Planning Commission
Meeting Agenda
November 19, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/j/89265112651

I. Call to Order

II. Approval of Minutes

1. **November 5th Meeting Minutes** — **Approval of Meeting Minutes**

III. Consent Agenda

1. **Cottages at Simpson Farm** — **Large Scale Development Extension**
   Arkansas Highway 112 (LSD23-0041)
2. **JB Townhomes RW Dedication & Easement Plat** — **Property Line Adjustment**
   823 Northwest 14th Street (PLA24-0027)
3. **Lot 1, Walmart Campus Sub Ph 10 (Zone 4 Ph 6)** — **Final Plat**
   1500 Southeast 8th Street (FP24-0015)
4. **Bentenwoods Subdivision** — **Preliminary Plat Extension**
   South Vaughn Road (PP21-0026)

IV. New Business

Advertised Public Hearings

1. **GREENHOUSE-HIGHWAY 12 LLC** — **Rezoning***
   Greenhouse Road (RZ24-0042)
   Future Land Use Map Amendment: Open Space to General Commercial
   Rezoning: A-1, Agriculture to C-2, General Commercial
2. **Stelte** — **Rezoning***
   312 Northwest 7th Street (RZ24-0043)
   Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Neighborhood Medium Density Residential
3. **Wal-Mart Stores Inc** — **Rezoning***
   East Central Avenue (RZ24-0044)
   Rezoning: RO, Residential Office to C-2, General Commercial
4. **Paulsen Revocable Trust** — **Rezoning***
   12815 Motley Road (RZ24-0046)

Future Land Use Map Amendment: Agricultural to Low Density Residential
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

5. **Plan Bentonville** **Resolution ***

V. Other New Business

1. **McAuley Place** **Large Scale Development Amendment**
   Southwest 41st Street and Southwest I Street (LSD22-0066)
2. **Thaden Elementary School** **Large Scale Development**
   1000 Benton Street (LSD24-0045)
   Waiver 1: A waiver from the minimum ground-floor glazing percentage in downtown zoning districts.
   Waiver 2: A waiver from the building placement provision at the maximum setback for downtown zoning districts.

VI. Old Business

1. **Echelon** **Planned Residential Development***
   1602 Northwest 3rd Street (PRD24-0004)
   Future Land Use Map Amendment: Open Space to Low Density Residential (LDR)
   Rezoning: R-1, Low-Density Single-Family Residential and R-E, Residential Estate to Planned Residential Development (PRD)

VII. Other Business

VIII. Adjournment

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

Meeting Recording:
https://us06web.zoom.us/rec/share/NsHlQ6ChjgqtsUcgsTLtEq0QEOAZ-WTs33EuCOWSAvwGSsKYBOcsBBOW_6Dy2era.iC3LuYT6Kw3JYE9T

Commissioners Present: Reginald Wright (Chair), Elaine Kerr, Ifeoma Ibekwe, Danny Bennett, Dana Davis, Eric Hipp, Doug Bryant
Commissioners Absent:
Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Bradley Gavrielides, Dan Weese, Bonnie Bridges, Jon Stanley via Zoom

I. Call to Order

- Commissioner Wright calls the meeting to order at 5:01 pm.

II. Approval of Minutes

1. **October 29th, 2024, Meeting Minutes Approval of Meeting Minutes**
   - Motion to approve by Hipp, second by Ibekwe
   - Minutes are approved 7-0

Commissioner Kerr requests, without objection, to move Items 1, 2, 3, and 4, under Article 5 and Item 2, under Article 6 to the Consent Agenda.

No objections heard.

III. Consent Agenda

1. **Lots 5 and 6 of RSB Subdivision** **Lot Split**
   5500 Southwest Gunstock Road (LS24-0037)

2. **Lots 1-3, 8th St. Gateway Park Subdivision** **Property Line Adjustment**
   Southwest 8th Street (PLA24-0022)

3. **Lots 1 & 2 of Thaden South Addition** **Property Line Adjustment**
   1000 Benton Street (PLA24-0023)

4. **Lot 32, Block 1, Crabtree Addition** **Property Line Adjustment**
   810 Northwest B Street (PLA24-0024)

5. **McKissic Springs West** **Preliminary Plat Extension**
   4800 South Vaughn Road (PP23-0007)

6. **Osage Hills Phase 3 Final Plat** **Final Plat**
   Southwest Adams Road and Southwest Anglin Road (FP24-0009)

7. **Parc Flex Space** **Large Scale Development**
   5900 West Regional Airport Boulevard (LSD24-0038)

8. **SW Regional Commercial** **Large Scale Development***
   1261263 Southwest Regional Airport Boulevard (LSD24-0026)
   Condition of approval is added that the rear façade be checked and approved administratively for articulation.

9. **Amazeum Hangout** **Large Scale Development***
   1009 Museum Way (LSD24-0029)
   Waiver 1: A waiver from Section V, Stormwater Detention, 5.4 Methods of Detention, 5.4.2 Dry Reservoirs, from the City of Bentonville Stormwater Management and Drainage Manual

10. **Skyline Printing** **Large Scale Development***
    Southeast Village Loop (LSD24-0037)

11. **Gateway Park Phase 3** **Large Scale Development***
    5002 Southwest Regional Airport Boulevard (LSD24-0039)
    Waiver 1: *A Waiver from Sec 1100.21 (i) (3) Roof lines or parapets shall be varied with a change in height proportional to the building length and height.*

12. **U-Haul** **Large Scale Development***
    Southwest 14th Street, East of Elm Tree Road (LSD24-0002)

- Mr. Adler provides an overview of the consent agenda
- Consent agenda is approved 7-0

IV. New Business

Advertised Public Hearings

1. **Woodlands Crossing Temp Storage Shed Extension** **Conditional Use Permit***
   3203 Southwest Sandalwood Avenue (CU20-0029)
   Extension of long-term temporary use.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Nick Fisher, 3509 Tanglewood Drive, Springdale, representative of the applicant, is here for any questions.
- Commissioner Wright closes the public hearing.
- Conditional Use Permit is approved 7-0 with the following conditions:
- The CUP will expire 30 days after the completion of Phase 2 of Woodlands Crossing

2. **True Self Recovery** **Conditional Use Permit***

410 Southwest A Street (CU24-0019)

Residential facility - rehabilitation.

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Christina Bohl, representative of the applicant the applicant, is here for any questions.
- Donna Winn (1101 Robin Haven Drive) expresses opposition to the proposed location for the Rehabilitation Center. She states concerns about the building's suitability for this use, citing its proximity to the neighborhood, the size of the building, and the lack of adequate yard space.
- Clara Mejstrik (1106 NW 11th) states that while she supports rehabilitation facilities in general, she opposes the specific location due to its proximity—only four buildings away from her home. She raises several operational questions, including:
    - Whether police are frequently involved at the facility,
    - Whether patients are free to come and go as they please, and
    - Other details regarding the operation of the center.
- Commissioner Wright closes the public hearing.
- The applicant, Christina Bohl, addresses the public concerns:
- She clarifies that the facility is a medical, not a criminal, rehabilitation center, and that all patients are voluntarily committed.
- Ms. Bohl explains that there will be recreational rooms, community spaces, and adequate living areas for patients.
- Regarding staffing, she states that the facility will have both day and overnight staff, with 24-hour care and security.
- Patients typically stay between 7 days to a month, after which they are transferred to outpatient care.
- Commissioners ask additional questions about the facility's security measures, staff credentials, and the center's policies regarding criminal backgrounds. They also inquire about the layout of the center and its track record at other locations. Ms. Bohl confirms that while patients are allowed to leave the facility voluntarily, the process is secure and involves transportation, trauma counselors, and additional safeguards.
- She further clarifies that the facility conducts background checks on all patients and does not accept violent offenders.
- The commissioners discuss True Self Recovery's certification by the Joint Commission, which is the highest level of accreditation available for this type of medical facility.
    - Conditional Use Permit is approved 7-0 with the following conditions:
    - CUP will expire one year after the building receives a Certificate of Occupancyl.

3. **Walmart Temporary Parking Lot** **Conditional Use Permit ***

105 Northwest 6th Street (CU24-0020)

- *Temporary gravel parking lot.*
- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- A representative of the applicant is here for any questions.
- Commissioner Wright closes the public hearing.
- Conditional Use Permit is approved 7-0.

4. **Adams** **Rezoning***

504 Northwest B Street (RZ24-0040)

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

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Mark Haney, the applicant, is here for any questions and gives an overview of his overview of his proposal, addressing several concerns raised by the community. He emphasizes his transparency throughout the process, noting that he had already shared plans with neighbors and the Planning Commission.
- Mr. Haney explains that DN-2 zoning was the most logical option for the site given its land use. He states that the property consists of two platted lots, and he intends to reorient the layout to make them buildable as they are unbuildable in their current state.
- Doug Weeks (206 NW 5th Street) voices concerns about the proposed development, as his property shares a boundary with the applicant's lot. He notes that the area originally had a small cottage on a small lot and expressed concern about the significant increase in units from one single-family cottage to three units.
- Eric Summer (338 NW 5th Street) also spoke, stating that the proposed development did not fit within the context of the neighborhood. He echoes concerns raised by previous speakers about the lack of parking and the proposed lot layout.
- Janice Summer (338 NW 5th Street) asks questions about the need for a variance and the specifics of the zoning request.Mr. Overstreet responds to the questions.
- Craig Zediker (508 NW B Street) raises similar concerns.
- Stuart Walwroth and Jenn Dice (208 NW 5th Street) share concerns about the change from a small cottage to a duplex with an accessory dwelling unit (ADU). They request that the Commission deny the application.
- Commissioner Wright closes the public hearing.
- Mark Haney responds to some of the concerns raised, clarifying that access to the property will be via the alleyway. He notes that the main structure will be 28x26 feet, and the overall lot coverage will be 50%. He emphasizes that he is not requesting any additional variances beyond what has already been approved for the project.
- Commissioner Wright reminds the group that the focus should be on the maximum allowable development permitted under DN-2 zoning, not on the specific design of the applicant's proposal. He clarifies that the applicant does not need to disclose their full plans at this stage.
- Commissioner Davis expresses appreciation for Mr. Haney's transparency in providing detailed information about the project.
- Mr. Haney presents an exhibit showing the proposed parking layout, which will be located on the east side of the lot and accessed via the alleyway.
- Applicant states that he will not be maxing out square footage allowed in DN-2 with this project and is still limited by the setbacks and lot coverage requirements of the district.
- Rezoning is approved 7-0.

5. **Opal Park** **Rezoning***

Southwest Regional Airport Boulevard (PUD22-0003)

PUD Amendment

- Mr. Adler provides an overview of the staff report.
- Commissioner Wright opens the public hearing.
- Conner Threet, representing the applicant, is here for any questions.
- Chairman Wright states that the rezone is consistent with the future land use plan.
- Rezoning is approved 7-0 with the following condition:
    - 1. A pedestrian connection, 10' wide encompassing a 5' sidewalk and 5' planting space, be provided in the vicinity of lots 92-94 to provide direct pedestrian access to the central green space through that row of lots.

V. Other New Business

VI. Old Business

13. **Canvas Church** **Rezoning***

1106 Northwest 10th Street (RZ24-0039)

- **Rezoning:** R-1, Low-Density Single-Family Residential to C-1, Neighborhood Commercial
- Mr. Adler provides an overview of the staff report.
- Paul Esterer, representing the applicant, is here for any questions.
- Clara Mejstrik (1006 NW 11th Street), states concern that there is an attempt to push the residential out of her neighborhood with the two projects this evening.
- The applicant addresses the use of the building and its limited customer base, creating much less traffic than its current use as a church/dance studio

- Rezoning is approved 7-0.

VII. Other Business

1. **Cottage Court Discussion** **Informational***

Discussion following up from the September 17th meeting regarding Cottage Courts. Commissioner Davis raises concerns about the recent rezoning of a property from R-1 to DN-2 in a mid-block location.

- There is currently no minimum land area requirement per dwelling unit for the DN-2 district, unlike the DN-1 district, which has this requirement.
- Davis expresses concerns about potential overdevelopment, such as a lot having 7 or 8 units in a neighborhood primarily consisting of single-family homes.
- Mr. Overstreet suggests aligning the DN-2 district with the DN-1 district by adding minimum land area requirements per dwelling unit for DN-2.
- Additionally, Overstreet suggest that cottage courts could only be allowed in the R-1 zoning district if they are preplanned within a new subdivision.
- Mr. Overstreet states that cottage courts should be considered in mid-block in the DN-2 district if duplexes are allowed mid-block, which they currently are. The main difference between cottage courts and duplexes is the design and the creation of a "pocket neighborhood," which doesn't significantly affect the scale or form of the area.
- The group discusses the need to increase the language in the code that addresses how the cottage court looks from the street.
- The commissioners discuss whether townhomes at the end of blocks in the DN-2 district should be allowed by right, or if there should be a discretionary

review process. The goal is to establish a clear and predictable process for developers and neighbors.

- Commissioners agree on the need for clarity in the evaluation process, particularly regarding determining whether townhomes "fit within the character" of the neighborhood.
- It is noted that the language of "may be" versus “shall be” needs further definition to avoid ambiguity in future reviews.
- Commissioners discuss reducing the maximum number of units in a townhome structure from 6 to 4. Commissioners express concerns that 6-unit structures may be too large for certain areas.
- One potential solution is to regulate the width of the units as a way to control the overall size and massing of the structures.

Next Steps:

- The Commissioners will revisit these topics and some draft language in a future meeting for further review and discussion.

VIII. Adjournment

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

	Cottages at Simpson Farm
	Arkansas Highway 112
	PC Date: 11/19/2024

Staff Report Details

Project Number	LSD23-0041
Applicant / Current Owner	Simpson Family Revocable Trust and Simpson Exempt Trust
Site Area	+/- 50.21 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi-Family simulating single-family dwellings
Related projects	N/A

Property Description

A request to extend previously approved (11-7-23) LSD23-0041 which is a large-scale development proposing the development of 322 single-family residences that will all be located on a single lot and will be leased individually. There are one, two, and three-bedroom options, varying throughout the development. All units are proposed to be single-story structures. The development requires 483 parking spaces but is providing almost double that number at 724 parking spaces. There are no garages included with any of the units, only surface parking is provided. Landscaping, grading/drainage, site amenities, and Maser Street Plan improvements are all in compliance with the requirements of the Land Development Code. There are three means of access proposed: two entrances off Scroggins Road and one entrance from Arkansas State Hwy 112. The applicant has chosen to utilize the Special Use Primary Material of fiber cement siding. See attached 3-D renderings, cut sheets, and warranty information regarding the fiber cement siding selected by the applicant.

Additionally, for reference and clarity, the applicant has shown the future proposed alignment of Arkansas Highway 112 and how it will traverse through this development.

Project Details

Project Details

Relationship to the General Plan / Projected Traffic Impact

Public Comment

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

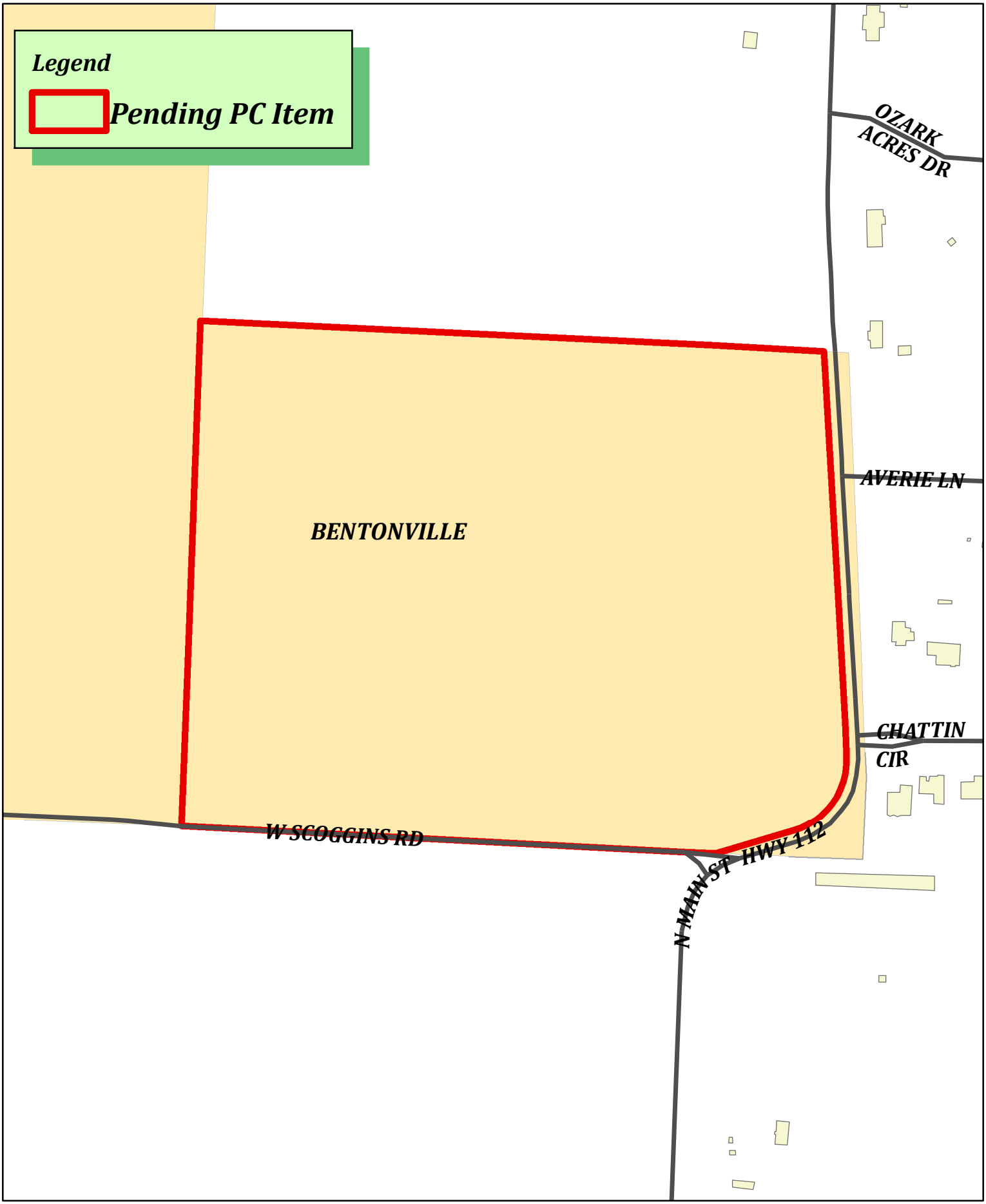
Analysis / Waivers

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code therefore staff recommends approval of the large-scale development.

Additional Details

This development shall utilize the International Residential Code (IRC) and shall use construction Type VB. The structures proposed within the development shall be classified as single-family dwellings and shall be assessed Impacts as single-family dwellings at the current rate at the time of building permit issuance.

