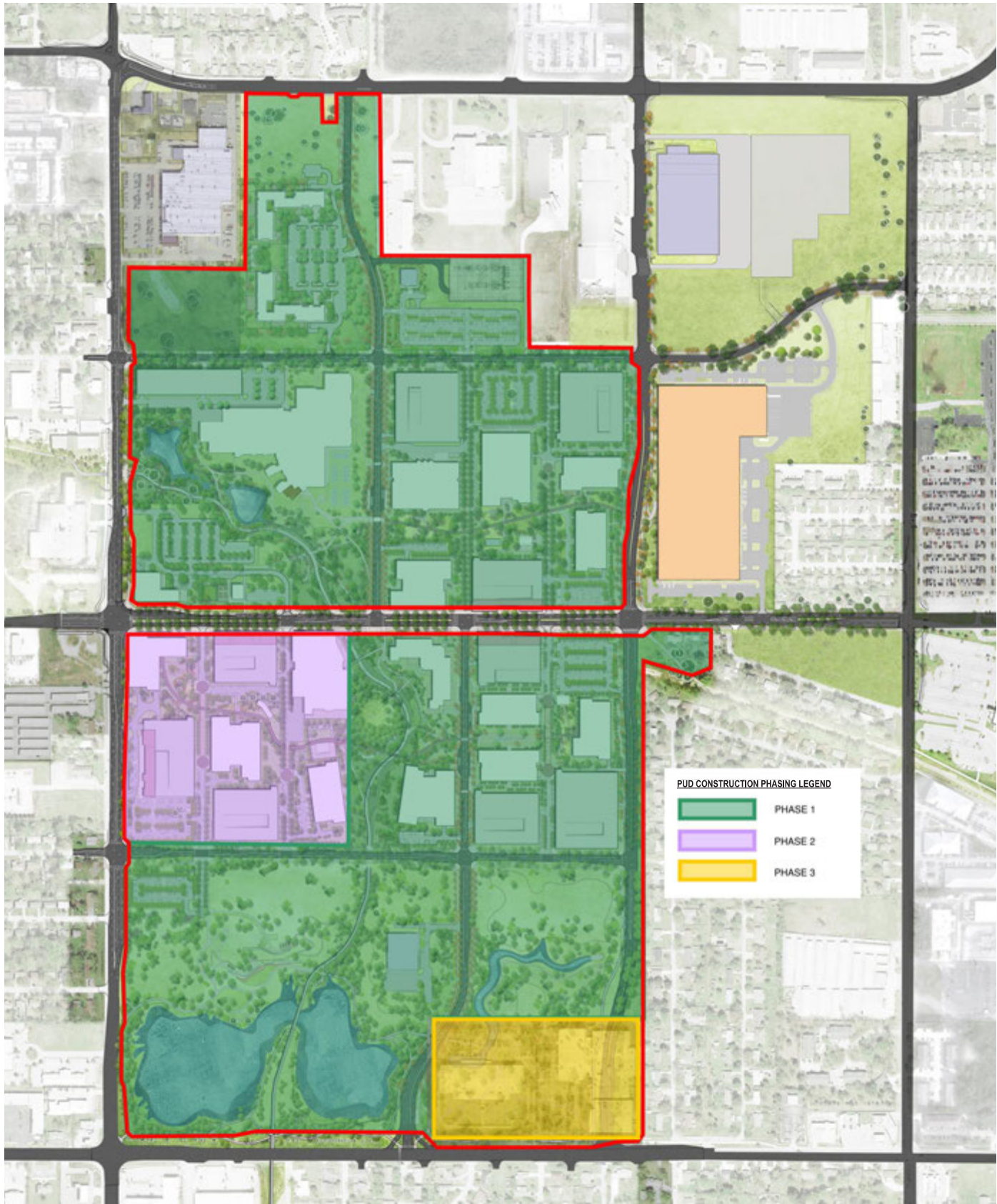






The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.

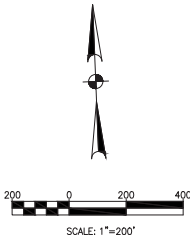




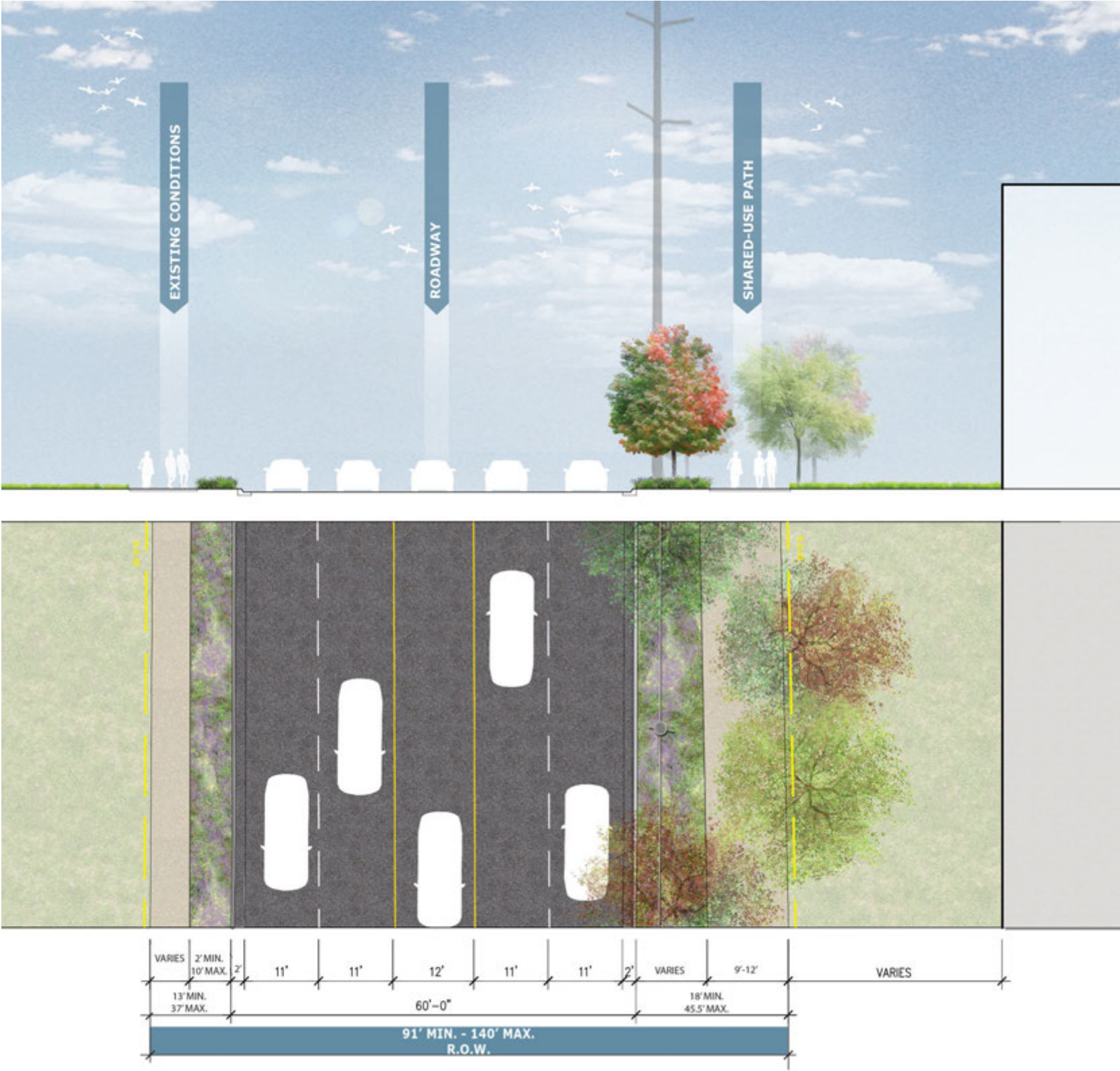
PHASE 1	
Required Parking Spaces:	5,730
Total Parking Spaces:	9,900
PHASE 2	
Required parking spaces:	2,846
Total parking spaces:	3,259
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0



LEGEND



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



PROPOSED GUIDELINES

EAST

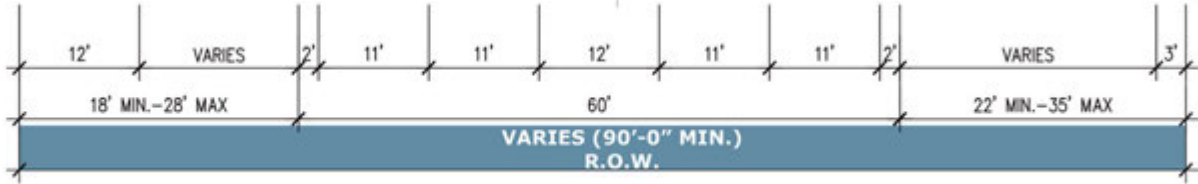
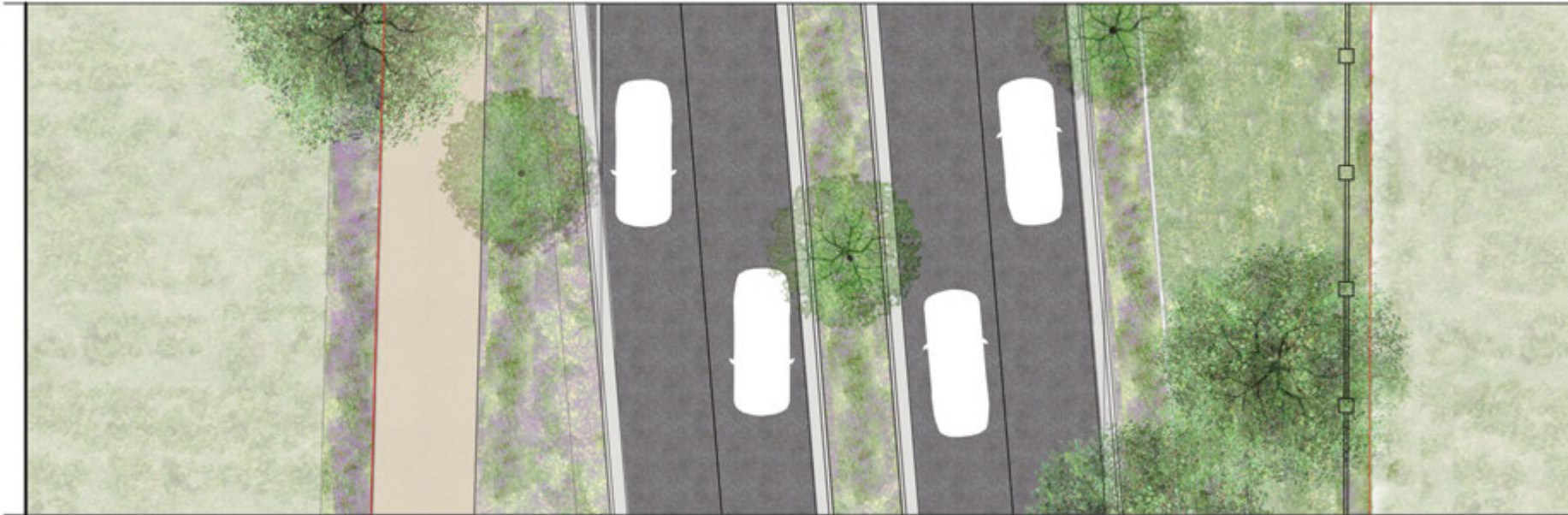
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted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

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

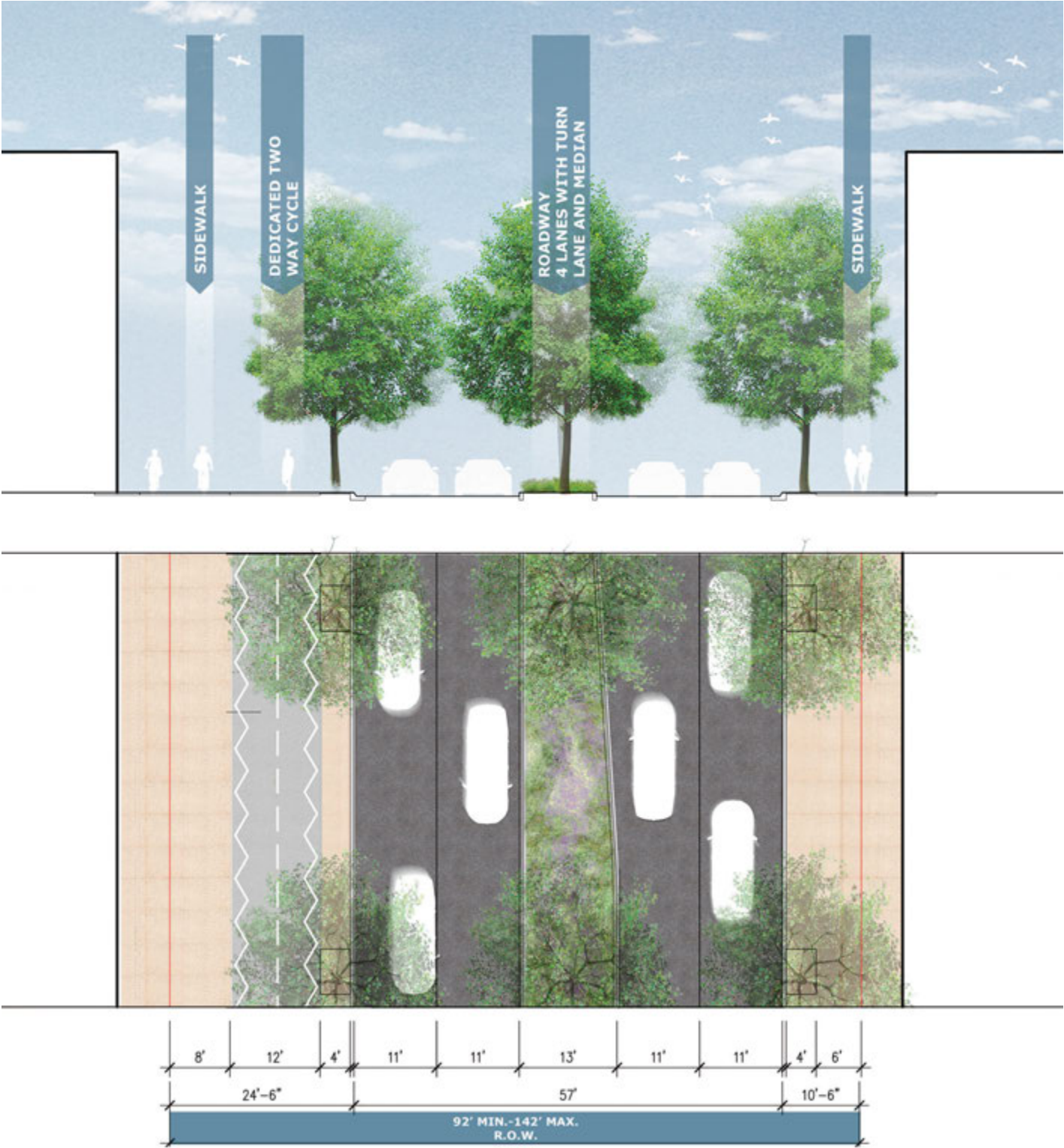


**PROPOSED GUIDELINES
EAST & WEST**

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



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



PROPOSED GUIDELINES

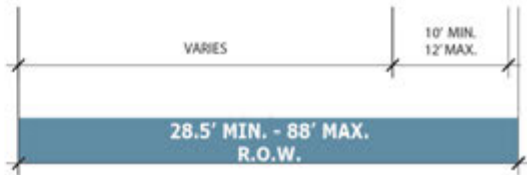
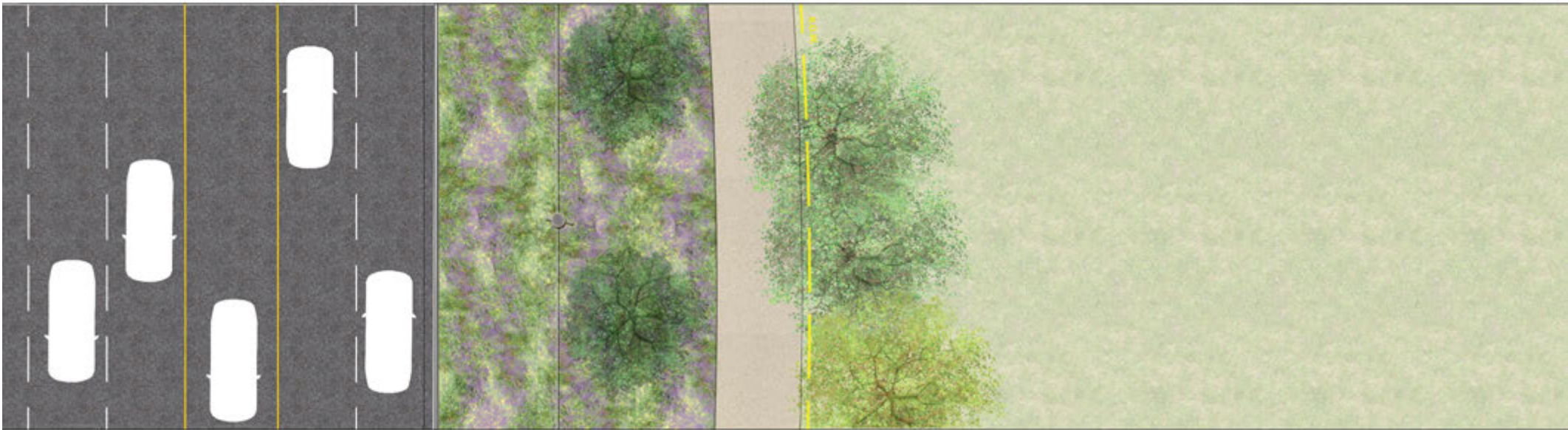
NORTH

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

SOUTH

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

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



PROPOSED GUIDELINES
NORTH

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

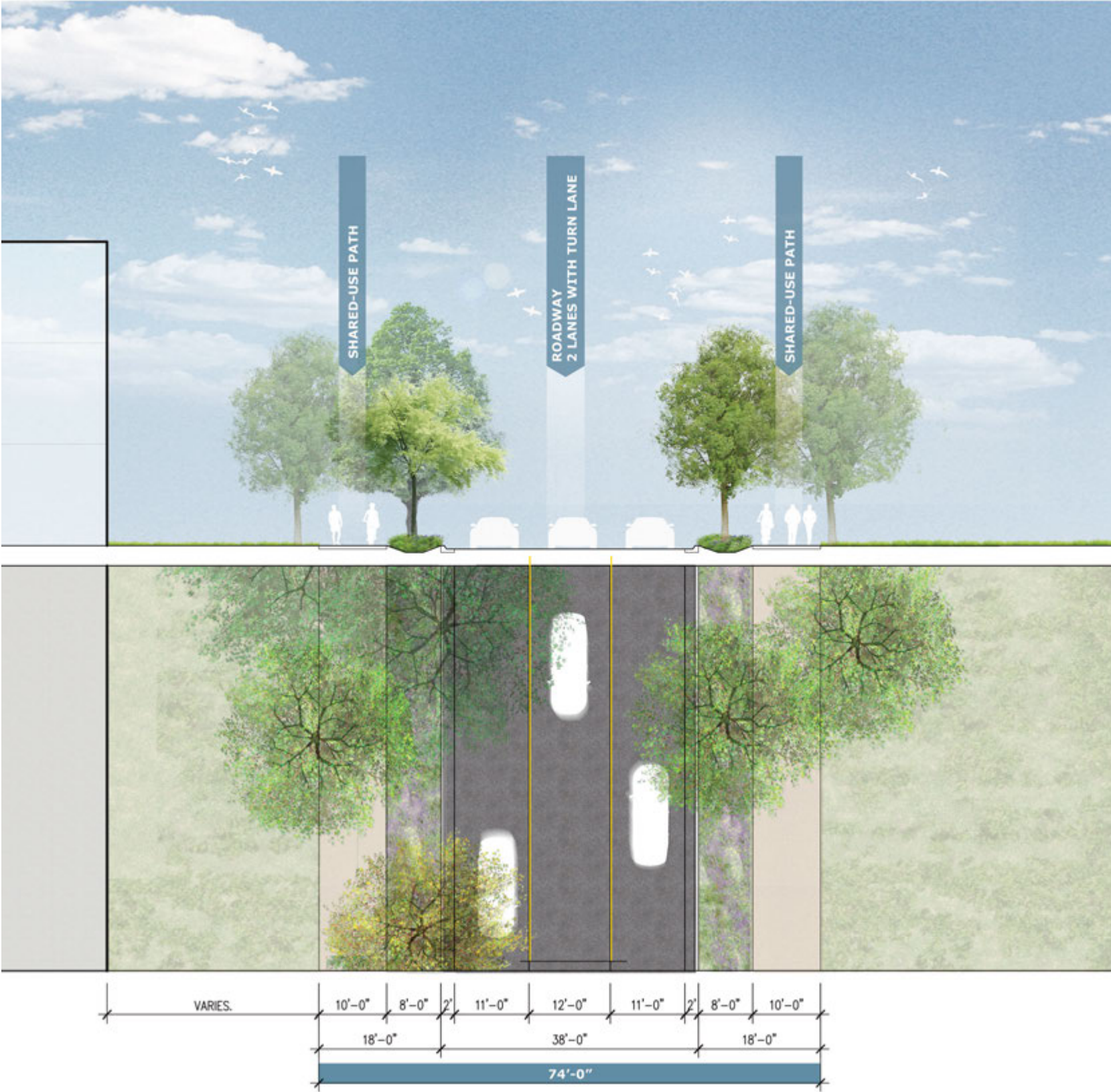
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



PROPOSED GUIDELINES

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

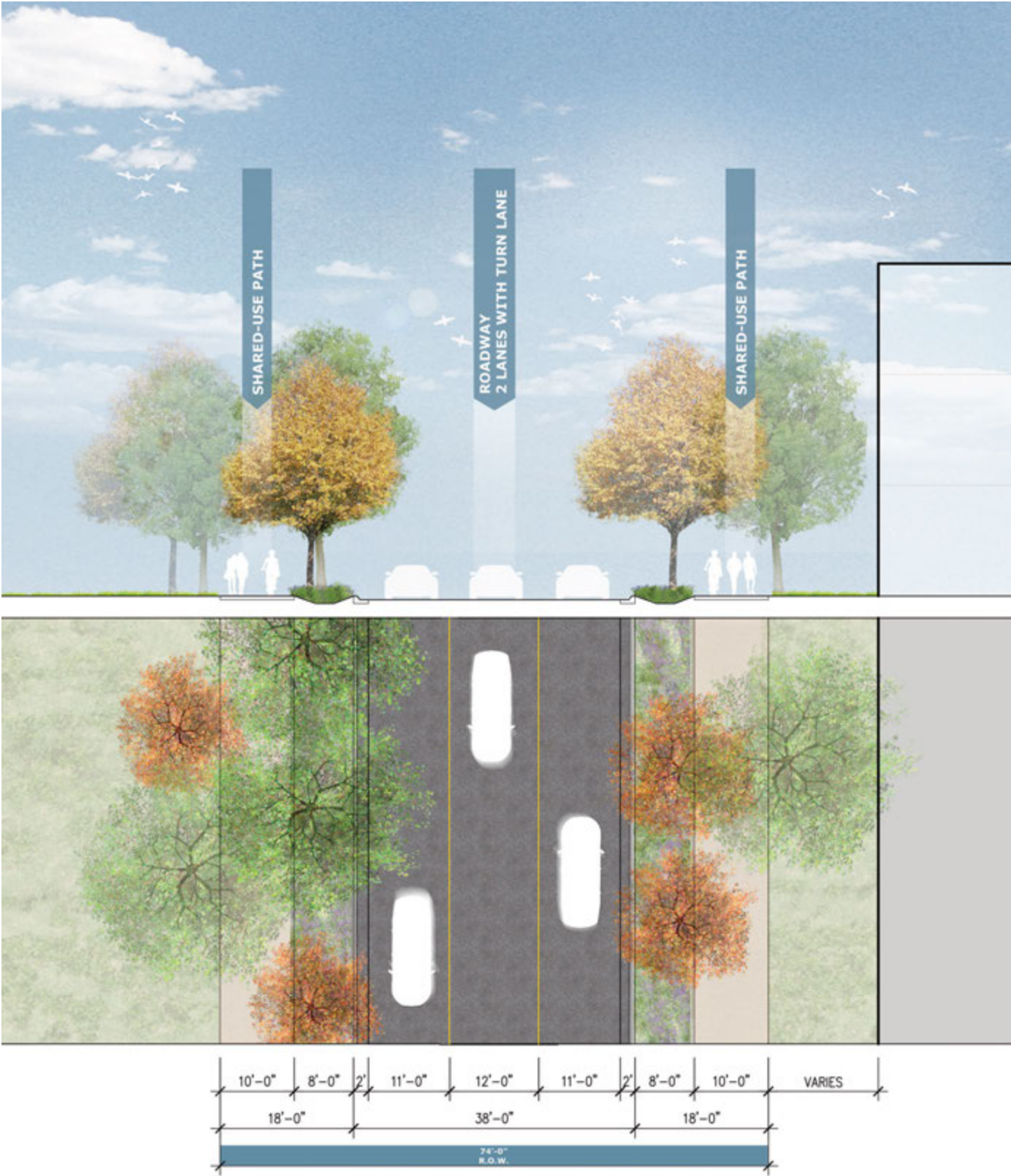
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

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

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



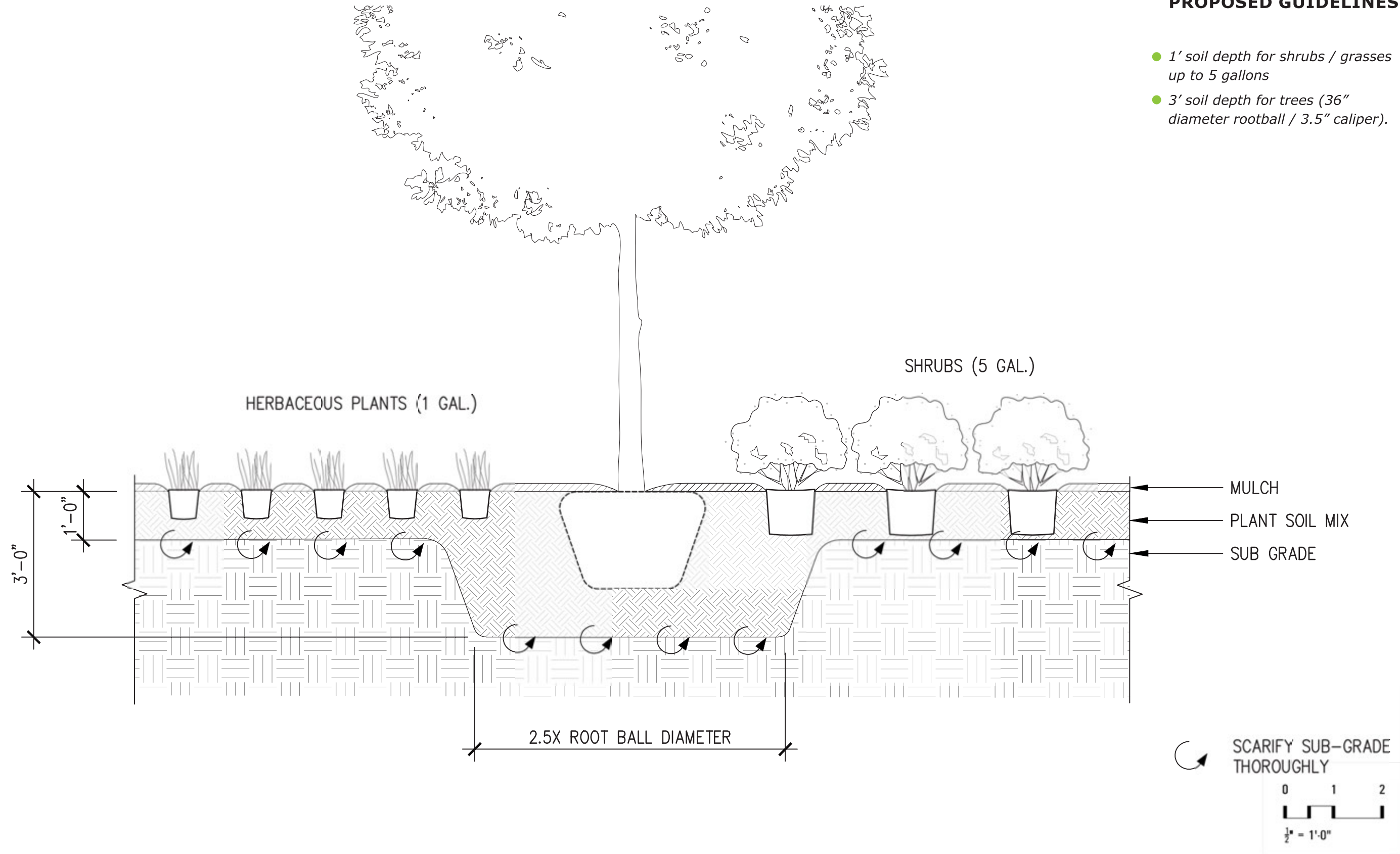
PROPOSED GUIDELINES

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

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

PROPOSED GUIDELINES

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





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

ZONE 1 PHASE 2
AREA: 5.51 acres
OPEN SPACE: 3.56 acres
OPEN SPACE PERCENTAGE: 64%
(44% ABOVE REQUIREMENT)

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

ZONE 1 PHASE 4
AREA: 9.82 acres
OPEN SPACE: 4.04 acres
OPEN SPACE PERCENTAGE: 41%
(21% ABOVE REQUIREMENT)

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

ZONE 1 PHASE 6
AREA: 0.57 acres
OPEN SPACE: 0.57 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 1 PHASE 7
AREA: 2.94 acres
OPEN SPACE: 1.33 acres
OPEN SPACE PERCENTAGE: 45%
(25% ABOVE REQUIREMENT)

ZONE 1 PHASE 8
AREA: 4.21 acres
OPEN SPACE: 2.04 acres
OPEN SPACE PERCENTAGE: 48%
(28% ABOVE REQUIREMENT)

ZONE 1 PHASE 9
AREA: 2.25 acres
OPEN SPACE: 0.27 acres
OPEN SPACE PERCENTAGE: 12%
(8% BELOW REQUIREMENT)

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

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

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

ZONE 3 PHASE 1
AREA: 7.39 acres
OPEN SPACE: 2.3 acres
OPEN SPACE PERCENTAGE: 31%
(11% ABOVE REQUIREMENT)

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

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

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

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

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

ZONE 3 PHASE 7
AREA: 2.34 acres
OPEN SPACE: 1.0 acres
OPEN SPACE PERCENTAGE: 43%
(23% ABOVE REQUIREMENT)

ZONE 4 PHASE 1
AREA: 5.65 acres
OPEN SPACE: 2.2 acres
OPEN SPACE PERCENTAGE: 39%
(19% ABOVE REQUIREMENT)

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

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

ZONE 4 PHASE 4
AREA: 2.84 acres
OPEN SPACE: 1.51 acres
OPEN SPACE PERCENTAGE: 53%
(33% ABOVE REQUIREMENT)

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

ZONE 4 PHASE 6
AREA: 4.7 acres
OPEN SPACE: 3 acres
OPEN SPACE PERCENTAGE: 64%
(44% ABOVE REQUIREMENT)

ZONE 4 PHASE 7
AREA: 3.19 acres
OPEN SPACE: 0.76 acres
OPEN SPACE PERCENTAGE: 24%
(4% ABOVE REQUIREMENT)

ZONE 4 PHASE 8
AREA: 0.99 acres
OPEN SPACE: 0.92 acres
OPEN SPACE PERCENTAGE: 93%
(73% ABOVE REQUIREMENT)

ZONE 4 PHASE 9
AREA: 6.48 acres
OPEN SPACE: 1.84 acres
OPEN SPACE PERCENTAGE: 28%
(8% ABOVE REQUIREMENT)

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

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

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

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

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

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

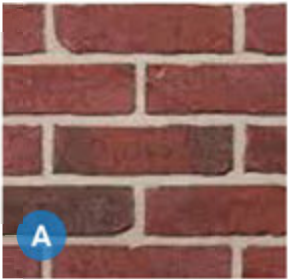
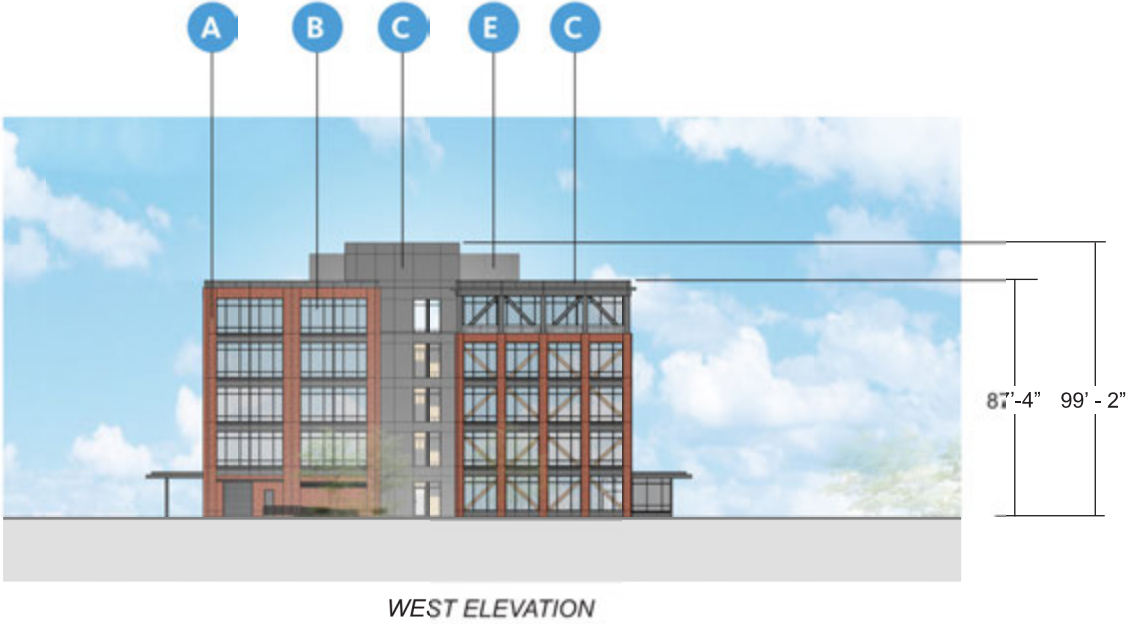
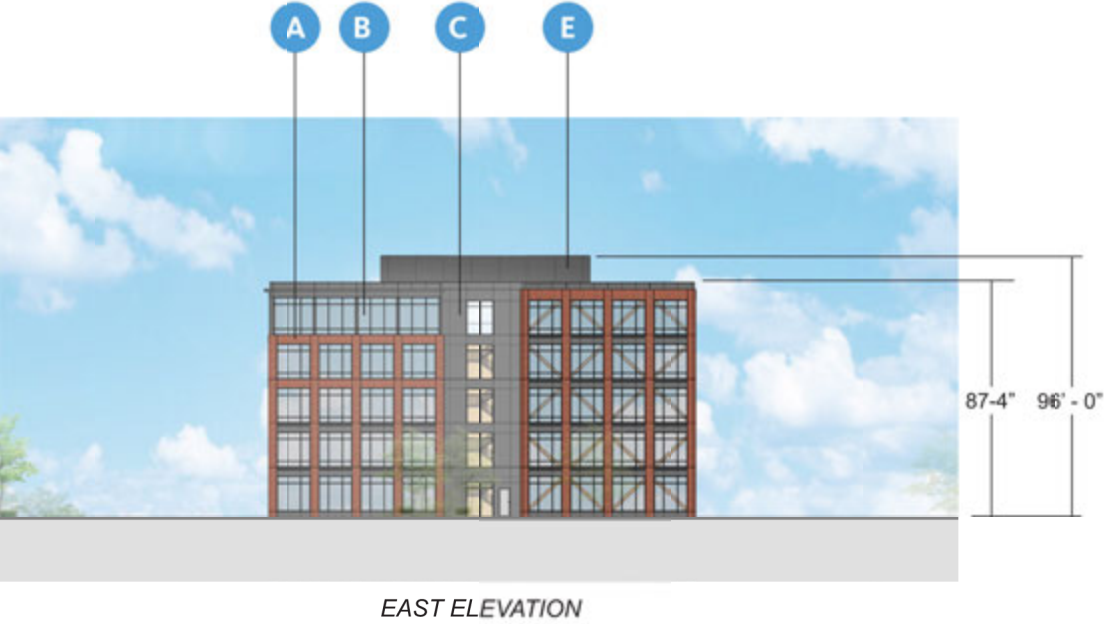
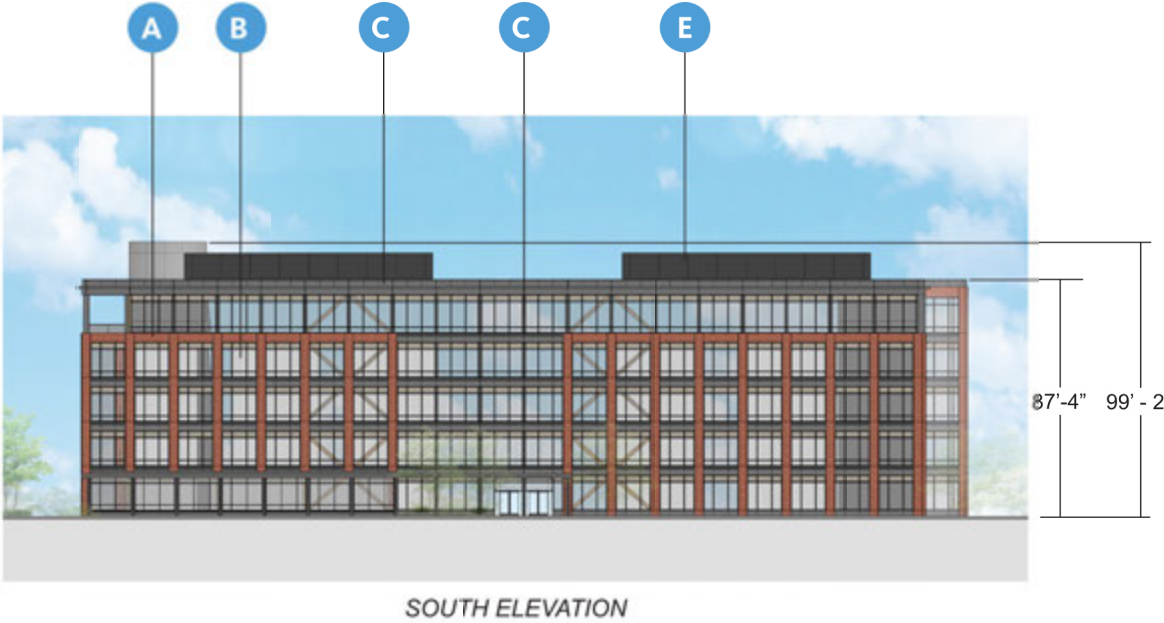
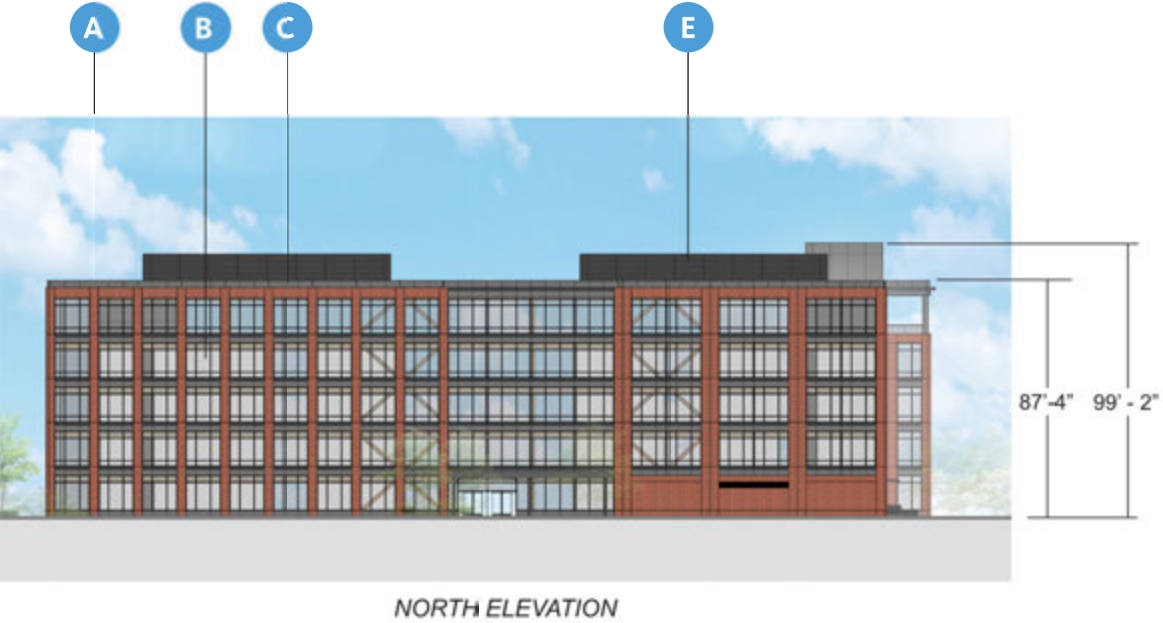
NCUP
AREA: 7.42 acres
OPEN SPACE: 2.51 acres
OPEN SPACE PERCENTAGE: 34%
(14% ABOVE REQUIREMENT)

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

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

Note: PUD Revision 13 includes Zone 1 revision to Phase 6 boundary and addition of Phase 8 and 9 breakout; Zone 3 addition of Phase 7 breakout; and Zone 4 revision to Phase 4, 6, and 7 boundaries and addition of Phase 8 and 9 breakout.

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



BR01- RED THIN BRICK



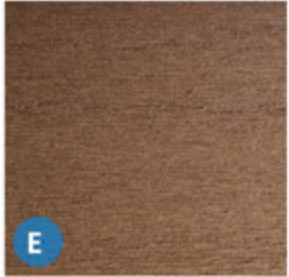
GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



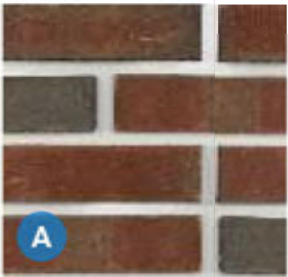
SOUTH ELEVATION



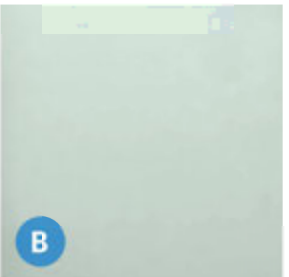
EAST ELEVATION



WEST ELEVATION



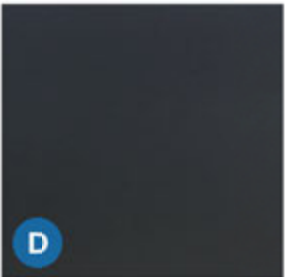
BR02- RED THIN BRICK



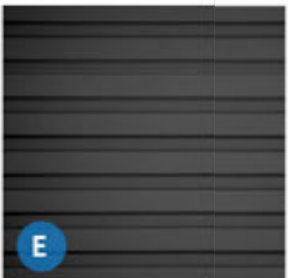
GL01- VISION GLASS



BR04- GRAY THIN BRICK



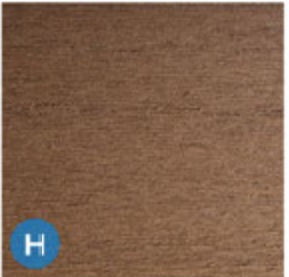
MP03- BLACK METAL
MINIMUM 24 GAUGE



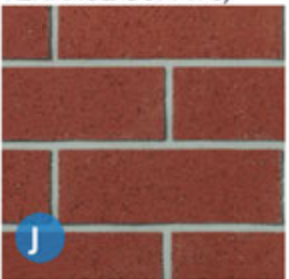
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



BR05- RED THIN BRICK



NORTH ELEVATION



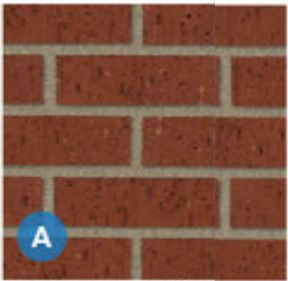
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



BR01- RED THIN BRICK



GL01- VISION GLASS



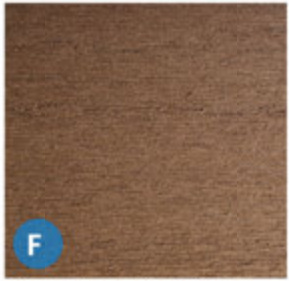
MP03- BLACK METAL
MINIMUM 24 GAUGE



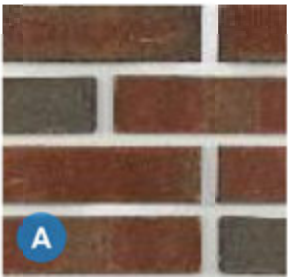
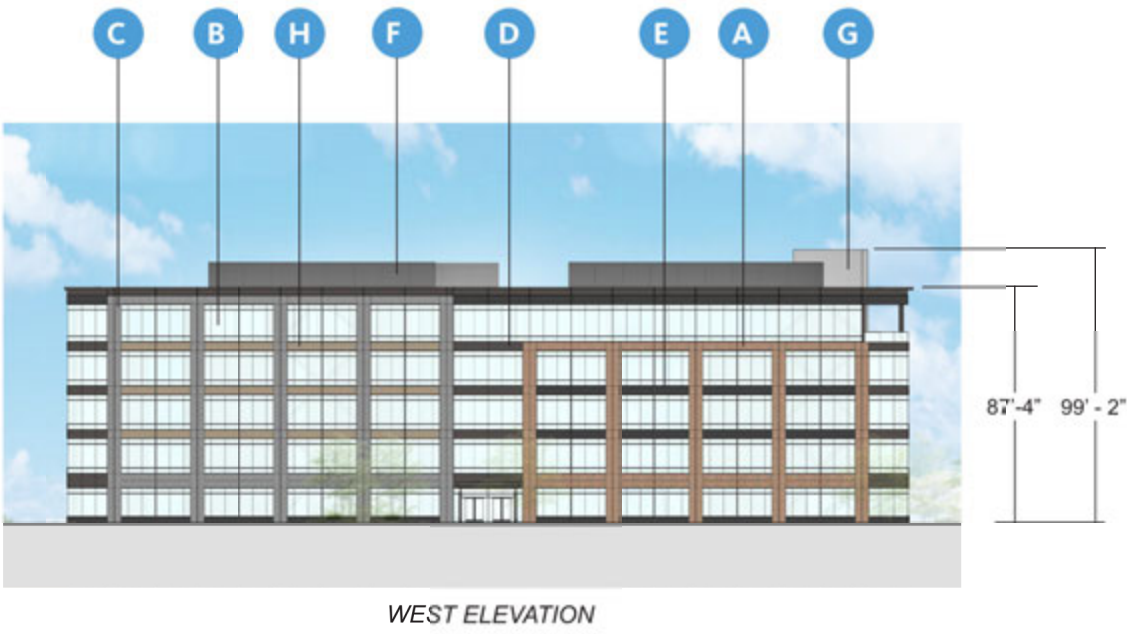
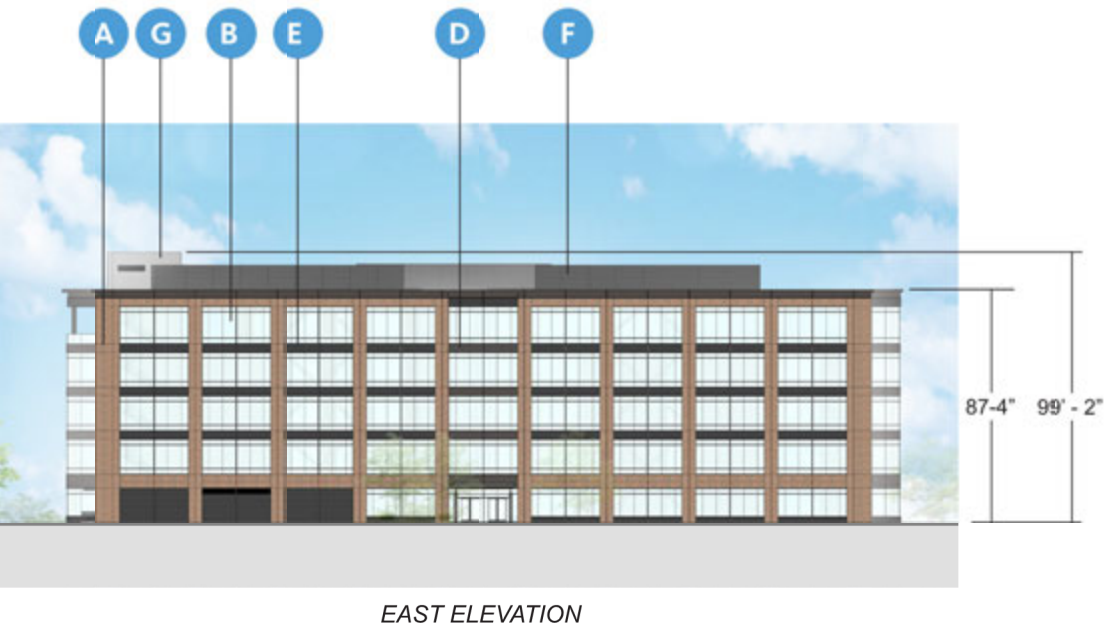
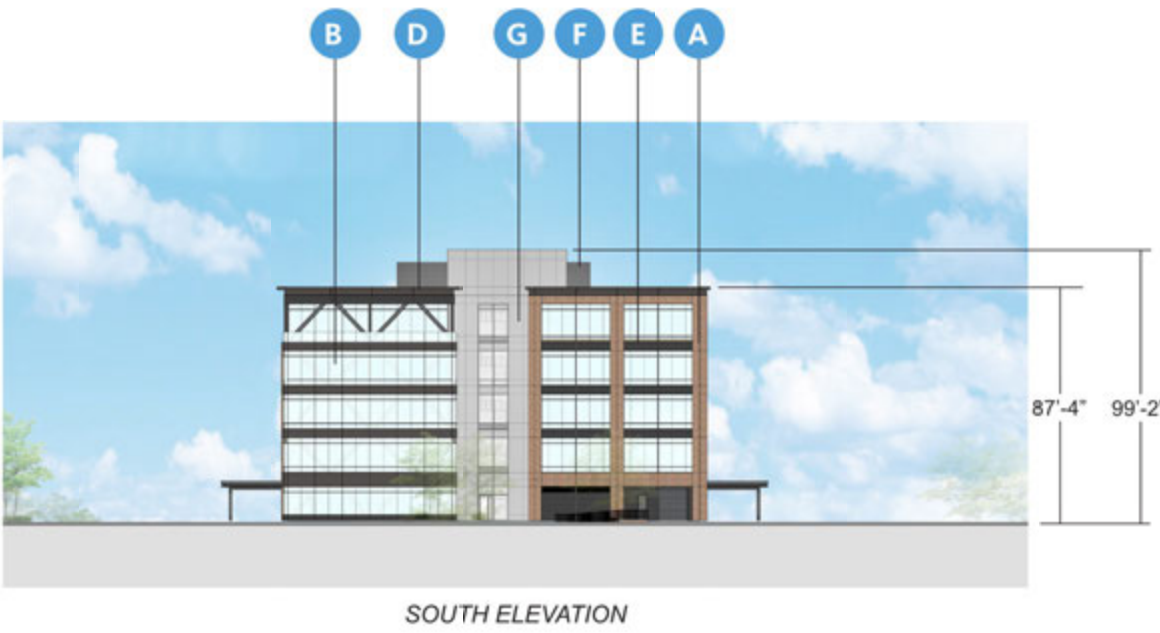
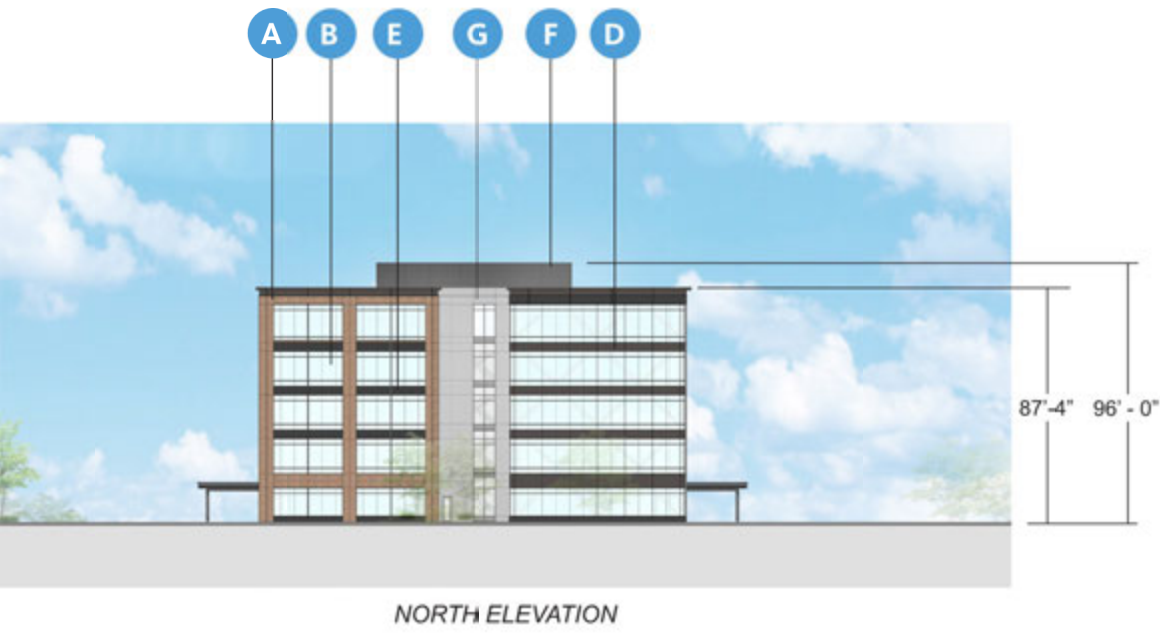
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



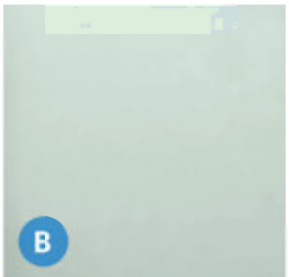
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



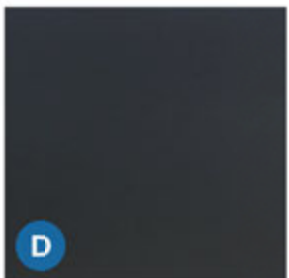
BR02- RED THIN BRICK



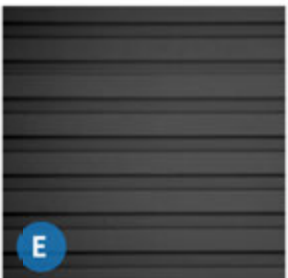
GL01- VISION GLASS



BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



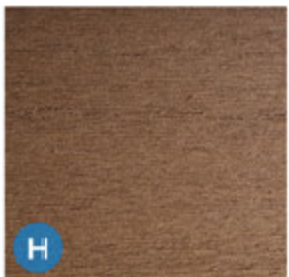
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



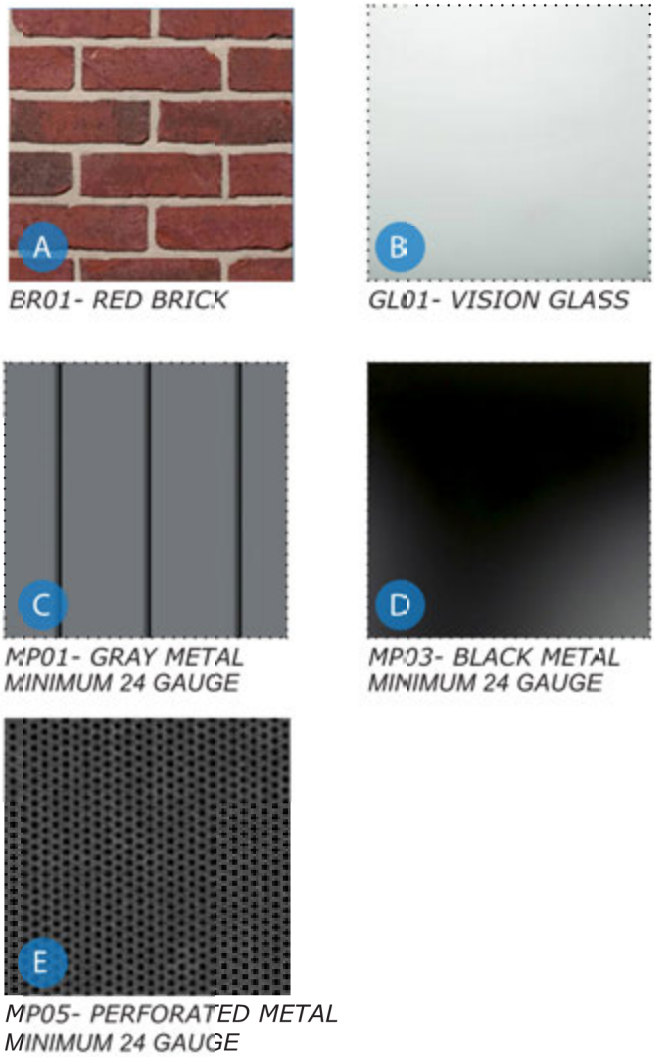
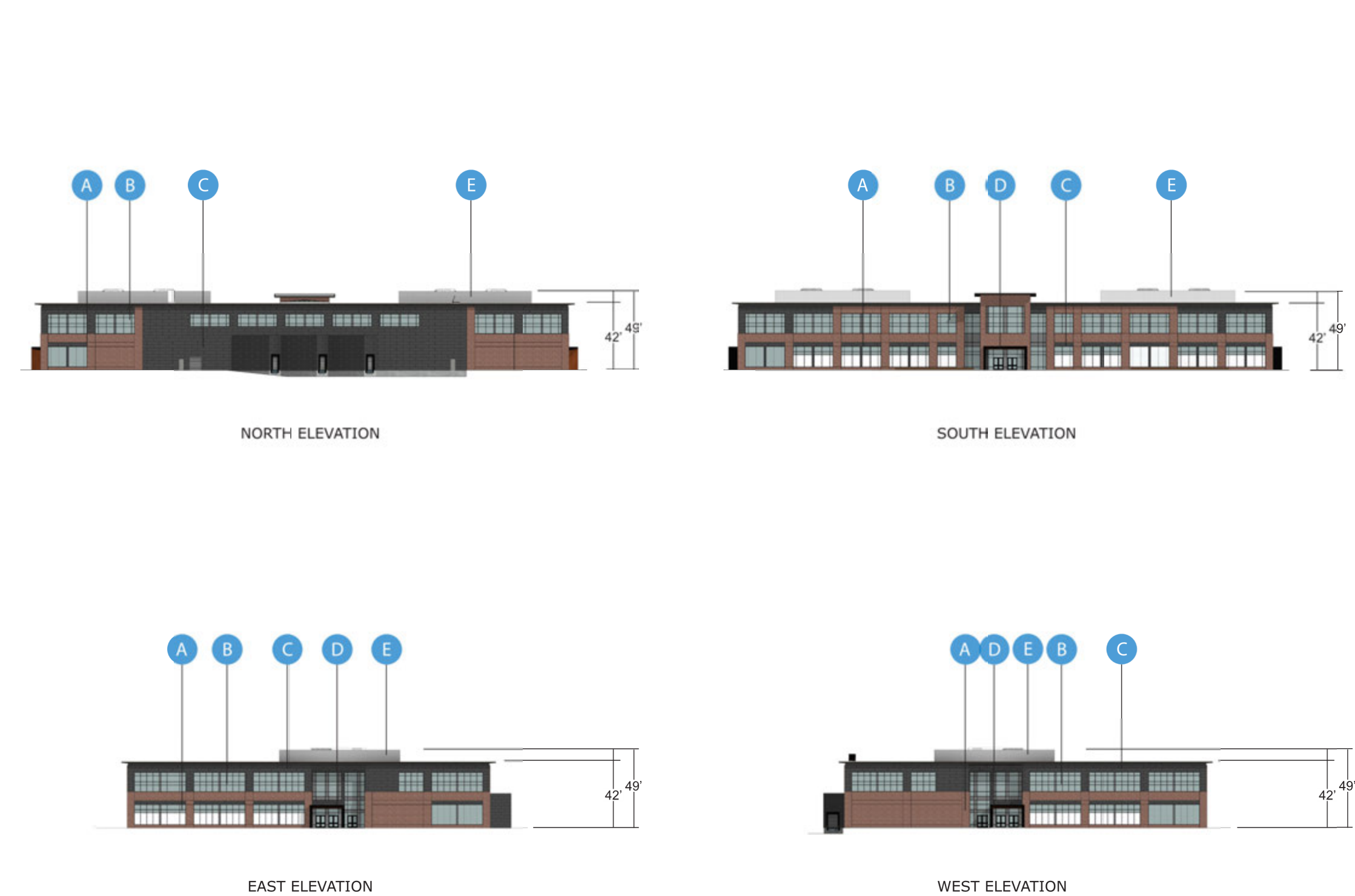
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

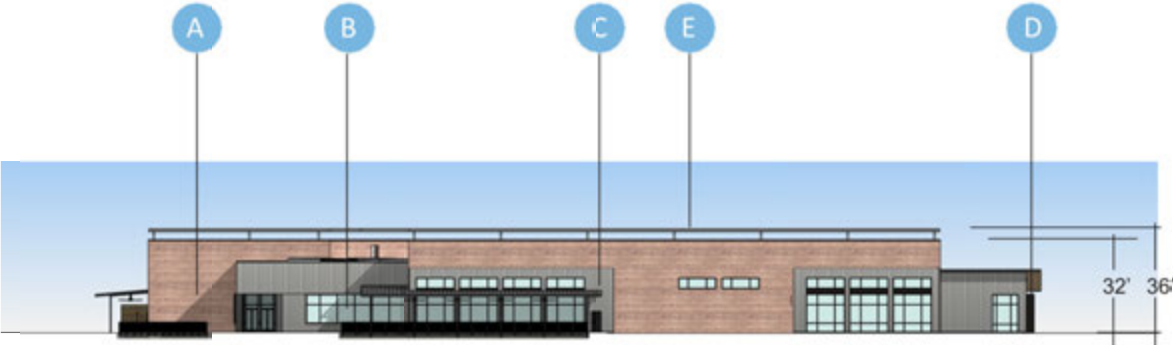


MP01- GRAY METAL
MINIMUM 24 GAUGE

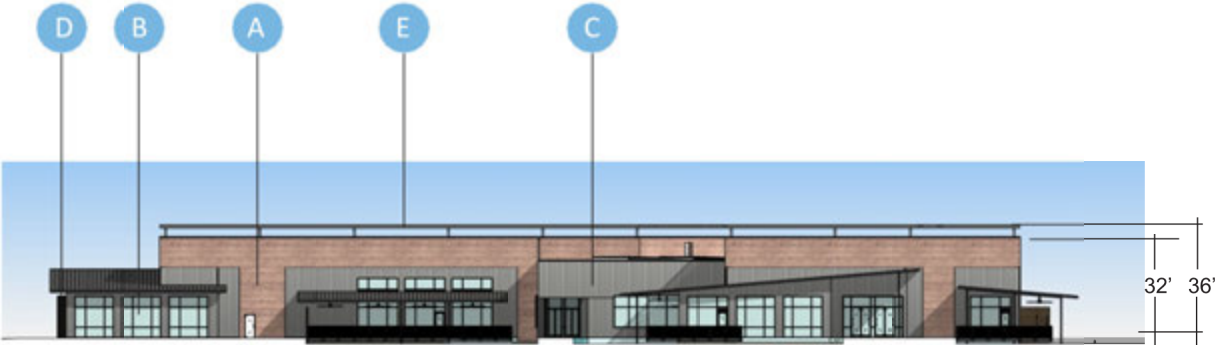


WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

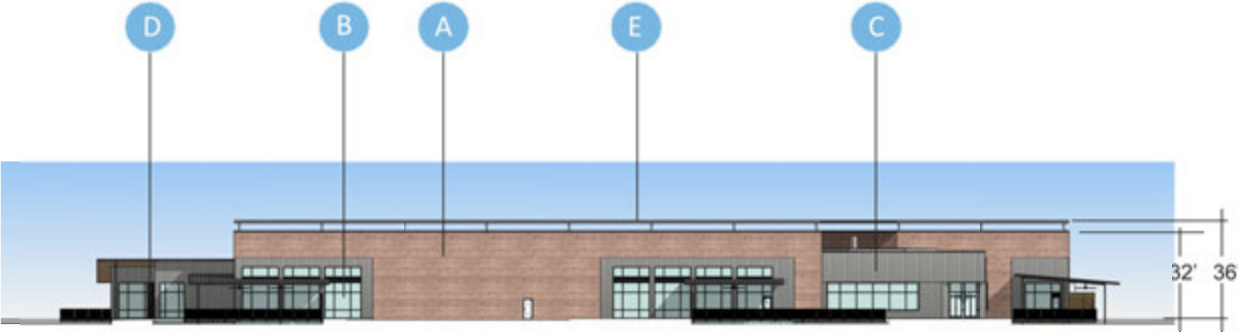




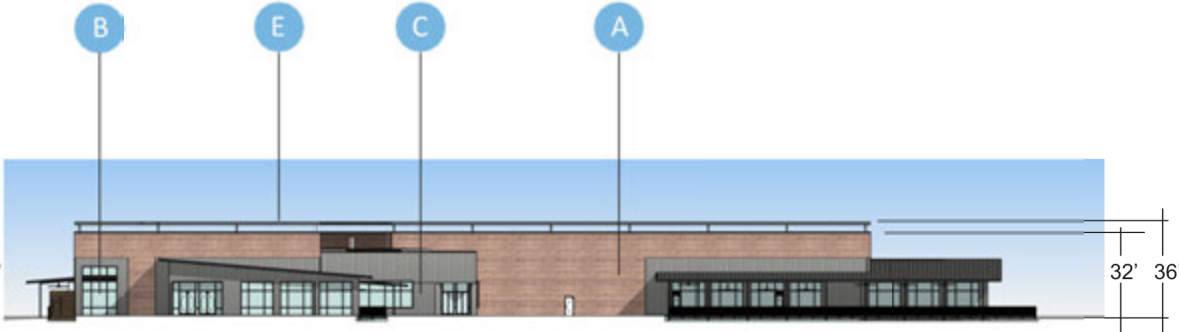
NORTH ELEVATION



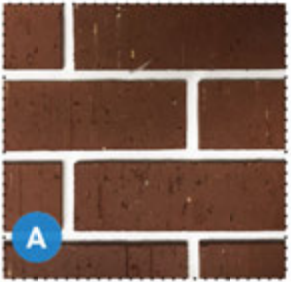
SOUTH ELEVATION



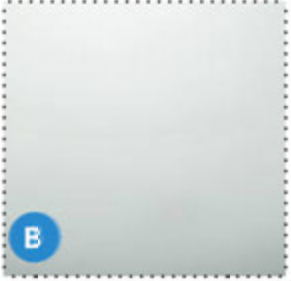
EAST ELEVATION



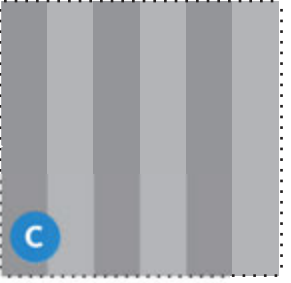
WEST ELEVATION



BR01- RED BRICK



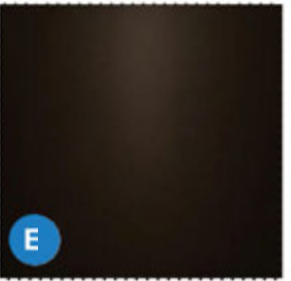
GL01- VISION GLASS



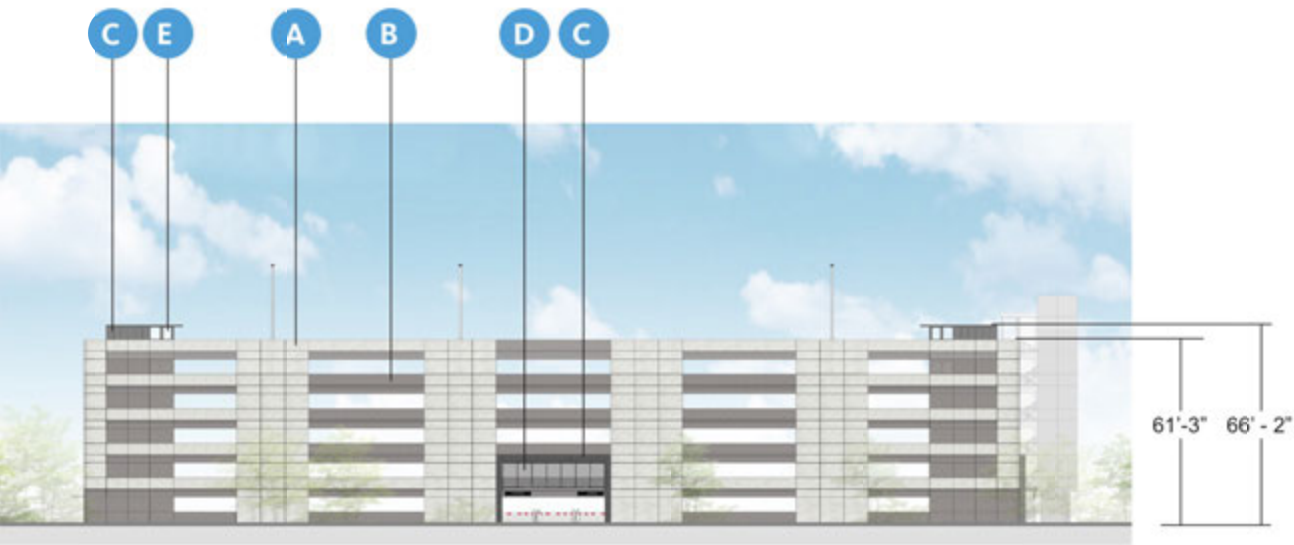
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