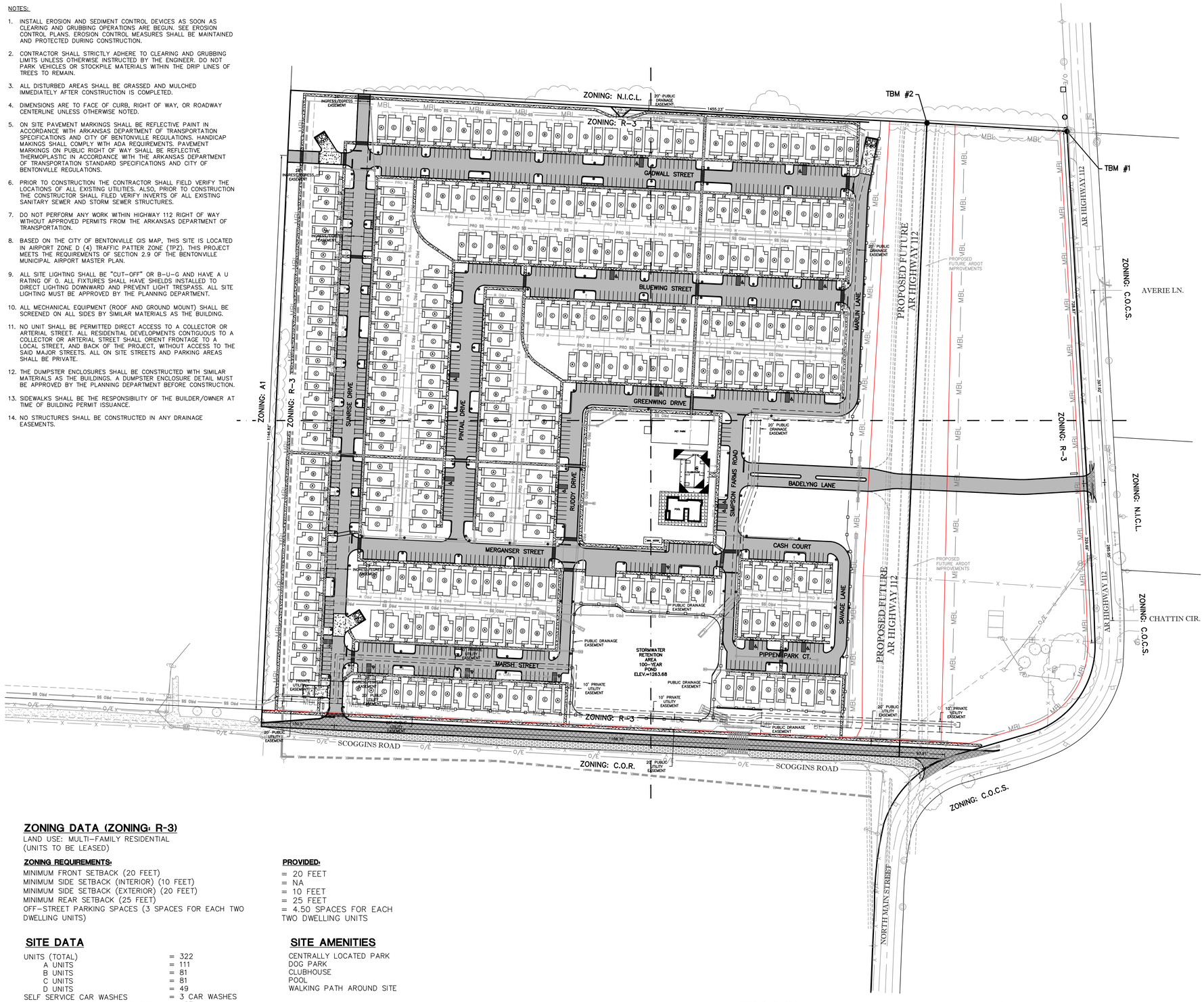


N
W E
S

LSD23-0041
Cottages at Simpson Farms
AR Highway 112 (SW H St)

NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
8. BASED ON THE CITY OF BENTONVILLE GIS MAP, THIS SITE IS LOCATED IN AIRPORT ZONE D (4) TRAFFIC PATTER ZONE (TPZ). THIS PROJECT MEETS THE REQUIREMENTS OF SECTION 2.9 OF THE BENTONVILLE MUNICIPAL AIRPORT MASTER PLAN.
9. ALL SITE LIGHTING SHALL BE "CUT-OFF" OR B-U-G AND HAVE A U RATING OF 0. ALL FIXTURES SHALL HAVE SHIELDS INSTALLED TO DIRECT LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS. ALL SITE LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT.
10. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNT) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
11. NO UNIT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL DEVELOPMENTS 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. ALL ON SITE STREETS AND PARKING AREAS SHALL BE PRIVATE.
12. THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS. A DUMPSTER ENCLOSURE DETAIL MUST BE APPROVED BY THE PLANNING DEPARTMENT BEFORE CONSTRUCTION.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. NO STRUCTURES SHALL BE CONSTRUCTED IN ANY DRAINAGE EASEMENTS.



ZONING DATA (ZONING: R-3)

LAND USE: MULTI-FAMILY RESIDENTIAL
(UNITS TO BE LEASED)

ZONING REQUIREMENTS:	PROVIDED:
MINIMUM FRONT SETBACK (20 FEET)	= 20 FEET
MINIMUM SIDE SETBACK (INTERIOR) (10 FEET)	= NA
MINIMUM SIDE SETBACK (EXTERIOR) (20 FEET)	= 10 FEET
MINIMUM REAR SETBACK (25 FEET)	= 25 FEET
OFF-STREET PARKING SPACES (3 SPACES FOR EACH TWO DWELLING UNITS)	= 4.50 SPACES FOR EACH TWO DWELLING UNITS

SITE DATA

UNITS (TOTAL)	= 322
A UNITS	= 111
B UNITS	= 81
C UNITS	= 81
D UNITS	= 49
SELF SERVICE CAR WASHES	= 3 CAR WASHES
TOTAL PARKING SPACES REQUIRED	= 483
TOTAL PARKING SPACES PROVIDED	= 724
HANDICAP SPACES PROVIDED	= 19
TOTAL PROJECT PROPERTY AREA	= 49.92 AC.
PROJECT DISTURBED AREA	= 41.09 AC.

SITE AMENITIES

CENTRALLY LOCATED PARK
DOG PARK
CLUBHOUSE
POOL
WALKING PATH AROUND SITE

TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
N = 727036.0750
E = 656272.9100
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE
N = 727053.4360
E = 655983.4950
ELEV = 1273.223

LEGEND

- FH EXISTING FIRE HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- GM GAS METER
- GV GAS VALVE
- SSMH SANITARY SEWER MANHOLE
- CO SANITARY CLEANOUT
- SMH DRAINAGE MANHOLE
- TR TELEPHONE RISER
- SIGN
- ECM EXISTING CONCRETE MONUMENT
- EIP EXISTING IRON PIN
- MB MAILBOX
- GW GUY WIRE
- CR CABLE RISER
- FOR FIBER OPTIC RISER
- EM ELECTRIC METER
- SCM SET CONCRETE MONUMENT
- SIP SET IRON PIN
- G EXISTING GAS MAIN
- UT UNDERGROUND TELEPHONE
- UC UNDERGROUND CABLE
- O/C OVERHEAD CABLE
- O/E OVERHEAD ELECTRIC
- OEC OVERHEAD ELECTRIC AND CABLE LINE
- F/O UNDERGROUND FIBRE OPTIC
- SS EXIST. SANITARY SEWER LINE
- FM EXIST. SANITARY SEWER FORCE MAIN
- W EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- X EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- 325 EXISTING CONTOUR
- 325 PROPOSED CONTOUR
- PRO W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS PROPOSED SANITARY SEWER LINE
- FM PROPOSED SANITARY SEWER FORCE MAIN
- MBL MBL MINIMUM BUILDING LINE
- UE UE UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

N.I.C.L. NOT IN CITY LIMITS
C.O.C.S. CITY OF CAVE SPRINGS
C.O.R. CITY OF ROGERS

GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

100 0 100 200 300
SCALE: 1"=100'

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: 1"=100'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

SITE CONSTRUCTION PLANS FOR COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
OVERALL LAYOUT PLAN

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Harford Hwy Dothan, AL. 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 14
OF 84

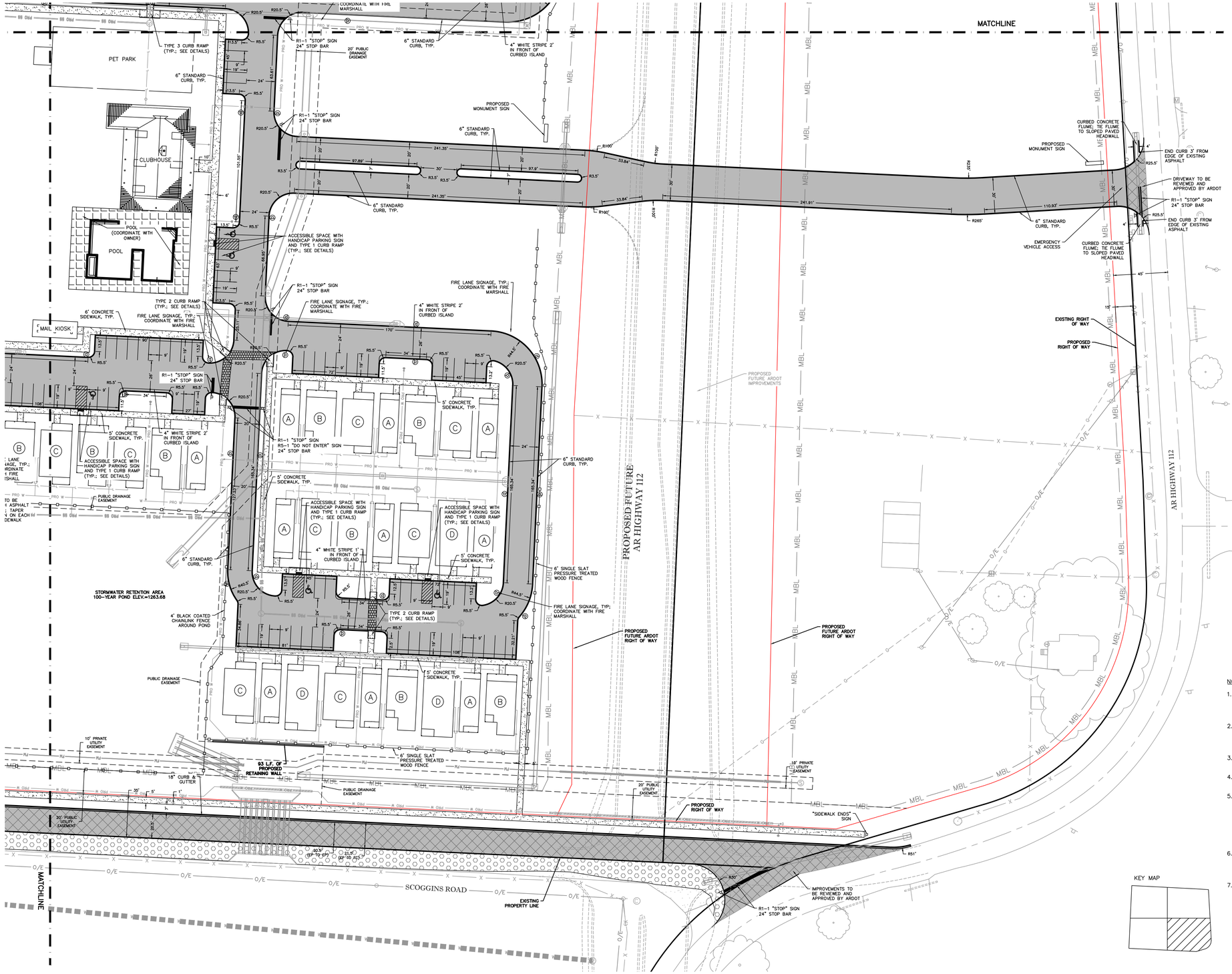
LSD23-0041

TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
N = 727036.0750
E = 656272.9100
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE
N = 727053.4360
E = 655983.4950
ELEV = 1273.223



KEY MAP

LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — POWER POLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- WM — WATER METER
- GM — GAS METER
- GV — GAS VALVE
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY CLEANOUT
- SMH — DRAINAGE MANHOLE
- TR — TELEPHONE RISER
- SIGN
- ECM — EXISTING CONCRETE MONUMENT
- EIP — EXISTING IRON PIN
- MB — MAILBOX
- GW — GUY WIRE
- CR — CABLE RISER
- FOR — FIBER OPTIC RISER
- EM — ELECTRIC METER
- SCM — SET CONCRETE MONUMENT
- SIP — SET IRON PIN
- G — EXISTING GAS MAIN
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- O/C — OVERHEAD CABLE
- O/E — OVERHEAD ELECTRIC
- OEC — OVERHEAD ELECTRIC AND CABLE LINE
- F/O — UNDERGROUND FIBRE OPTIC
- SS — EXIST. SANITARY SEWER LINE
- FM — EXIST. SANITARY SEWER FORCE MAIN
- W — EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- X — EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- 325 — EXISTING CONTOUR
- 325 — PROPOSED CONTOUR
- PRO W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- MBL — MINIMUM BUILDING LINE
- UE — UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- W — EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

40 0 40 80 120

SCALE: 1"=40'

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: 1"=40'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
LAYOUT PLAN (1 OF 4)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 15
OF 84

LSD23-0041

NOTES:

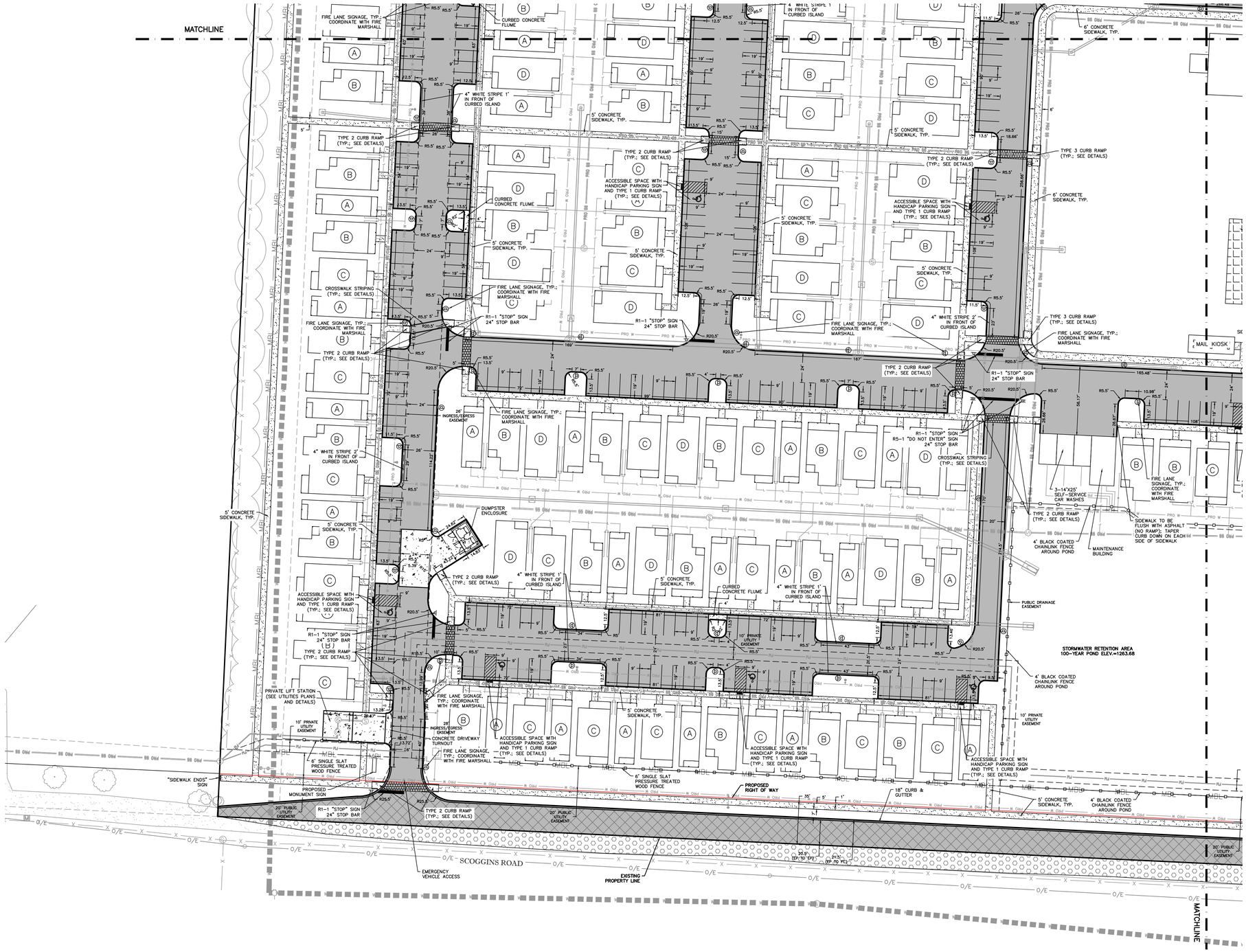
1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
N = 727036.0750
E = 656272.9100
ELEV = 1270.955

TBM #2

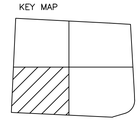
AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE
N = 727053.4360
E = 655983.4950
ELEV = 1273.223



LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — POWER POLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- WM — WATER METER
- GM — GAS METER
- GV — GAS VALVE
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY CLEANOUT
- SMH — DRAINAGE MANHOLE
- TR — TELEPHONE RISER
- SIGN
- ECM — EXISTING CONCRETE MONUMENT
- EIP — EXISTING IRON PIN
- MB — MAILBOX
- GW — GUY WIRE
- CR — CABLE RISER
- FOR — FIBER OPTIC RISER
- EM — ELECTRIC METER
- SCM — SET CONCRETE MONUMENT
- SIP — SET IRON PIN
- G — EXISTING GAS MAIN
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- O/C — OVERHEAD CABLE
- O/E — OVERHEAD ELECTRIC
- OEC — OVERHEAD ELECTRIC AND CABLE LINE
- F/O — UNDERGROUND FIBRE OPTIC
- SS — EXIST. SANITARY SEWER LINE
- FM — EXIST. SANITARY SEWER FORCE MAIN
- W — EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- X — EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- 325 — EXISTING CONTOUR
- 325 — PROPOSED CONTOUR
- PRO W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- MBL — MBL — MINIMUM BUILDING LINE
- UE — UE — UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- W — EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

KEY MAP



GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

40 0 40 80 120

SCALE: 1"=40'

PROJECT No. 14-2212

DATE: SEPT., 2023

SCALE: 1"=40'

DRAWN BY: T. SCARBOROUGH

APPROVED BY: P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
LAYOUT PLAN (2 OF 4)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 16
OF 84

LSD23-0041

TBM #1

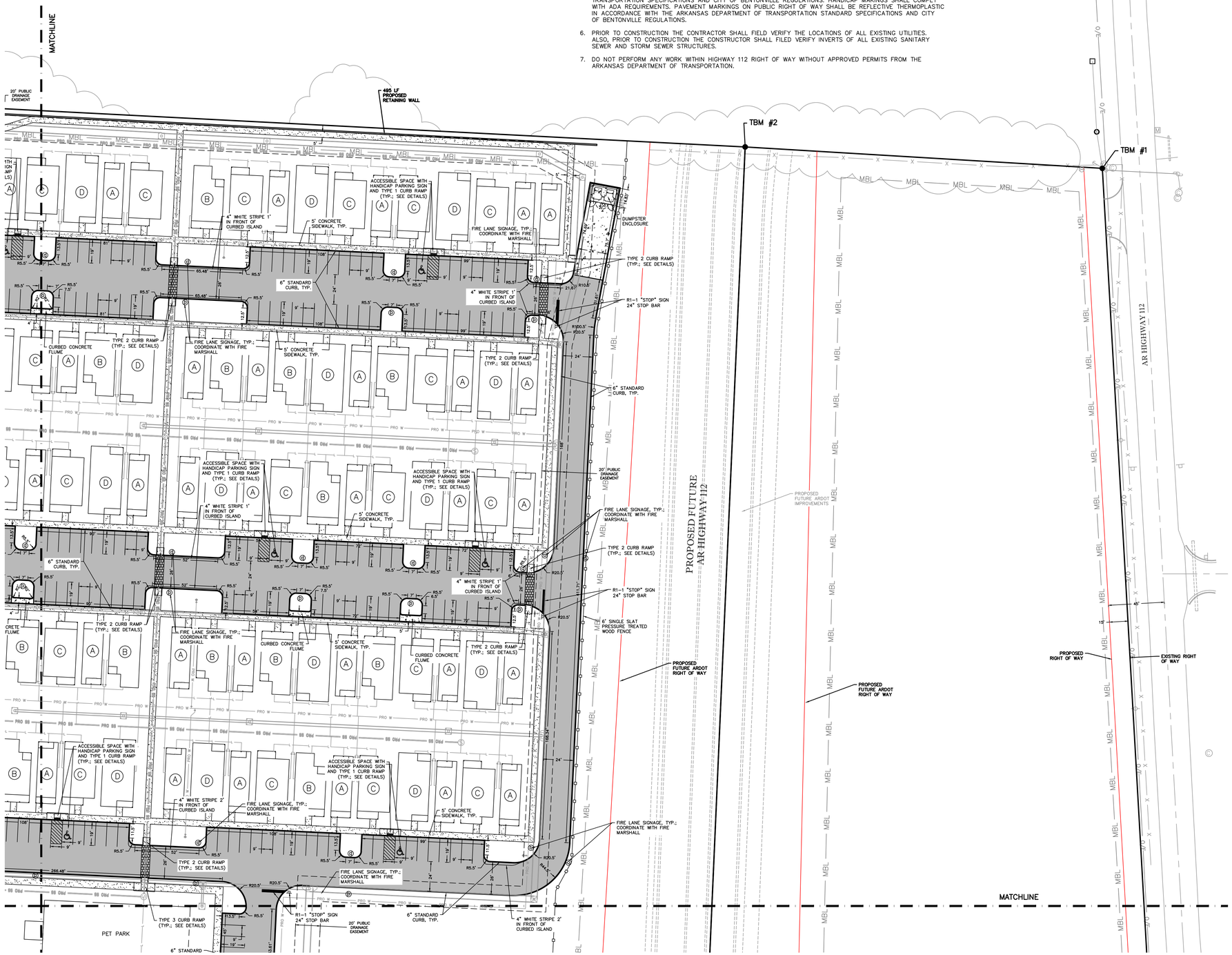
AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
N = 727036.0750
E = 656272.9100
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE
N = 727053.4360
E = 655983.4950
ELEV = 1273.223

NOTES:

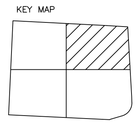
1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.