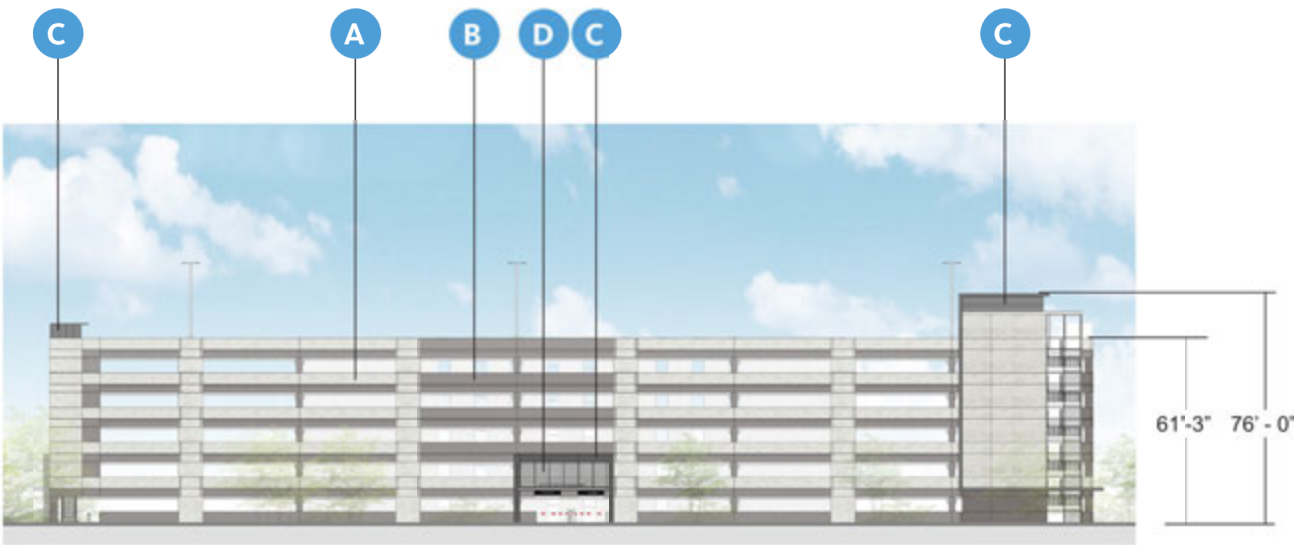
MP02- DARK METAL
MINIMUM 24 GAUGE



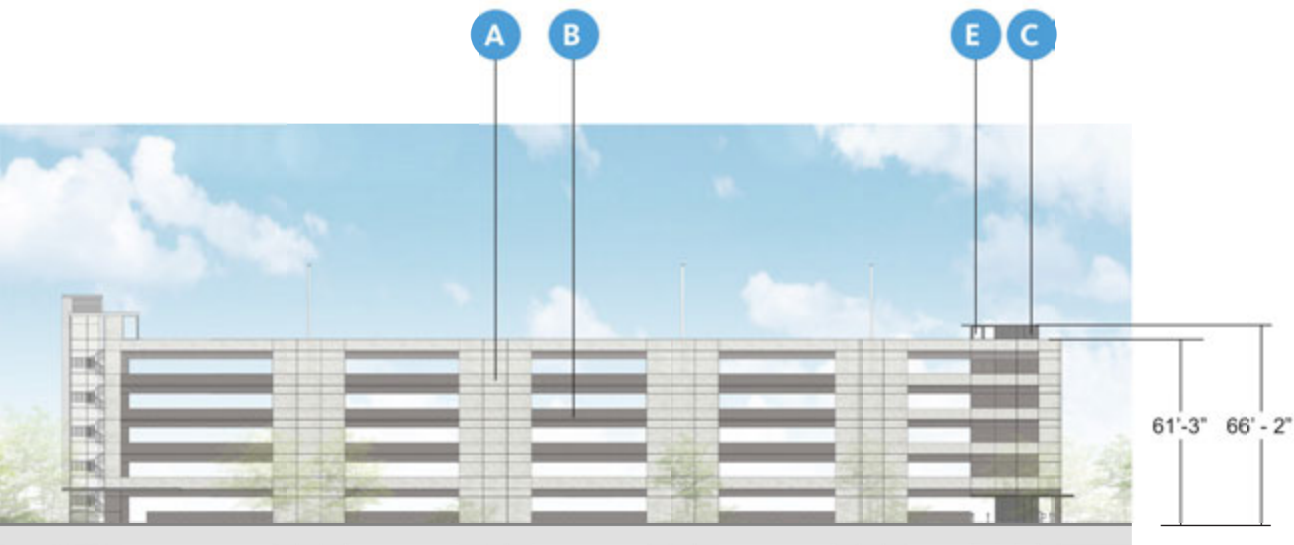
RS01- DARK BRONZE
ALUMINUM ROOF SCREENING



NORTH ELEVATION



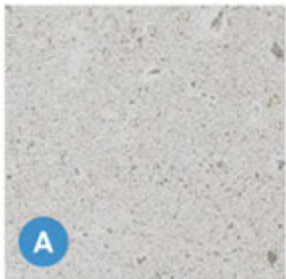
WEST ELEVATION



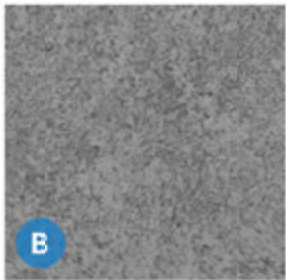
SOUTH ELEVATION



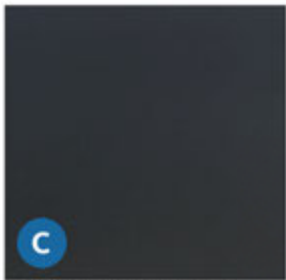
EAST ELEVATION



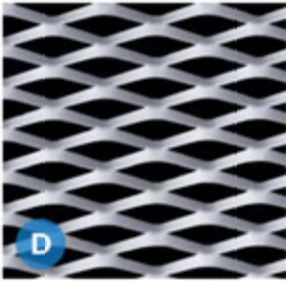
PC01- PRECAST LIGHT



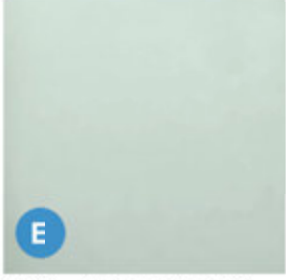
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



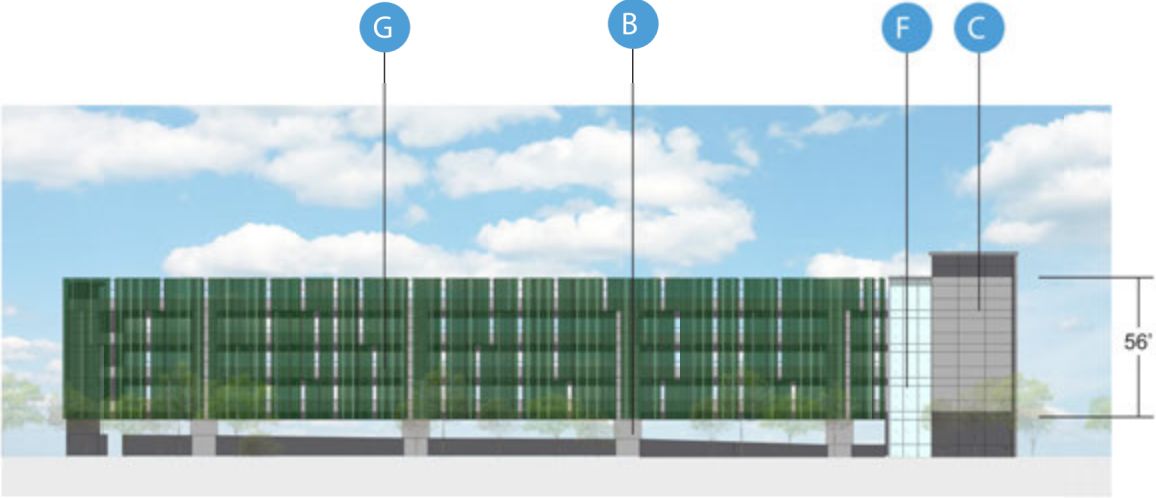
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



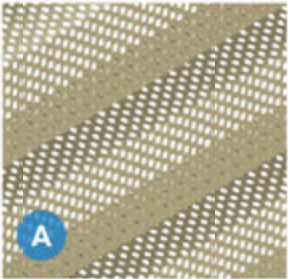
WEST ELEVATION



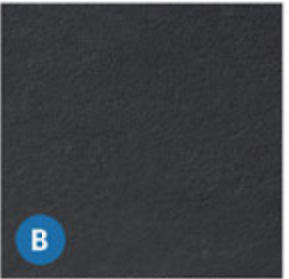
SOUTH ELEVATION



EAST ELEVATION



A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



B
EXISTING PAINTED
PRECAST CONCRETE



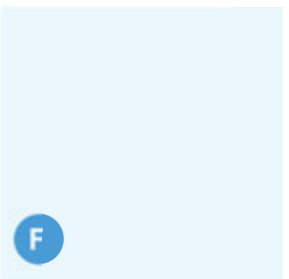
C
EXISTING PAINTED
PRECAST CONCRETE



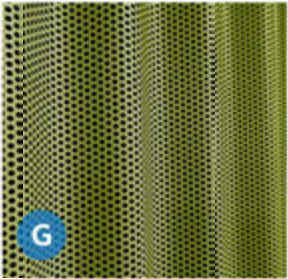
D
EXISTING MCM PANEL
MINIMUM 24 GAUGE



E
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



F
EXISTING GLASS



G
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



***ALL METAL PANEL MINIMUM 24 GAUGE**

P39

A MP01 - METAL MORIN PANEL 1

B BR01 - CLCUD GREY

C MP02 - PERFORATED CUSTOM PANEL

D BR02 - IRONSPOT VELOUR

E MP04 - GARAPA WCOD

F MP03 - CUSTOM METAL PANEL COLORS

G MF01 - MESH FABRIC - SERGE FERRARI

H METAL MORIN PANEL 2

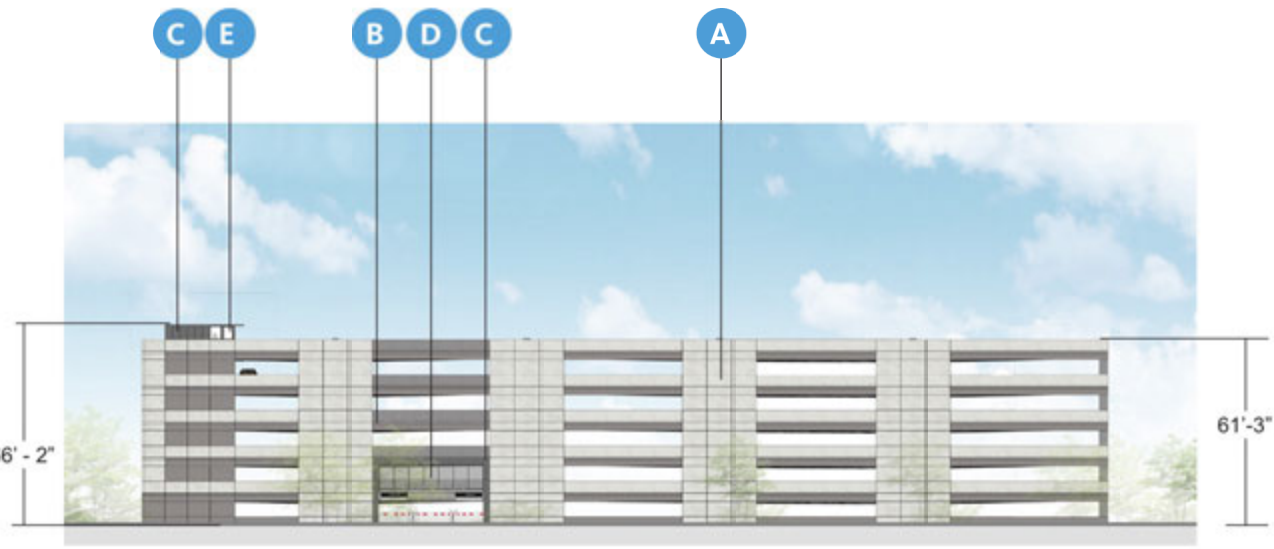
I BR03 - RUBY RED VELOUR

J GL01- STARPHIRE GLASS

K PC01 - PRECAST LIGHT

L PC02 - PRECAST DARK

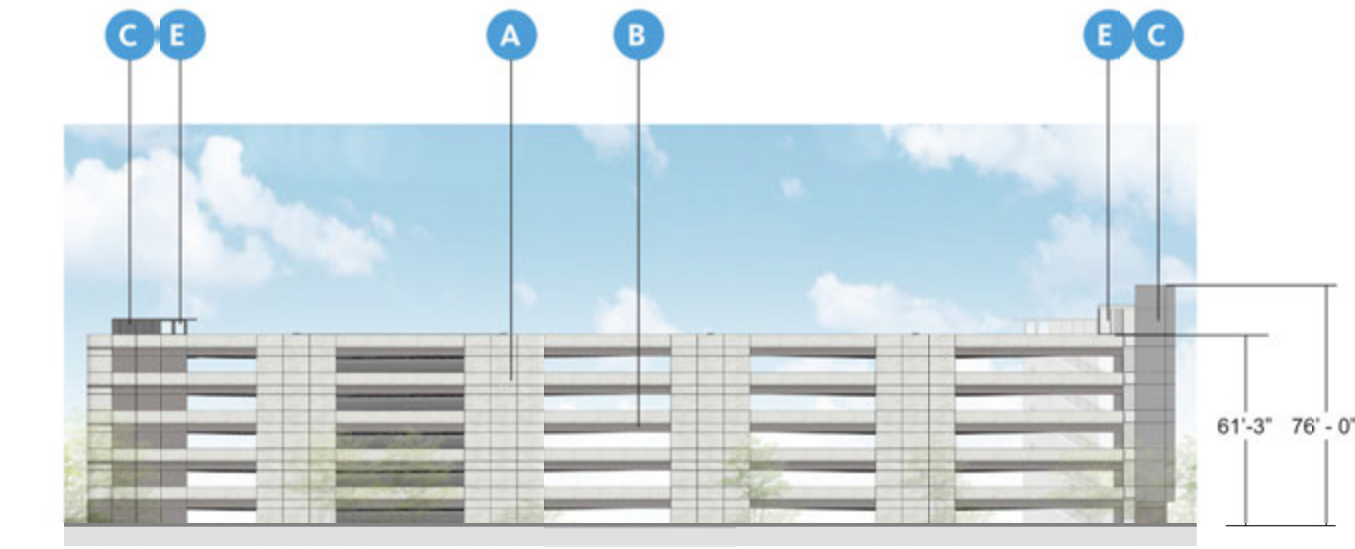
M MP05 - METAL GRAPHITE GREY



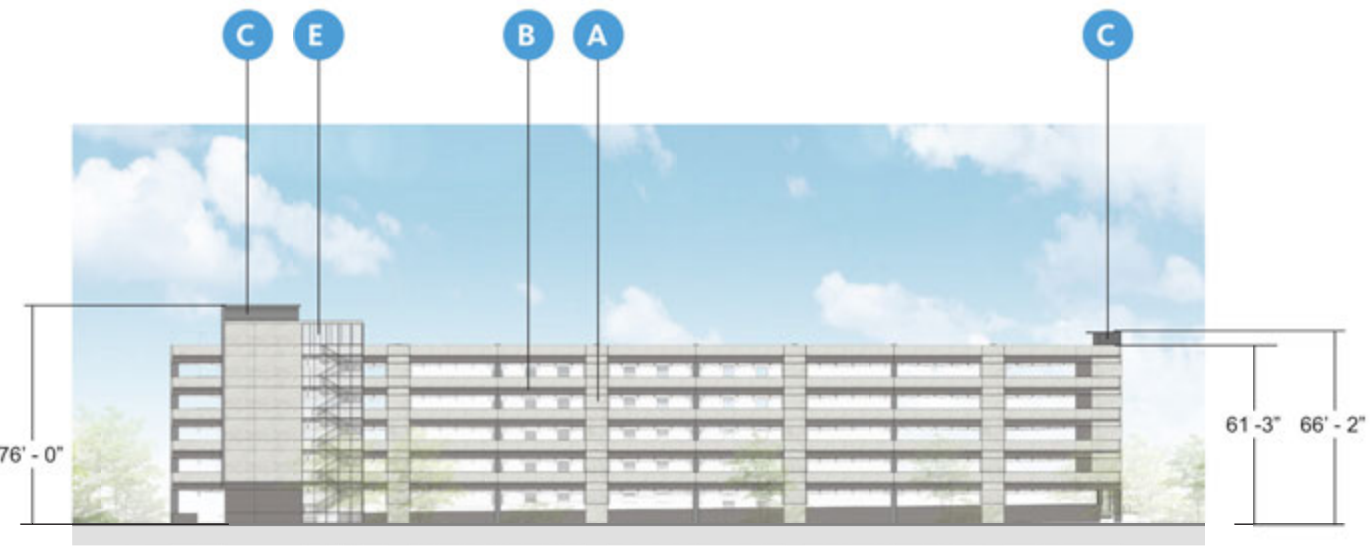
NORTH ELEVATION



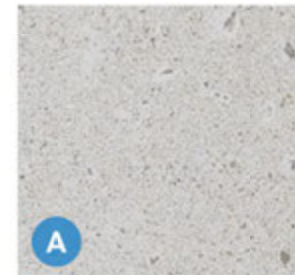
WEST ELEVATION



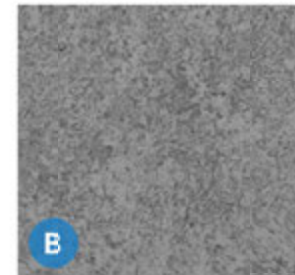
SOUTH ELEVATION



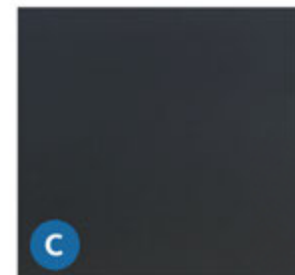
EAST ELEVATION



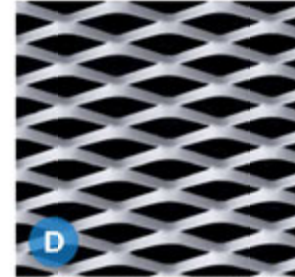
PC01- PRECAST LIGHT



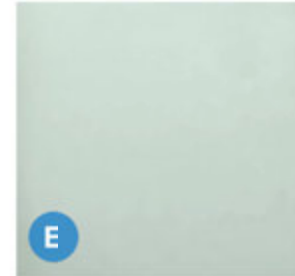
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



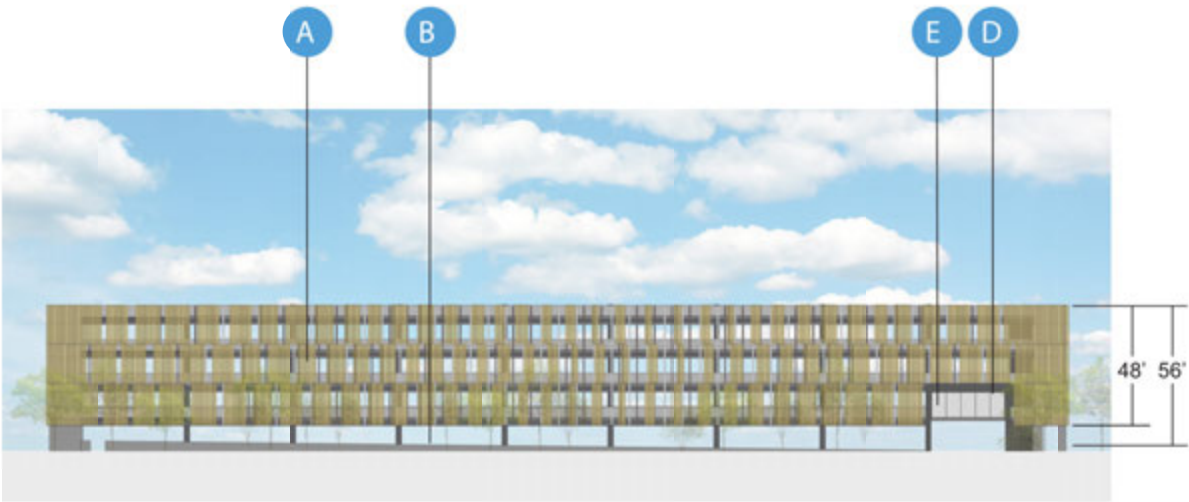
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



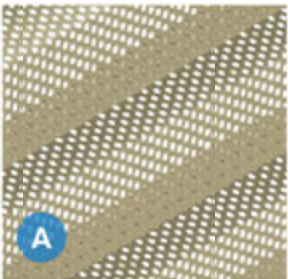
WEST ELEVATION



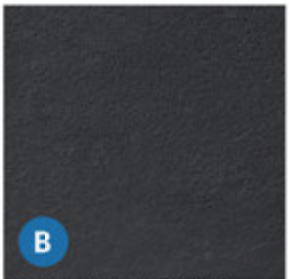
SOUTH ELEVATION



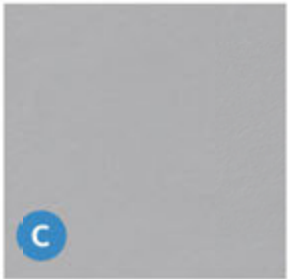
EAST ELEVATION



A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



B
EXISTING PAINTED
PRECAST CONCRETE



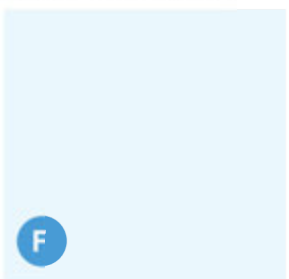
C
EXISTING PAINTED
PRECAST CONCRETE



D
EXISTING MCM PANEL
MINIMUM 24 GAUGE



E
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



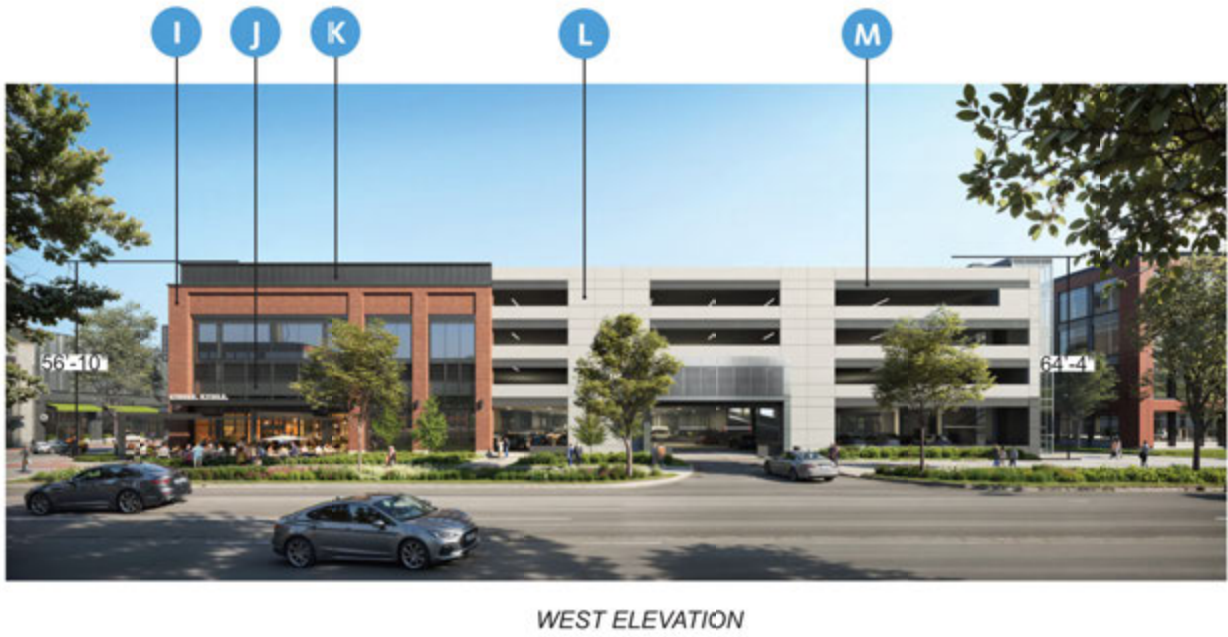
F
EXISTING GLASS



G
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE

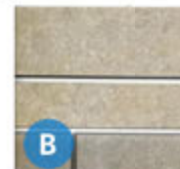
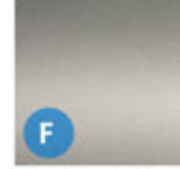
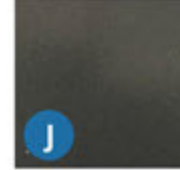
PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



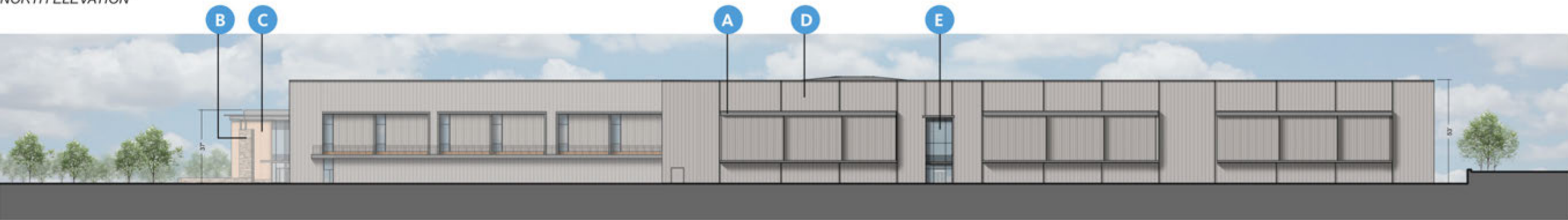
***ALL METAL PANEL MINIMUM 24 GAUGE**

P42

 A MP01- METAL MORIN PANEL 1	 B ST01 - LIMESTONE CLARA
 C MP04- METAL URBAN BRONZE	 D MP02 - PERFORATED CUSTOM PANEL
 E BR02 - 500 HARVARD	 F MP03 - CUSTOM METAL PANEL COLORS
 G MF01 - MESH FABRIC - SERGE FERRARI	 H GL01- STARPHIRE GLASS
 I BR03 - RUBY RED VELOUR	 J MP05- METAL GRAPHITE GREY
 K METAL MORIN PANEL 2	 L PC01 - PRECAST LIGHT
 M PC02 - PRECAST DARK	



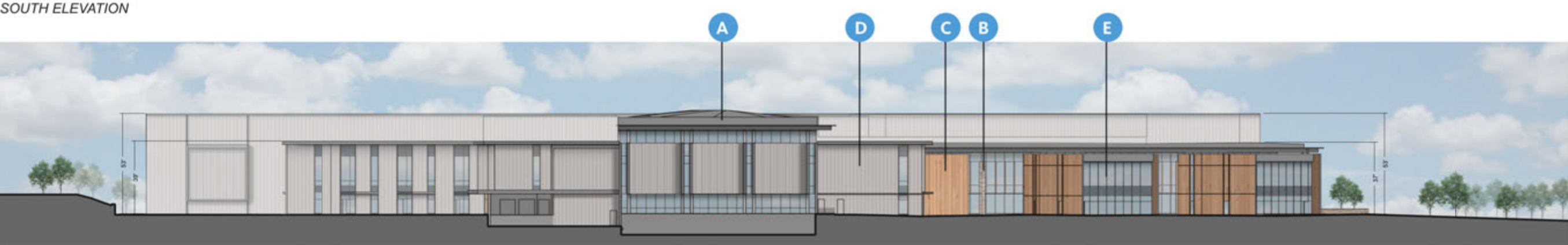
NORTH ELEVATION



EAST ELEVATION



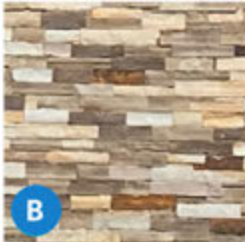
SOUTH ELEVATION



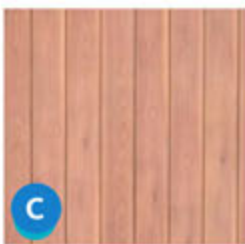
WEST ELEVATION



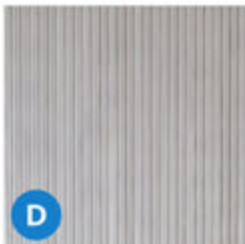
A
MCM1 - Florupon
Classic II



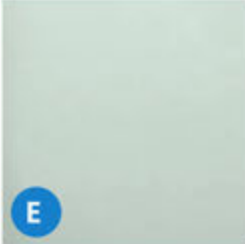
B
ST1 - Hackett Blue-
Brown Multi-Strip



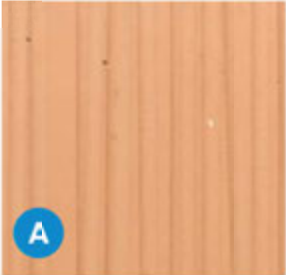
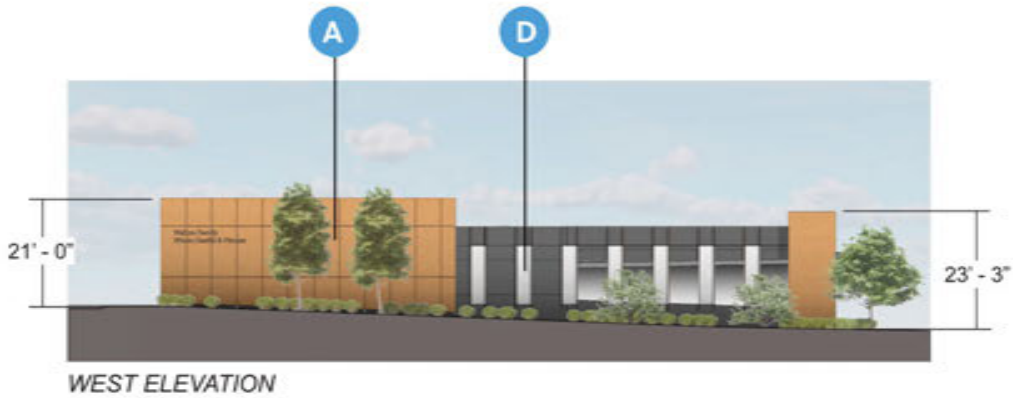
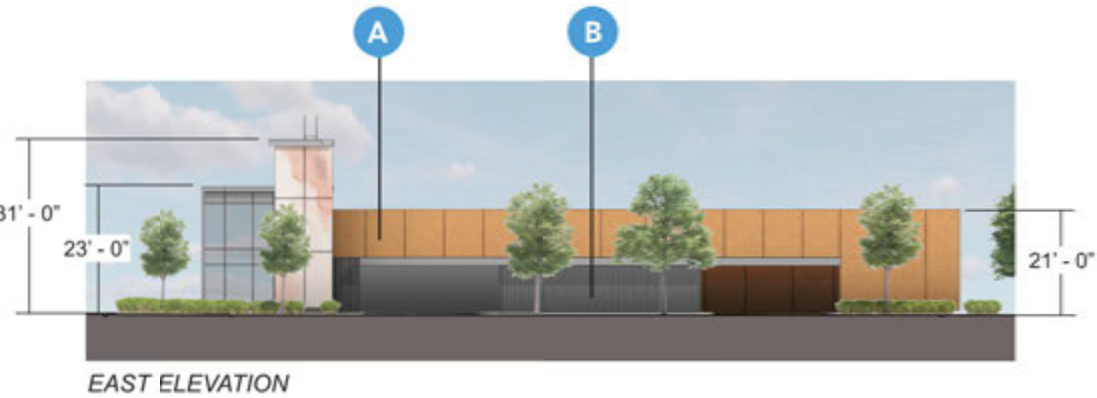
C
CL7 - Concrete Panel



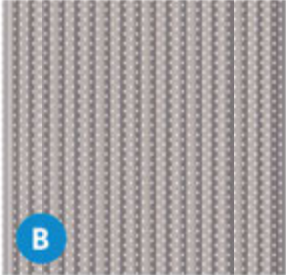
D
MWP (1,2,3) - Metal Wall
Panel, min. 24 ga



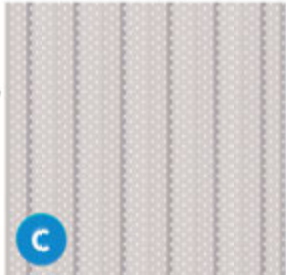
E
GL1 - Vision Glass



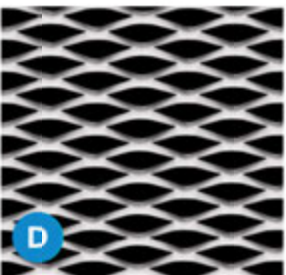
CFP- Concrete Facade Panel (Taktl' Arbos)



MWP1- Corrugated Metal Panel, min. 24 ga.