LEGEND

- FH EXISTING FIRE HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- GM GAS METER
- GV GAS VALVE
- SSMH SANITARY SEWER MANHOLE
- CO SANITARY CLEANOUT
- SMH DRAINAGE MANHOLE
- TR TELEPHONE RISER
- SIGN
- ECM EXISTING CONCRETE MONUMENT
- EIP EXISTING IRON PIN
- MB MAILBOX
- GW GUY WIRE
- CR CABLE RISER
- FOR FIBER OPTIC RISER
- EM ELECTRIC METER
- SCM SET CONCRETE MONUMENT
- SIP SET IRON PIN
- G EXISTING GAS MAIN
- UT UNDERGROUND TELEPHONE
- UC UNDERGROUND CABLE
- O/C OVERHEAD CABLE
- O/E OVERHEAD ELECTRIC
- OEC OVERHEAD ELECTRIC AND CABLE LINE
- F/O UNDERGROUND FIBRE OPTIC
- SS EXIST. SANITARY SEWER LINE
- FM EXIST. SANITARY SEWER FORCE MAIN
- W EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- X EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- 325 EXISTING CONTOUR
- 325 PROPOSED CONTOUR
- PRO W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS PROPOSED SANITARY SEWER LINE
- FM PROPOSED SANITARY SEWER FORCE MAIN
- MBL MBL MINIMUM BUILDING LINE
- UE UE UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FL FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

KEY MAP



GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

40 0 40 80 120

SCALE: 1"=40'

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: 1"=40'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
LAYOUT PLAN (3 OF 4)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 17
OF 84

LSD23-0041

NOTES:

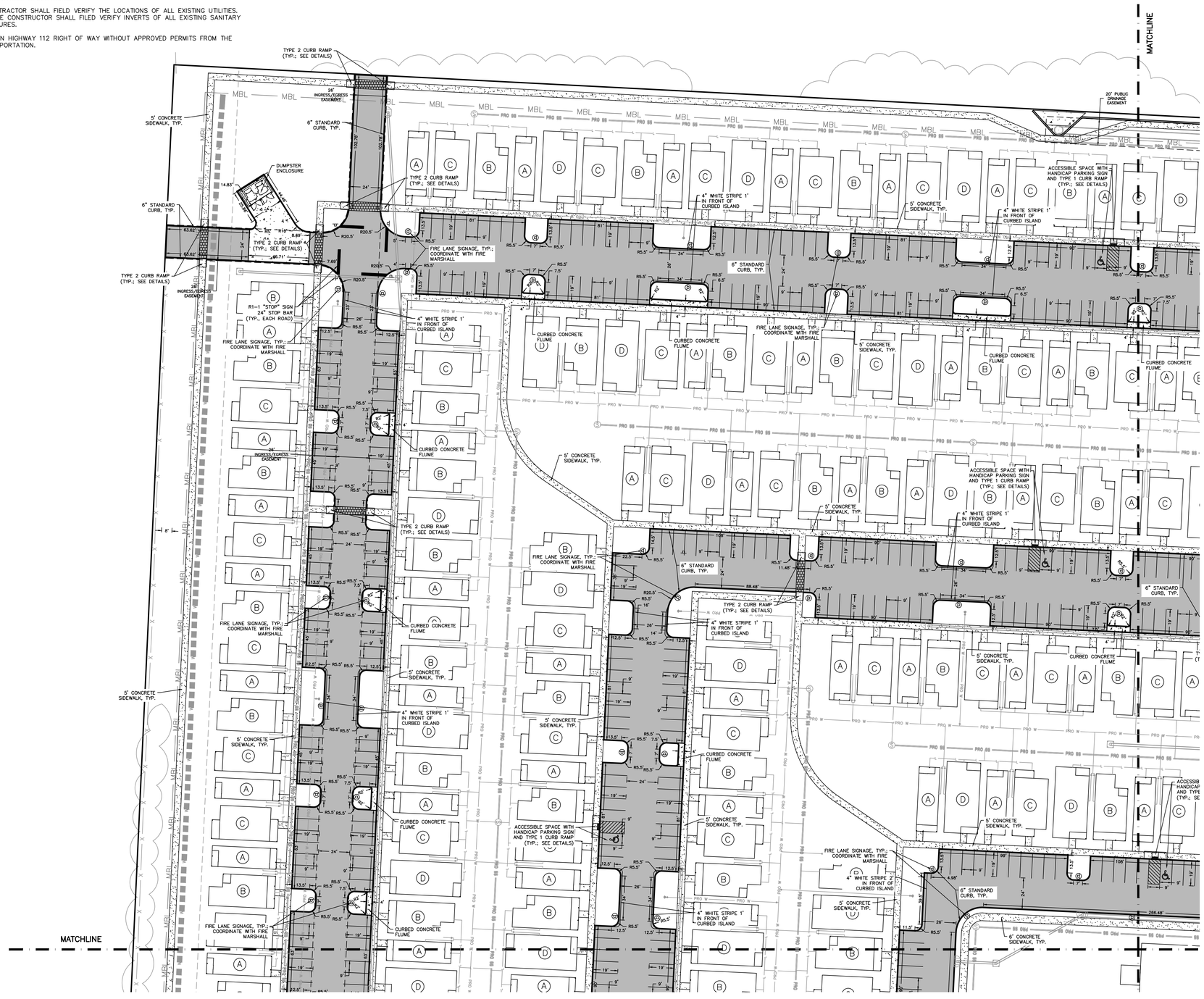
1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. ON SITE PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS. HANDICAP MAKINGS SHALL COMPLY WITH ADA REQUIREMENTS. PAVEMENT MARKINGS ON PUBLIC RIGHT OF WAY SHALL BE REFLECTIVE THERMOPLASTIC IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF BENTONVILLE REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALSO, PRIOR TO CONSTRUCTION THE CONSTRUCTOR SHALL FILED VERIFY INVERTS OF ALL EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES.
7. DO NOT PERFORM ANY WORK WITHIN HIGHWAY 112 RIGHT OF WAY WITHOUT APPROVED PERMITS FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

TBM #1

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
N = 727036.0750
E = 656272.9100
ELEV = 1270.955

TBM #2

AN EXISTING IRON PIN (EIP, 5/8 REBAR, PLS 1439) LOCATED ALONG THE NORTH PROPERTY LINE
N = 727053.4360
E = 655983.4950
ELEV = 1273.223



LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — POWER POLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- WM — WATER METER
- GM — GAS METER
- GV — GAS VALVE
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY CLEANOUT
- SMH — DRAINAGE MANHOLE
- TR — TELEPHONE RISER
- SIGN
- ECM — EXISTING CONCRETE MONUMENT
- EIP — EXISTING IRON PIN
- MB — MAILBOX
- GW — GUY WIRE
- CR — CABLE RISER
- FOR — FIBER OPTIC RISER
- EM — ELECTRIC METER
- SCM — SET CONCRETE MONUMENT
- SIP — SET IRON PIN
- G — EXISTING GAS MAIN
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- O/C — OVERHEAD CABLE
- O/E — OVERHEAD ELECTRIC
- OEC — OVERHEAD ELECTRIC AND CABLE LINE
- F/O — UNDERGROUND FIBRE OPTIC
- SS — EXIST. SANITARY SEWER LINE
- FM — EXIST. SANITARY SEWER FORCE MAIN
- W — EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE/LANDSCAPING
- X — EXISTING FENCE (WIRE)
- PROPOSED FENCE
- EXISTING FENCE (CHAIN LINK)
- 325 — EXISTING CONTOUR
- 325 — PROPOSED CONTOUR
- PRO W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- MBL — MBL — MINIMUM BUILDING LINE
- UE — UE — UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 48" WATER MAIN
- CENTERLINE OF ROAD
- MATCHLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT (ON SITE)
- PROPOSED ASPHALT (IN RIGHT OF WAY)
- PROPOSED GRAVEL
- PROPOSED CROSSWALK (SEE DETAILS)
- FIRE LANE SIGNAGE (COORDINATE SIGN TYPE AND EXACT LOCATIONS WITH FIRE MARSHALL)

GRID NORTH BASED ON THE ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

40 0 40 80 120
SCALE: 1"=40'

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: 1"=40'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
LAYOUT PLAN (4 OF 4)

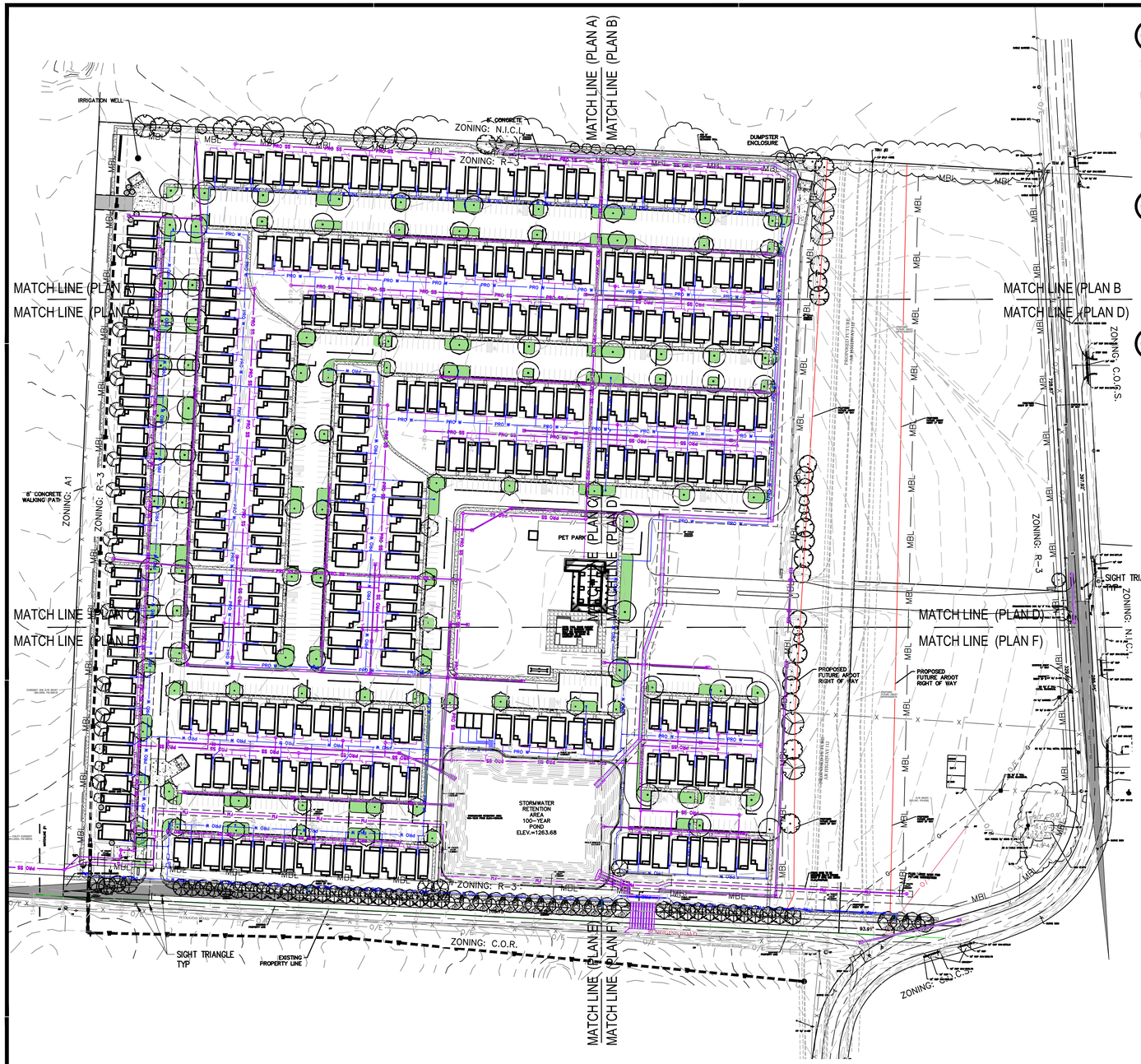
NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 18
OF 84

LSD23-0041



PLANTING REQUIREMENTS

STREET FRONTAGE: (1 TREE PER 20LF)
SCOGGINS ROAD: 1217LF /20LF = 61 TREES REQUIRED; 61 PROVIDED

PARKING LOT: (1 TREE PER EXTERIOR ISLAND; 15% GREENSPACE)
TOTAL PARKING ISLANDS: 106 = 106 TREES REQUIRED; 106 PROVIDED
TOTAL PARKING AREA: 204,150 SF = 3,622 SF GS REQUIRED; 56,692 SF (28%) GS PROVIDED

PERIMETER TREES: 1 TREE PER 50LF; MIN 50% SHADE
WEST: 1282LF /50 = 26 TREES; 26 PROVIDED
NORTH: 1239LF /50LF = 25 TREES REQUIRED; 25 PROVIDED
EAST: 1277LF /50LF = 26 TREES REQUIRED; 26 PROVIDED

LEGEND

INTERIOR GREENSPACE AREAS; PARKING ISLANDS MEETING CODE DIMENSIONS

PARKING LOT AREAS FOR CALCULATIONS

PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	31	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	48	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5"CAL	8'-10' HT.	SHADE
	27	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	B & B	2.5"CAL	10' HT. MIN.	SHADE
PERIMETER TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	8	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	13	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	B & B	2.5"CAL	8' HT. MIN.	SHADE
	8	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	8	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	22	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5"CAL	8'-10' HT.	SHADE
	7	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	8' HT. MIN.	
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	2	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL	8' HT. MIN.	SHADE
	18	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5"CAL	8'-10' HT.	SHADE
	13	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	8' HT. MIN.	SHADE
	30	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	B & B	2.5"CAL	10' HT. MIN.	SHADE

NO VISUAL OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES. ALL TREE PLANTINGS WITHIN RIGHT-OF-WAY AND SIGHT TRIANGLES MUST BE 4" CALIPER AND LIMBED UP 8' FROM THE GROUND.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONEHUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED (CITY CODE: 1400.8.G).

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY FOR THE LIFE OF THE PROJECT.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND PUBLIC UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
100' 0 100'

COTTAGES AT SIMPSON FARMS

BENTONVILLE, AR

Key Plan

No.	Description	Date

PROJECT NO: 22113200
ISSUE DATE:
CONTACT:
QC by:
QC Date:

PRELIMINARY PLANS

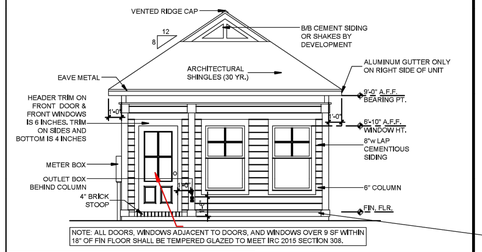
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION - REVIEW SET

© 2023 Crafton, Tull & Associates, Inc.

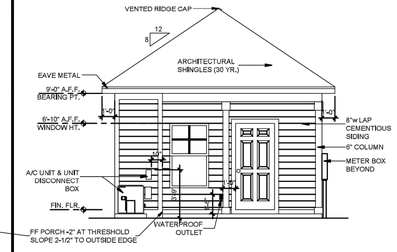
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

DRAWING G:\2211\3200_SIMPSON FARMS\PLOT\PRELIM\22113200_PRELIM.DWG PLOTTED BY: TRACEN.HARRISON



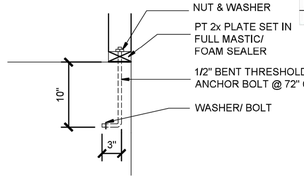
1 FRONT ELEVATION

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



2 REAR ELEVATION

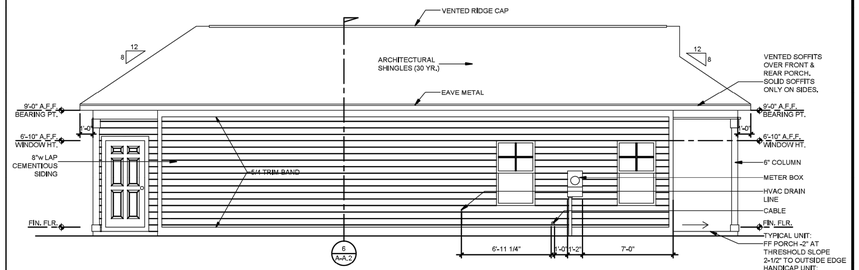
SCALE: 1/4" = 1'-0"



COTTAGE UNIT A	% OF EXTERIOR MATERIALS								
	FRONT SF	FRONT %	REAR SF	REAR %	RIGHT SF	RIGHT %	LEFT SF	LEFT %	MATERIAL
SIDING	182	78%	197	85%	351	100%	299	85%	*MASONRY SIDING*
WINDOWS	30	13%	15	6%	-	0%	53	15%	*GLASS*
DOORS	20	9%	20	9%	-	0%	-	0%	*WOOD/FIBERGLASS*
TOTALS	232	100%	232	100%	351	100%	351	100%	

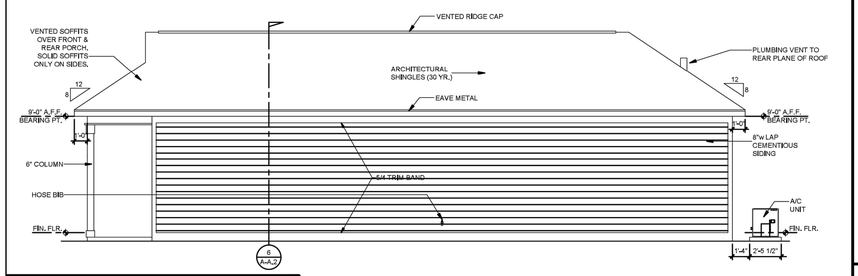
5 ANCHOR BOLT @ EXTERIOR BEARING WALLS

SCALE: 1-1/2" = 1'-0"



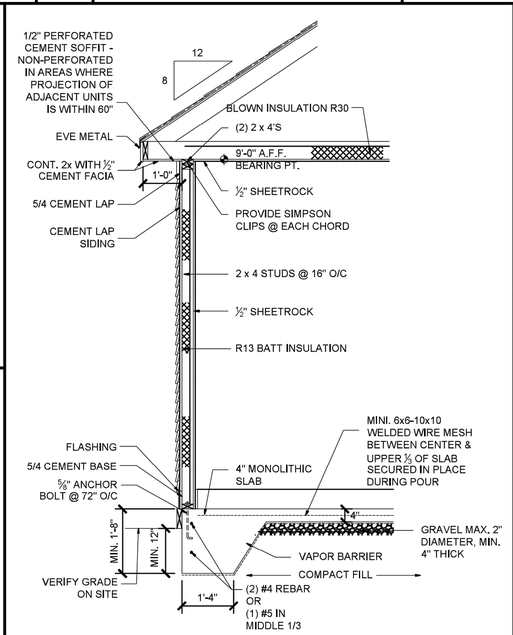
3 LEFT SIDE ELEVATION

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



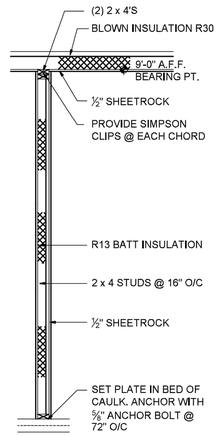
4 RIGHT SIDE ELEVATION

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



6 MONOLITHIC SLAB & WALL SECTION

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



7 TYP. NON-BEARING INTERIOR WALL

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

COTTAGE A

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No. 14-2212

DATE: SEPT., 2023

SCALE: N.T.S.