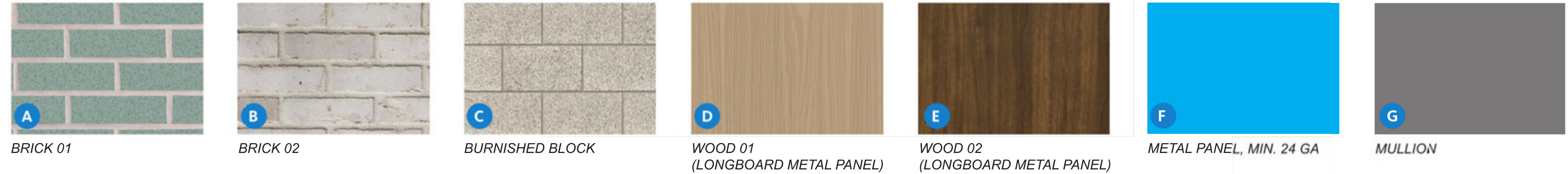
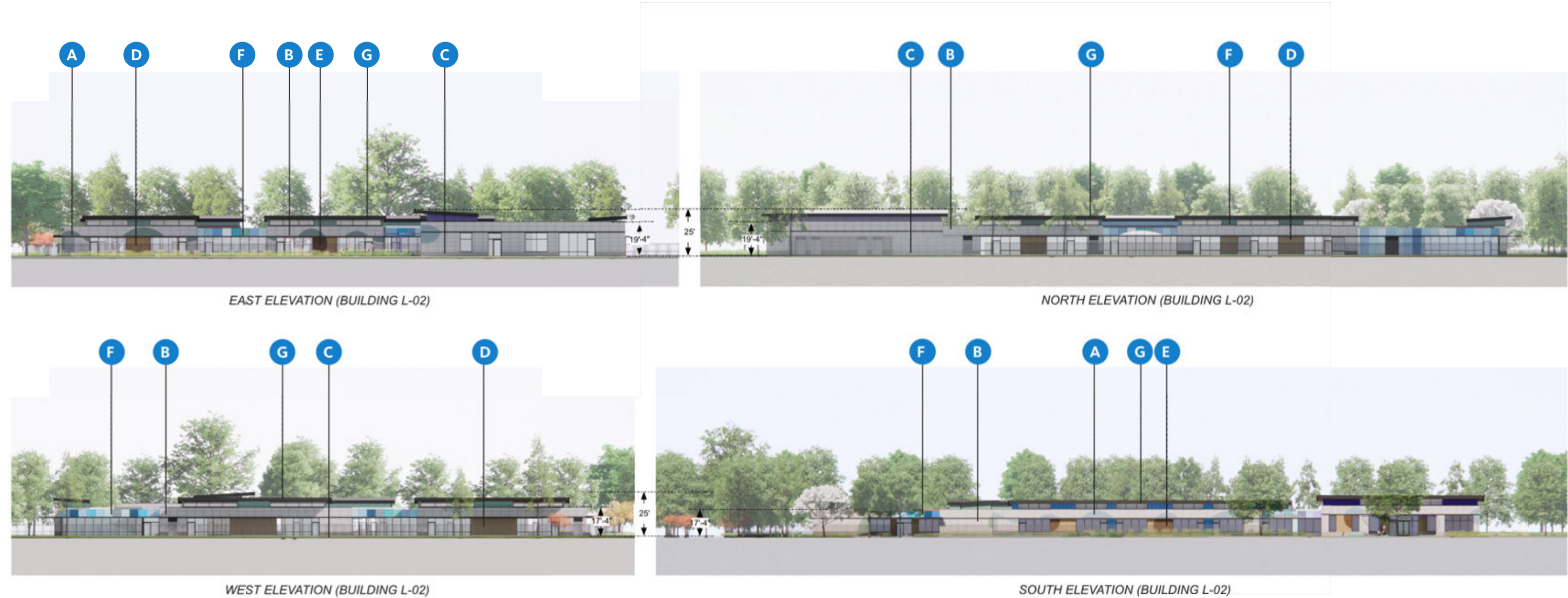


MWP2- Corrugated Metal Panel, min. 24 ga.



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

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





A B
SOUTH ELEVATION



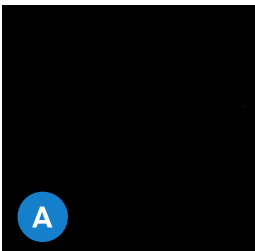
A B
EAST ELEVATION



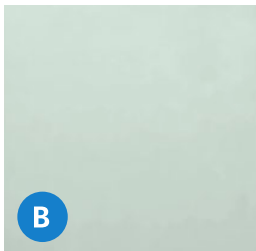
A B
NORTH ELEVATION



A B
WEST ELEVATION

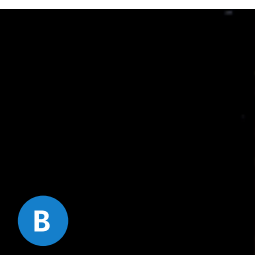
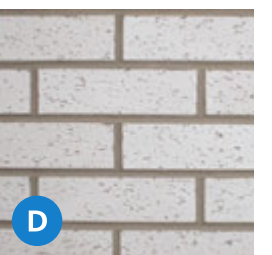
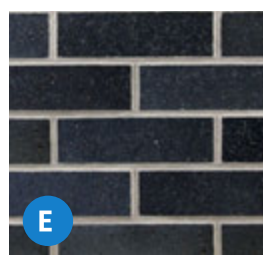
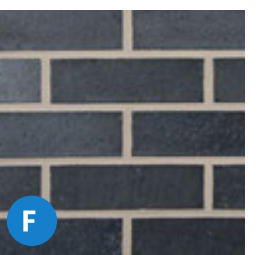
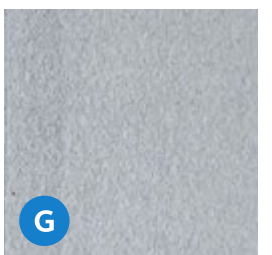
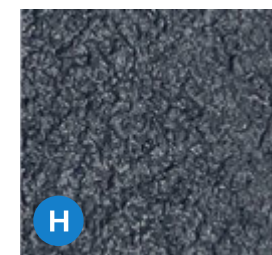
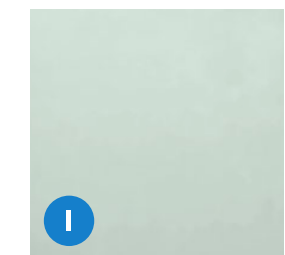


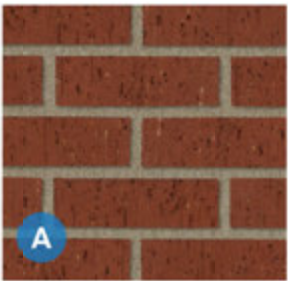
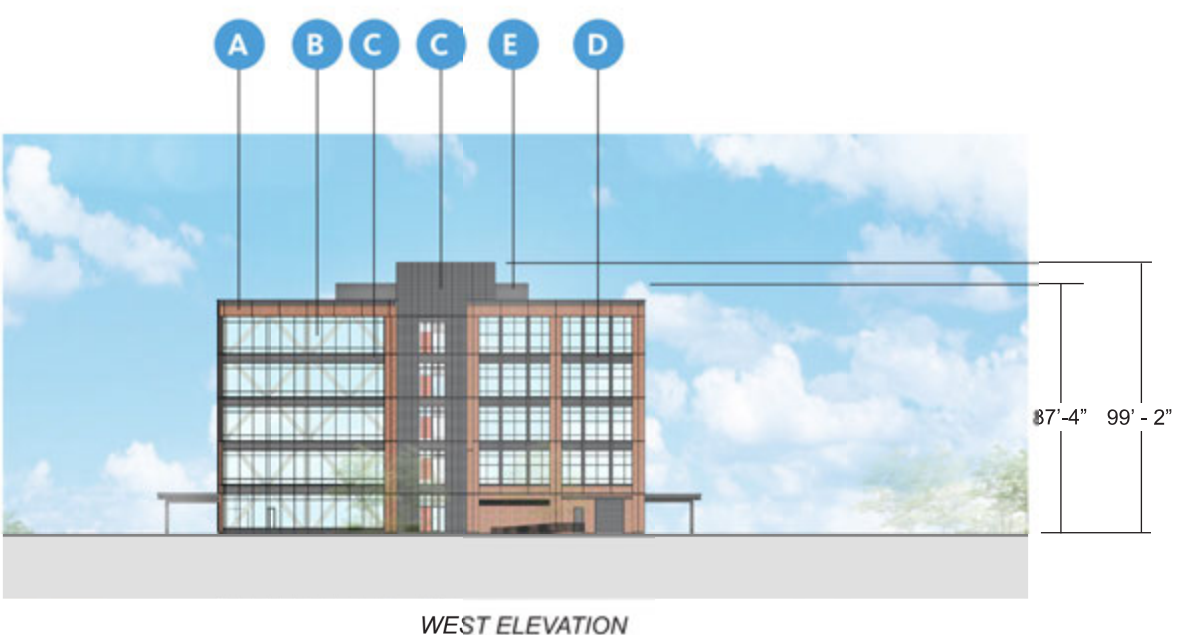
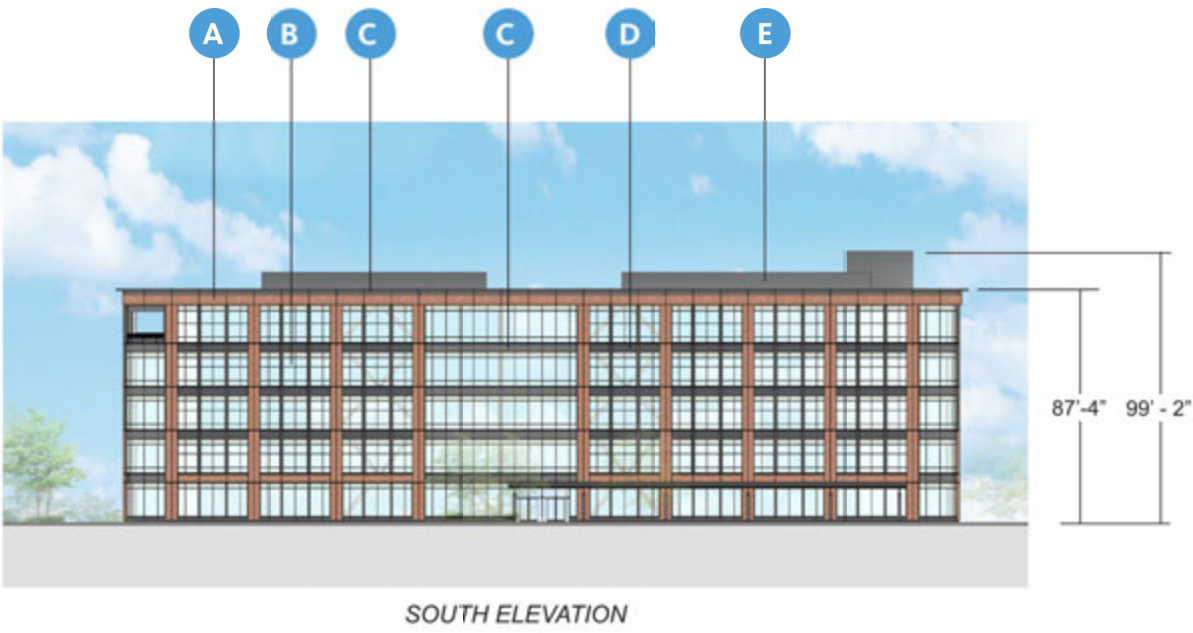
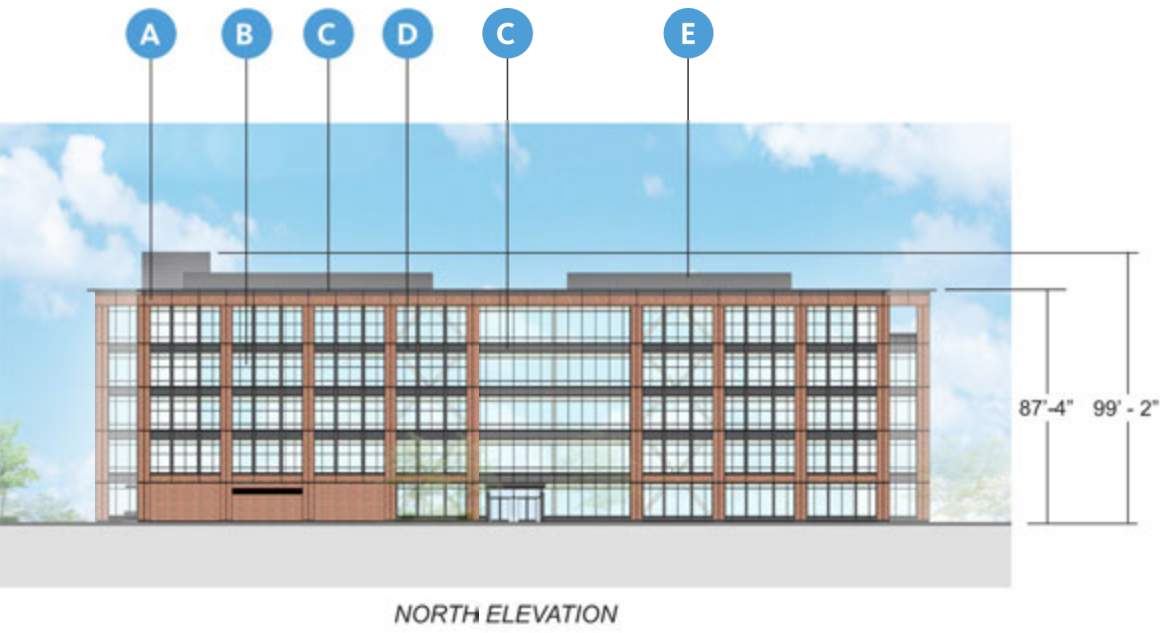
ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



VISION GLASS



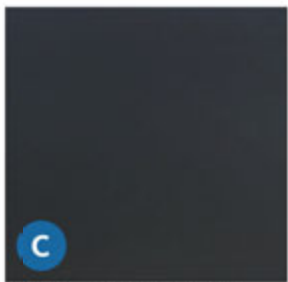
								
ACM PANEL 01 TRICORN BLACK MINIMUM 24 GAUGE	METAL, PAINTED TO MATCH TRICORN BLACK MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	ACM PANEL 02 DUSTY CHARCOAL II MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	BRICK 01 GLAZED WHITE VC1 VELOUR TEXTURE	BRICK 02 MANGANESE IRONSPOT, VELOUR TEXTURE	BRICK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



BR01- RED THIN BRICK



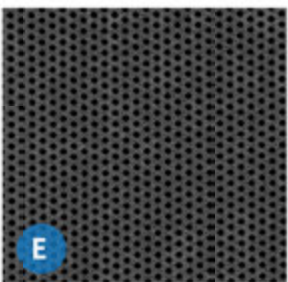
GL01- VISION GLASS



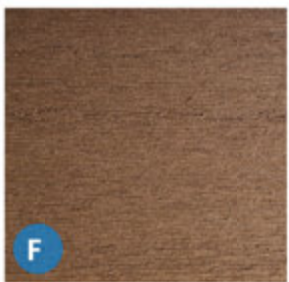
MP03- BLACK METAL
MINIMUM 24 GAUGE



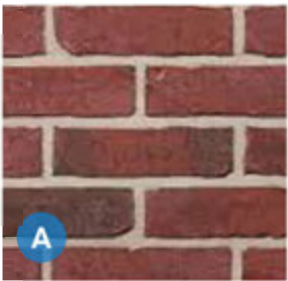
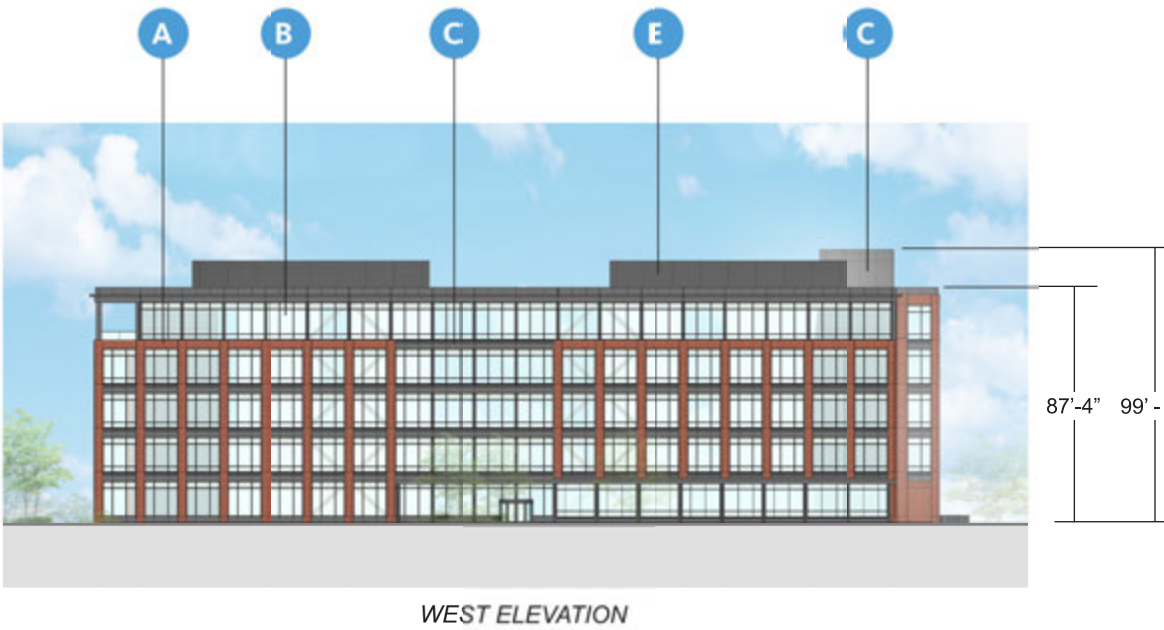
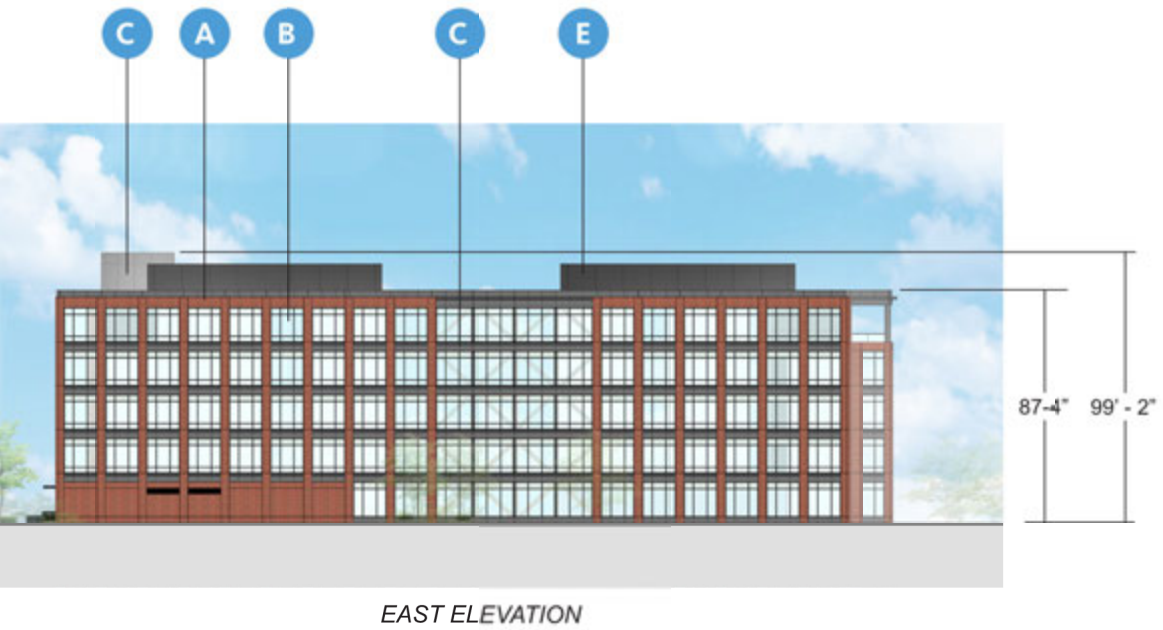
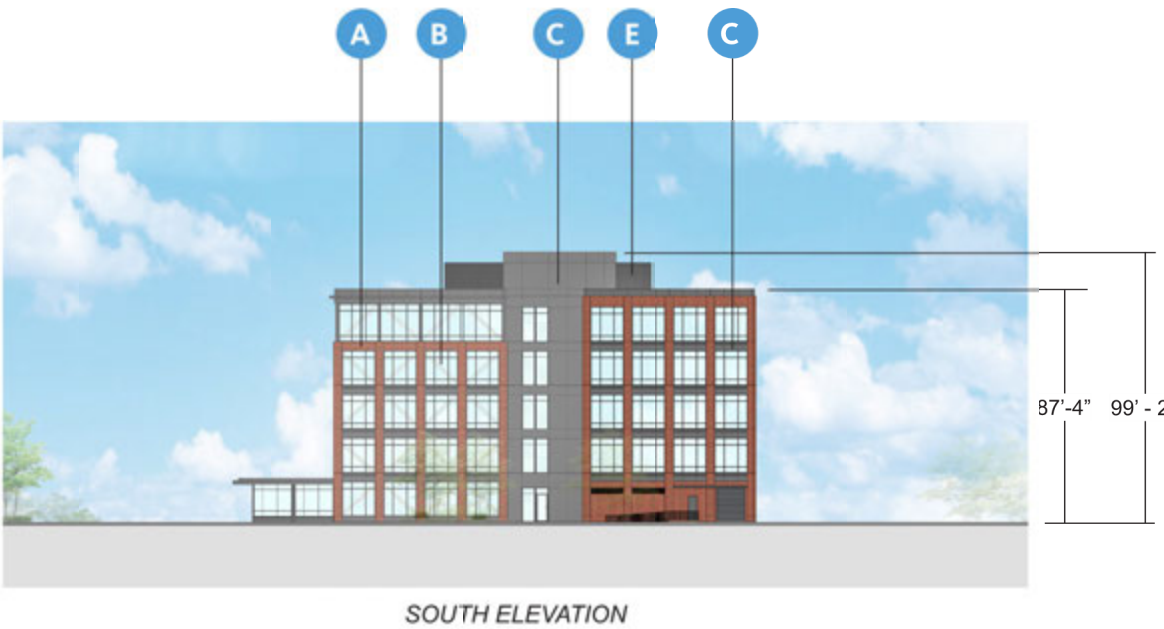
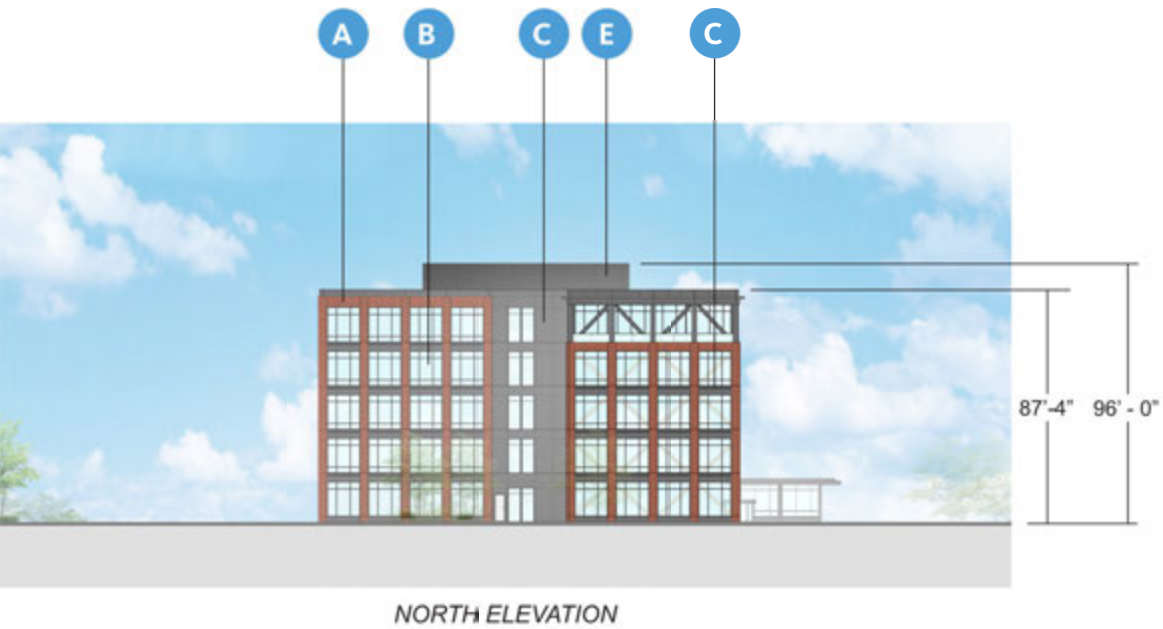
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



BR01- RED THIN BRICK



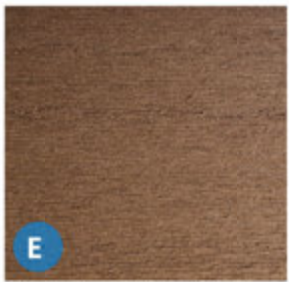
GL01- VISION GLASS



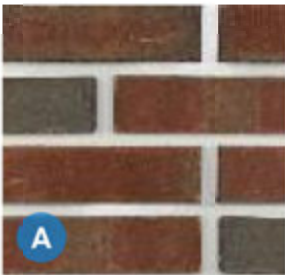
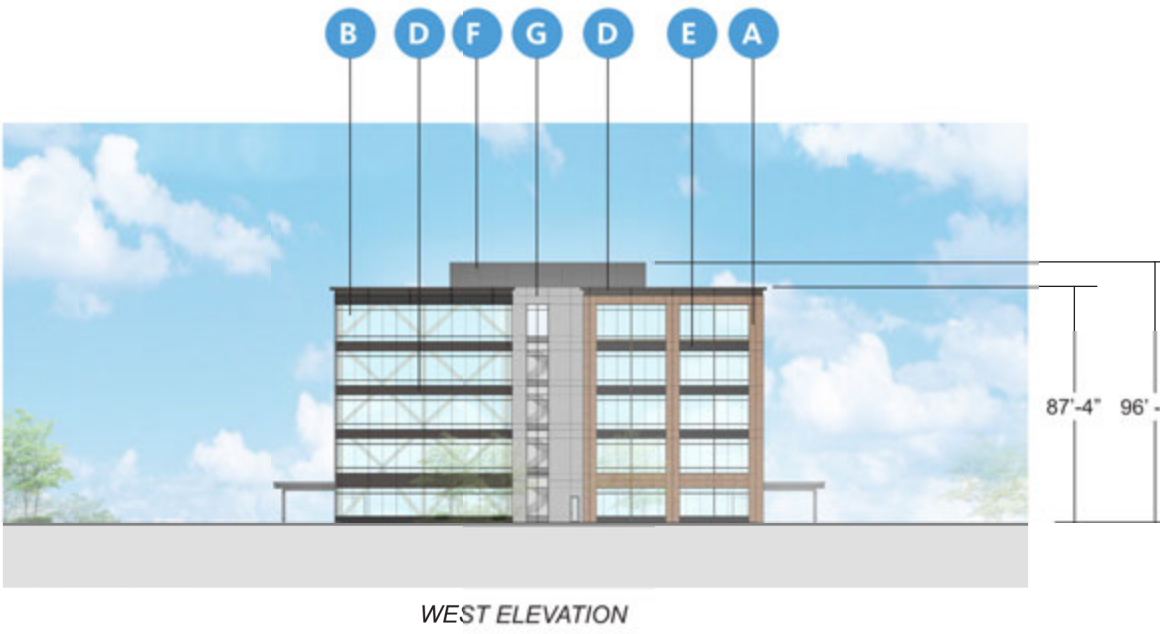
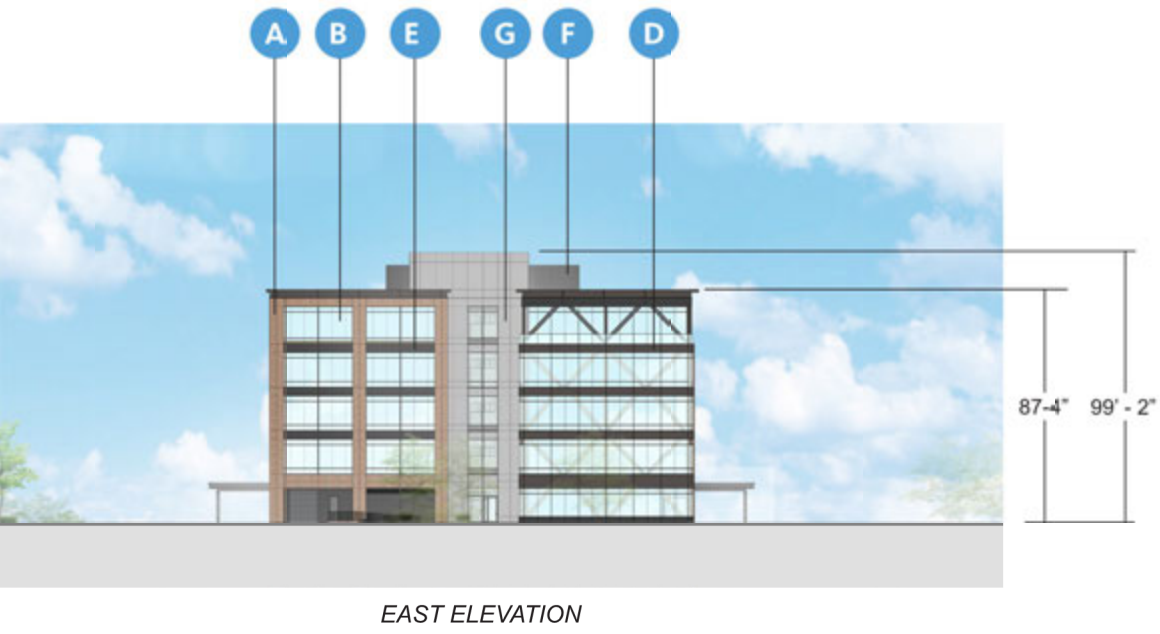
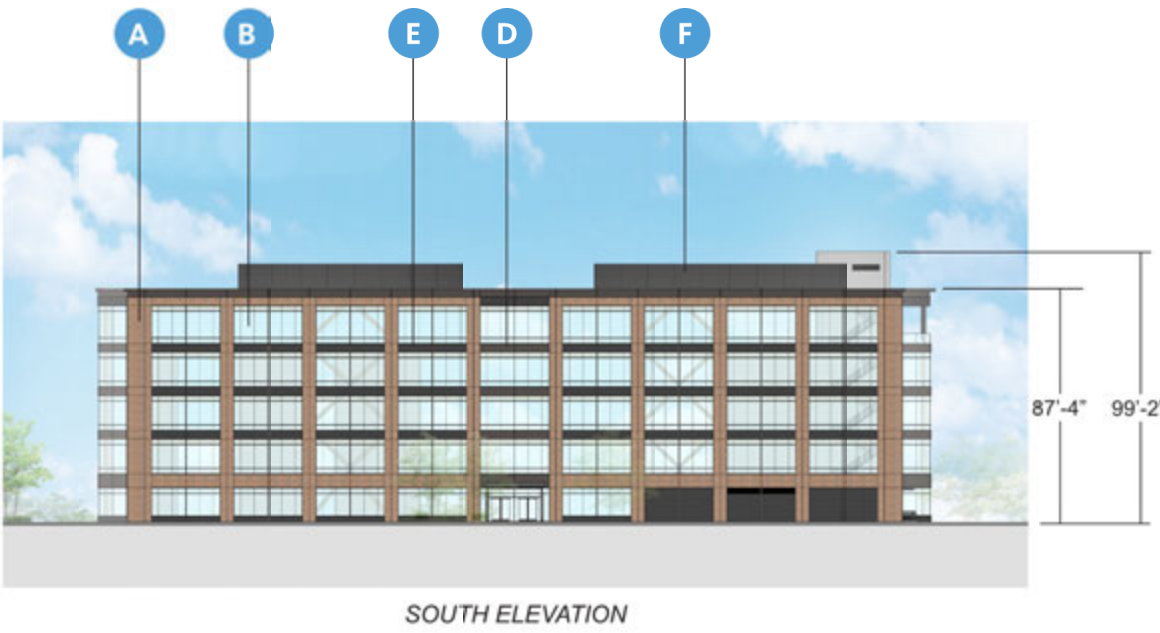
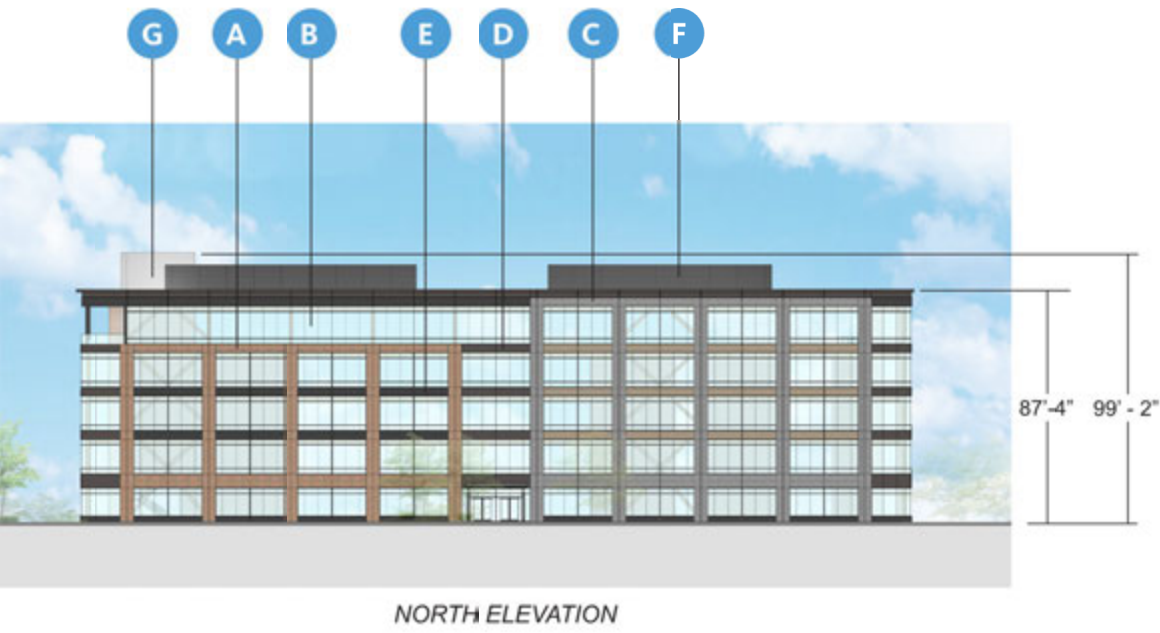
MP01- GRAY METAL
MINIMUM 24 GAUGE