DRAWN BY: T. SCARBOROUGH

APPROVED BY: P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (2 OF 7)

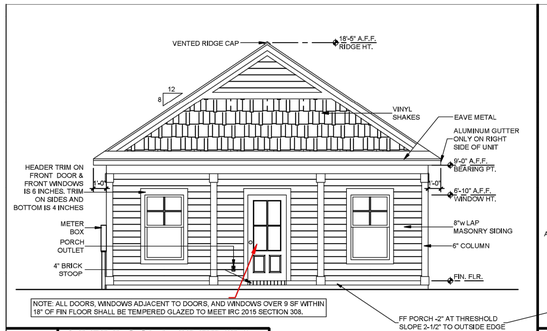
NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (P)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003128, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

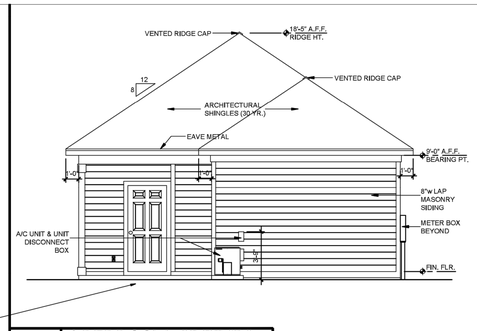
100% PLANS FOR REVIEW ONLY

SHEET 79
OF 84

LSD23-0041

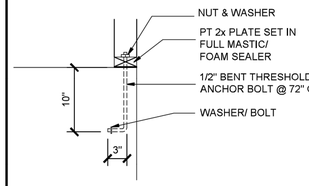


1 2 BEDROOM - UNIT "B" FRONT ELEVATION
SCALE: 1/4" = 1'-0"

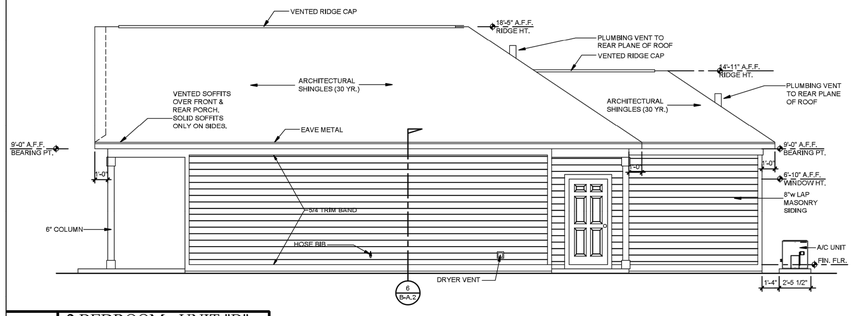


2 2 BEDROOM - UNIT "B" REAR ELEVATION
SCALE: 1/4" = 1'-0"

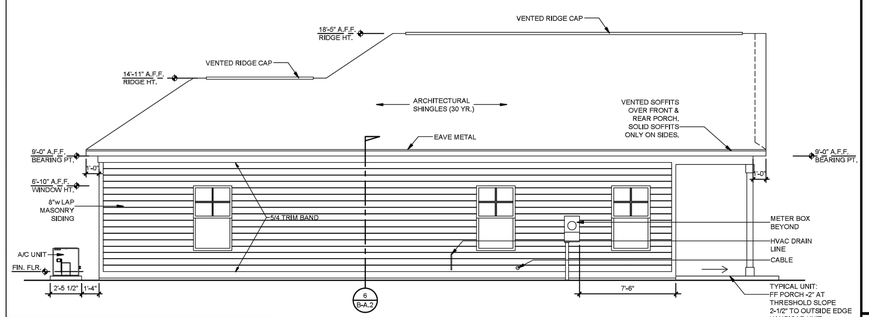
COTTAGE	UNIT B	% OF EXTERIOR MATERIALS							
	FRONT SF	FRONT %	REAR SF	REAR %	RIGHT SF	RIGHT %	LEFT SF	LEFT %	MATERIAL
SIDING	182	78%	212	91%	331	94%	306	87%	*MASONRY SIDING*
WINDOWS	30	13%	-	0%	-	0%	45	13%	*GLASS*
DOORS	20	9%	20	9%	20	6%	-	0%	*WOOD/FIBERGLASS*
TOTALS	232.47	100%	232	100%	351	100%	351	100%	



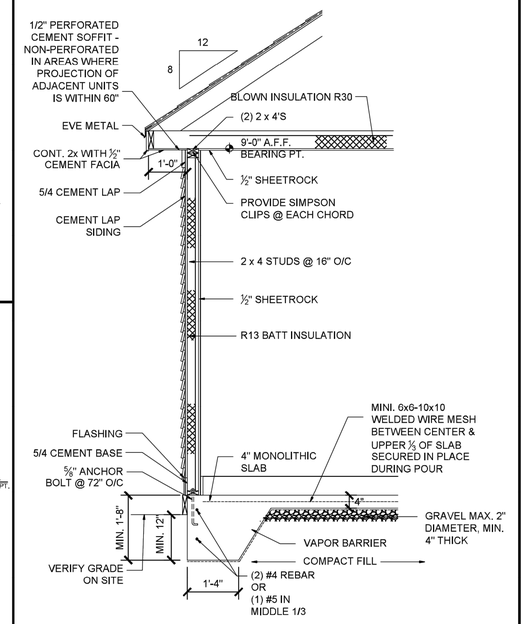
5 ANCHOR BOLT @ EXTERIOR OR BEARING WALLS
SCALE: 1-1/2" = 1'-0"



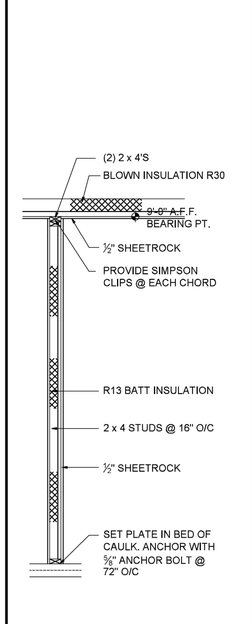
3 2 BEDROOM - UNIT "B" RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 2 BEDROOM - UNIT "B" LEFT ELEVATION
SCALE: 1/4" = 1'-0"



6 MONOLITHIC SLAB & WALL SECTION
SCALE: 3/4" = 1'-0"



7 TYP. NON-BEARING INTERIOR WALL
SCALE: 3/4" = 1'-0"

COTTAGE B

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No. 14-2212

DATE: SEPT., 2023
SCALE: N.T.S.

DRAWN BY: T. SCARBOROUGH

APPROVED BY: P. SANTORA

REVISIONS:
COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (3 OF 7)

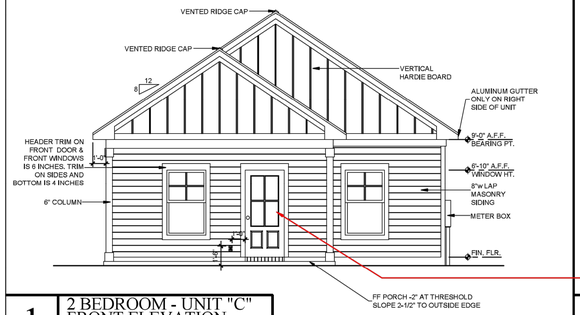
NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL. 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

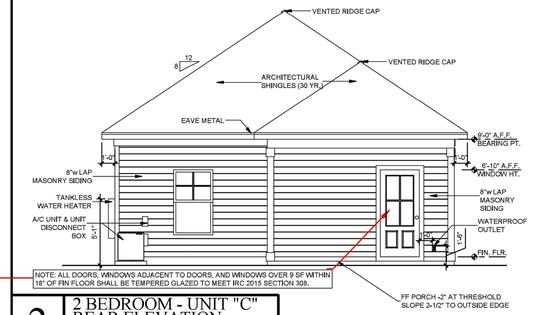
SHEET 80
OF 84

LSD23-0041



1 2 BEDROOM - UNIT "C" FRONT ELEVATION

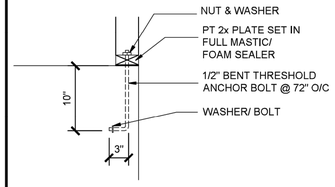
SCALE: 1/4" = 1'-0"



2 2 BEDROOM - UNIT "C" REAR ELEVATION

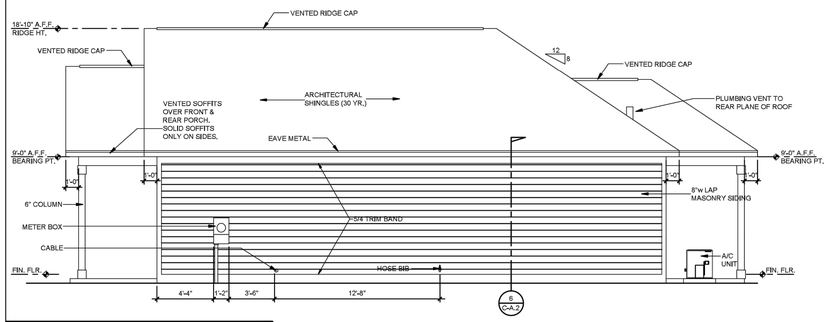
SCALE: 1/4" = 1'-0"

COTTAGE	UNIT C	% OF EXTERIOR MATERIALS								
		FRONT SF	FRONT %	REAR SF	REAR %	RIGHT SF	RIGHT %	LEFT SF	LEFT %	MATERIAL
SIDING		182	78%	197	85%	351	100%	299	85%	*MASONRY SIDING*
WINDOWS		30	13%	15	6%	-	0%	53	15%	*GLASS*
DOORS		20	9%	20	9%	-	0%	-	0%	*WOOD/FIBERGLASS*
TOTALS	232.47		100%	232	100%	351	100%	351	100%	



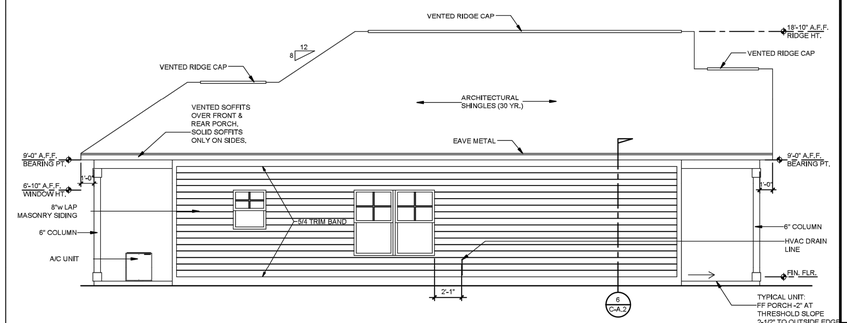
5 ANCHOR BOLT @ EXTERIOR OR BEARING WALLS

SCALE: 1-1/2" = 1'-0"



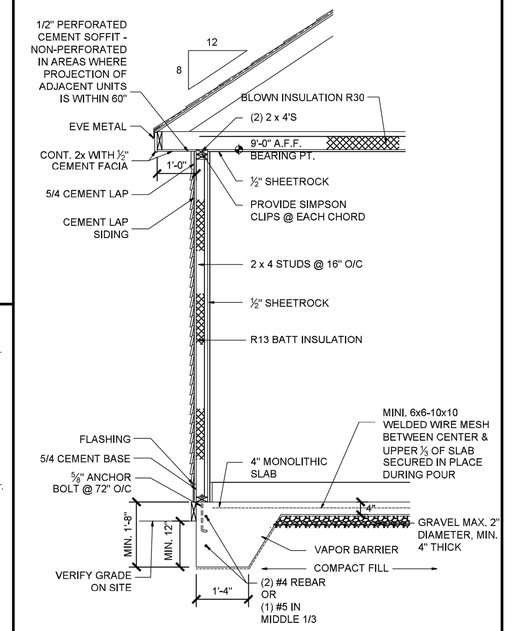
3 2 BEDROOM - UNIT "C" RIGHT ELEVATION

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



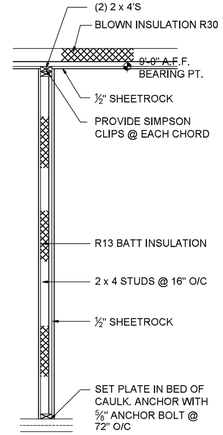
4 2 BEDROOM - UNIT "C" LEFT ELEVATION

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



6 MONOLITHIC SLAB & WALL SECTION

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



7 ~~TYP. NON-BEARING~~ INTERIOR WALL

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

COTTAGE C

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No. 14–2212

DATE: SEPT., 2023

SCALE: N.T.S.

DRAWN BY: T. SCARBOROUGH

APPROVED BY: P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (4 OF 7)

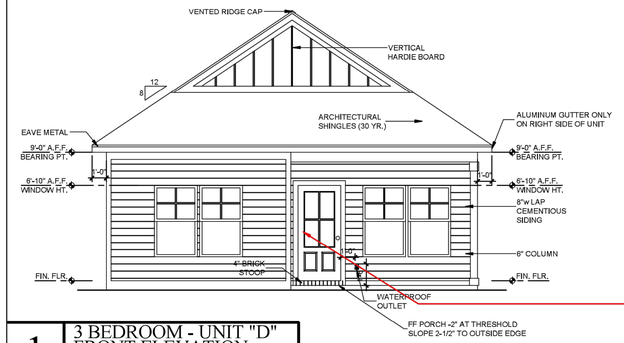
NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA–1896E, CA–0621LS
FL CERT. OF AUTH. 26312–E, 7858–S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E–00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

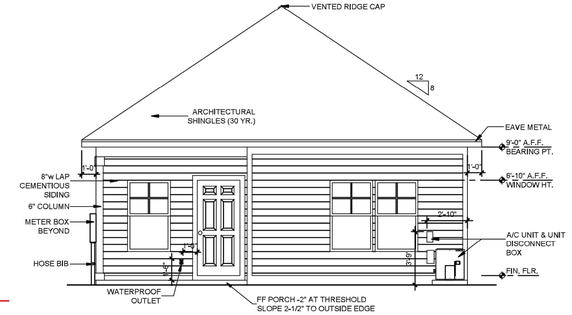
SHEET 81
OF 84

LSD23-0041



1 3 BEDROOM - UNIT "D" FRONT ELEVATION

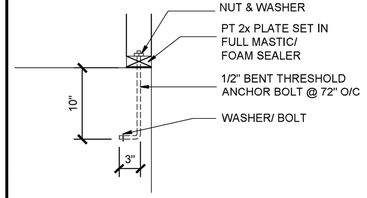
SCALE: 1/4" = 1'-0"



2 3 BEDROOM - UNIT "D" REAR ELEVATION

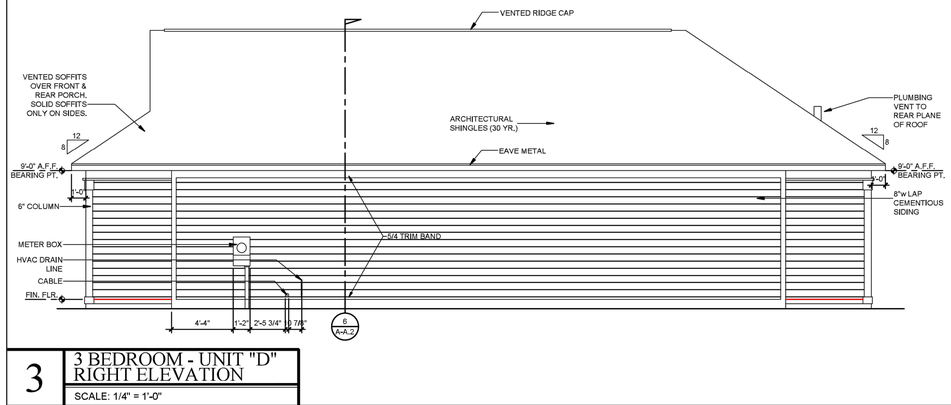
SCALE: 1/4" = 1'-0"

COTTAGE	UNIT D	% OF EXTERIOR MATERIALS							
	FRONT SF	FRONT %	REAR SF	REAR %	RIGHT SF	RIGHT %	LEFT SF	LEFT %	MATERIAL
SIDING	182	78%	167	72%	493	100%	478	97%	*MASONRY SIDING*
WINDOWS	30	13%	45	19%	-	0%	15	3%	*GLASS*
DOORS	20	9%	20	9%	-	0%	-	0%	*WOOD/FIBERGLASS*
TOTALS	232.47	100%	232	100%	493	100%	493	100%	



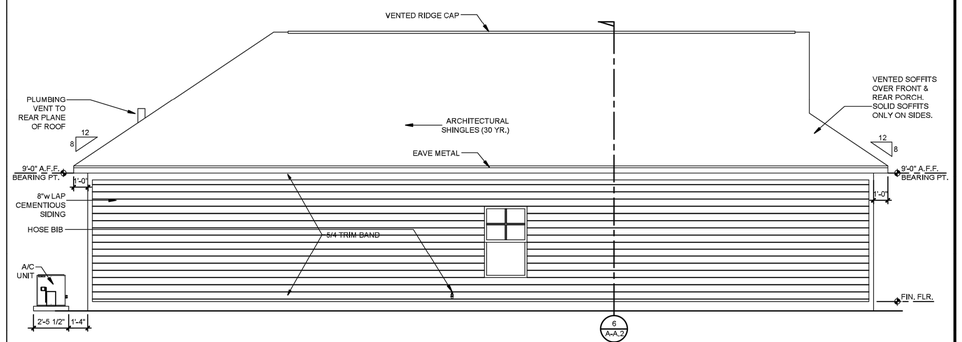
5 ANCHOR BOLT @ EXTERIOR OR BEARING WALLS

SCALE: 1-1/2" = 1'-0"



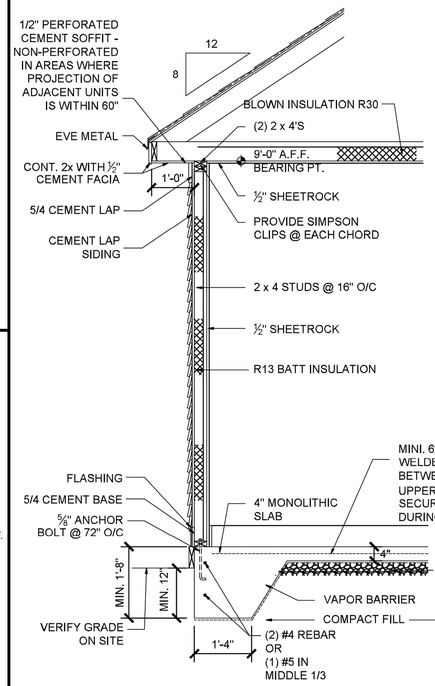
3 3 BEDROOM - UNIT "D" RIGHT ELEVATION

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



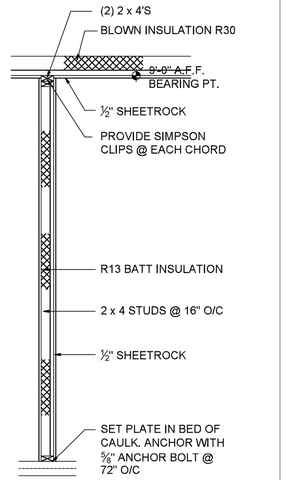
4 3 BEDROOM - UNIT "D" LEFT ELEVATION

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



6 MONOLITHIC SLAB & WALL SECTION

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



7 ~~TYP.~~ NON-BEARING INTERIOR WALL

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

COTTAGE D

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No. 14-2212

DATE: SEPT., 2023

SCALE: N.T.S.