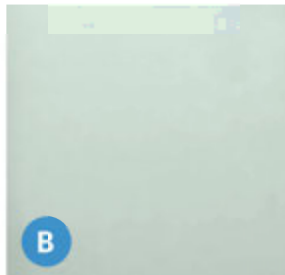
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



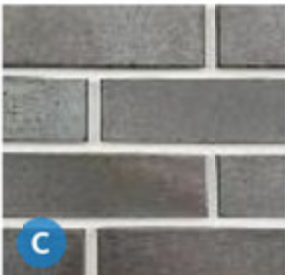
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



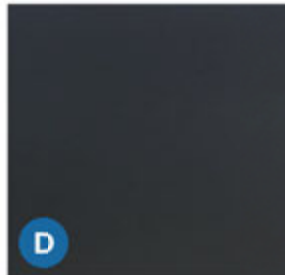
BR02- RED THIN BRICK



GL01- VISION GLASS



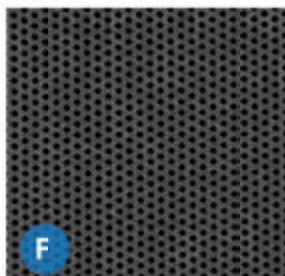
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



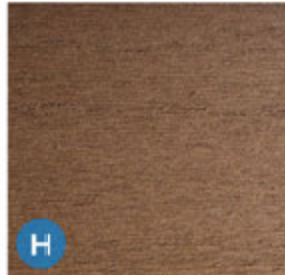
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



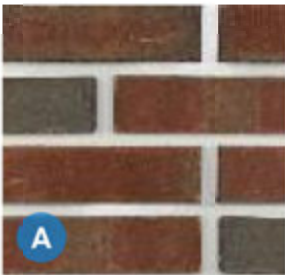
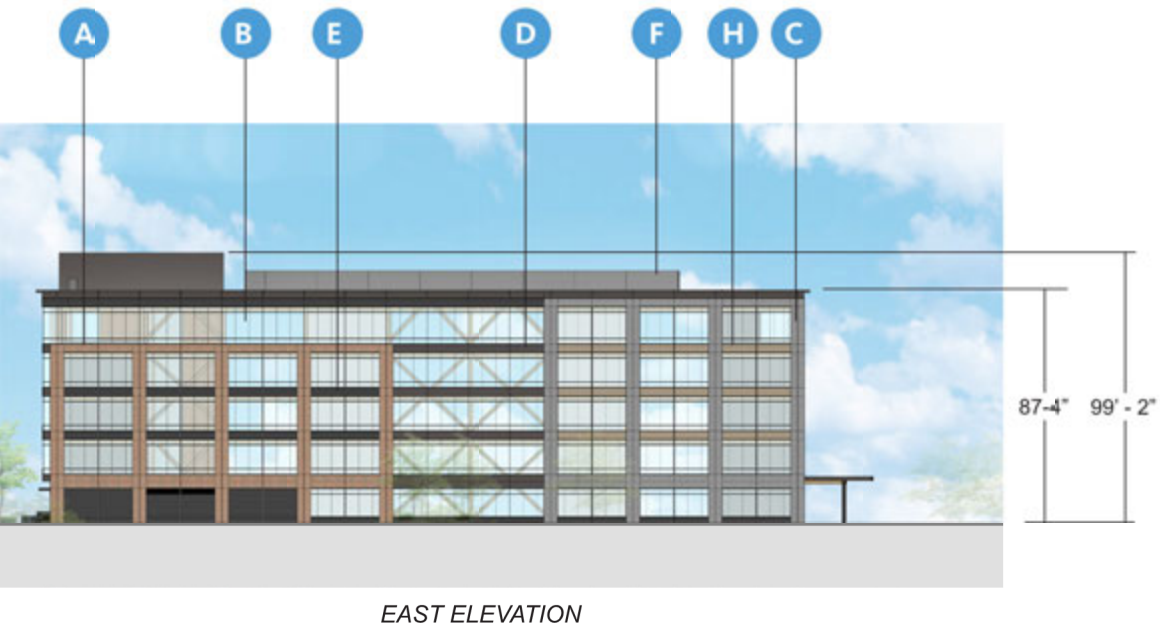
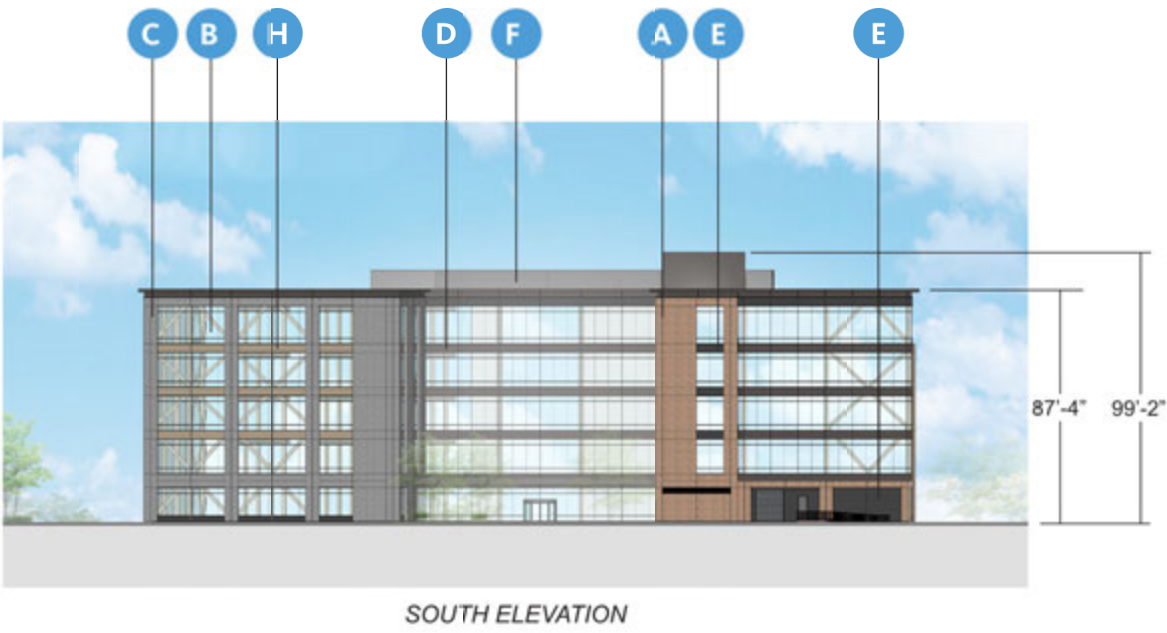
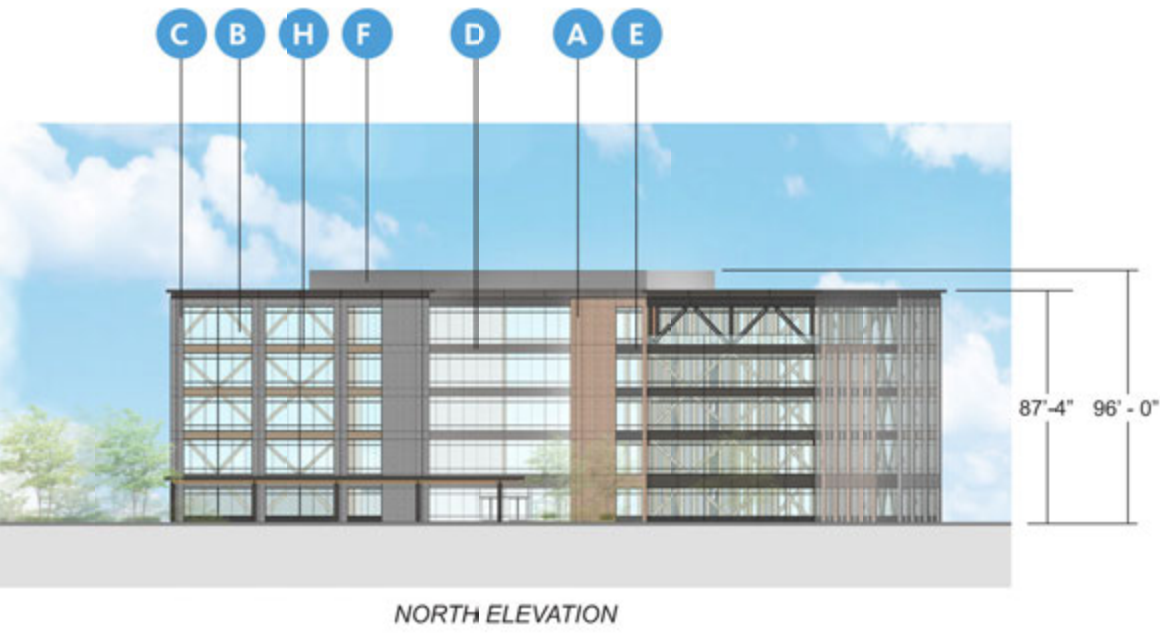
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



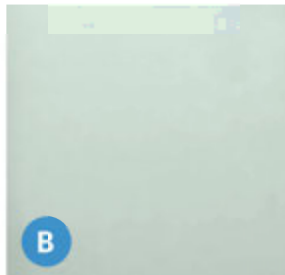
MP01- GRAY METAL
MINIMUM 24 GAUGE



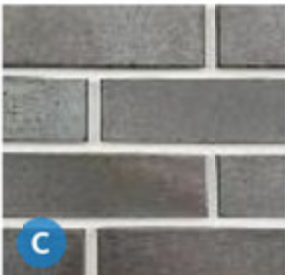
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



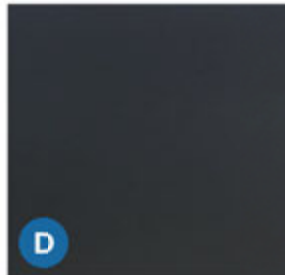
BR02- RED THIN BRICK



GL01- VISION GLASS



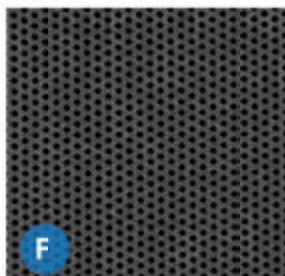
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



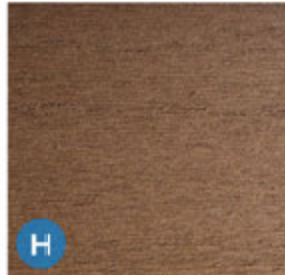
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



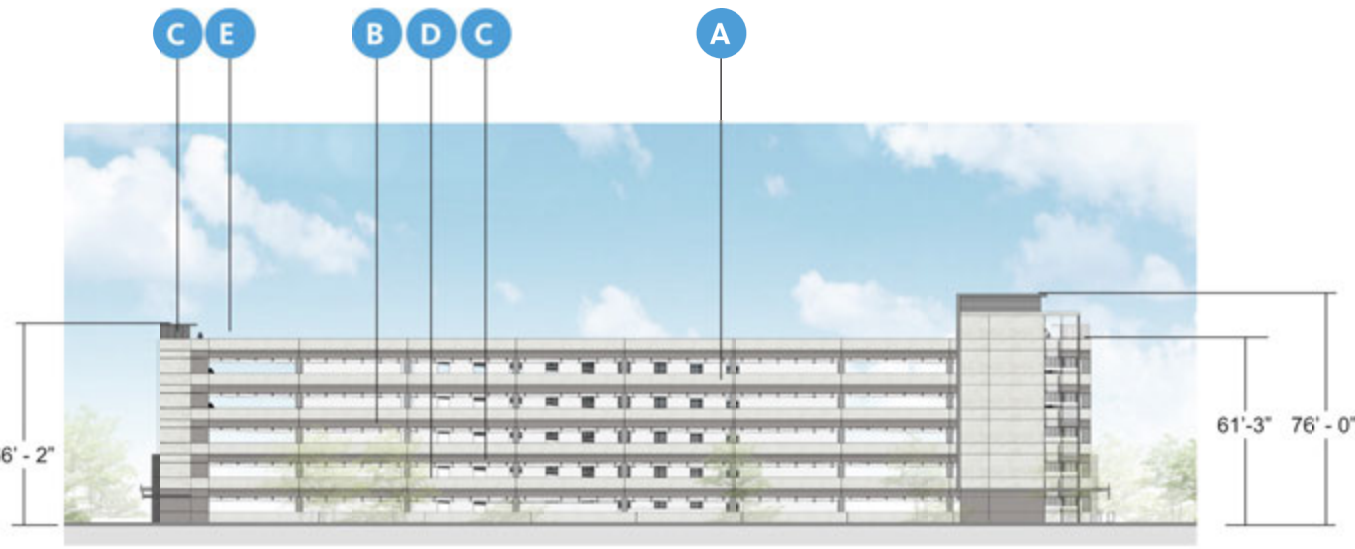
MP05- PERFORATED METAL MINIMUM 24 GAUGE



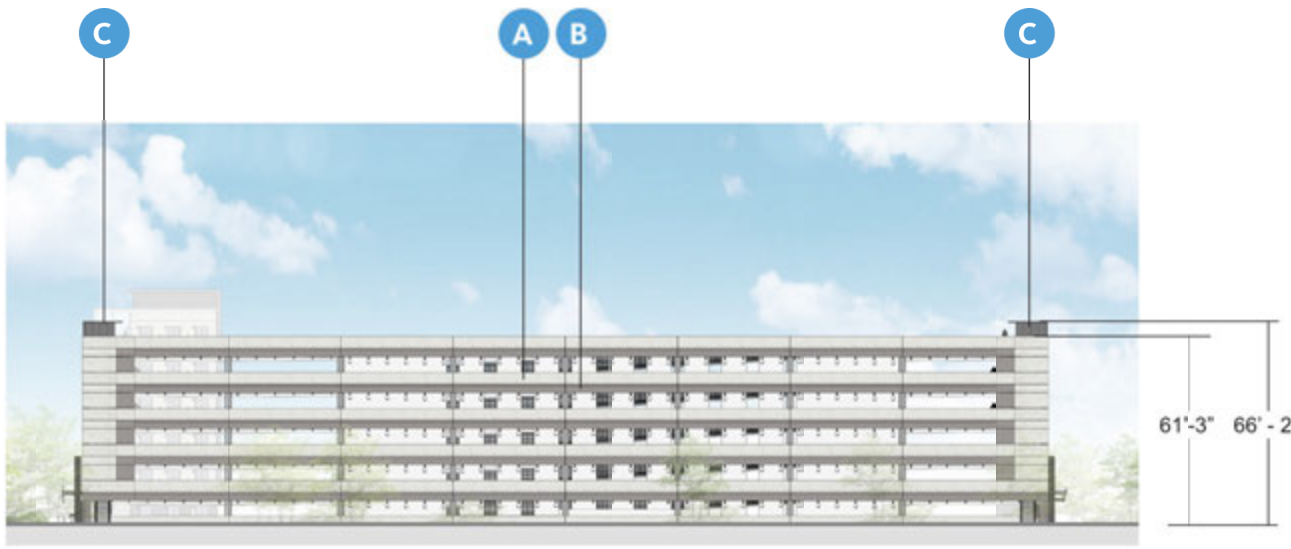
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



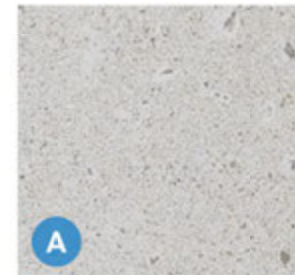
SOUTH ELEVATION



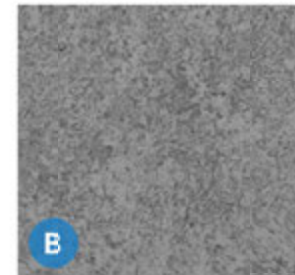
EAST ELEVATION



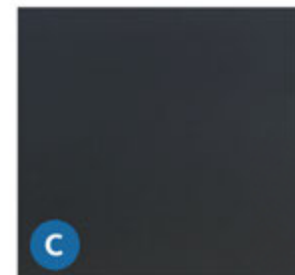
WEST ELEVATION



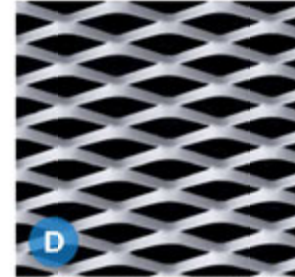
PC01- PRECAST LIGHT



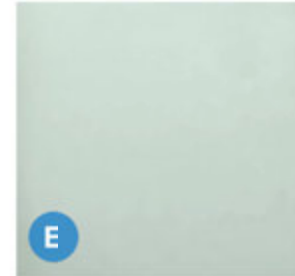
PC02- PRECAST DARK



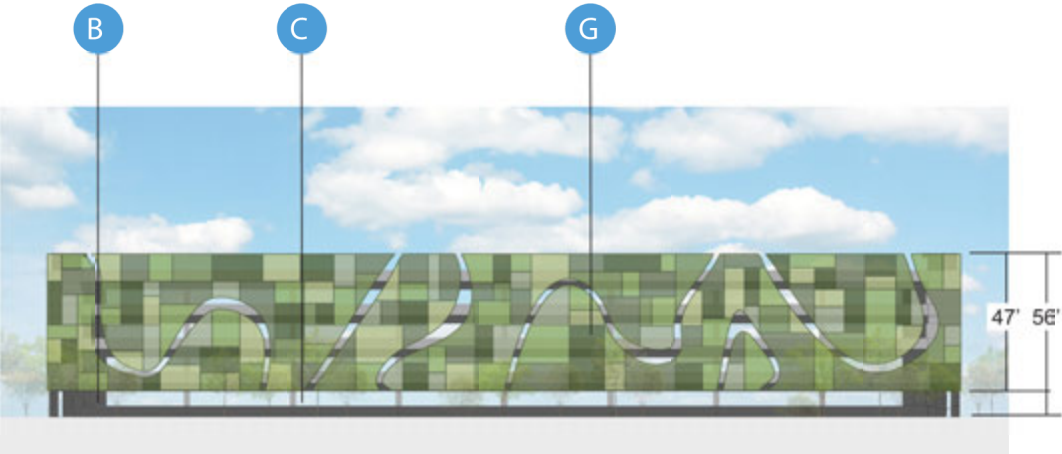
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



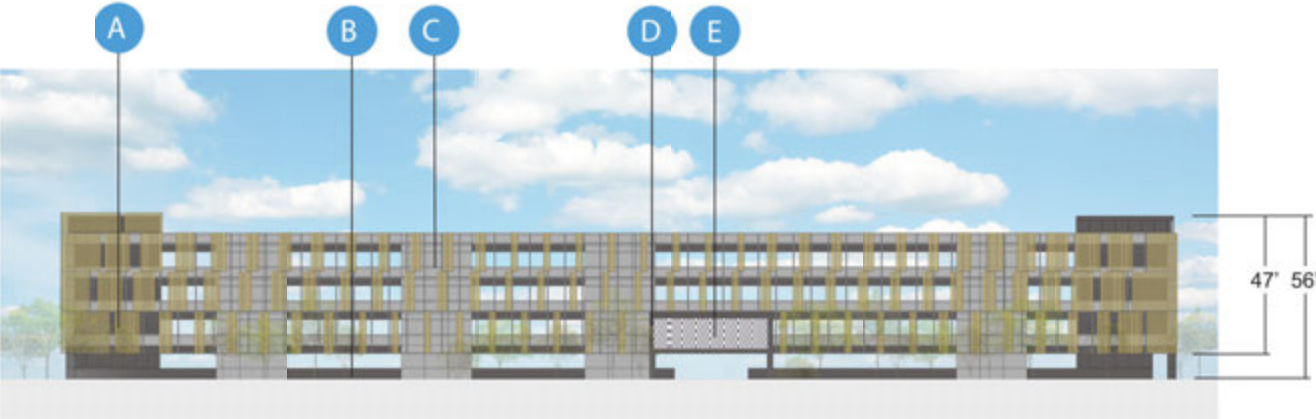
GL01- VISION GLASS



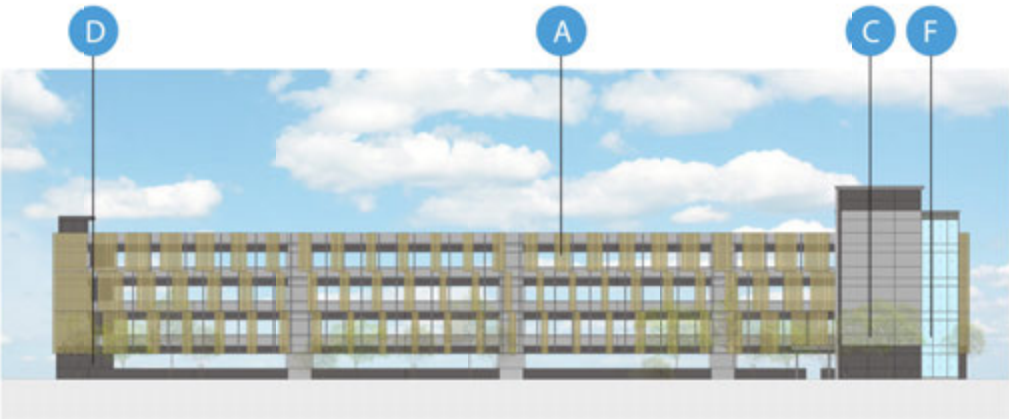
SOUTH ELEVATION



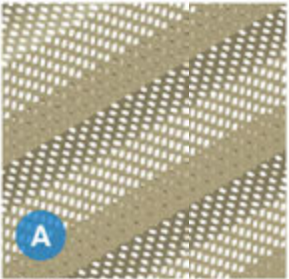
WEST ELEVATION



EAST ELEVATION



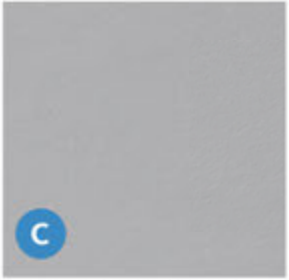
NORTH ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



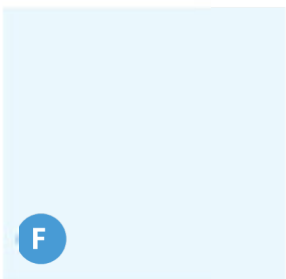
EXISTING PAINTED
PRECAST CONCRETE



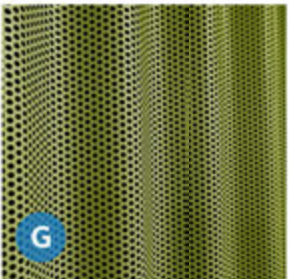
EXISTING MCM PANEL
MINIMUM 24 GAUGE



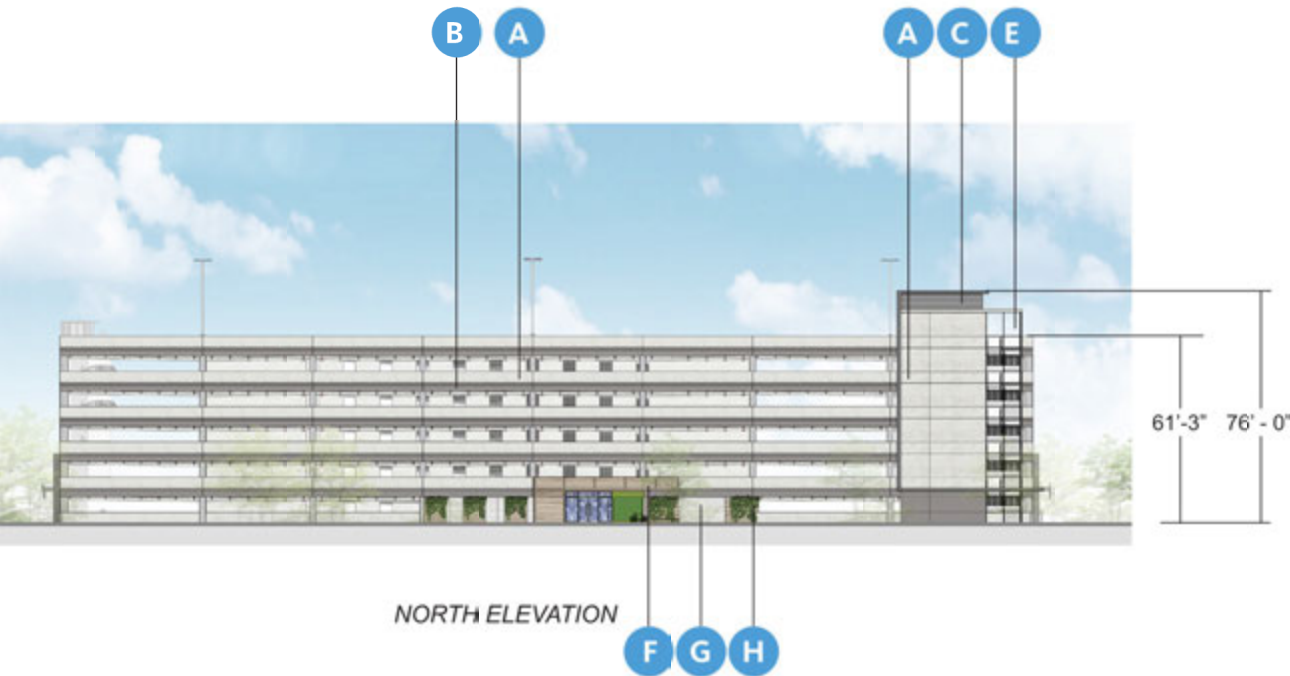
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



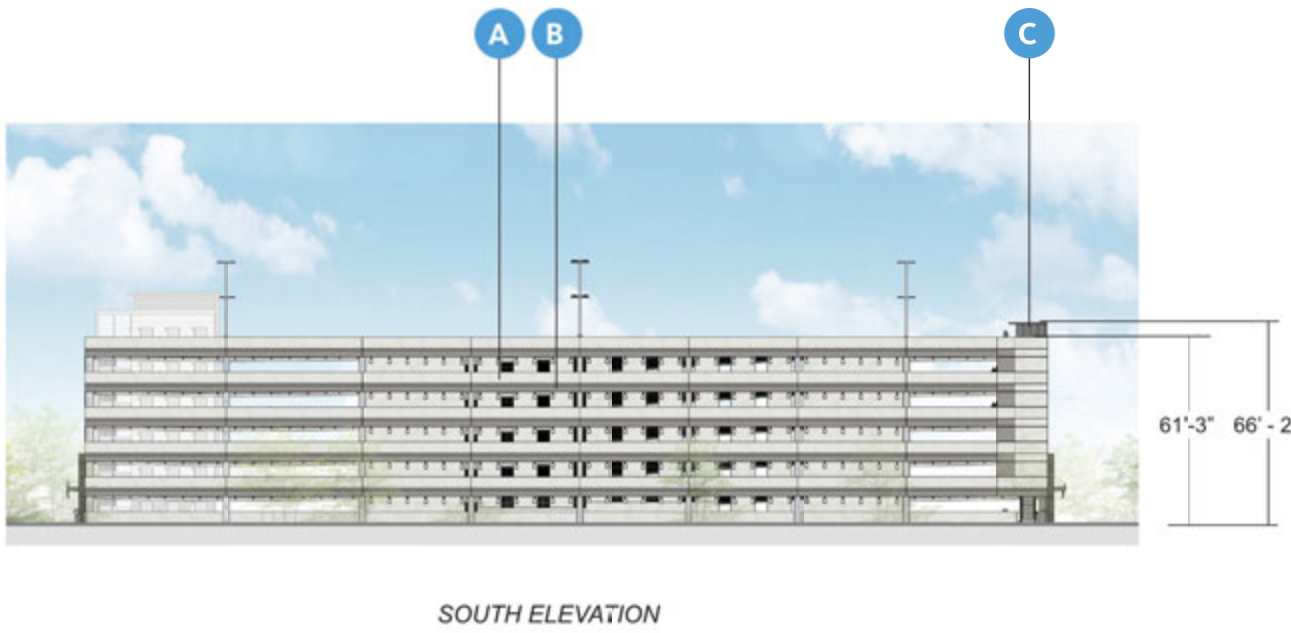
EXISTING GLASS



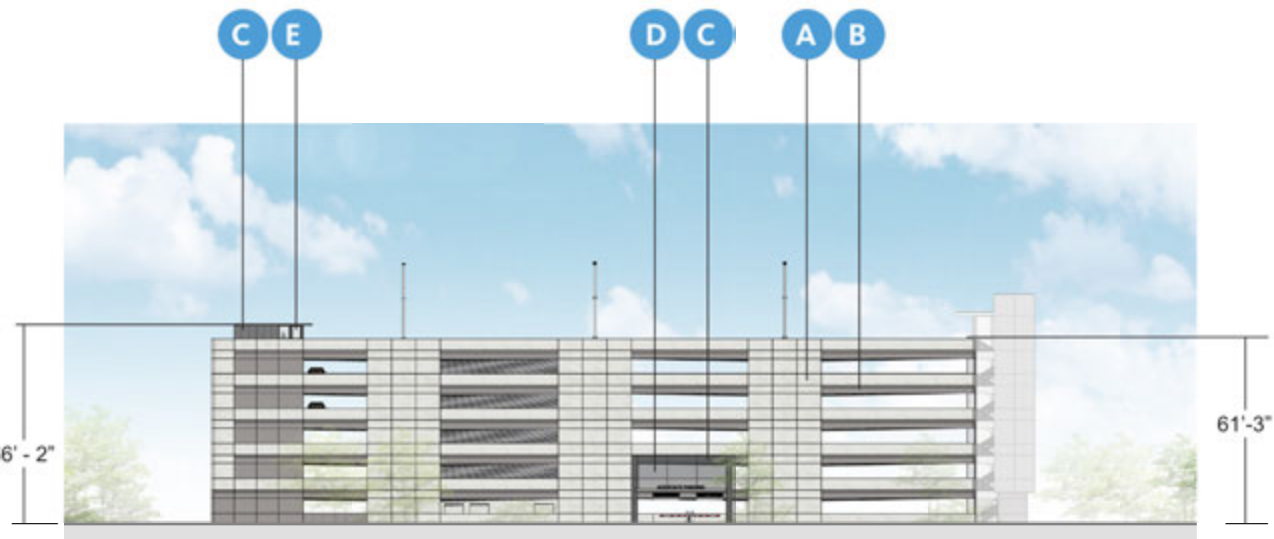
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



NORTH ELEVATION



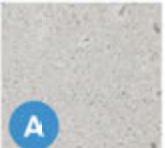
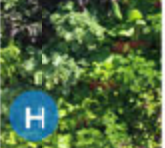
SOUTH ELEVATION

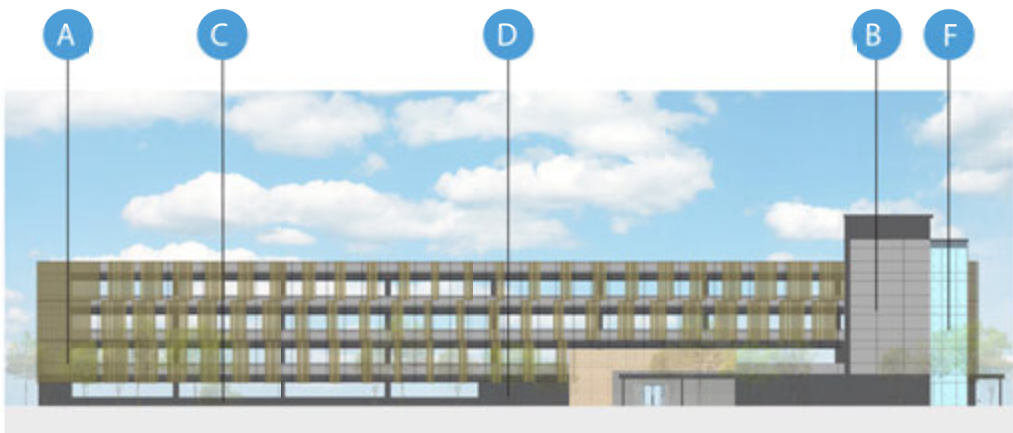


EAST ELEVATION

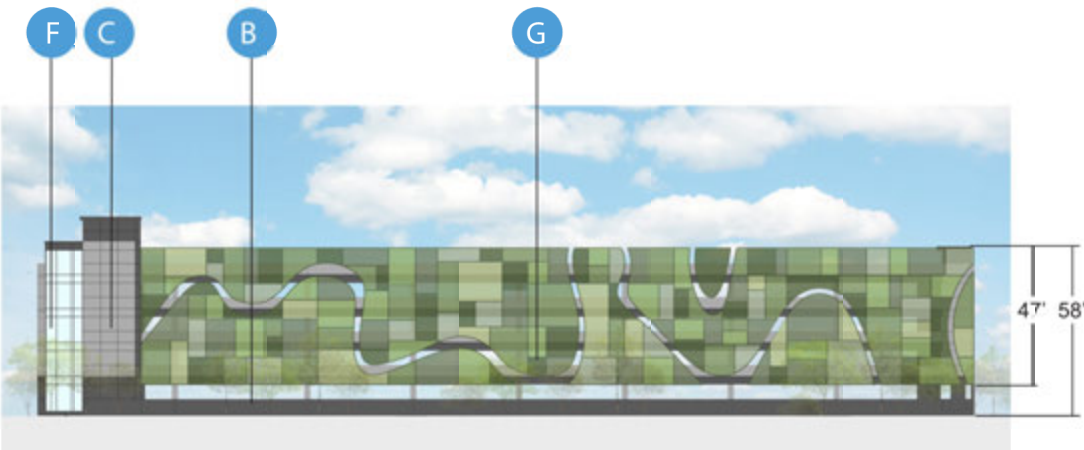


WEST ELEVATION

- A
PC01- PRECAST LIGHT
- B
PC02- PRECAST DARK
- C
MP03- BLACK METAL
MINIMUM 24 GAUGE
- D
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE
- E
GL01- VISION GLASS
- F
WD01 - WOOD VENEER
- G
BR01 - BRICK VENEER
- H
WC01 - GREEN WALL



NORTH ELEVATION



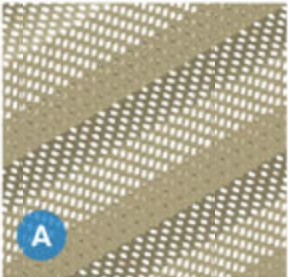
SOUTH ELEVATION



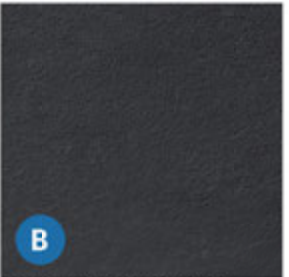
EAST ELEVATION



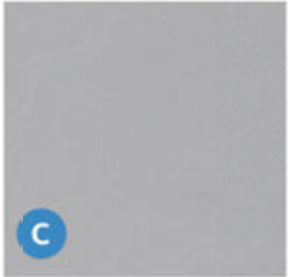
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



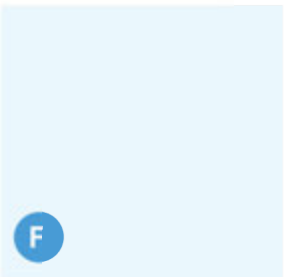
EXISTING PAINTED
PRECAST CONCRETE



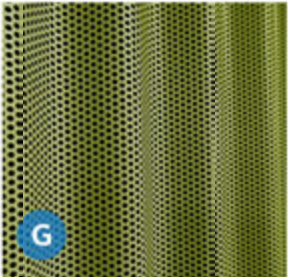
EXISTING MCM PANEL
MINIMUM 24 GAUGE



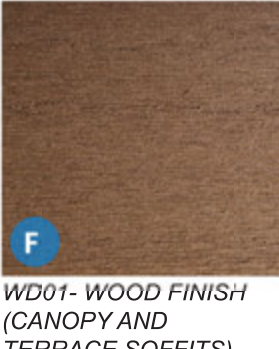
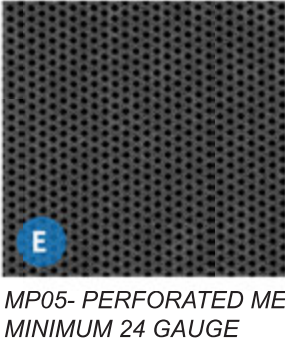
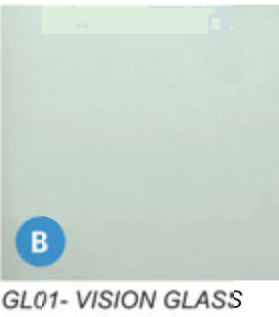
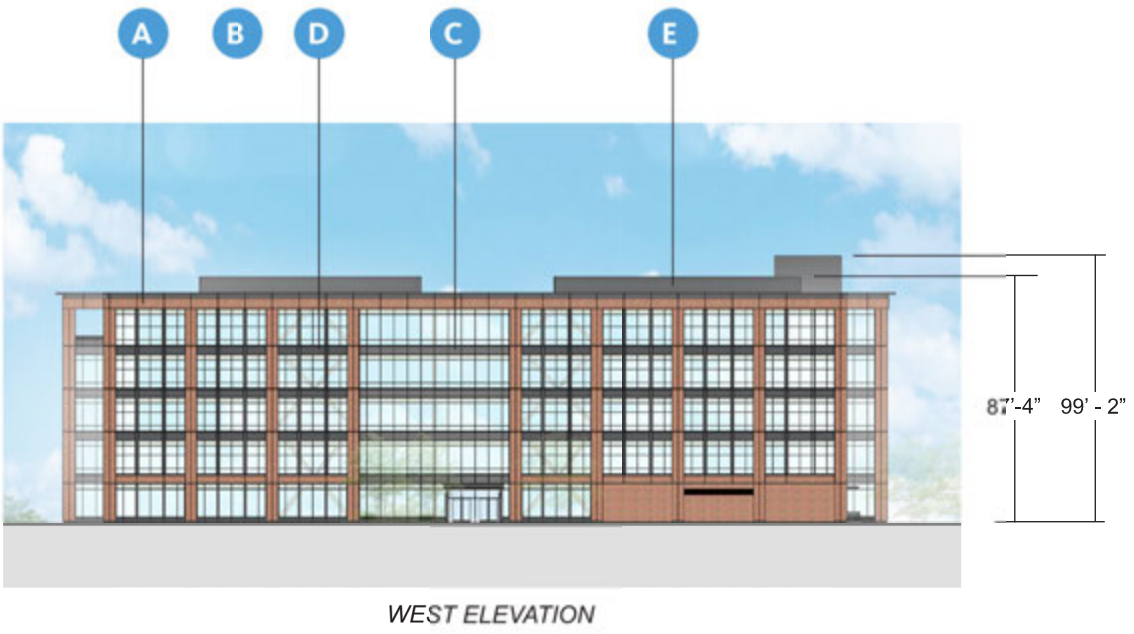
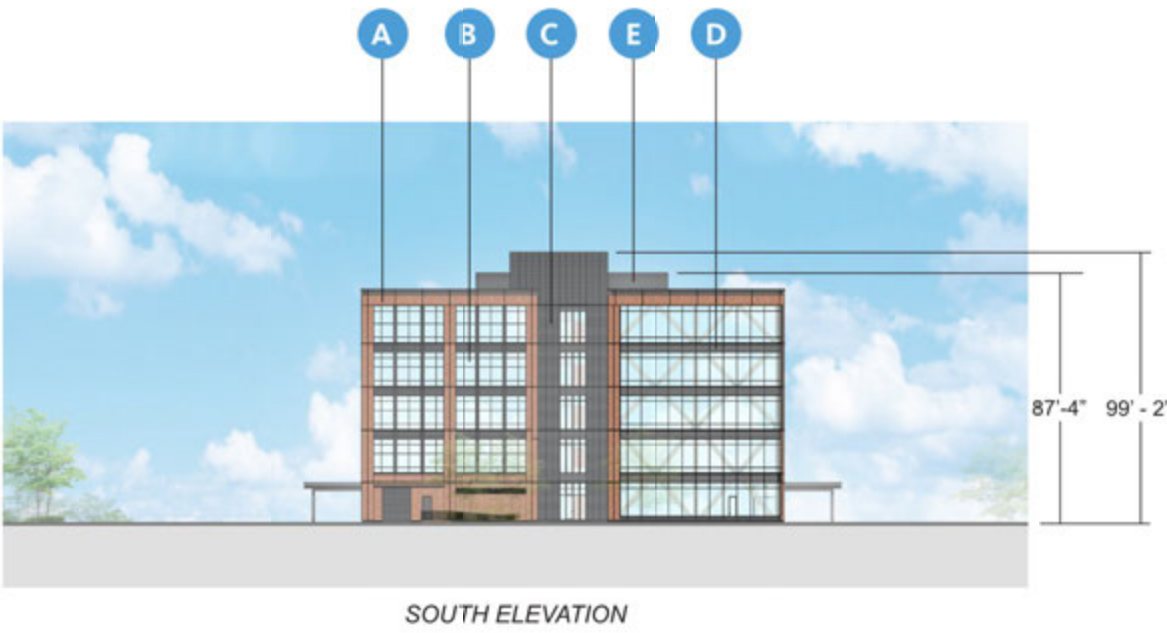
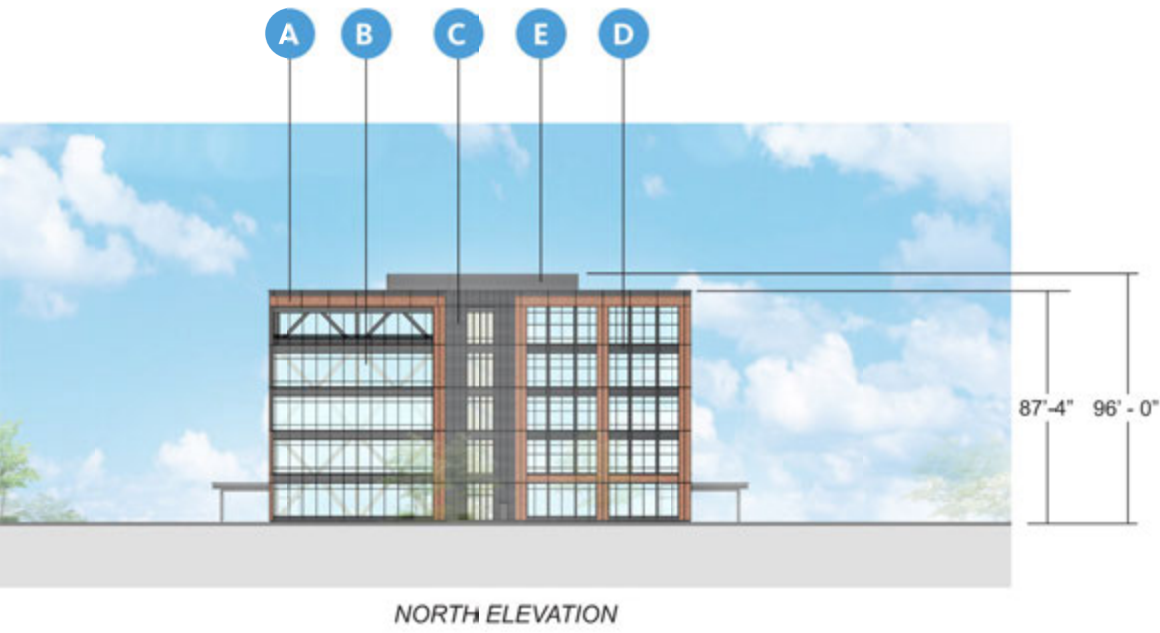
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE

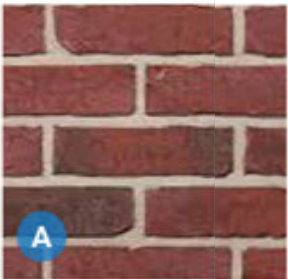
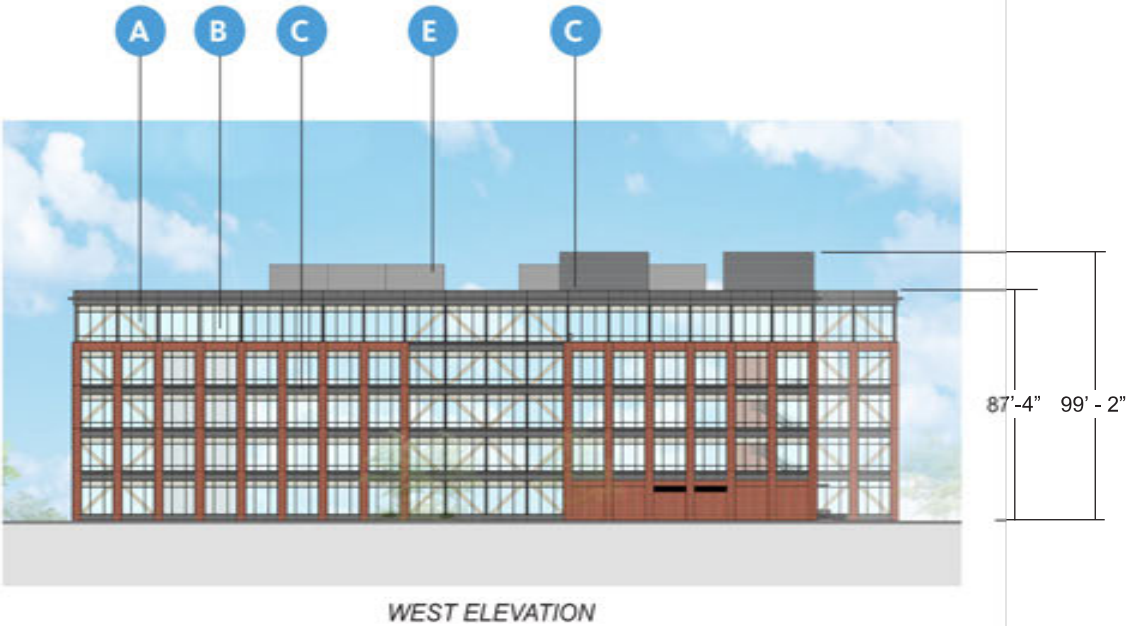
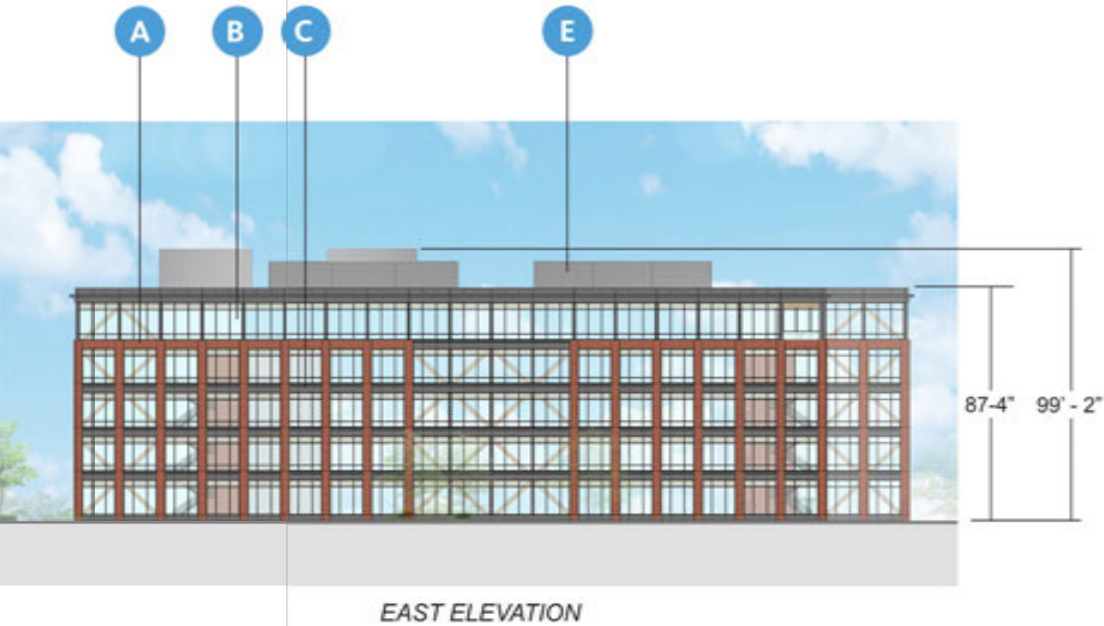
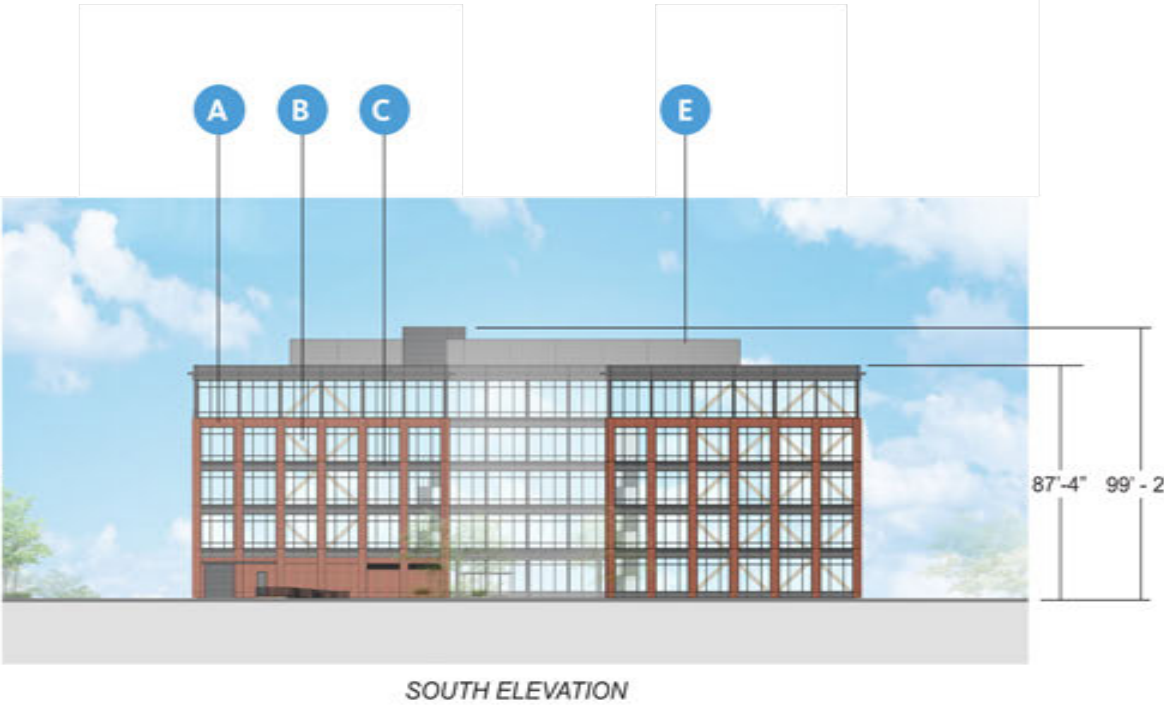
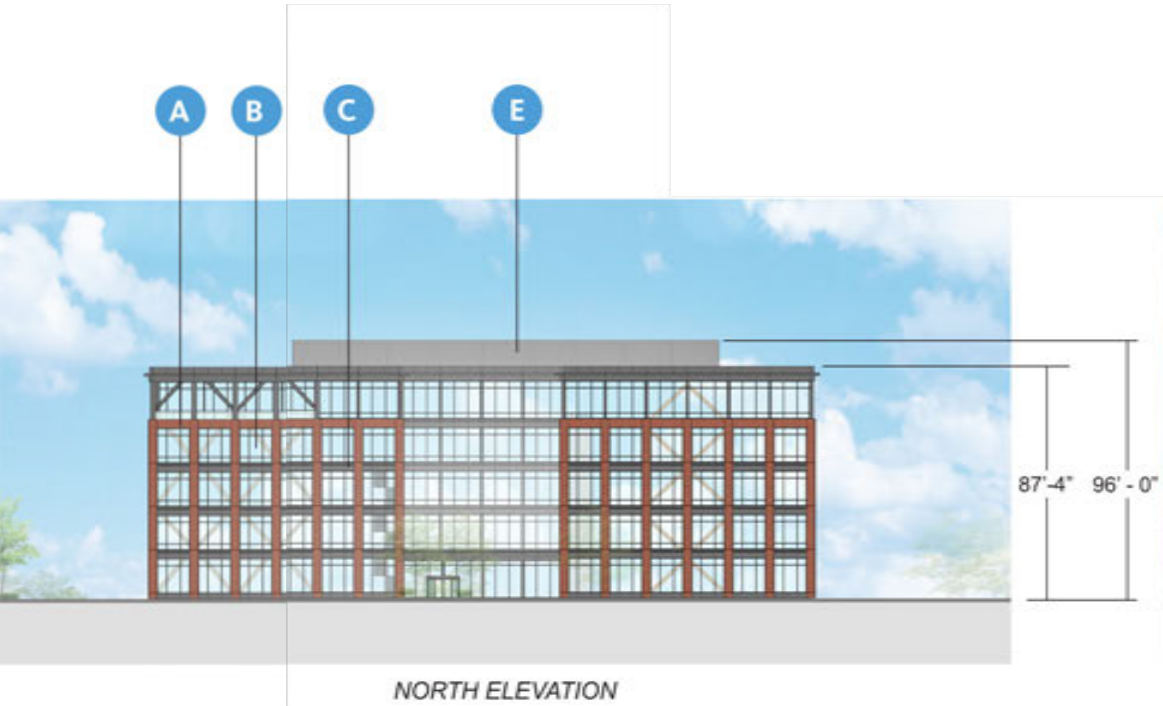


EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE





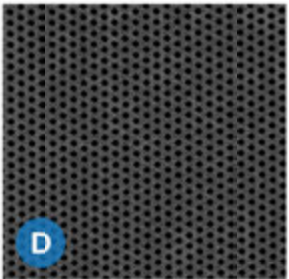
BR01- RED THIN BRICK



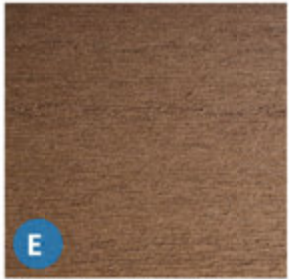
GL01- VISION GLASS



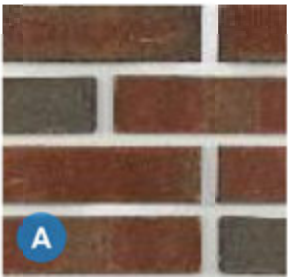
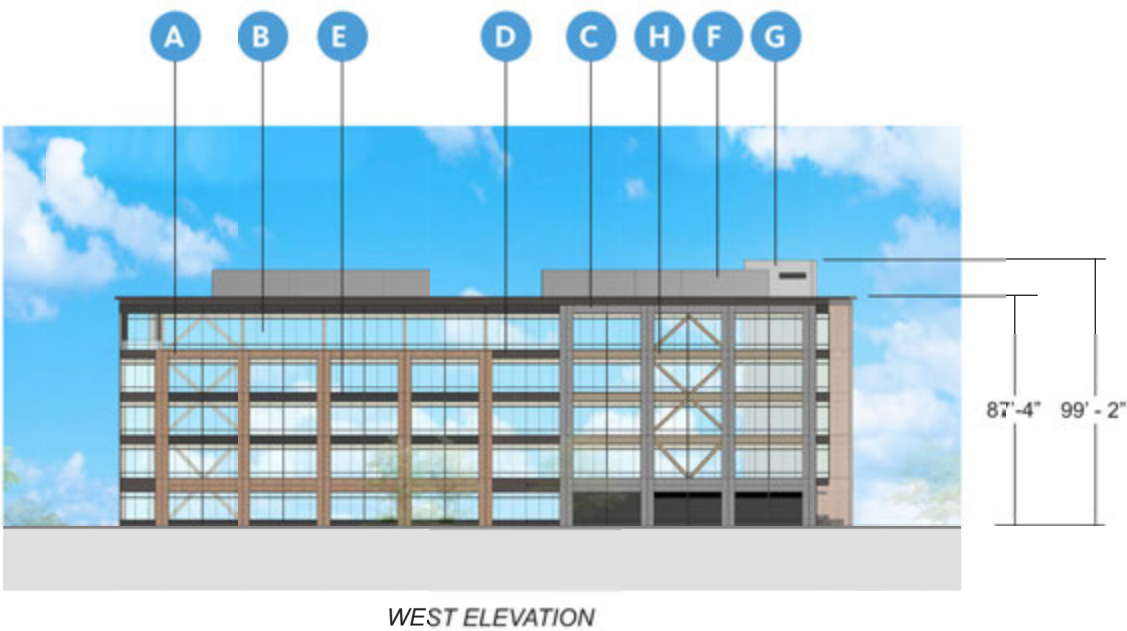
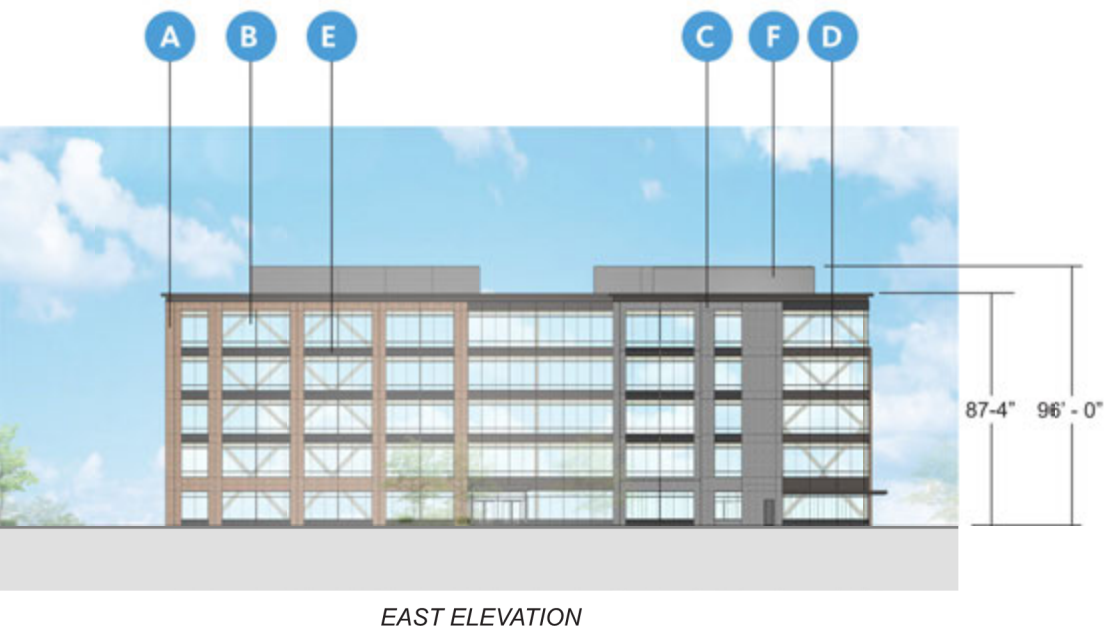
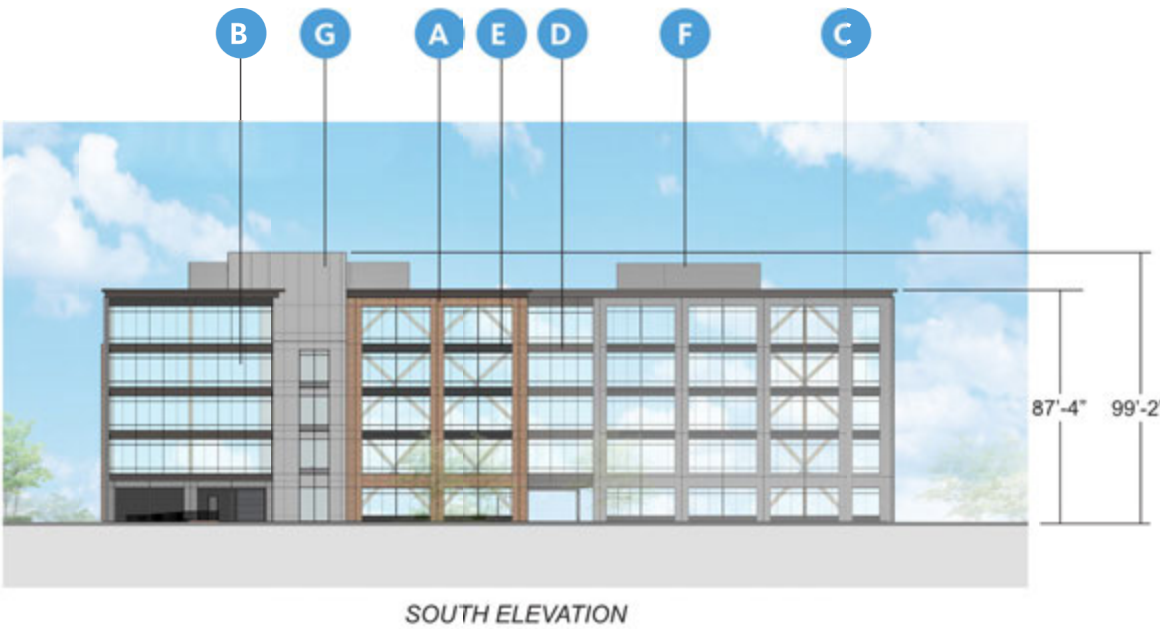
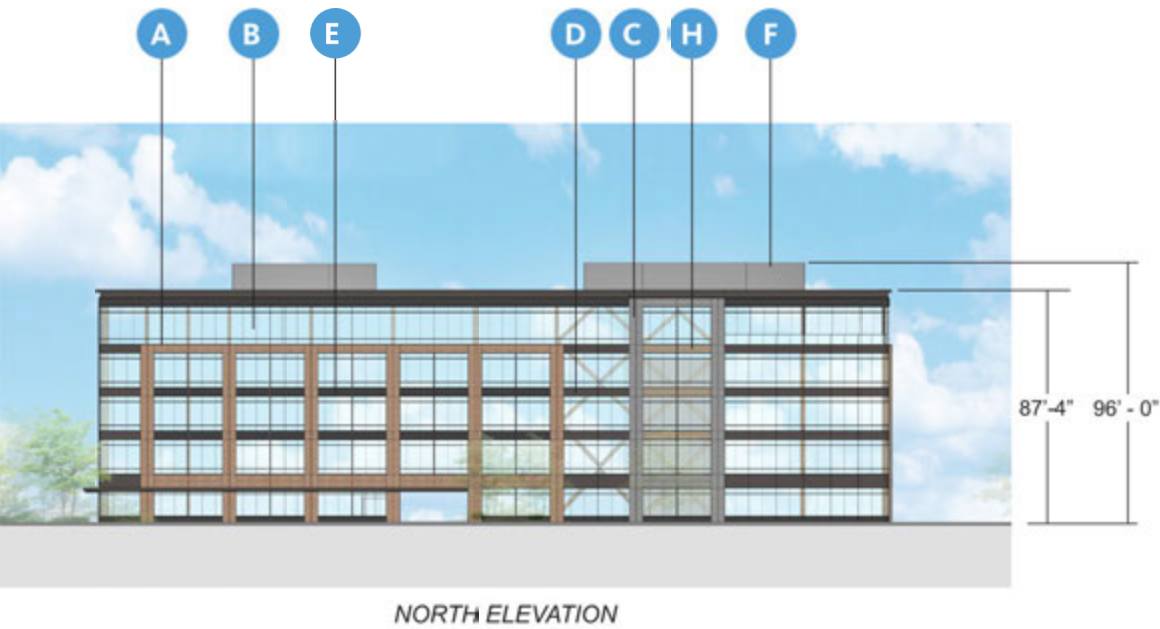
MP01- GRAY METAL
MINIMUM 24 GAUGE



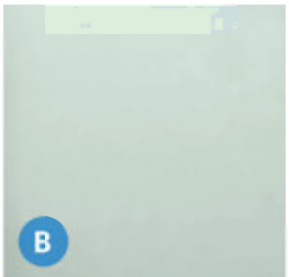
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



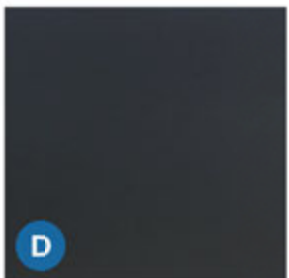
BR02- RED THIN ERICK



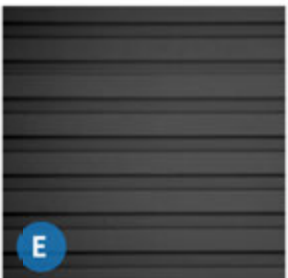
GL01- VISION GLASS



BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



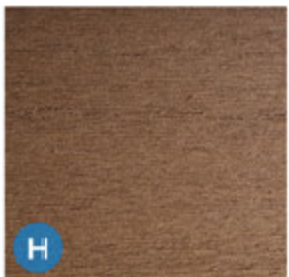
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



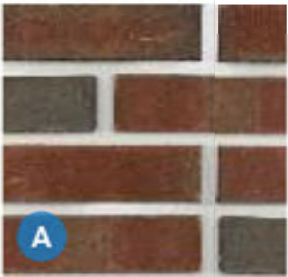
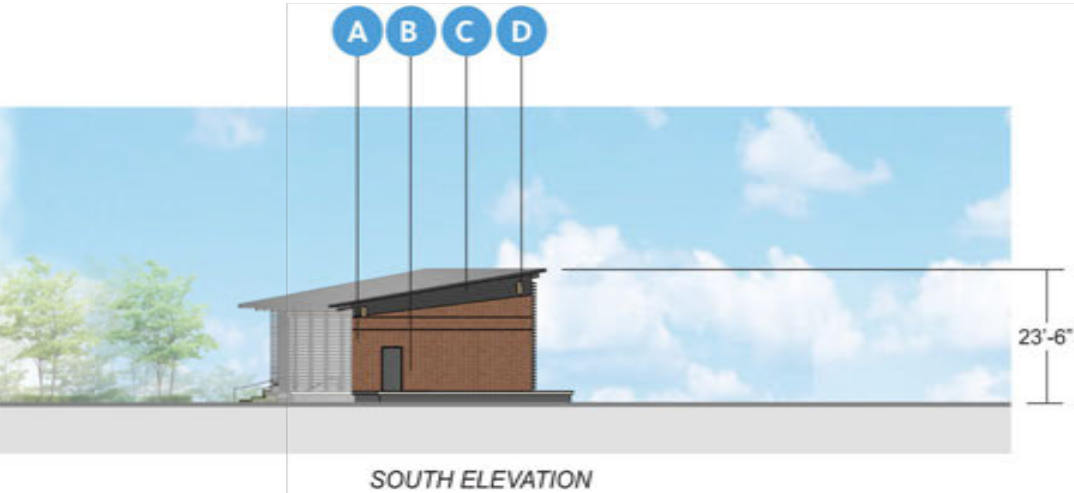
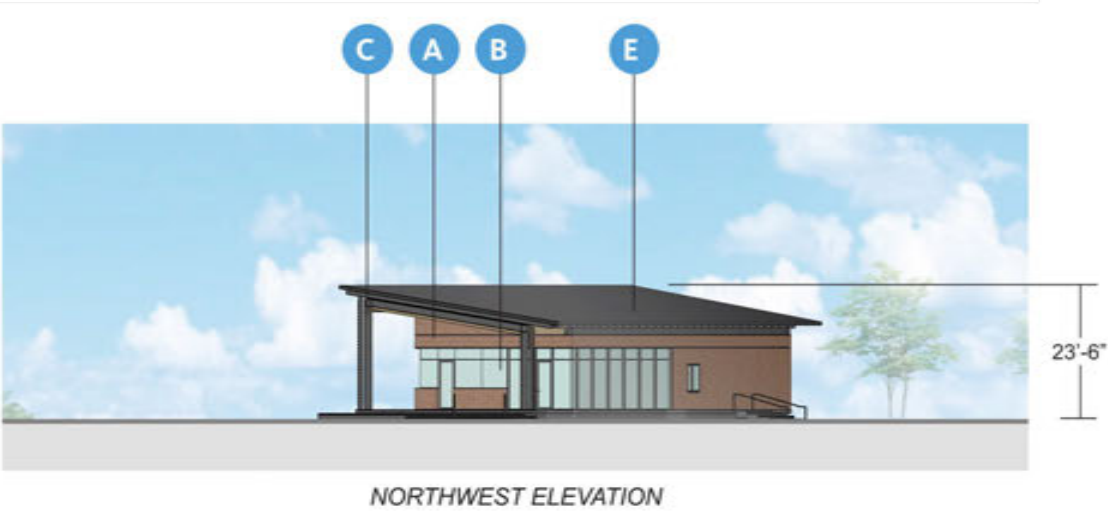
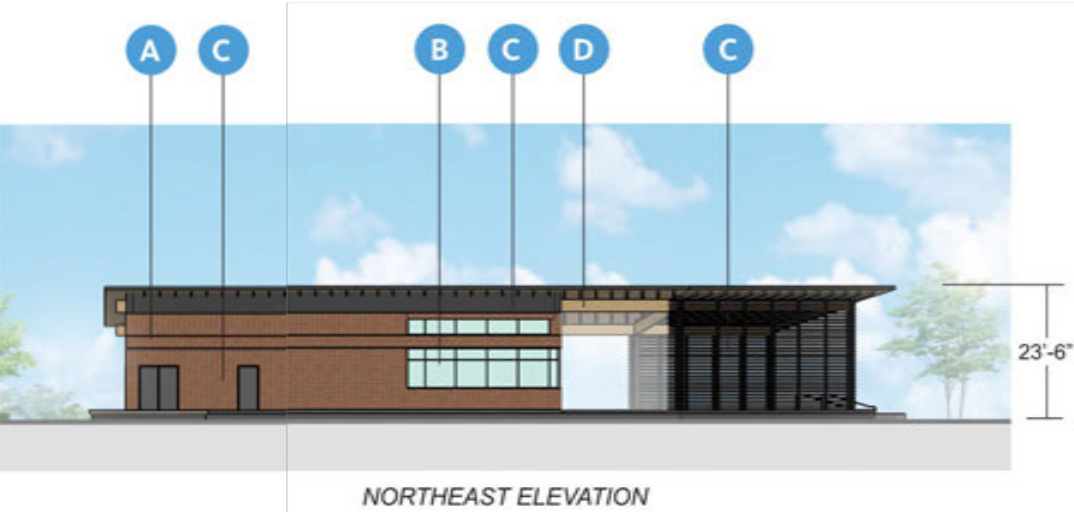
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