DRAWN BY: T. SCARBOROUGH

APPROVED BY: P. SANTORA

REVISIONS:

COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (5 OF 7)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

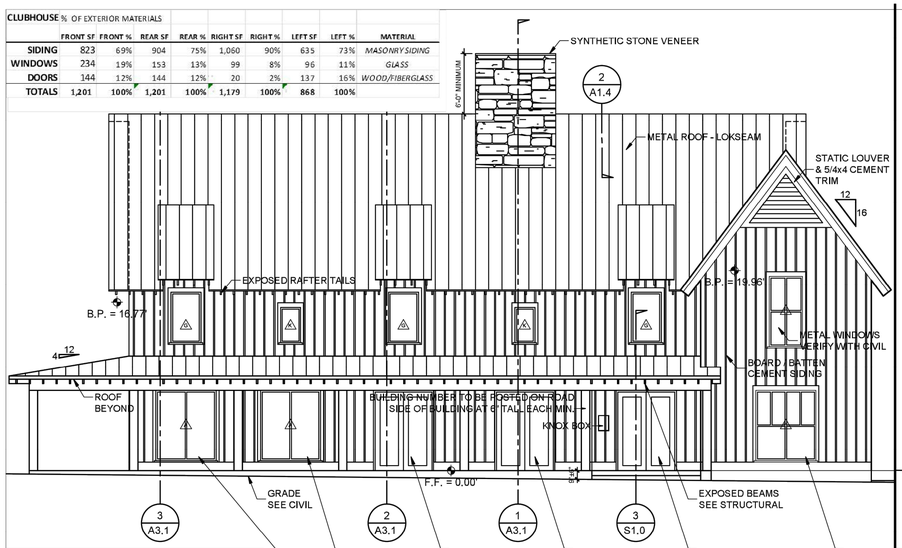
AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 82 OF 84

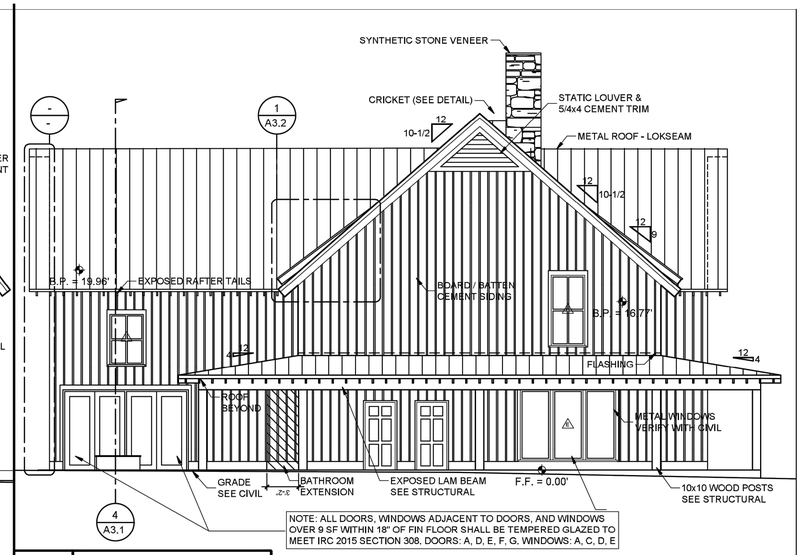
LSD23-0041

CLUBHOUSE % OF EXTERIOR MATERIALS									
	FRONT SF	FRONT %	REAR SF	REAR %	RIGHT SF	RIGHT %	LEFT SF	LEFT %	MATERIAL
SIDING	823	69%	904	75%	1,060	90%	635	73%	*MASONRY SIDING*
WINDOWS	234	19%	153	13%	99	8%	96	11%	*GLASS*
DOORS	144	12%	144	12%	20	2%	137	16%	*WOOD/FIBERGLASS*
TOTALS	1,201	100%	1,201	100%	1,179	100%	868	100%	



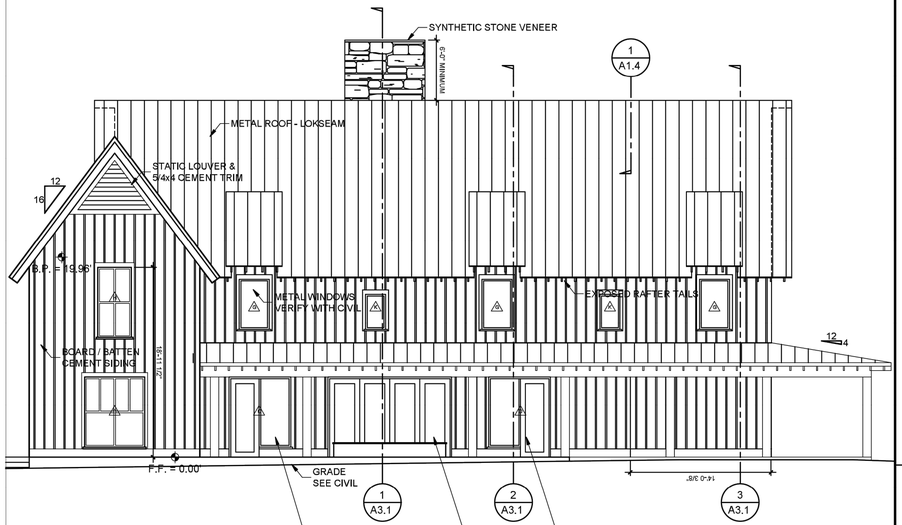
1 FRONT ELEVATION

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



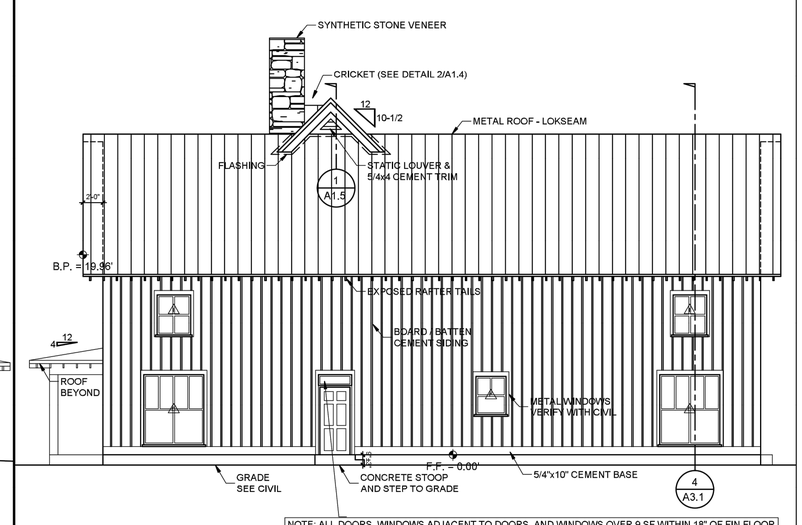
2 LEFT ELEVATION

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



3 REAR ELEVATION

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



4 RIGHT ELEVATION

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

CLUBHOUSE

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: N.T.S.

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:
COB COMMENTS 10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (6 OF 7)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9805 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 28312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 83
OF 84

LSD23-0041

COTTAGE A

COTTAGE B

COTTAGE C

COTTAGE D

NOTE: THESE ARCHITECTURAL DRAWINGS ARE STRICTLY FOR LARGE SCALE DEVELOPMENT APPROVAL AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. ALL DRAWINGS ON THIS SHEET ARE NOT TO A SCALE.

PROJECT No.
14-2212

DATE: SEPT., 2023
SCALE: N.T.S.

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:
COB COMMENTS
10/16/23

COTTAGES AT SIMPSON FARMS
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS
STRUCTURES
ELEVATIONS/RENDERINGS (7 OF 7)

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825
AR CERT. OF AUTH. 4261

100% PLANS FOR REVIEW ONLY

SHEET 84
OF 84

LSD23-0041

	JB Townhomes RW Dedication & Easement Plat
	823 Northwest 14th Street
	PC Date: 11/19/2024

Staff Report Details

Project Number	PLA24-0027
Applicant / Current Owner	Ken Booth / Haney Enterprises LLC
Site Area	+/- 1.586 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR) and Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Townhomes
Related projects	LSD23-0001

Property Description

Right of Way and Easement Dedication Plat: Part of Lot 2, Block 1 of Braithwaite Park Addition and Lots 1 and 2 of Northwoods Addition, 823 Northwest 14th Street, R-2, Medium Density Two Family and Townhome Residential, *PLA24-0027*

A Right of Way and Dedication Plat of part of Lot 2, Block 1 of Braithwaite Park Addition and Lots 1 and 2 of Northwoods Addition. The plat is dedicating 2,101 square feet of right-of-way along Northwest 14th Street to meet the requirements of the Master Street Plan for a Local with Shared Use Street. The plat is also dedicating a 15-foot utility easement at the front of all the lots and a 10-foot utility easement at the south of part of Lot 2, Block 1 of Braithwaite Park Addition.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

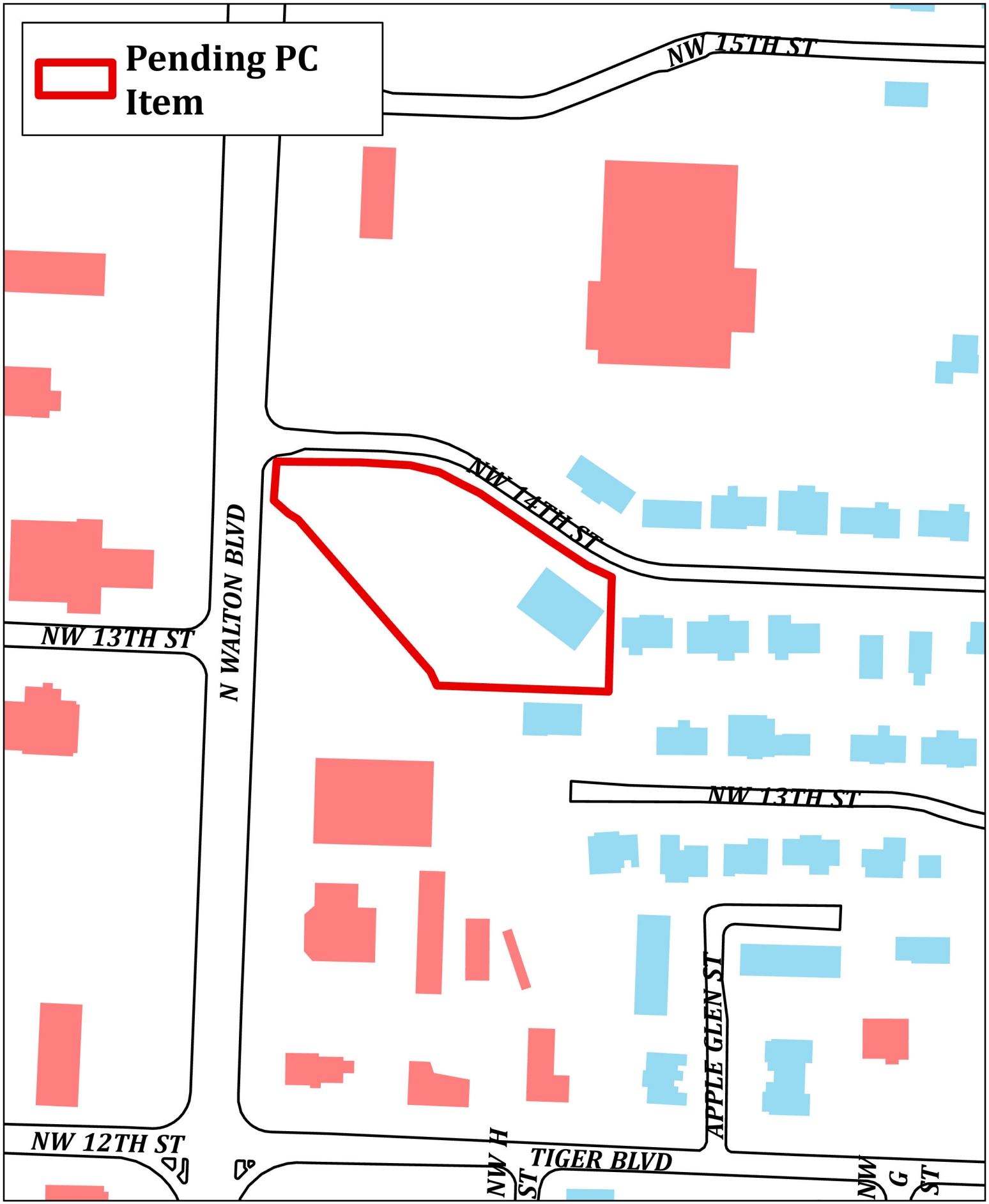
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



N
W E
S

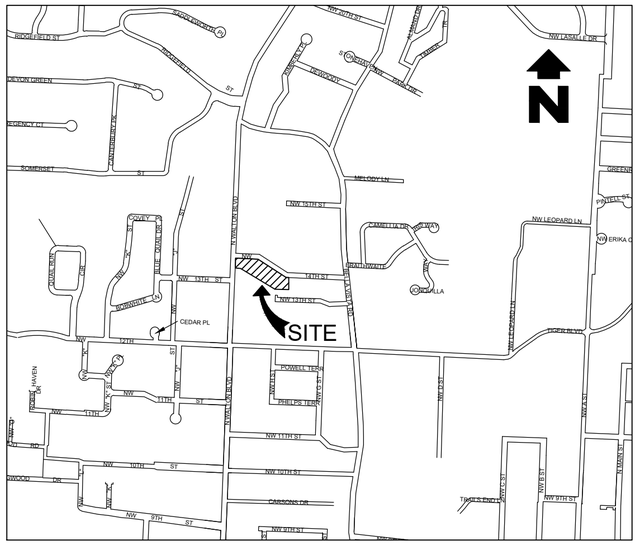
PLA24-0027
JB Townhomes RW Dedication & Esmt Plat
823 NW 14TH ST

RIGHT OF WAY & EASEMENT DEDICATION PLAT
PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK ADDITION AND LOTS 1 & 2, NORTHWOODS ADDITION BENTONVILLE, ARKANSAS

CLIENT:
Haney Enterprises, LLC
P.O. Box 415
Bentonville, AR 72712
(479) 273-1608
johnnyhaney@gmail.com

SURVEY NOTES:

1. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR.
2. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCELS RECORDED AT DEED BOOK 2012, PAGE 15058 AND INSTRUMENT NO. L202152491 IN THE CIRCUIT CLERK OFFCIE OF BENTON COUNTY, ARKANSAS.
3. BASIS OF BEARINGS: NAD 83, STATE PLANE GRID COORDINATES, ARKANSAS NORTH ZONE REFERENCING TO WITH BENTONVILLE CITY CONTROL MONUMENT NUMBER 38.
4. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. DECLARATION IS MADE TO THOSE LISTED IN THE CERTIFICATION OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS PROPERTY IS ZONED R2 (MEDIUM DENSITY TWO FAMILY AND TOWNHOME). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT.
8. BUILDING SETBACK LINES ARE NOT SHOWN ON THE SURVEY. SETBACK DIMENSIONS ARE BASED ON THE ORIENTATION OF THE BUILDING(S).
9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED PART OF THIS SURVEY.
10. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, MARKINGS PROVIDED BY AN 811 REQUEST, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
12. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
13. ALL STRUCTURES MUST MAINTAIN MINIMUM 20' CLEARANCES FROM ALL ELECTRIC LINES.
14. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
15. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS ACCESS TO WATER, SEWER AND ELECTRIC SERVICE.



VICINITY MAP
Scale: 1" = 1,000'
ATLAS PAGE # 319

CERTIFICATE OF OWNERSHIP:

I, the undersigned, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided and do hereby lay off, 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 this plat.

Signature: _____ Printed _____ Date of Execution: _____
Name

Source of Title: Deed Record Book 2012, Page 15058

Instrument No. L202152491

State of Arkansas)
) ACKNOWLEDGEMENT
County of Benton)

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated the he / she / they has / have executed the same for the consideration, users and purposes herein stated.

In witness whereof, I hereunto set my hand and on this _____ day of _____, 20_____.

_____ My Commission Expires_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, hereby certify that this plat co[illegible]resents a boundary survey made by me and boundary markers [illegible]ners shown hereon actually exist and their location, type, and [illegible]re correctly shown and all minimum requirements of the Arkan[illegible]um Standards for Property Boundary Surveys and Plans have b[illegible]

Date of Execution: _____

_____

Grant E. Nevill
Registered Land Su[illegible]
State of Arkansas
Registration No. 16[illegible]

PRELIMINARY

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. Th[illegible] Certificate is hereby executed under the authority of the said rules an[illegible]tions.

Date of Execution: _____

Signed:_____
Bentonville Planning Commission Chairman

Signed:_____
Mayor City of Bentonville

Signed:_____
City Clerk, City of Bentonville

PRELIMINARY

EXISTING WAIVERS:

WAIVERS FOR PHASE 1 OF JB TOWNEHOMES LSD23-0001

1 ARTICLE 1100.21 BUILDING MATERIAL TO ALLOW A SECOND PRIMARY MATERIAL FOR LSD23-0001

2 SEC. 5.4.11 DRAINAGE MANUAL DRAINAGE EASEMENT IN LIEU OF SEPARATE LOT

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO.1636
SIGNATURE
GRANT NEVILL
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Land Surveying
1610 NW 12th St.
Bentonville, Arkansas (479) 464-9282

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

DEED DESCRIPTION (PARCELS 01-03496-000 AND 01-03497-000) PER DEED 2012-15058:

LOTS 1 AND 2 OF NORTHWOODS ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT BOOK W AT PAGE 165, OF THE RECORDS IN BENTON COUNTY, ARKANSAS.

RIGHT OF WAY DEDICATION DESCRIPTION:

FOR LOTS 1 AND 2 OF NORTHWOODS ADDITION

BEING A PART OF LOTS 1 AND 2 OF NORTHWOODS ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT BOOK W AT PAGE 165 AND MORE PARTICULARLY DESCRIBES AS FOLLOW:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CONNER OF LOT 2 OF SAID NORTHWOODS ADDITION AND ALSO BEING A COMMON CORNER WITH THE NORTHWEST CORNER OF LOT 2 OF BRAITHWAITE PARK ADDITION; THENCE THENCE S39°38'26"W 7.31 FEET TO A SET 5/8" REBAR W/CAP AR1636; THENCE N56°15'02"W 102.66 FEET TO A SET 5/8" REBAR W/CAP AR1636; THENCE N56°15'02"W 34.45 FEET TO A SET 5/8" REBAR W/CAP AR1636; THENCE 41.83 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A CHORD BEARING OF N72°13'36"W AND A CHORD LENGTH OF 41.29 FEET TO A SET 5/8" REBAR W/CAP AR1636; THENCE N88°11'36"W 143.46 FEET TO A SET 5/8" REBAR W/CAP AR1636; THENCE N02°14'27"E 3.24 FEET TO A POINT; THENCE S87°53'56"E 177.60 FEET TO A POINT; THENCE S55°42'31"E 46.45 FEET TO POINT; THENCE S55°42'31"E 103.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1756 SQ FT OR 0.04 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD OR OF FACT. SUBJECT TO ANY COVENANTS OR PRIOR MINERAL RESERVATIONS OF OIL AND GAS LEASES, IF ANY.

DEED DESCRIPTION (PARCEL 01-01510-001) PER DEED INSTRUMENT L202152491:

A PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK SUBDIVISION, BENTON COUNTY, ARKANSAS, OF A PART OF THE S1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS COMMENCING AT THE NW CORNER OF LOT 4 IN SAID BLOCK 1; THENCE SOUTH 296.00 FEET; THENCE S 49°30' EAST 257.00 FEET; THENCE S 46°00' E 195.00 FEET TO THE POINT OF BEGINNING; THENCE N46°00'00" W 60.00 FEET; THENCE N 54°17'00" E 133.90 FEET; THENCE N 37°11'30" E 79.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 50°42'15" E 94.29 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 00°43'51" E 125.00 FEET; THENCE N 89°37'14" W 188.39 FEET TO THE POINT OF BEGINNING BEING SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD OR OF FACT.

SUBJECT TO ANY COVENANTS OR PRIOR MINERAL RESERVATIONS OF OIL AND GAS LEASES, IF ANY.

RIGHT OF WAY DEDICATION DESCRIPTION:

FOR LOT 2, BLOCK 1 OF BRAITHWAITE PARK SUBDIVISION

A PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK SUBDIVISION, BENTON COUNTY, ARKANSAS, ALL BEING A PART OF THE S1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 2 OF BRAITHWAITE PARK ADDITION ALSO, BEING A COMMON CORNER WITH THE NORTH EAST CORNER OF LOT 2 OF NORTHWOODS ADDITION; THENCE S48°34'45'E 94.34 FEET TO A FOUND 1/2" PIPE; THENCE N53°01'07"W 94.40 FEET TO A SET 5/8" REBAR WITH CAP #1636; THENCE N39°38'26"E 7.31 FEET TO THE POINT OF BEGINNING. CONTAINING 345 SQ FT OR 0.01 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD OR OF FACT. SUBJECT TO ANY COVENANTS OR PRIOR MINERAL RESERVATIONS OF OIL AND GAS LEASES, IF ANY.