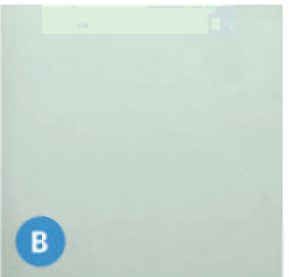
MP01- GRAY METAL
MINIMUM 24 GAUGE



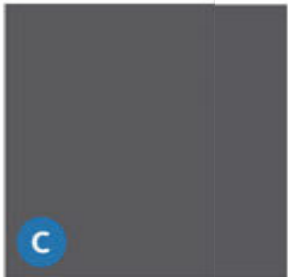
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



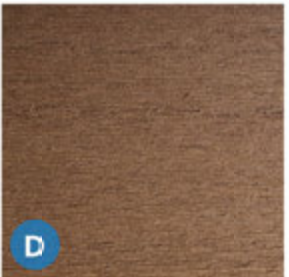
BR02- RED THIN BRICK



GL01- VISION GLASS



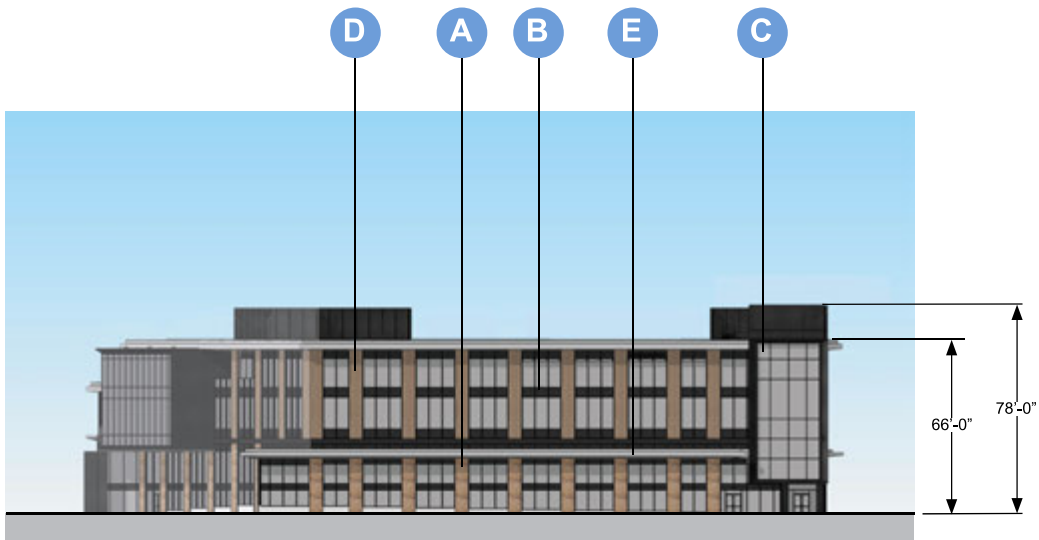
MP01- GRAY METAL
MINIMUM 24 GAUGE



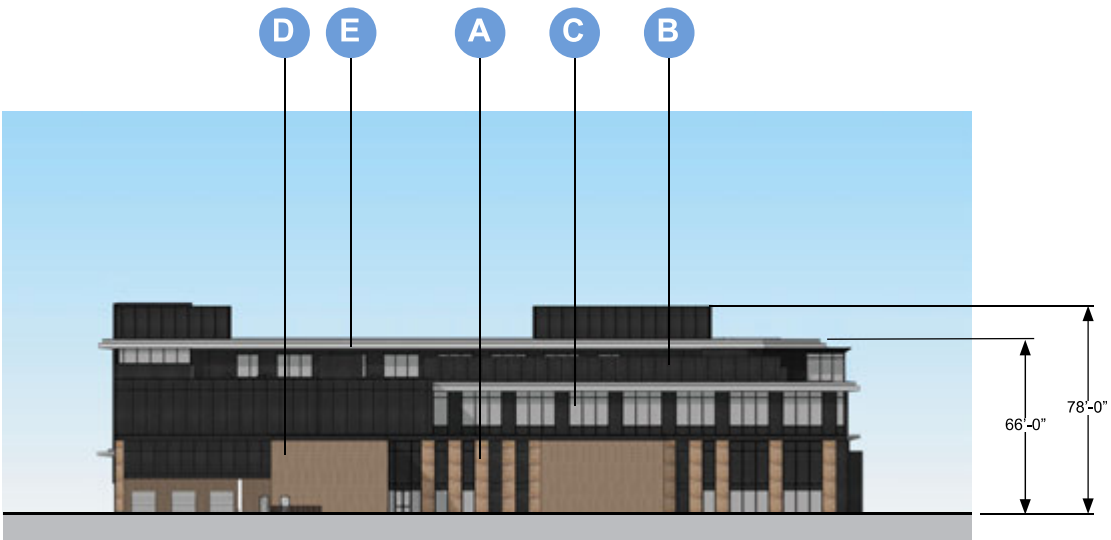
WD01- WOOD FINISH
(CANOPY SOFFITS)



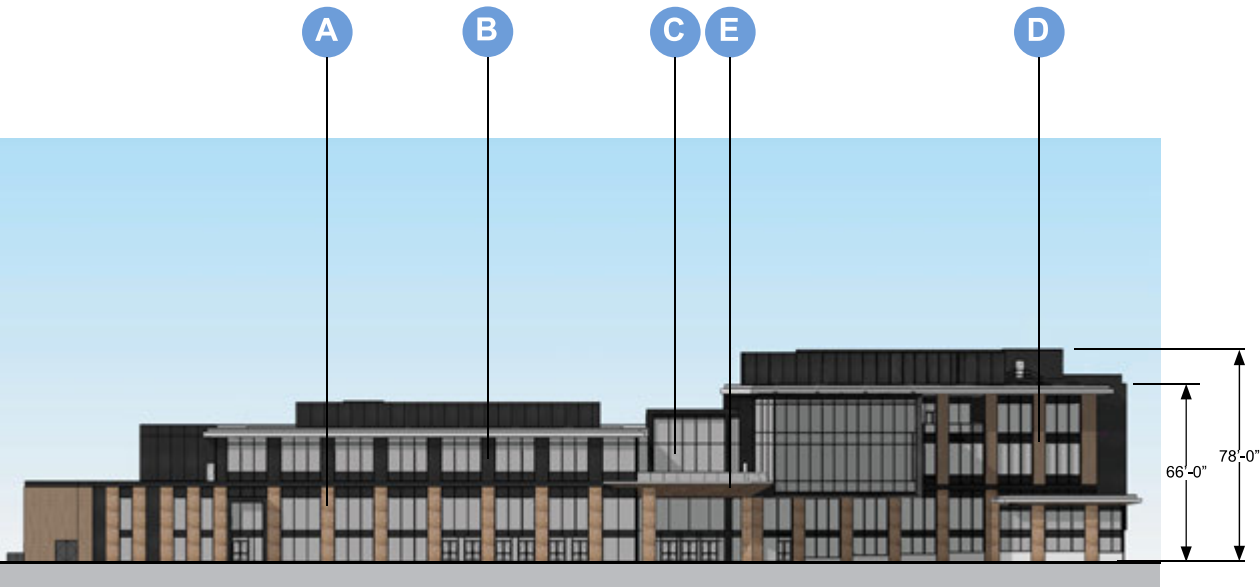
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



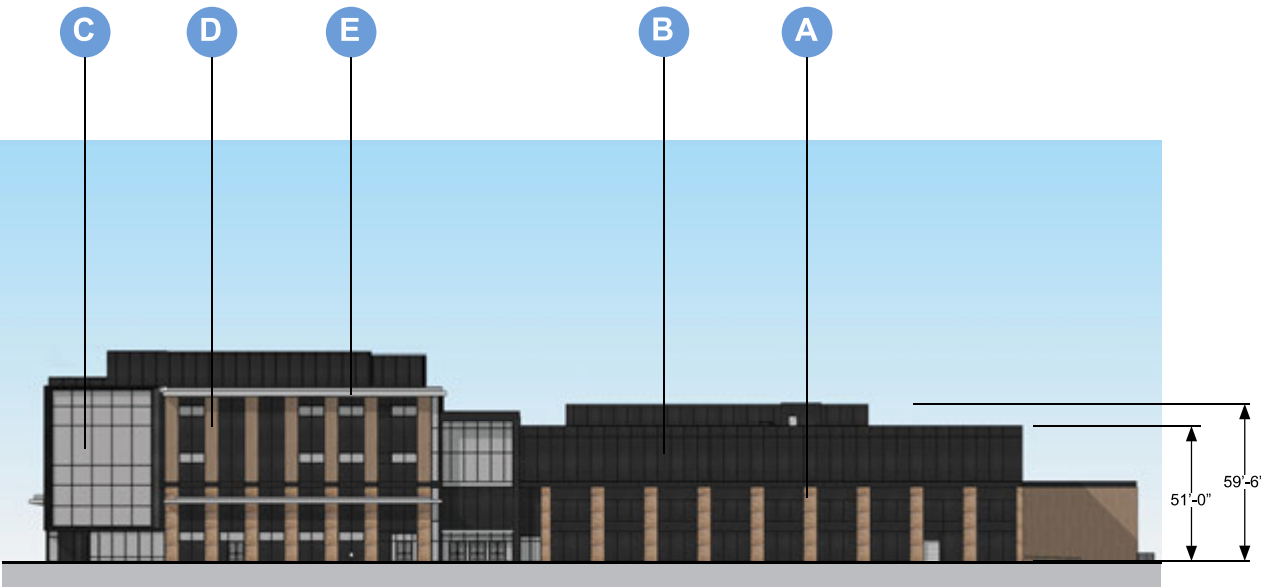
NORTH ELEVATION



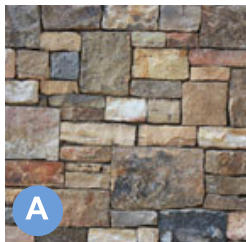
SOUTH ELEVATION



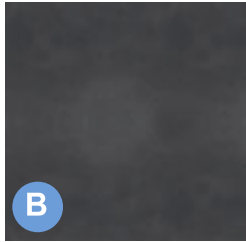
EAST ELEVATION



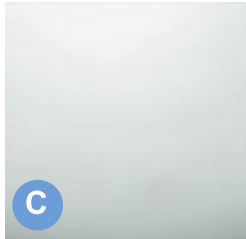
WEST ELEVATION



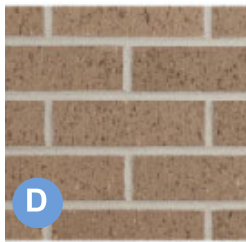
ST9 STONE VENEER



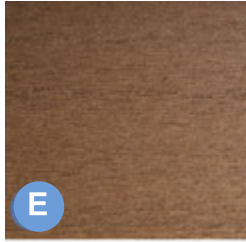
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



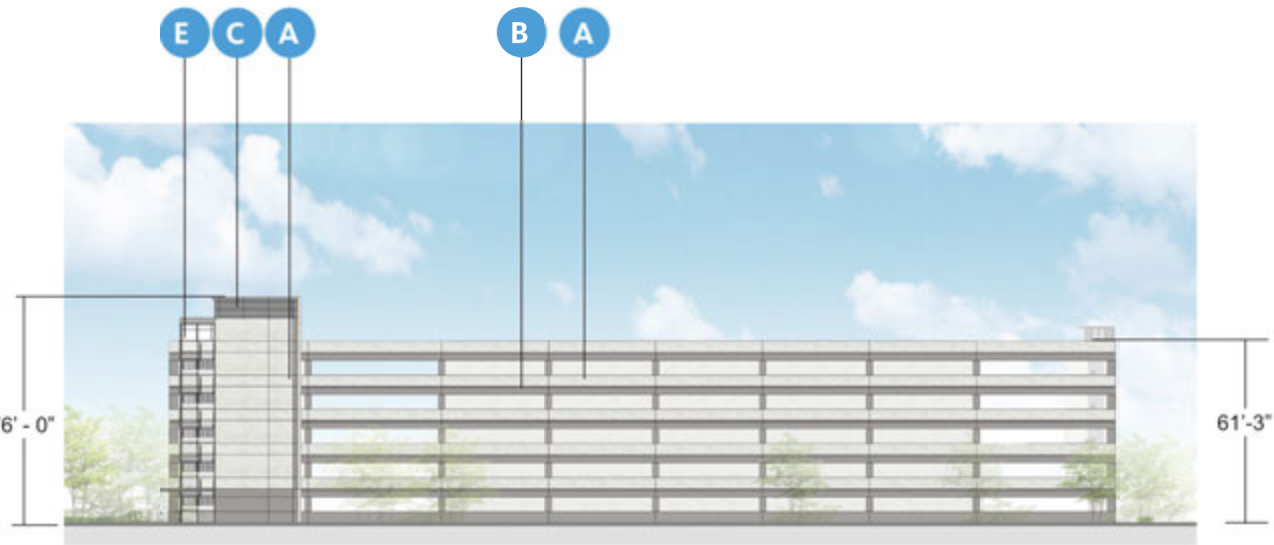
GL9 VISION GLASS



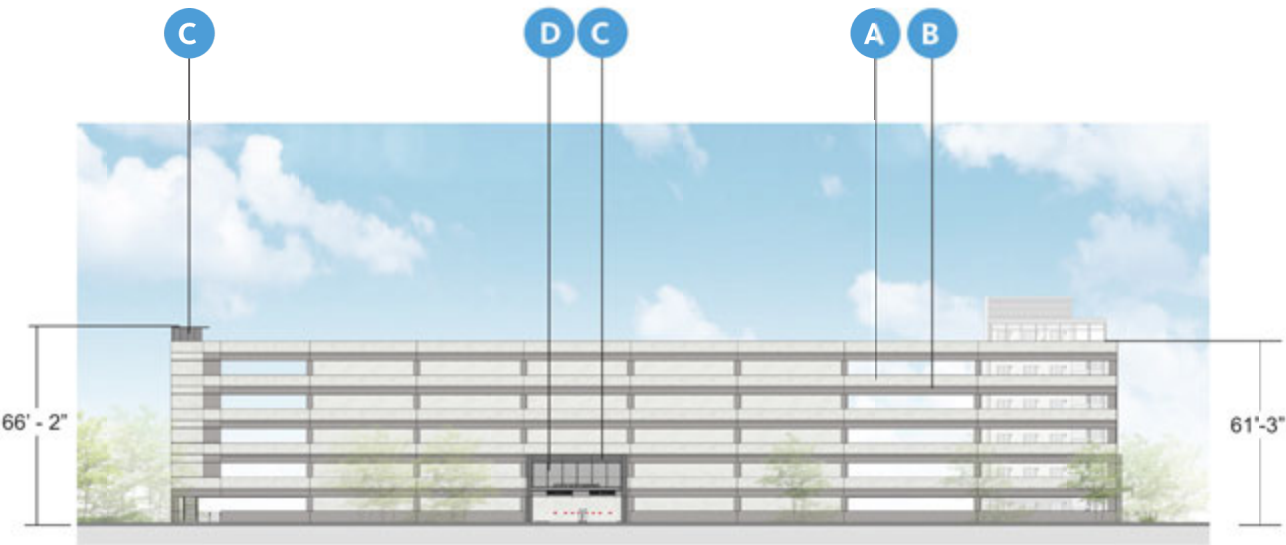
BR9 MODULAR BRICK VENEER



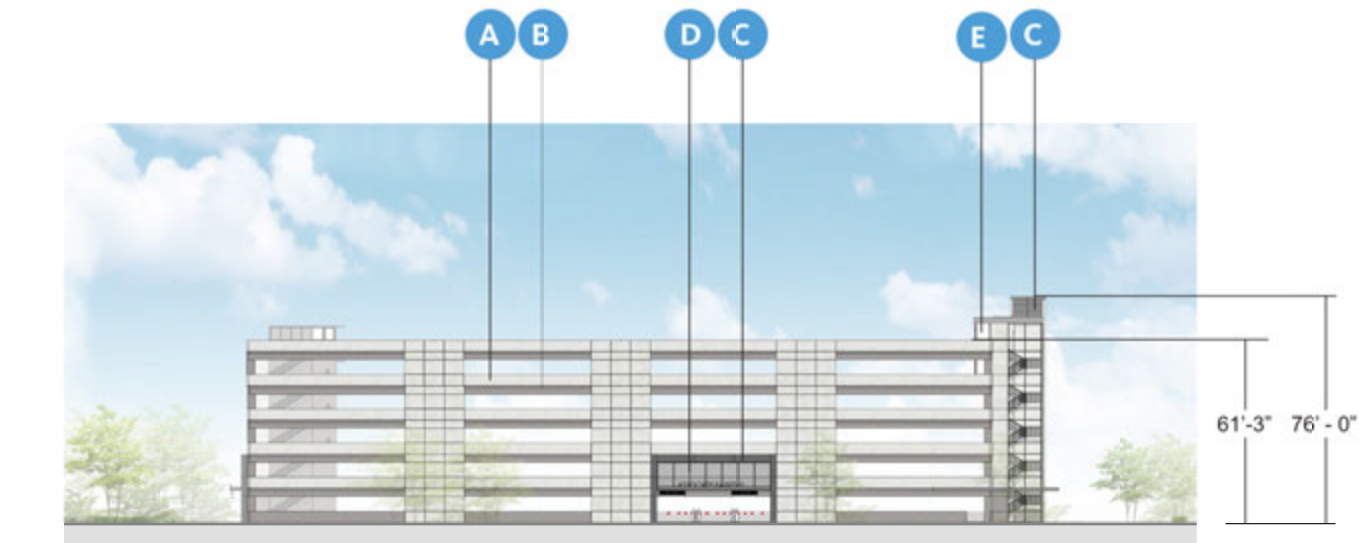
WD9 WOOD FINISH ALUMINUM SOFFIT



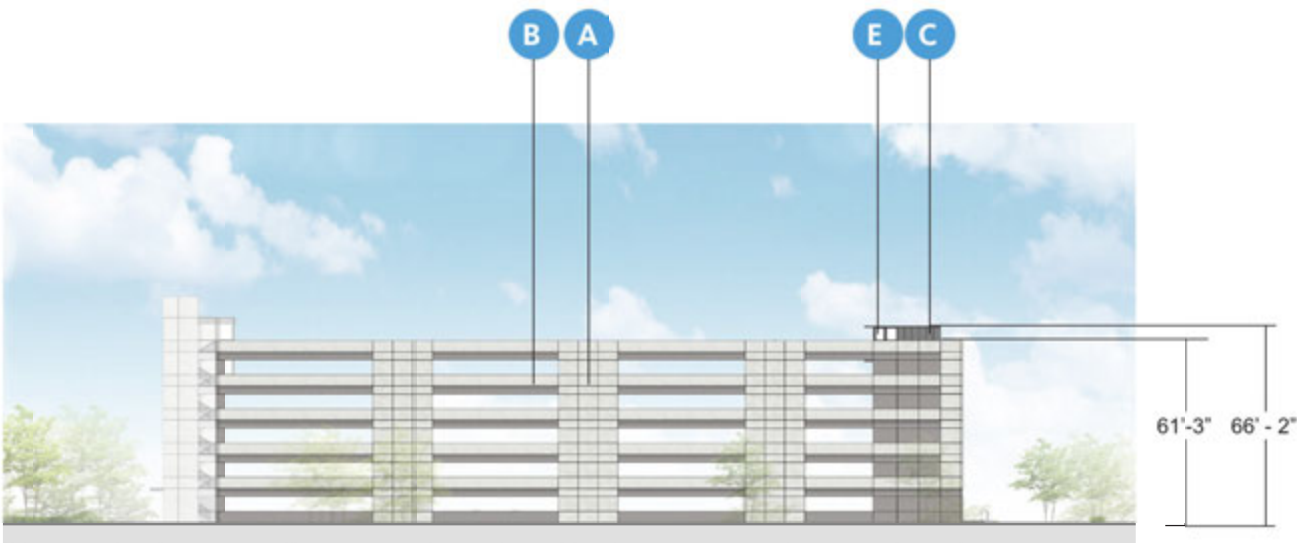
NORTH ELEVATION



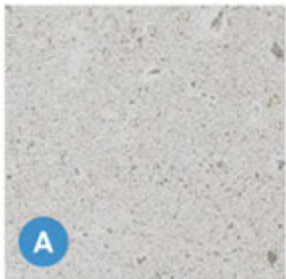
SOUTH ELEVATION



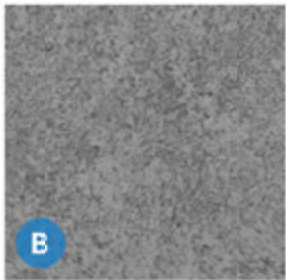
EAST ELEVATION



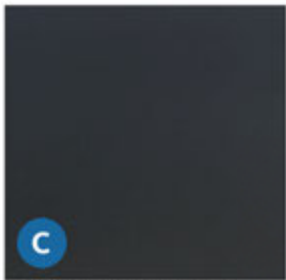
WEST ELEVATION



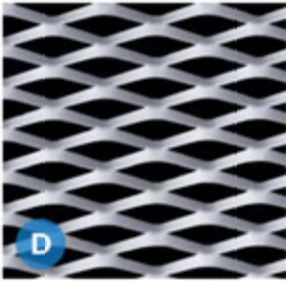
PC01- PRECAST LIGHT



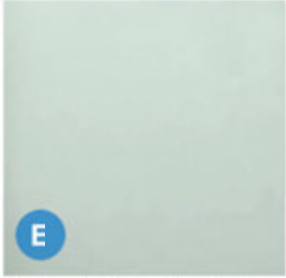
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



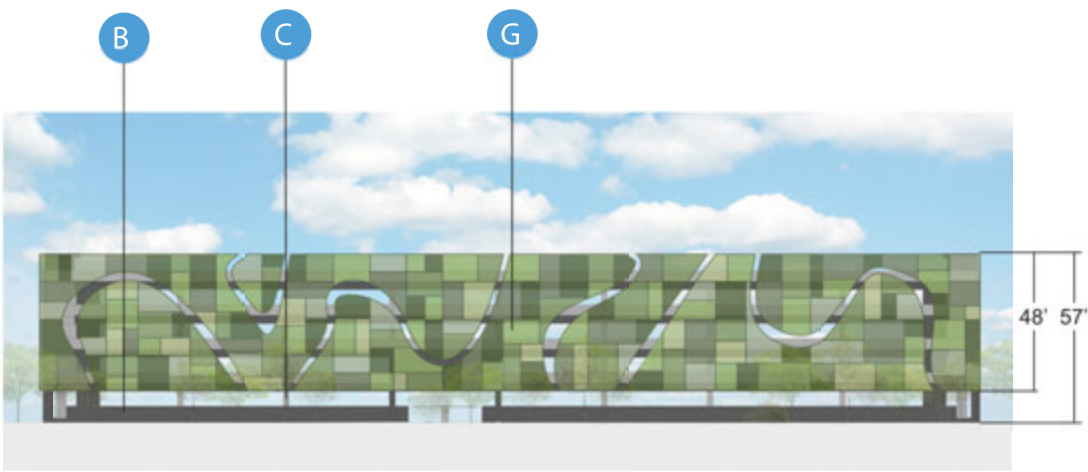
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



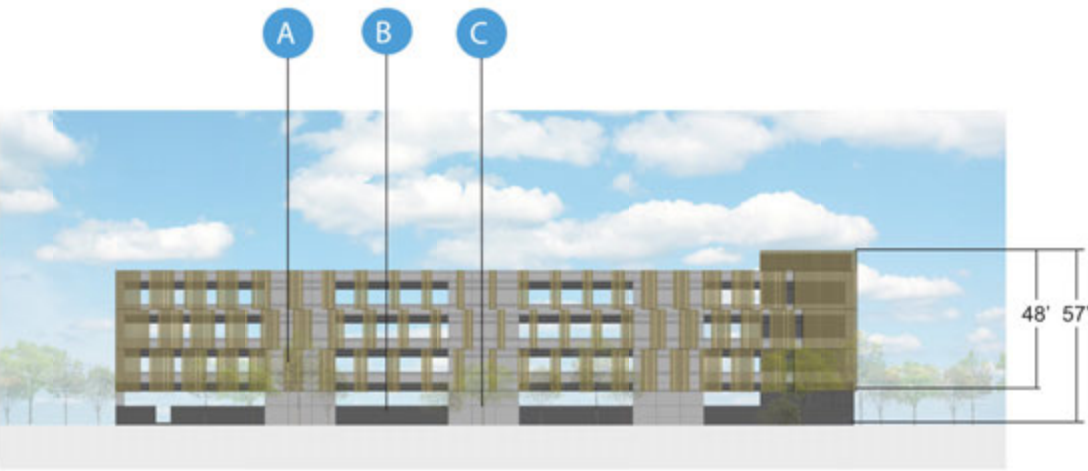
NORTH ELEVATION



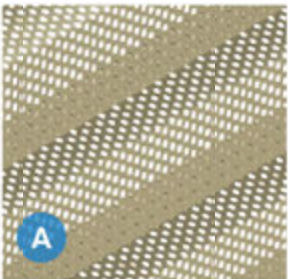
SOUTH ELEVATION



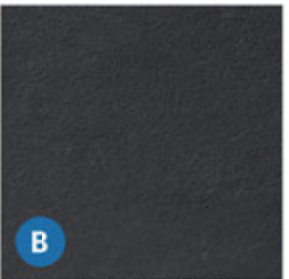
EAST ELEVATION



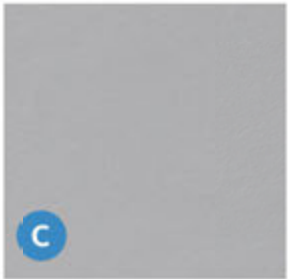
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



EXISTING PAINTED
PRECAST CONCRETE



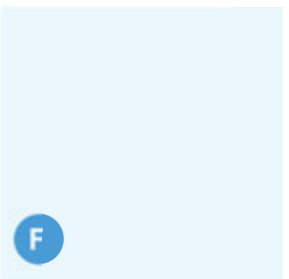
EXISTING PAINTED
PRECAST CONCRETE



EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



NORTH ELEVATION



SOUTH ELEVATION



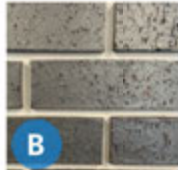
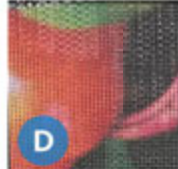
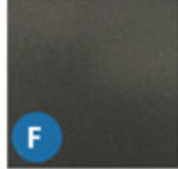
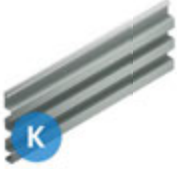
EAST ELEVATION



WEST ELEVATION

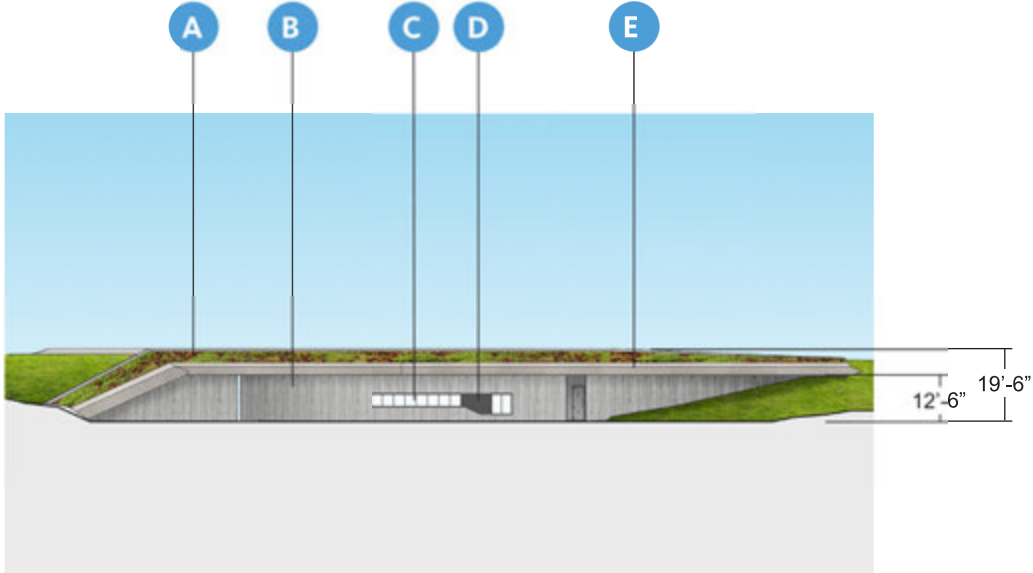
***ALL METAL PANEL
MINIMUM 24 GAUGE**

P63

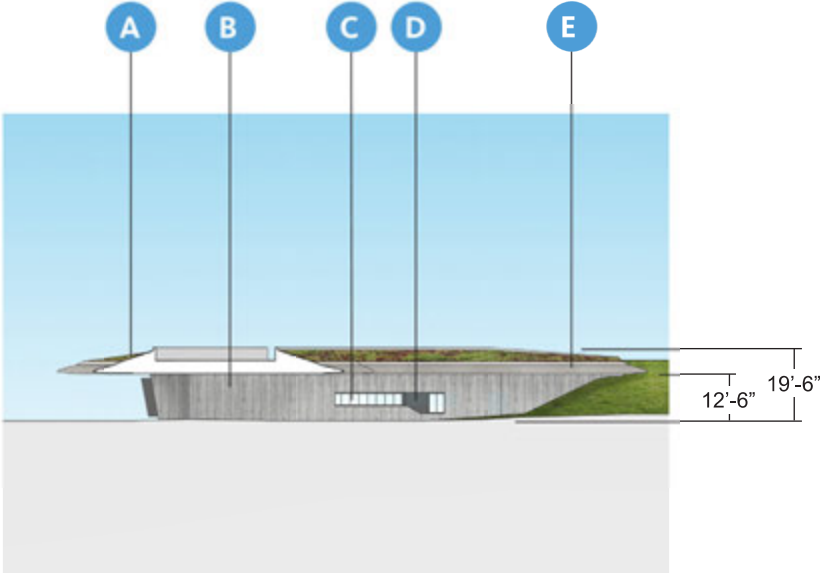
 A MP02 - PERFORATED CUSTOM PANEL	 B BR02 - IRONSPOT VELOUR
 C GL01 - STARPHIRE GLASS	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP04 - GARAPA WOOD	 F MP05 - METAL GRAPHITE GREY
 G BR03 - RUBY RED VELOUR	 H MP06 - METAL STEEL HORIZON
 I PC01 - PRECAST LIGHT	 J PC02 - PRECAST DARK
 K MP01 - METAL MORIN PANEL	