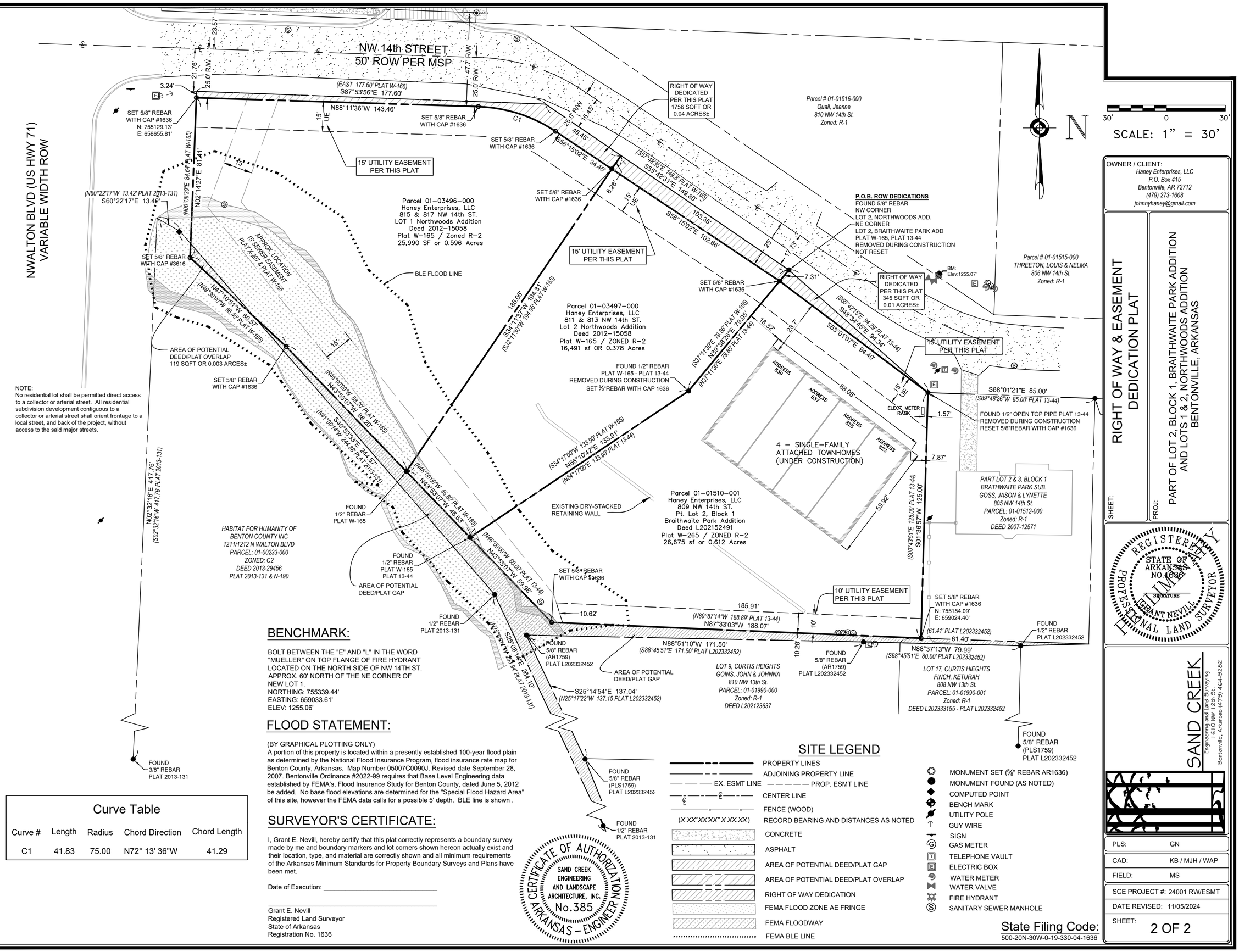
AVIGATION EASEMENT

WE HEREBY GRANT TO THE CITY OF BENTONVILLE AN AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY PURSUANT TO MUNICIPAL CODE SECTION 400.12

SCE PROJECT # 24001
DATE REVISED: 11/05/2024
SHEET: 1/2

State Filing Code:
500-20N-30W-0-19-330-04-1636

Bentonville Project No: PLA24-0027



NOTE:
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.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	41.83	75.00	N72° 13' 36"W	41.29

BENCHMARK:

BOLT BETWEEN THE "E" AND "L" IN THE WORD "MUELLER" ON TOP FLANGE OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF NW 14TH ST. APPROX. 60' NORTH OF THE NE CORNER OF NEW LOT 1.
NORTHING: 755339.44'
EASTING: 659033.61'
ELEV: 1255.06'

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
A portion of this property is located within a presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 28, 2007. Bentonville Ordinance #2022-99 requires that Base Level Engineering data established by FEMA's, Flood Insurance Study for Benton County, dated June 5, 2012 be added. No base flood elevations are determined for the "Special Flood Hazard Area" of this site, however the FEMA data calls for a possible 5' depth. BLE line is shown .

SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, 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 Property Boundary Surveys and Plans have been met.

Date of Execution: _____

_____
Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER NO

SITE LEGEND

- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EX. ESMT LINE
- PROP. ESMT LINE
- CENTER LINE
- FENCE (WOOD)
- (X XX°XX'XX" X XX.XX) RECORD BEARING AND DISTANCES AS NOTED
- CONCRETE
- ASPHALT
- AREA OF POTENTIAL DEED/PLAT GAP
- AREA OF POTENTIAL DEED/PLAT OVERLAP
- RIGHT OF WAY DEDICATION
- FEMA FLOOD ZONE AE FRINGE
- FEMA FLOODWAY
- FEMA BLE LINE
- MONUMENT SET (⅝" REBAR AR1636)
- MONUMENT FOUND (AS NOTED)
- COMPUTED POINT
- BENCH MARK
- UTILITY POLE
- GUY WIRE
- SIGN
- GAS METER
- TELEPHONE VAULT
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

State Filing Code:
500-20N-30W-0-19-330-04-1636

Bentonville Project No: PLA24-0027

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A RIGHT OF WAY AND EASEMENT DEDICATION OF PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK ADDITION AND LOTS 1 & 2 OF NORTHWOODS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0023)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the right of way and easement dedication of PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK ADDITION AND LOTS 1 & 2 OF NORTHWOODS ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 5, 2024;

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

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

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

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

Section 1: That the right of way and easement dedication of PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK ADDITION AND LOTS 1 & 2 OF NORTHWOODS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	Lot 1, Walmart Campus Sub Ph 10 (Zone 4 Ph 6)
	1500 Southeast 8th Street
	PC Date: 11/19/2024

Staff Report Details

Project Number	FP24-0015
Applicant / Current Owner	Brittany Gillen
Site Area	+/- 3.22 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Commercial
Related projects	LSD21-0006

Property Description

Final Plat: Lot 1, Walmart Campus Subdivision, Phase 10, 1500 Southeast 8th Street, PUD, Planned Unit Development, *FP24-0015*

This property is located at 1500 Southeast 8th Street. It is currently zoned PUD, Planned Unit Development. The property is surrounded by PUD, Planned Unit Development zoning. The applicant is proposing a final plat of Lot 1 of Phase 10 of Walmart Campus Subdivision. This plat adjusts existing lot lines.

The plat does not dedicate any new utility easements to serve the new lot adjustment. All requirements of the Zoning and Land Development code are being met. This plat dedicates 8,425 square feet or approximately 0.19 acres of right-of-way along Southeast 8th Street to the north of Lot 1 to meet the requirements of the Master Street Plan. There are no waivers associated with this project.

Project Details

Relationship to the General Plan / Projected Traffic Impact

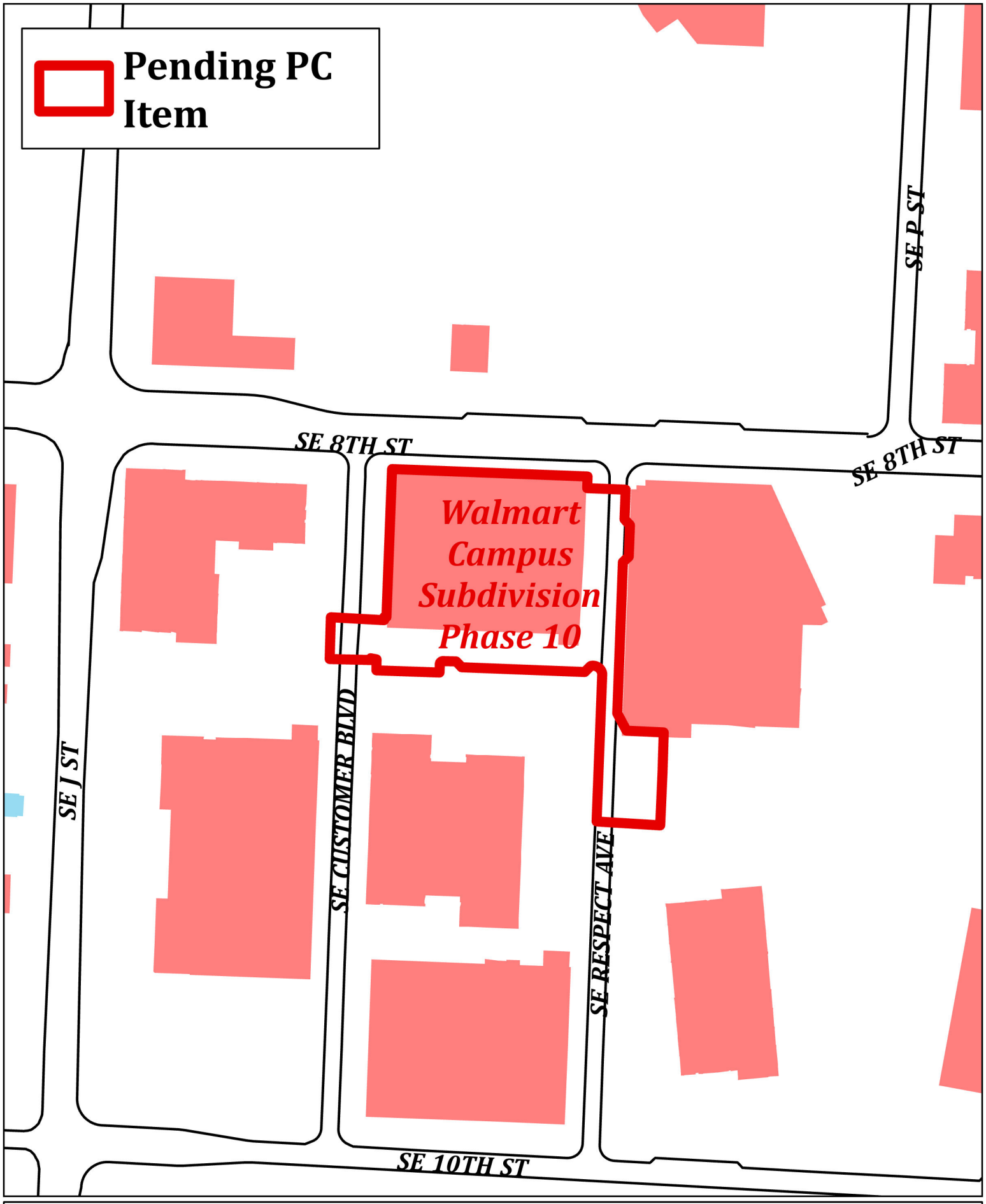
Public Comment

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

Analysis / Waivers

Conclusion

Additional Details



FP24-0015
Walmart Campus Sub Phase 10

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 10 Walmart Campus

1500 SE 8TH St

Bentonville, Benton County, Arkansas

GENERAL NOTES:

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

VICINITY MAP

NOT TO SCALE

Latitude: 36°21'49"N
Longitude: 94°11'42"W

Owner:
Parcel #'s 01-09122-000 & *01-04108-000* *Wal-Mart Stores Inc.* *PO BOX 8050 MS 0555* *BENTONVILLE AR 72712-8050* *Contact: Joe Allbright, (479) 273-4000*

Owner:
Parcel #01-04106-000 *North Arkansas Wholesale Co. Inc.* *WAL MART PROPERTY TAX DEPT* *PO BOX 8050 MS 0555* *BENTONVILLE AR 72712-8050* *Contact: Joe Allbright, (479) 273-4000*

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

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ *Signed:* _____

Name & Address: Wal-Mart Stores Inc. _____

_____

Print Name: _____

Source of Title: D.R. 1996, Page 68430 & D.R. 2014, Page 65023

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

_____ _____
Notary Public *My Commission Expires*

Name & Address: North Arkansas Wholesale Co. Inc. _____

_____

Print Name: _____

Source of Title: D.R. 2005, Page 42358

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

_____ _____
Notary Public *My Commission Expires*

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

REVISION

NO.	DESCRIPTION	DATE
1	1st Sub. Comments	10/22/2024

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP24-0015

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

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI Solutions for Land and Life

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

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

Final Plat of Lot 1, Phase 10
Walmart Campus
1500 SE 8TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	10/22/2024
REVISION	REV-1

Cover Sheet

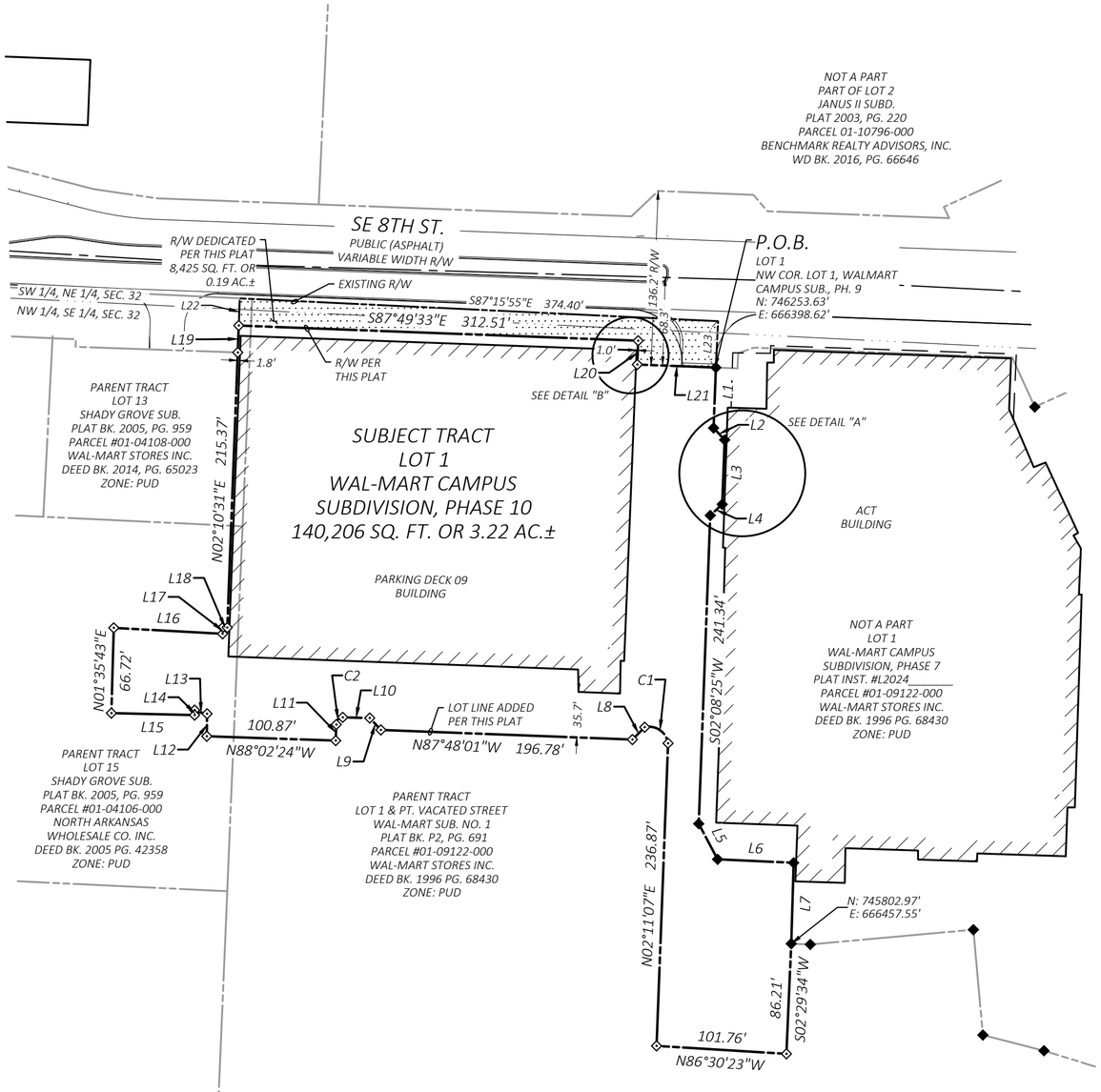
SHEET TITLE

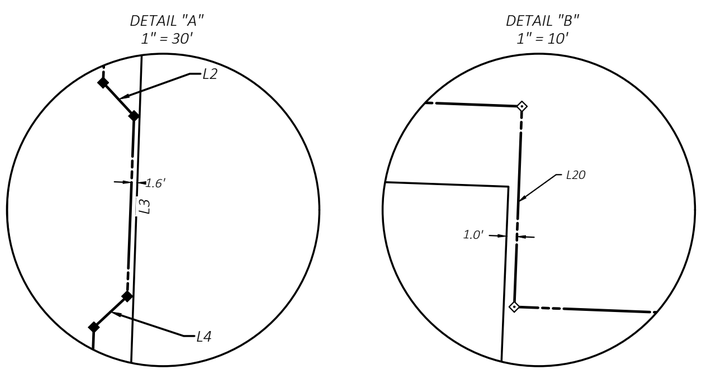
SHEET NUMBER

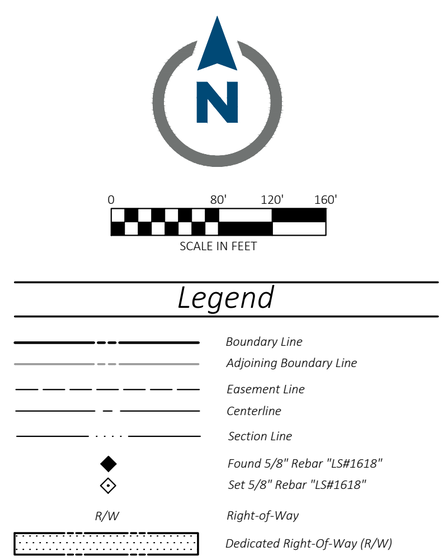
1 OF 2

DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\SURVEY\31470FP PD09.DWG -- SAVED BY - WPIERSON

© 2024 CEI ENGINEERING ASSOCIATES, INC.







LOT 1 DESCRIPTION:

A part of Lot 1, Part of Vacated Street, and Part of Lot 2, Wal-Mart East Subdivision Number 1 per Plat Book P2, Page 691, Part of Lot 13 and Lot 15, Shady Grove Subdivision per Plat Book 2005, Page 959 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at the Northwest Corner of Lot 1, Walmart Campus Subdivision, Phase 7 per Plat Instrument #L2024_____;
THENCE along the West Line of said Lot 1, the following six (6) courses:
1. *South 02°10'12" West, 47.32 feet to a 5/8-inch rebar with cap LS1618;*
2. *South 42°49'48" East, 12.73 feet to a 5/8-inch rebar with cap LS1618;*
3. *South 02°10'12" West, 50.41 feet to a 5/8-inch rebar with cap LS1618;*
4. *South 47°10'12" West, 12.73 feet to a 5/8-inch rebar with cap LS1618;*
5. *South 02°08'25" West, 241.34 feet to a 5/8-inch rebar with cap LS1618;*
6. *South 27°58'57" East, 31.48 feet to a 5/8-inch rebar with cap LS1618;*
7. *South 87°20'41" East, 59.52 feet to a 5/8-inch rebar with cap LS1618;*
8. *South 01°43'18" West, 63.30 feet to a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of said Lot 1;*

THENCE departing said West Line, South 02°29'34" West, 86.21 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 86°30'23" West, 101.76 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°11'07" East, 236.87 feet to a 5/8-inch rebar with cap LS1618;
THENCE Northwesterly along the arc of a curve to the left 24.92 feet, having a radius of 15.05 feet, through a central angle of 94°53'48", having a chord bearing and distance of North 55°26'19" West, 22.17 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 44°55'08" West, 13.66 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 87°48'01" West, 196.78 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 43°14'24" West, 12.80 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 88°36'12" West, 21.08 feet to a 5/8-inch rebar with cap LS1618;
THENCE Southwesterly along the arc of a curve to the left 8.54 feet, having a radius of 4.99 feet, through a central angle of 97°57'27", having a chord bearing and distance of South 41°44'43" West, 7.54 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 02°02'39" West, 12.60 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 88°02'24" West, 100.87 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 00°41'02" East, 17.57 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 79°13'58" West, 9.60 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 06°59'38" West, 2.86 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 88°38'41" West, 65.07 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 01°35'43" East, 66.72 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 86°51'37" East, 85.21 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°10'12" East, 5.00 feet to a 5/8-inch rebar with cap LS1618;
THENCE South 87°49'48" East, 3.50 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°10'31" East, 215.37 feet to a 5/8-inch rebar with cap LS1618;
THENCE North 02°07'59" East, 21.08 feet to a 5/8-inch rebar with cap LS1618 set on the Proposed South Right-of-way of Southeast 8th Street;
THENCE along said Right-of-way the following three (3) courses:
1. *South 87°49'33" East, 312.51 feet to a 5/8-inch rebar with cap LS1618;*
2. *South 02°10'27" West, 18.68 feet to a 5/8-inch rebar with cap LS1618;*
3. *South 87°49'32" East, 61.50 feet to the POINT OF BEGINNING containing 140,206 square feet or 3.22 acres, more or less.*

PARENT TRACT DESCRIPTIONS:

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

AND

Lots 13 & 15, Shady Grove Subdivision per Plat Book 2005, Page 959 in the Public Records of Benton County, Arkansas.

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	15.05'	24.92'	94°53'48"	N55°26'19"W	22.17'
C2	4.99'	8.54'	97°57'27"	S41°44'43"W	7.54'

Property Line Table		
Line #	Direction	Length
L1	S02°10'12"W	47.32'
L2	S42°49'48"E	12.73'
L3	S02°10'12"W	50.41'
L4	S47°10'12"W	12.73'
L5	S27°58'57"E	31.48'
L6	S87°20'41"E	59.52'
L7	S01°43'18"W	63.30'
L8	S44°55'08"W	13.66'
L9	N43°14'24"W	12.80'
L10	N88°36'12"W	21.08'
L11	S02°02'39"W	12.60'

Property Line Table		
Line #	Direction	Length
L12	N00°41'02"E	17.57'
L13	N79°13'58"W	9.60'
L14	S06°59'38"W	2.86'
L15	N88°38'41"W	65.07'
L16	S86°51'37"E	85.21'
L17	N02°10'12"E	5.00'
L18	S87°49'48"E	3.50'
L19	N02°07'59"E	21.08'
L20	S02°10'27"W	18.68'
L21	S87°49'32"E	61.50'

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

ATLAS PAGE: 404

City of Bentonville Project # FP24-0015

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

CEI Solutions for Land and Life

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

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

Final Plat of Lot 1, Phase 10 Walmart Campus

1500 SE 8TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	10/22/2024
REVISION	REV-1

Final Plat

SHEET TITLE

SHEET NUMBER

2 OF 2

DRAWING LOCATION - S:\31000\31470\DRAWINGS SURVEY\SURVEY\31470FP PD09.DWG -- SAVED BY - WPIERSON

© 2024 CEI ENGINEERING ASSOCIATES, INC.

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A FINAL PLAT OF LOTS 1 OF WALMART CAMPUS SUBDIVISION, PHASE 10, WALMART CAMPUS TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: FP24-0015)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of LOTS 1 OF WALMART CAMPUS SUBDIVISION, PHASE 10, WALMART CAMPUS to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 19, 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 OF WALMART CAMPUS SUBDIVISION, PHASE 10, WALMART CAMPUS 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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

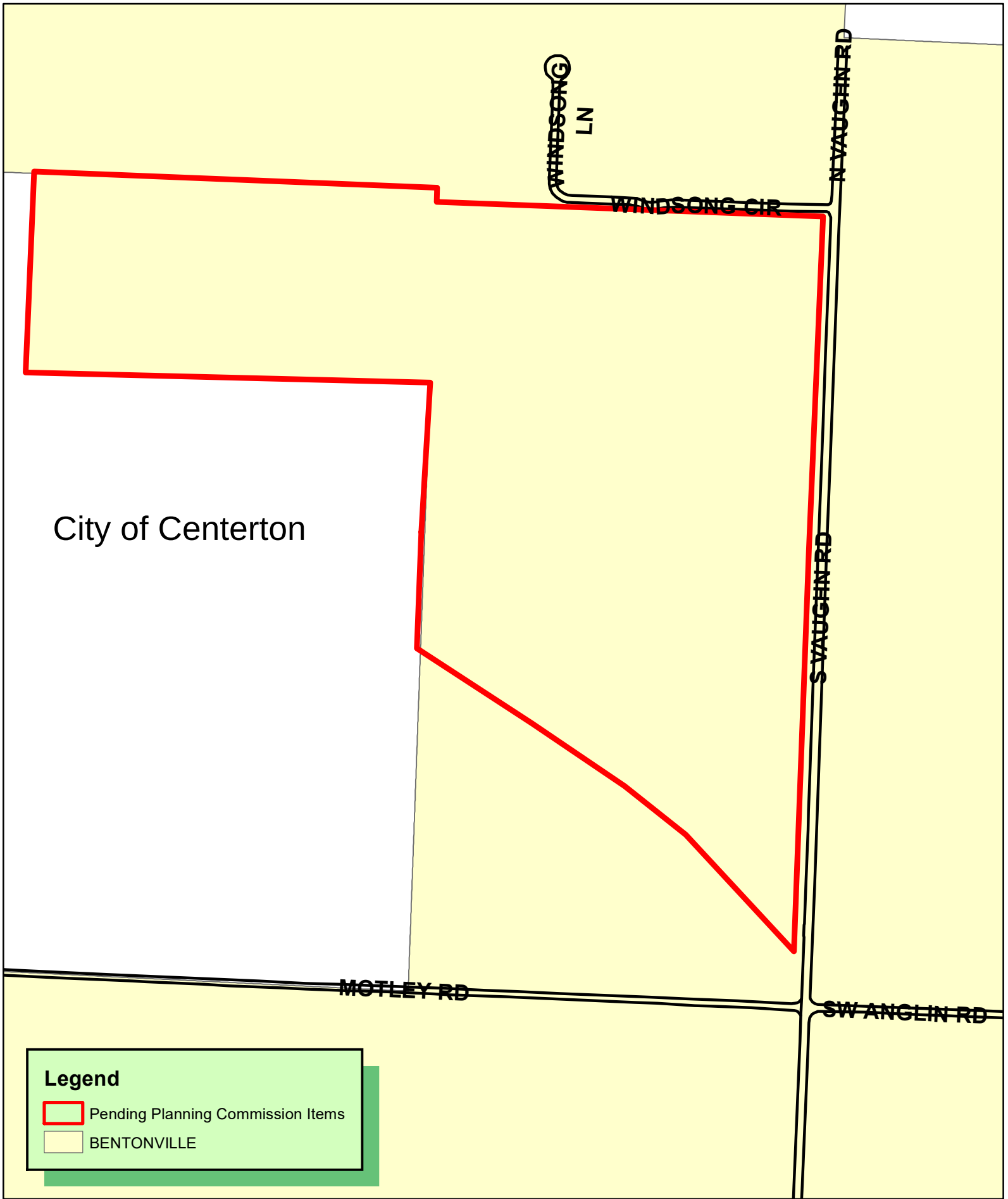
Consent Agenda Item PP21-0026

For the Planning Commission meeting on November 19, 2024

Details

A preliminary plat extension request for Bentenwoods Subdivision due to finalizing construction contracts. The subject property is located along South Vaughn Road, and is bounded on the north side by Windsong Circle, and on the south side by Motley Road. The property is presently zoned R-1, Low-Density Single-Family Residential in the northern portion that is proposed to be developed with this plat, and R-3, Medium-High Density Multifamily Residential in the southern portion along Motley Road. The property has direct access to all of Vaughn, Windsong, and Motley Roads. This project is partially in Centerton. Portions of the project that is in Centerton is shown on the plans for reference.

The plat creates 291 single-family lots in the Bentonville portion of this subdivision. Subdivision access will be primarily be off of Vaughn Road, with additional intersections on Motley and the extension of Windsong. Several non-buildable detention lots are located throughout the subdivision. The project is proposed to be phased into 5 phases, please see the phasing plan for those details. Traffic calming is provided per the Land Development Code requirements. Improvements to Vaughn, Windsong, and Motley are all shown on the plans per Master Street Plan Requirements.



PP21-0026
PRELIMINARY PLAT
BENTONWOODS SUBDIVISION PHASE 1-5

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

November 6, 2024

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

RE: Bentenwoods Subdivision

Dear Commissioners,

Bates and Associates, on behalf of NAVV Investments LLC & Bentonville AR Real Estate Investments, LLC, is requesting a six month extension for PP 21-0026 due to unforeseen circumstances. Construction prices, interest rates and the presidential election stalled the start of the project.

The project has now been bid and the contractor selection is in process but PP21-0026 will expire before the contractor is selected and before the pre construction meeting is scheduled.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates

Geoffrey Bates, P.E.
President of Engineering

Plans are currently in effect to improve this throught he city of Centerton

with this subdivision, we plan to improve these roads.

WINDSONG SUBDIVISION
PER FINAL PLAT P2-830

CITY OF CENTERTON

CITY OF CENTERTON

requesting a waiver of street improvements on this street to be completed with future project plans.

development will proposed for the entire area here and the street will be improved then.

Plans are currently in effect to improve this throught he city of Centerton

ADJOINING PROPERTY OWNERS:

1. PARCEL #01-16418-000
RODRIQUEZ, RICHARD G. & GUADALUPE
LOT 1 WINDSONG SUBDIVISION

2. PARCEL #01-16426-000
CHEN, DAVID & DIANA K.
LOT 9 WINDSONG SUBDIVISION

3. PARCEL #01-16427-000
SEGELEON, EDWARD & ELAINE
LOT 10 WINDSONG SUBDIVISION

4. PARCEL #01-16428-000
SEGELEON, EDWARD & ELAINE
LOT 11 WINDSONG SUBDIVISION

5. PARCEL #01-16429-000
BARRETT, CHRISTOPHER J. & BURGESS-BARRETT, KACEY M.
LOT 12 WINDSONG SUBDIVISION

6. PARCEL #01-16430-000
BARRETT, JIM & PAM
LOT 13 WINDSONG SUBDIVISION

7. PARCEL #01-00828-475
GRIMSLEY, CAROLYN

8. PARCEL #01-17307-000
MAYER, DONALD P. & MARY A.

9. PARCEL #01-08199-075
BUFFINGTON BW, LLC

10. PARCEL #01-08203-005
PAULSEN, ALLEN

11. PARCEL #01-00047-985
NAVV INVESTMENTS, LLC

12. PARCEL #0600047-156
GRAY WISDOM TRUST

13. PARCEL #01-00828-305
G & N HUBER FARMS, LLC

14. PARCEL #01-00828-430
G & N HUBER FARMS, LLC

15. PARCEL #01-00828-425
G & N HUBER FARMS, LLC

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

R/W DEDICATION (HATCHED)

Time: 1:12 pm
Scale: 1"=25' (PS)
Date: 5/12/2021

Drawing Name: 20\200\20-259\Engineering\02-20 PRELIMINARY PLAT.dwg
Xrefs Used: BASE, 24x36, COA, BBA

PP21-0026
PROJECT NO

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01-20-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: B. Watts/A. Chavis ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
PRELIMINARY PLAT AND CONSTRUCTION PLANS	9/24/21
SUBMIT FOR PRE-APPLICATION MEETING	10/29/21
COMMENTS PER COB	12/8/21
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22
3RD SUBMITTAL	11/18/22
4TH SUBMITTAL	12/21/22
CENTERTON WATER UTILITY REVISIONS	12/28/22
5TH SUBMITTAL	01/20/23

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT & CONSTRUCTION PLANS (NOT APPROVED)

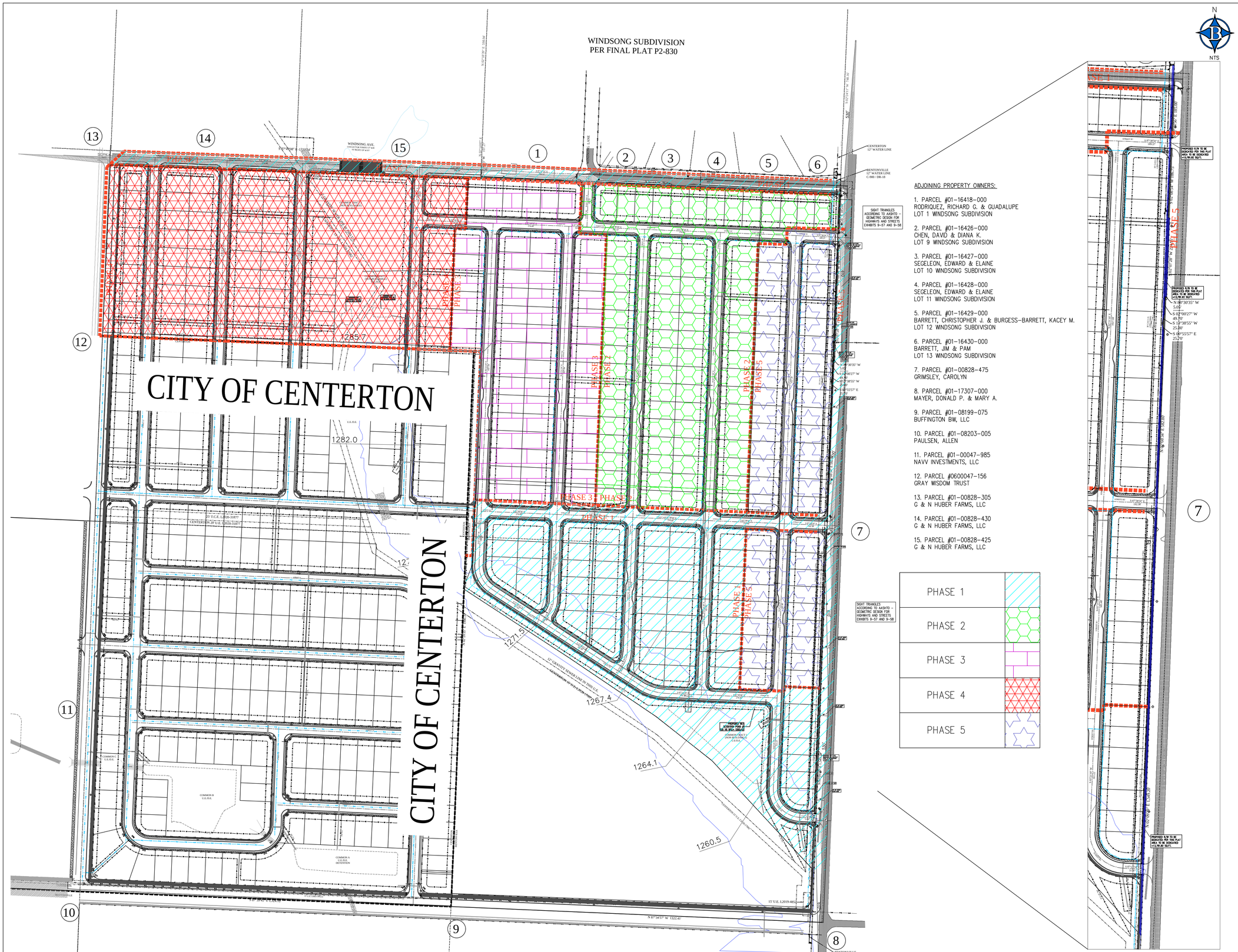
PHASING PLAN

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.anwbatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

20-259
PROJECT NO

DRAWING NO
PP1


WINDSONG SUBDIVISION
PER FINAL PLAT P2-830
CITY OF CENTERTON
CITY OF CENTERTON
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
WINDSONG AVE.
COLLECTOR STREET 57' R/W
CENTERTON 12" WATER LINE
BENTONVILLE 12" WATER LINE C-000-138-18
SIGHT TRIANGLES ACCORDING TO AASHTO – GEOMETRIC DESIGN FOR HIGHWAYS AND STREETS EXHIBITS 9-57 AND 9-58
1282.0
1271.5
1267.4
1264.1
1260.5
N 87°34'57" W 1322.41
15' U.E. I-2019-4852
12" GRAVITY SEWER LINE IN THIS U.E.
20' U.E. I-2006-31877
CENTERTON 20' U.E. I-2006-31877
COMMON B U.E./D.E.
COMMON A DETENTION
COMMON TRACT 2 OWNER WINDSONG U.E/D.E.
PROPOSED R/W TO BE DEDICATED BY THIS PLAT AREA TO BE DEDICATED =0.5,199.85 SQ.FT.
PROPOSED R/W TO BE DEDICATED BY THIS PLAT AREA TO BE DEDICATED =0.5,199.85 SQ.FT.
N 87°30'35" W 5.05'
S 02°00'27" W 49.79'
S 12°38'55" W 25.80'
S 09°55'57" E 25.29'
PROPOSED R/W TO BE DEDICATED BY THIS PLAT AREA TO BE DEDICATED =0.5,199.85 SQ.FT.
PROPOSED R/W TO BE DEDICATED BY THIS PLAT AREA TO BE DEDICATED =0.5,199.85 SQ.FT.
N 87°30'35" W 5.05'
S 02°00'27" W 49.79'
S 12°38'55" E 25.80'
S 09°55'57" E 25.29'
N 87°30'35" W 185.00'
S 87°30'35" E 185.00'
STREET 'A'
STREET 'B'
N 87°30'35" W 185.00'
S 87°30'35" E 185.00

NOTES:
1. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
3. SIDEWALKS ALONG BUILDABLE LOTS R/W SHALL BE CONSTRUCTED BY HOME BUILDER. ALL OTHER SIDEWALKS TO BE CONSTRUCTED BY DEVELOPER.
4. NO FENCES SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT.
5. SIDEWALKS ARE TO BE CONSTRUCTED ALONG ALL COMMON OR NON-BUILDABLE LOTS AS PART OF THIS PLAT.

ELECTRIC NOTES:
1.) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
2.) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3.) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT,

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
UGTV	UGTV	CABLE TV (UNDERGROUND)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
	X — X — X — X	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
8"SS	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
6"W		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

BASIS OF BEARING:
GPS OBSERVATION – AR NORTH ZONE

BASIS OF ELEVATION:
CITY BENTONVILLE GPS MONUMENT #98

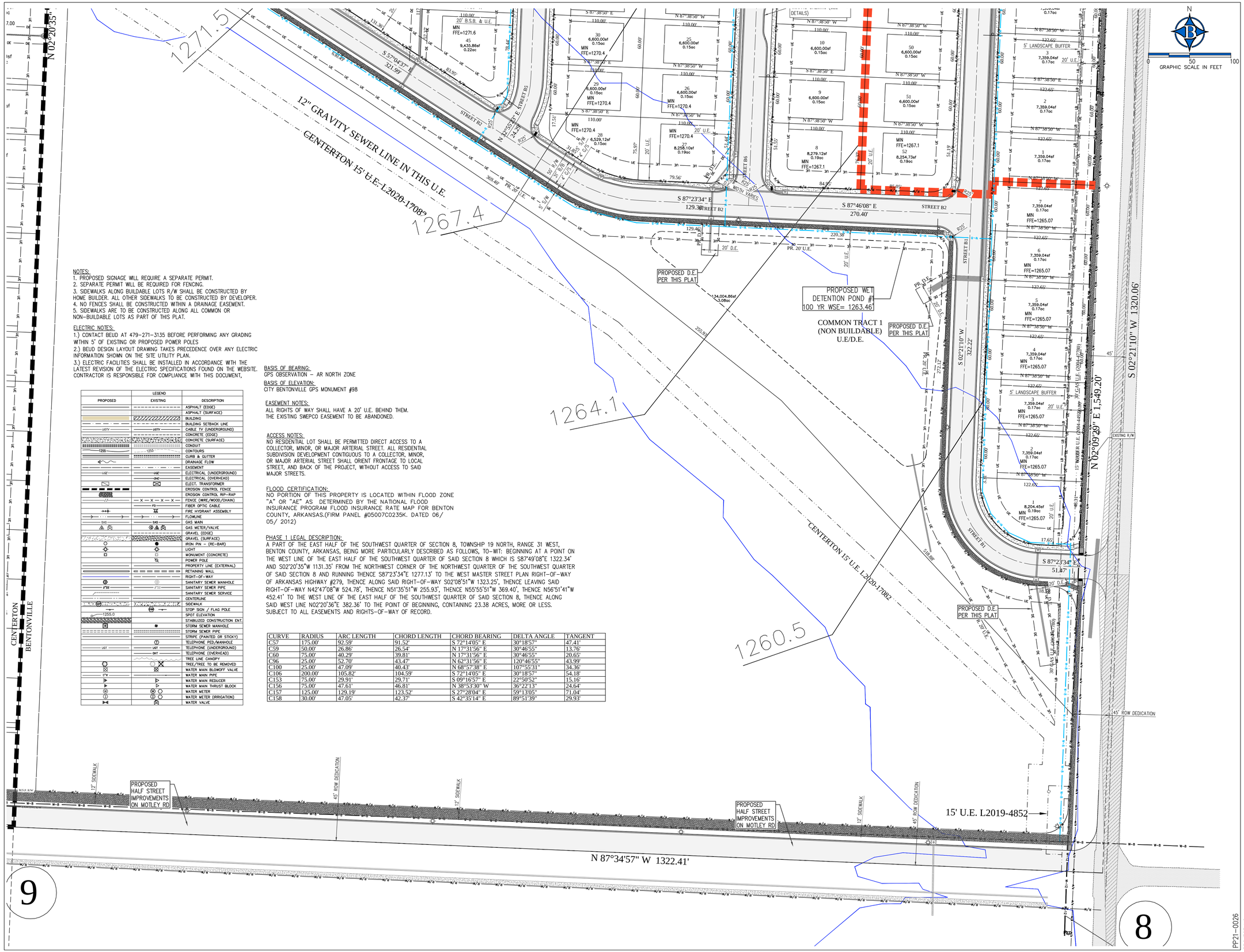
EASEMENT NOTES:
ALL RIGHTS OF WAY SHALL HAVE A 20' U.E. BEHIND THEM. THE EXISTING SWEPCO EASEMENT TO BE ABANDONED.

ACCESS NOTES:
NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO SAID MAJOR STREETS.

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

PHASE 1 LEGAL DESCRIPTION:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 WHICH IS S87°49'08"E 1322.34' AND S02°20'35"W 1131.35' FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND RUNNING THENCE S87°23'34"E 1277.13' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF ARKANSAS HIGHWAY #279, THENCE ALONG SAID RIGHT-OF-WAY S02°08'51"W 1323.25', THENCE LEAVING SAID RIGHT-OF-WAY N42°47'08"W 524.78', THENCE N51°35'51"W 255.93', THENCE N55°55'51"W 369.40', THENCE N56°51'41"W 452.41' TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THENCE ALONG SAID WEST LINE N02°20'36"E 382.36' TO THE POINT OF BEGINNING, CONTAINING 23.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C57	175.00'	92.59'	91.52'	S 72°14'05" E	30°18'57"	47.41'
C59	50.00'	26.86'	26.54'	N 17°31'56" E	30°46'55"	13.76'
C60	75.00'	40.29'	39.81'	N 17°31'56" E	30°46'55"	20.65'
C96	25.00'	52.70'	43.47'	N 62°31'56" E	120°46'55"	43.99'
C100	25.00'	47.09'	40.43'	N 68°57'38" E	107°55'31"	34.36'
C106	200.00'	105.82'	104.59'	S 72°14'05" E	30°18'57"	54.18'
C153	75.00'	29.91'	29.71'	S 09°16'57" E	22°50'52"	15.16'
C156	75.00'	47.61'	46.81'	N 38°53'30" W	36°22'13"	24.64'
C157	125.00'	129.19'	123.52'	S 27°28'04" E	59°13'05"	71.04'
C158	30.00'	47.05'	42.37'	S 42°35'14" E	89°51'39"	29.93'



REVISIONS	DATE
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22
3RD SUBMITTAL	11/18/22
4TH SUBMITTAL	12/21/22
CENTERTON WATER UTILITY REVISIONS	12/28/22
5TH SUBMITTAL	01/20/23
6th SUBMITTAL	08/23/23
REVISION PER STAFF COMMENTS	10/09/23

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10-09-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

DRAWN BY: B. Watts/A. Chavis
ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (SOUTH (E)

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 20-259

DRAWING NO PP2

PP21-0026

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN – (RE–BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT–OF–WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

PP21–0026
PROJECT NO

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10–09–23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: B. Watts/A. Chavis
ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22
3RD SUBMITTAL	11/18/22
4TH SUBMITTAL	12/21/22
CENTERTON WATER UTILITY REVISIONS	12/28/22
5TH SUBMITTAL	01/20/23
6th SUBMITTAL	08/23/23
REVISION PER STAFF COMMENTS	10/09/23

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT & CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (EAST)
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.-Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

20–259

DRAWING NO
PP3

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PROPOSED D.E. PER THIS PLAT

PROPOSED CHICANES FOR TRAFFIC CALMING (SEE DETAILS)

BENTONVILLE

CENTERTON

47263.36sf
1.09ac

GRAPHIC SCALE IN FEET

0 50 100

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10-09-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DRAWN BY: B. Watts/A. Chavis
ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22
3RD SUBMITTAL	11/18/22
4TH SUBMITTAL	12/21/22
CENTERTON WATER UTILITY REVISIONS	12/28/22
5TH SUBMITTAL	01/20/23
6th SUBMITTAL	08/23/23
REVISION PER STAFF COMMENTS	10/09/23

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT & CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (EAST)

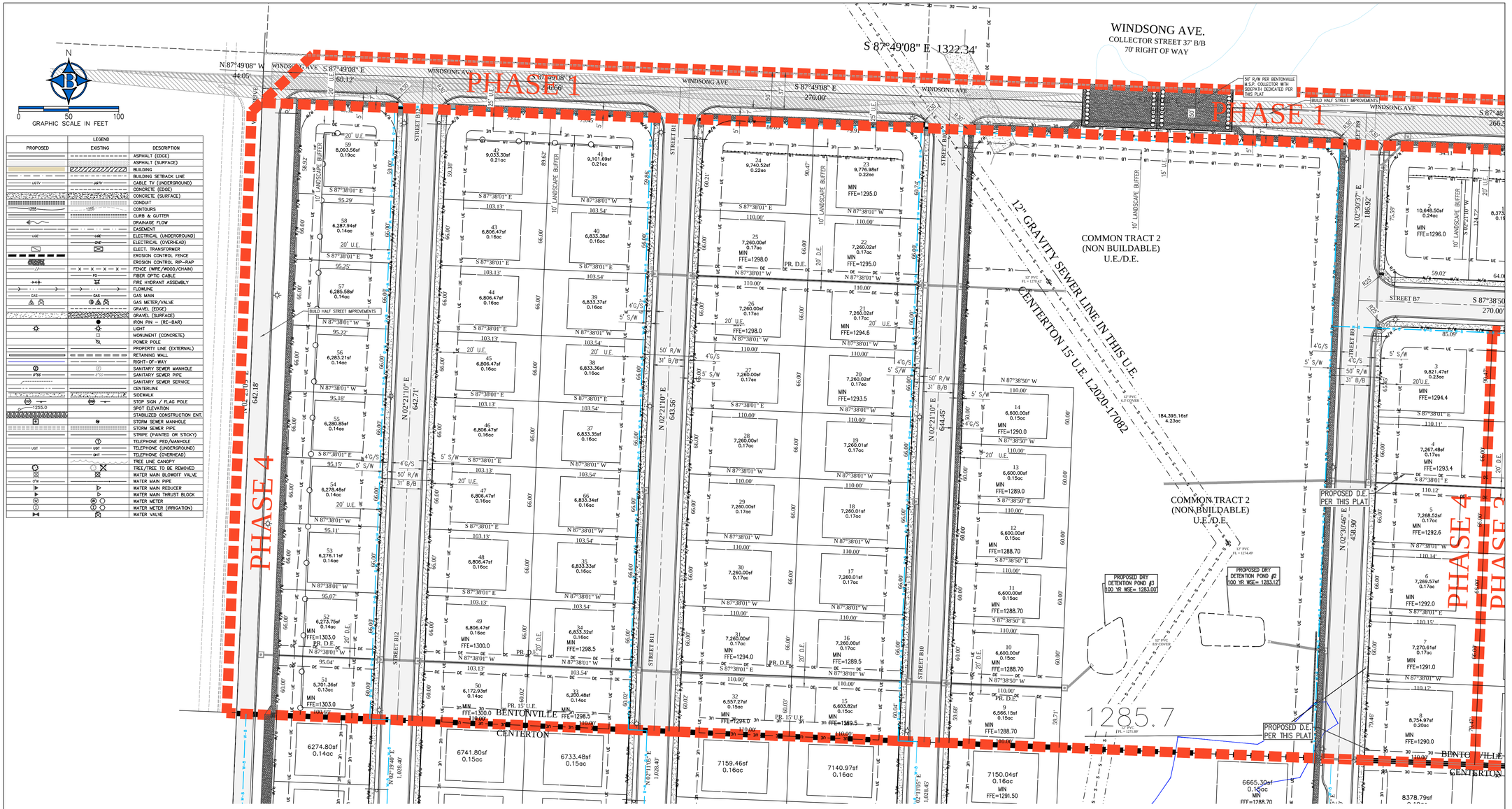
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO: PP21-0026

DRAWING NO: PP5

20-259



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10-09-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEERING

DRAWN BY: B. Watts/A. Chavis ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22
3RD SUBMITTAL	11/18/22
4TH SUBMITTAL	12/21/22
CENTERTON WATER UTILITY REVISIONS	12/28/22
5TH SUBMITTAL	01/20/23
6th SUBMITTAL	08/23/23
REVISION PER STAFF COMMENTS	10/09/23

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT & CONSTRUCTION PLANS (NOT APPROVED)
PRELIMINARY PLAT (WEST)
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr.-Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO PP21-0026
20-259

DRAWING NO PP4

GREENHOUSE-HIGHWAY 12 LLC

Greenhouse Road

PC Date: 11/19/2024

Staff Report Details

Project Number	RZ24-0042
Applicant / Current Owner	Hope Consulting / Greenhouse-Highway 12 LLC
Site Area	+/- 7.99 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	General Commercial
Development Type / Use	Restaurants, gas stations, and similar commercial businesses
Related projects	LS24-0031, LSD24-0036

Property Description

The subject property is located at the corner of Greenhouse Road and Southwest Regional Airport Boulevard. The property is presently zoned A-1, Agriculture, with a land use designation of Open Space. The property has direct access to both Greenhouse Road and Southwest Regional Airport Boulevard. Surrounding zoning districts include R-1, Low Density Single Family Residential to the west and Planned Residential Development (PRD) to the North.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to C-2, General Commercial. The applicant states in their narrative they are requesting the rezoning in order to develop the property into restaurants and other commercial uses.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Open Space and is surrounded by a mix of uses such as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), and

Relationship to the General Plan / Projected Traffic Impact

General Commercial.

Open spaces include undeveloped areas that are either actively preserved or have significant challenges to development, such as floodplains or wetlands, steep slopes, or other unique environmental characteristics.

This zoning request does not align with the Future Land Use Map., but may fit into the development style of the area.

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

This location is within Priority Area 3 of the Community Plan, Edge growth, which focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

There is a portion of the lot that has already been rezoned to C-2.

Public Comment

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

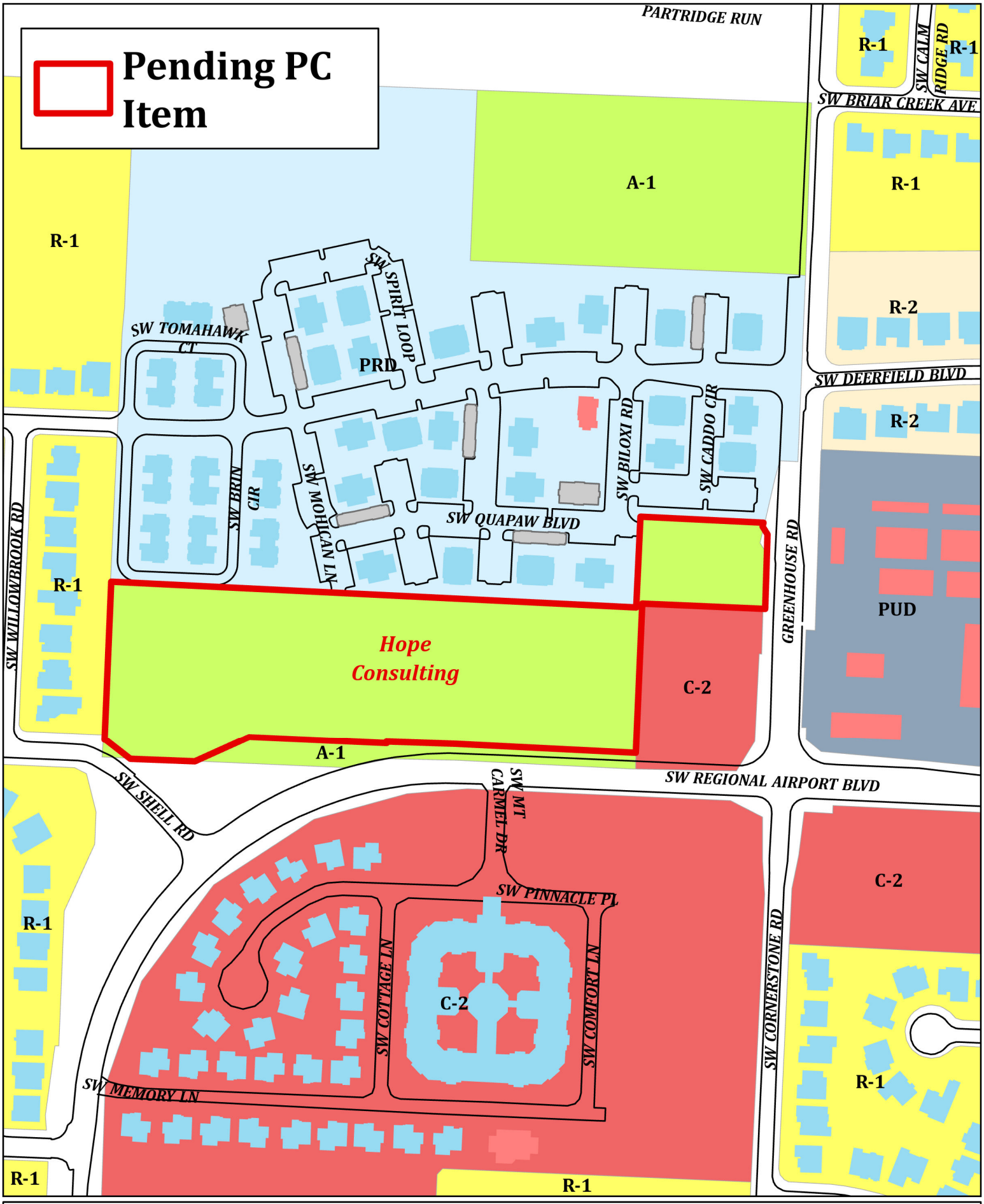
Analysis / Waivers

The applicant currently has a lot spit in review that would split the lot into multiple smaller lots. The applicant states in their narrative that cross access will be platted to prevent unnecessary ingress/egress onto Southwest Regional Airport Boulevard. The applicant also states that there is a 12" water main and an 8" sewer main on the site. The applicant is also required to provide a sewer extension to give access to all new lots in the lot split.

Conclusion

This rezoning is not consistent with the future land use plan, but there is evidence that the rezone is in harmony with the surrounding development. Given this property's proximity to many low, medium, and high density housing types, it may be well suited as a commercial space. If the commission approves the future land use map amendment, then staff recommends approval of this rezone request. If the commission does not approve the future land use map amendment, then staff recommends tabling the request.

Additional Details



N
W E
S

RZ24-0042
Casey's General Store
3700 SW Regional Airport Blvd

THE CITY OF BENTONVILLE

HOPE CONSULTING

September 20, 2024

City of Bentonville
Attn: Planning Department
Bentonville, Arkansas 72701

Request Letter: Rezoning The Reserve Lot 1 (Hope Job #24-0117)

Dear Mr. Keegan Stanton,

I am writing to propose a rezone of the property referenced above. The property is currently zoned Agricultural. We are requesting review of our application to Rezone this property to C2 General Commercial. This site currently is undeveloped raw land. The property is currently Zoned Agricultural. Our goal would also be to rezone this property to Commercial. We believe based on our plans for this site we would be proposing C2 General Commercial. We believe the future of this property to be restaurants, gas stations, and similar commercial businesses. The property to the South and Southeast are also Zoned C2 General Commercial. We have a preliminary Site Plan which limits access to SW Airport Blvd and Greenhouse. We will be proposing cross access easements across the lots to prevent unnecessary ingress egress onto SW Airport Blvd and Greenhouse Road. A portion of this property may have already been rezoned to C-2. If that is the case we would be proposing the remainder also be rezoned to C-2. This property currently has access to 12 water main and 8" sewer main on site. See attached land survey of this property detailing the site.

The topography of this site allows for very good visibility and site distance. It is our intention to follow all sign permit requirements and ordinances for this property.

Owner: Greenhouse-Highway 12 LLC
PO Box #56260, Little Rock AR
72215
(870)830-9148
shash@isquarecap.com

If you should have any further questions or need any additional information, please do not hesitate to contact me at jonathan@hopeconsulting.com or my cell at 501-860-0467. We look forward to hearing your feedback and working with the City on this exciting project.

Sincerely,

Jonathan Hope

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

PARCEL: 01-16786-000
PENICK REV. TRUST
3503 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

PARCEL: 01-16785-000
RAJEEV MOHANKUMAR
3505 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

P-PARCEL: 01-19683-001
BENTONVILLE REGIONAL MAIN-AGER LLC
311 DEERFIELD BLVD
BENTONVILLE, AR 72713

PARCEL: 01-16784-000
DEBORAH MITCHELL
3507 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

P-PARCEL: 01-19683-000
BENTONVILLE REGIONAL MAIN-AGER LLC
311 DEERFIELD BLVD
BENTONVILLE, AR 72713

PARCEL: 01-16783-000
BERTIN & TINE FEUTCHA
3601 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

PARCEL: 01-16782-000
SARAH PUGH
3603 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

PARCEL: 01-16781-000
SRINATH SUBRAMANI
3605 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

PARCEL: 01-16780-000
BRIAN & AMELIA JACKSTO-
3607 SW WILLOWBROOK RD
BENTONVILLE, AR 72713

FND. 1/2" REBAR (PS 1374)

20' UTILITY ESMT (#L202161297)

416.96'

S87°11'42"E 1093.73'

993.77'

POND

N02°24'08"E 383.99'

N02°45'40"E 1444.08'

N02°45'40"E 1444.08'

CH=S42°14'49"E 43.58'
R=1483.50'
L=43.58'

CH=S41°31'49"E 71.31'
R=1483.50'
L=71.31'

EXISTING 29' CROSS ACCESS ESMT (#L202161297)

LOT 1, THE RESERVE
9.54 AC
415529.1 SF

EXISTING 30' ELECTRIC ESMT (#L202161297)

EXISTING 10' UTILITY ESMT (#L202161297)

FND. ARDOT R/W CONC. MON.

FND. 5/8" REBAR (PS 1374)

N87°27'03"W 267.36'

S65°42'14"W 115.34'

N87°46'32"W 176.86'

FND. NAIL IN ASPHALT SW CORNER, SW1/4, NW1/4, SEC. 11, T-19-N, R-31-W

FND. 5/8" REBAR (PS 1374)

HWY 12 R/W PER ARDOT JOB 090251

SYLVAN SHIELD ROAD (PUBLIC, R/W VARIES)

A.D.A. RAMP

CONCRETE SIDEWALK

FND. ARDOT R/W CONC. MON.

N88°40'58"W 134.84'

S10°01'56"E 3.03'

FND. ARDOT R/W CONC. MON.

N87°07'57"W 391.44'

56' CONCRETE DRIVEWAY APRON

56' CONCRETE DRIVEWAY APRON

56' CONCRETE DRIVEWAY APRON

FND. 5/8" REBAR (PS 1507) ON LINE

N88°54'16"W 200.06'

SW REGIONAL AIRPORT BLVD (ARK. HWY. 12) (PUBLIC, R/W VARIES)

EXISTING GEN. UTIL. ESMT (#L202161297)

EXISTING 30' ELECTRIC ESMT (#L202161297)

FND. 5/8" REBAR (DISTURBED)

EXISTING 20' UTILITY ESMT (#L202161297)

N13°09'51"E 110.62'

HWY 12 R/W PER ARDOT JOB 090251

FND. 5/8" REBAR

S13°09'51"W 7.62'

S22°01'33"E 18.