*NOTE: Canopies encroach up to 5' into ROW

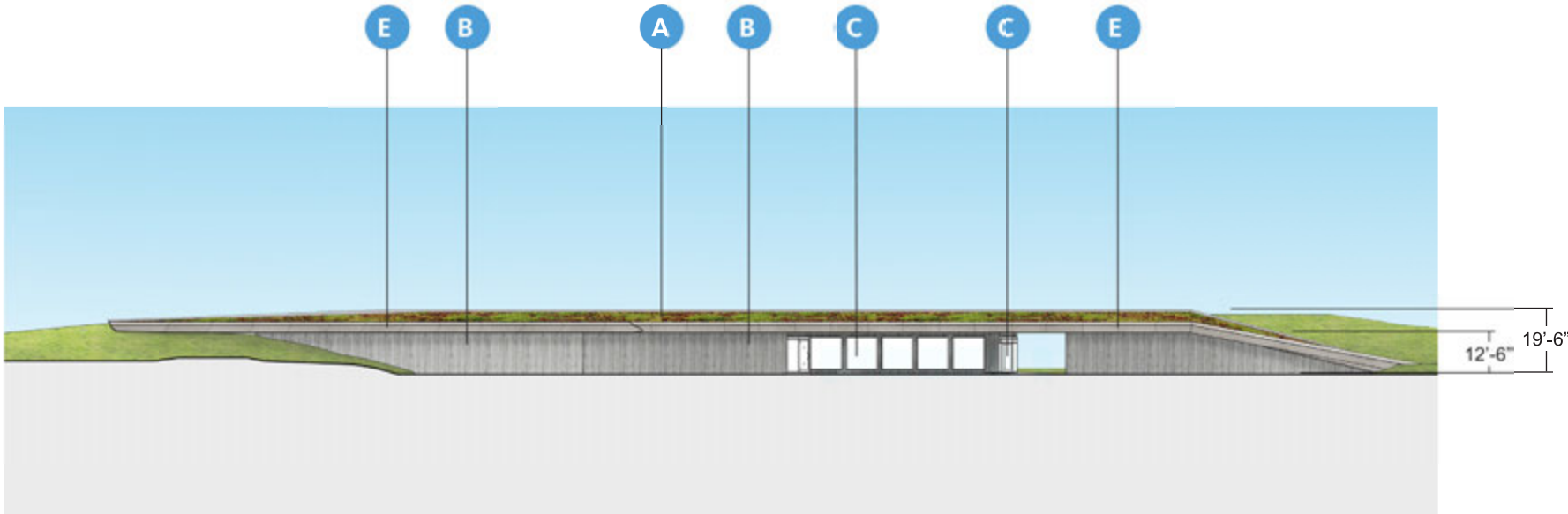




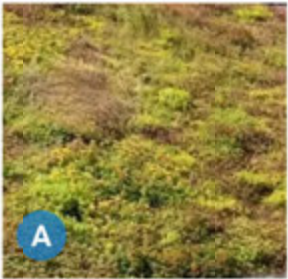
NORTH ELEVATION



EAST ELEVATION



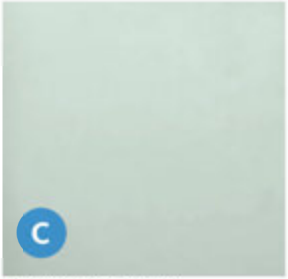
SOUTH ELEVATION



GREEN ROOF



BOARD FORMED
CONCRETE



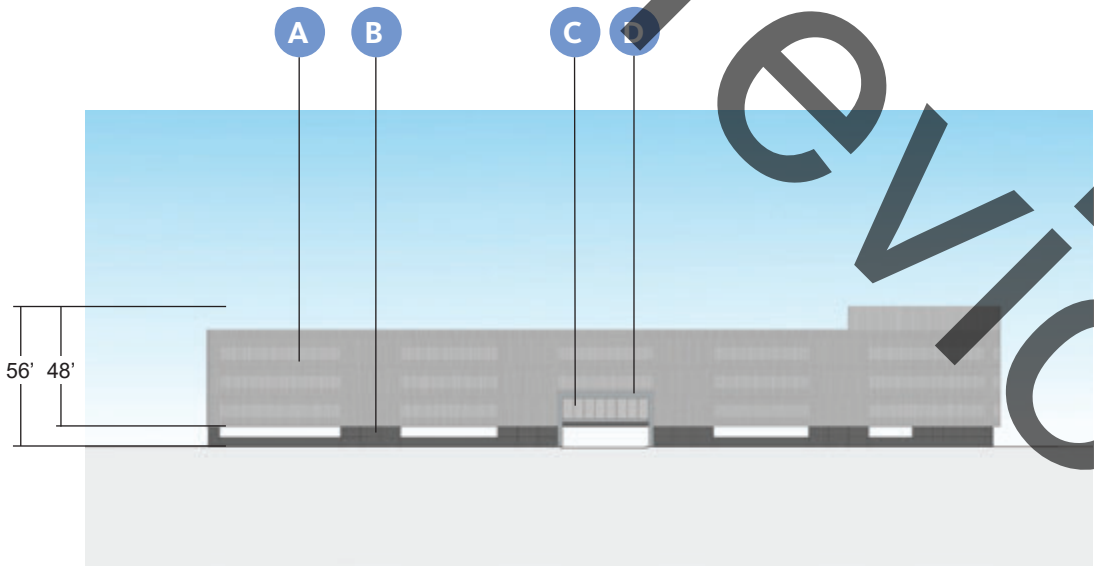
VISION GLASS



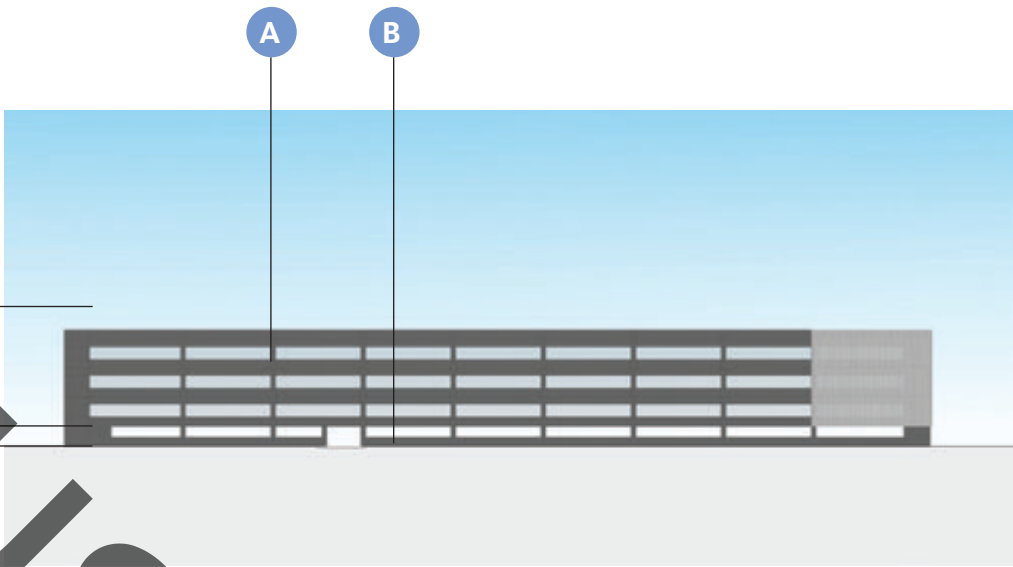
PAINTED STEEL PANEL
MINIMUM 24 GAUGE



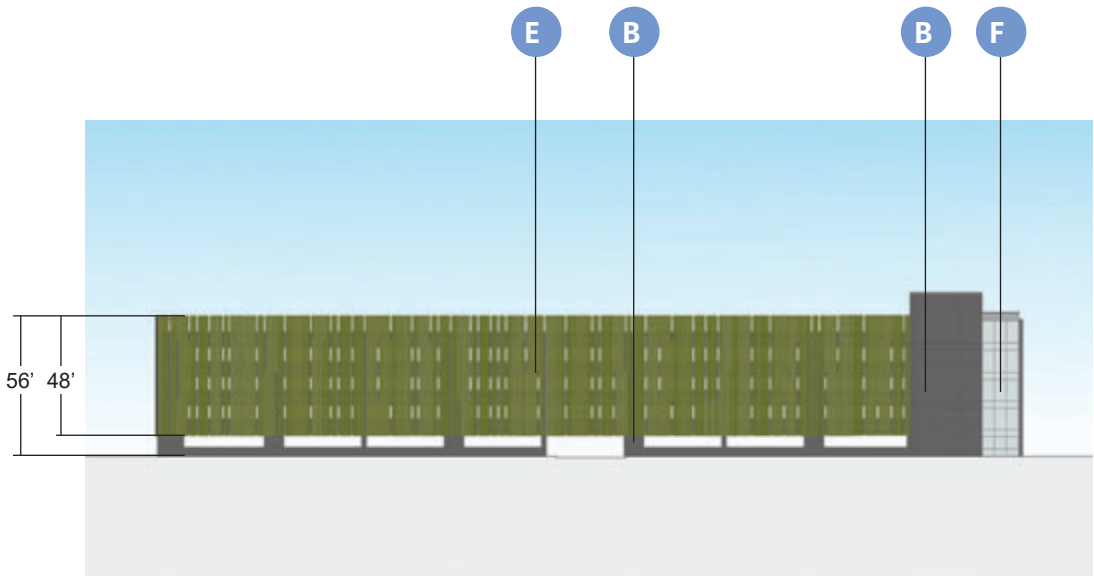
GLASS FIBER
REINFORCED
CONCRETE



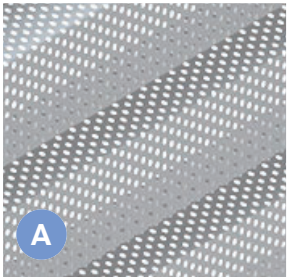
NORTH ELEVATION



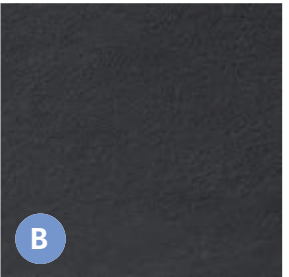
EAST ELEVATION



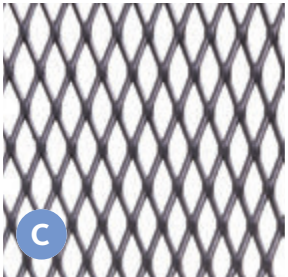
WEST ELEVATION



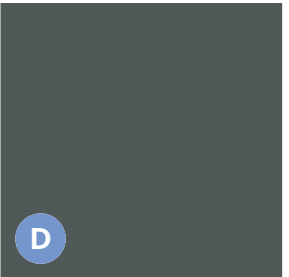
A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



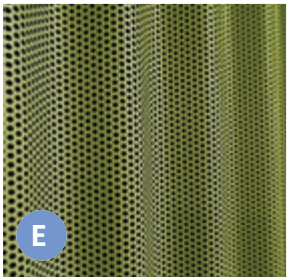
B
EXISTING PAINTED
PRECAST CONCRETE



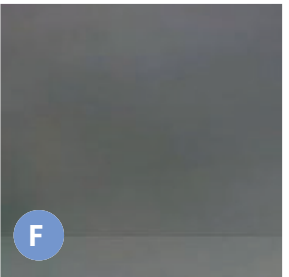
C
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



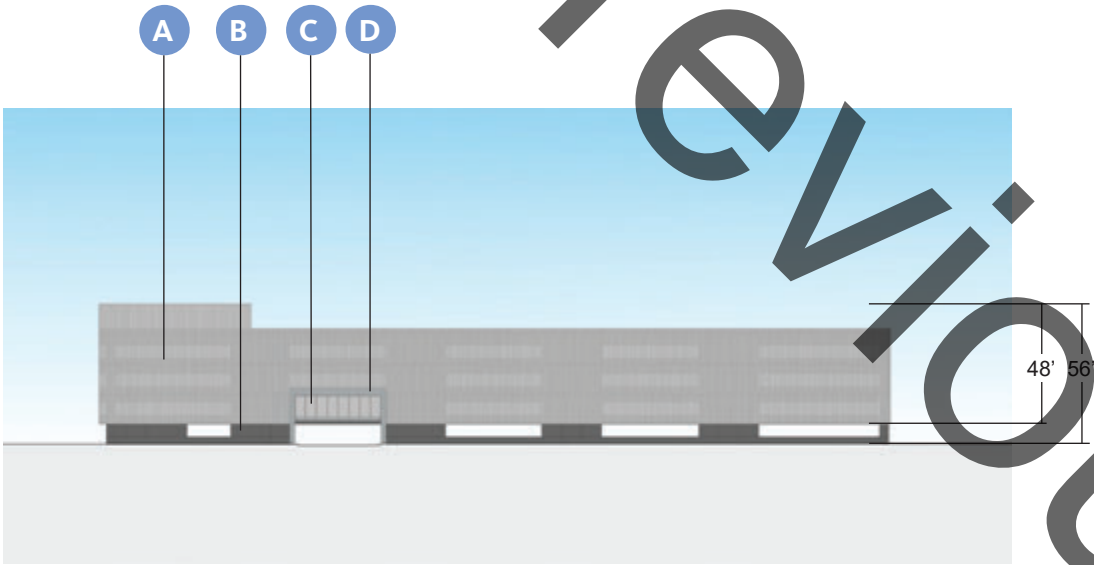
D
EXISTING MCM PANEL



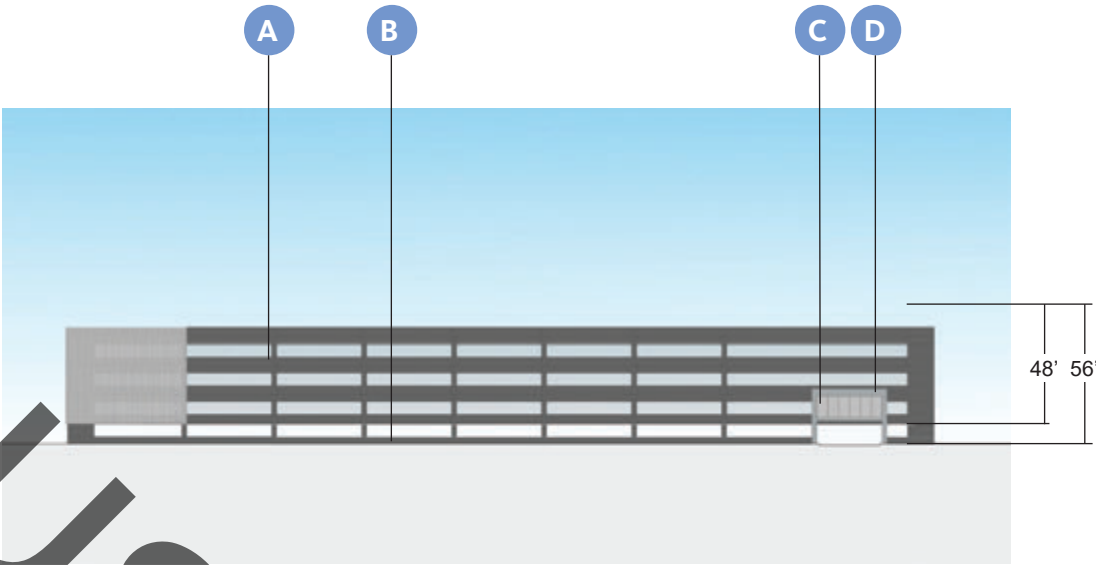
E
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



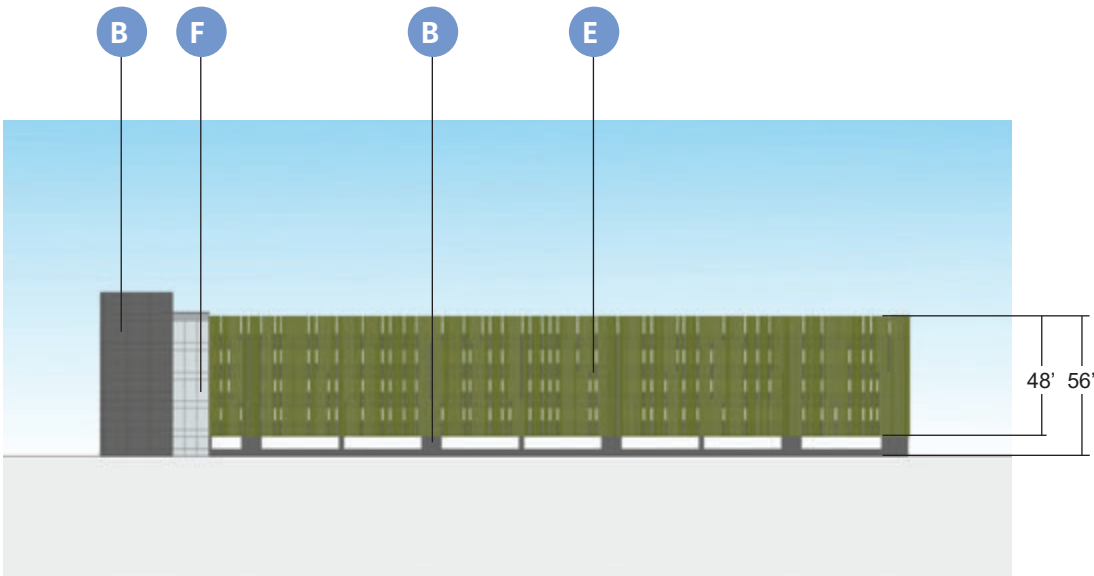
F
EXISTING GLASS



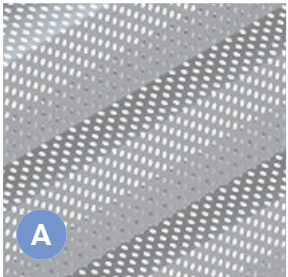
NORTH ELEVATION



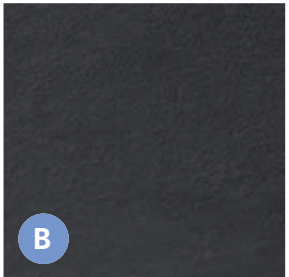
WEST ELEVATION



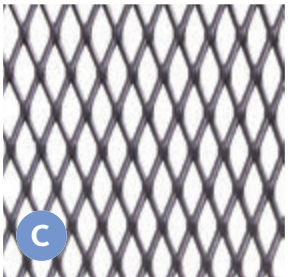
EAST ELEVATION



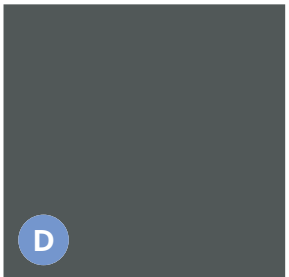
A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



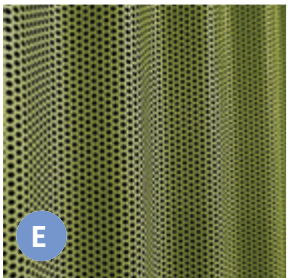
B
EXISTING PAINTED
PRECAST CONCRETE



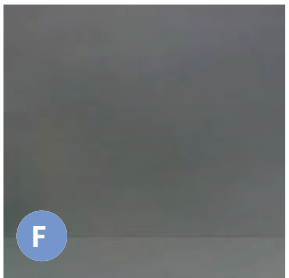
C
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



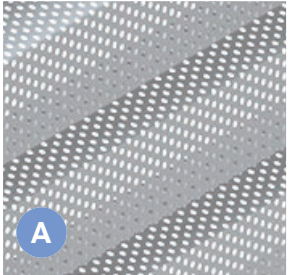
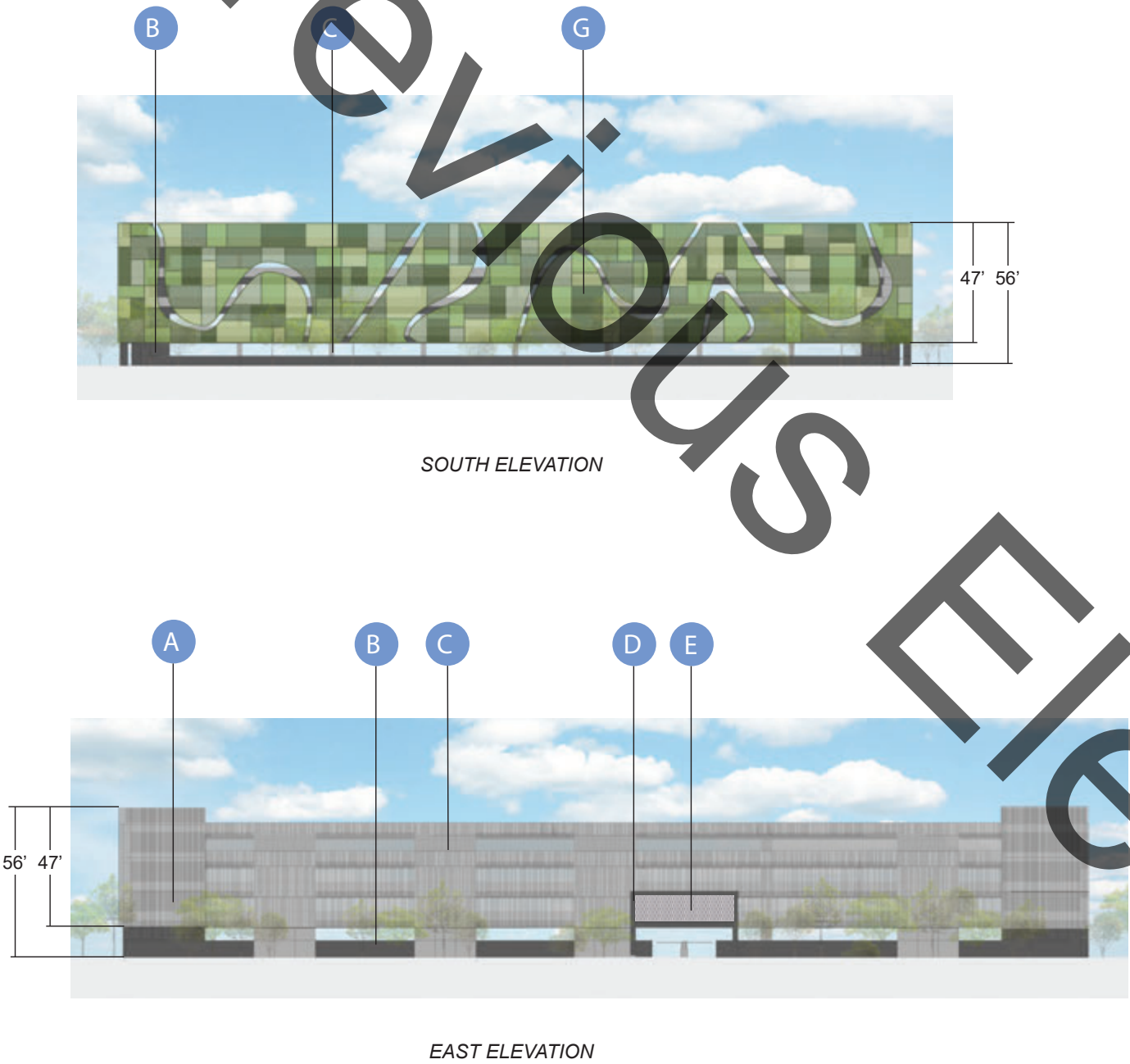
D
EXISTING MCM PANEL



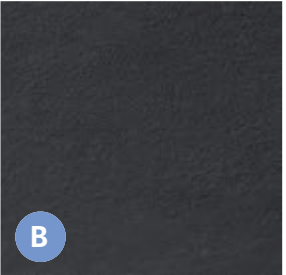
E
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



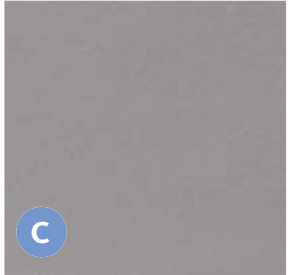
F
EXISTING GLASS



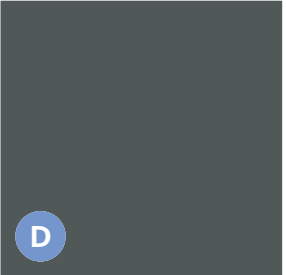
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



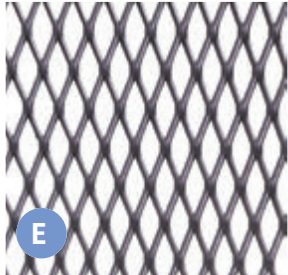
EXISTING PAINTED
PRECAST CONCRETE



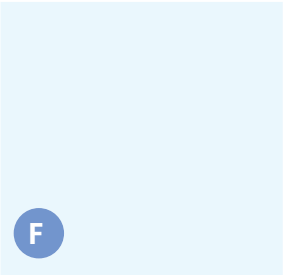
EXISTING PAINTED
PRECAST CONCRETE



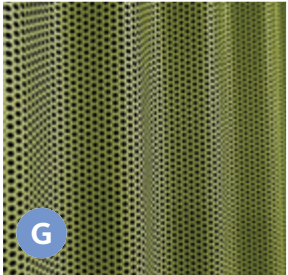
EXISTING MCM PANEL
MINIMUM 24 GAUGE



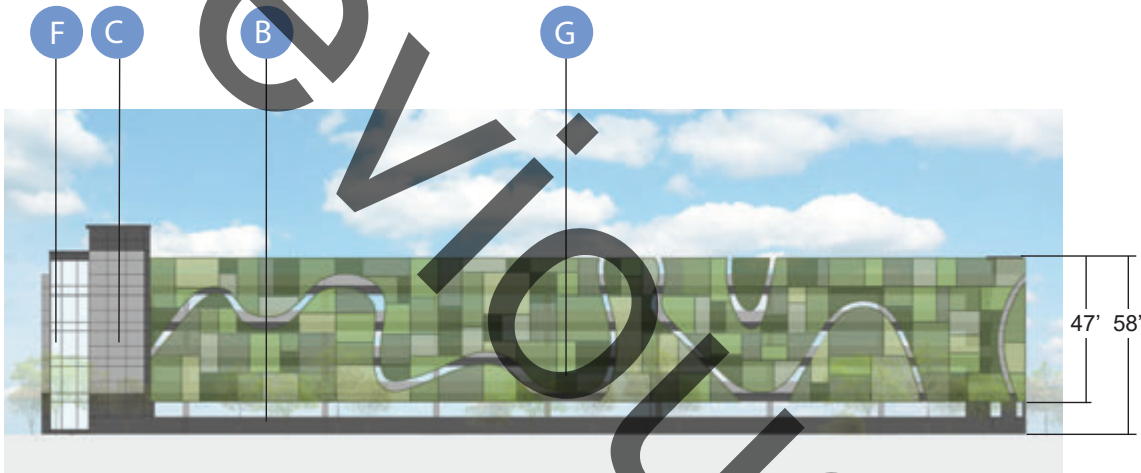
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



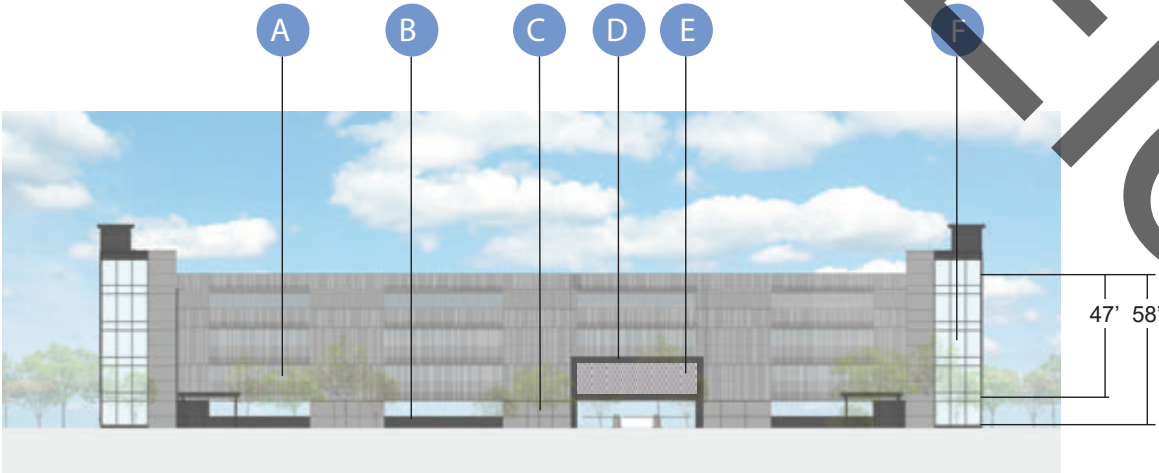
EXISTING GLASS



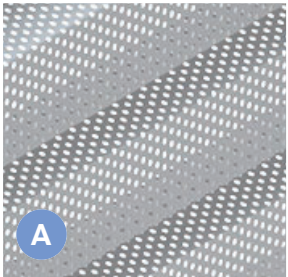
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



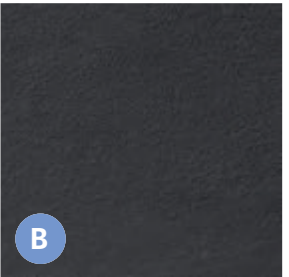
SOUTH ELEVATION



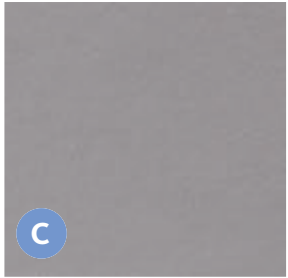
WEST ELEVATION



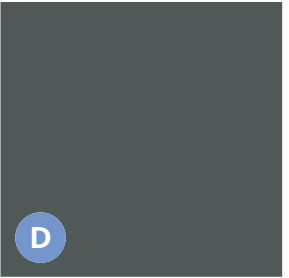
A
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



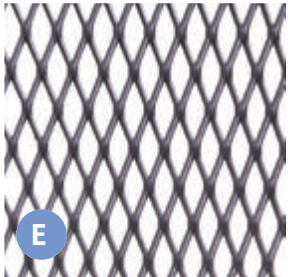
B
EXISTING PAINTED
PRECAST CONCRETE



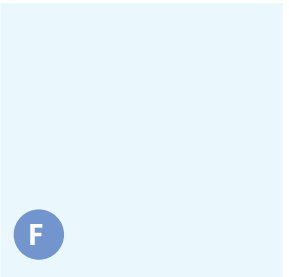
C
EXISTING PAINTED
PRECAST CONCRETE



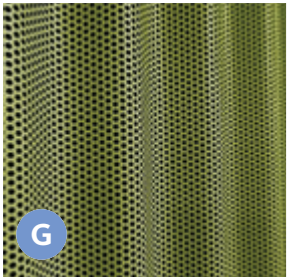
D
EXISTING MCM PANEL
MINIMUM 24 GAUGE



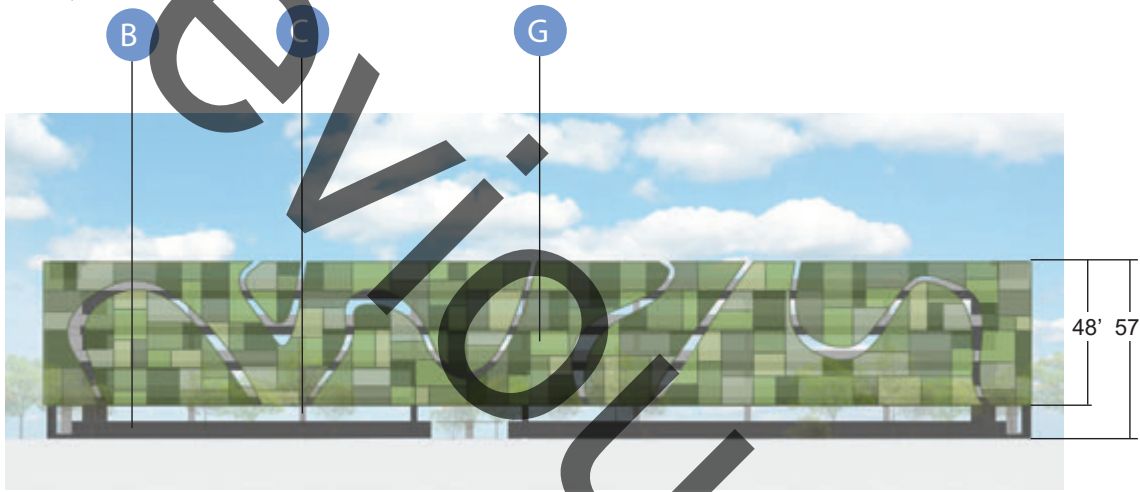
E
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



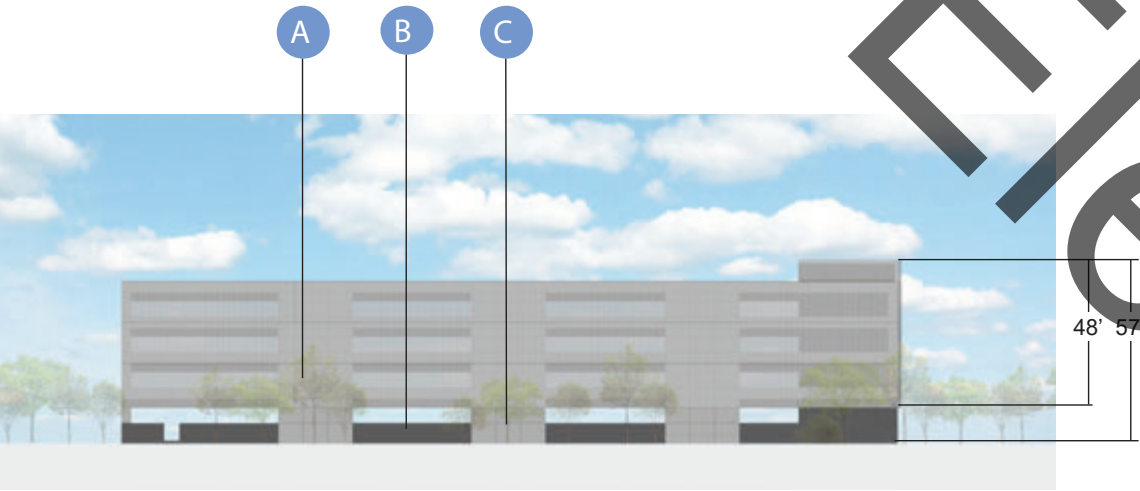
F
EXISTING GLASS



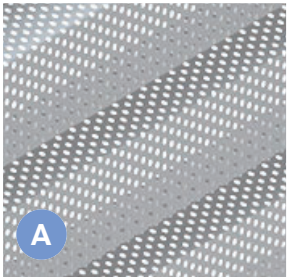
G
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



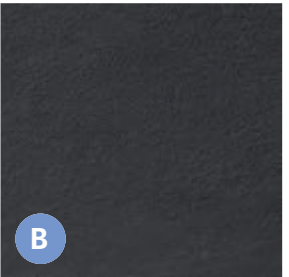
SOUTH ELEVATION



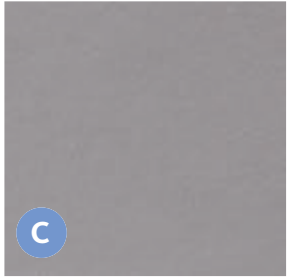
WEST ELEVATION



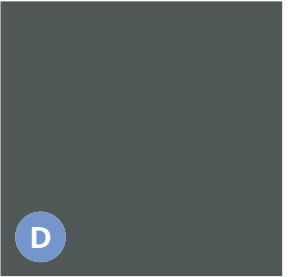
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



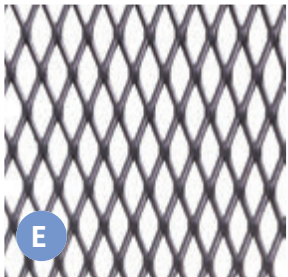
EXISTING PAINTED
PRECAST CONCRETE



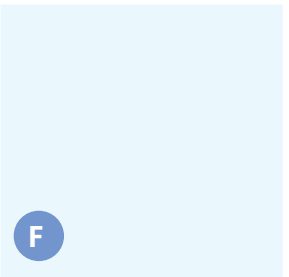
EXISTING PAINTED
PRECAST CONCRETE



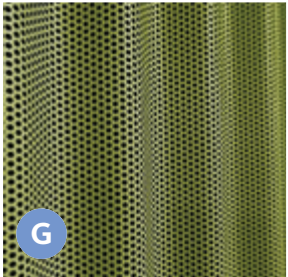
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORD 2024-108; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PUD20-0002)**

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

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

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

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

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

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

WHEREAS, PUD20-0002 was amended on July 16, 2024 with ORD2024-108;

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

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

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 1, 2024 in the Council Chambers of the City of Bentonville;

WHEREAS, the amendments include updated elevations, parking, and open space changes to the PUD; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said PUD be amended as shown on the attached "Wal-Mart Campus PUD Revision 13".

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk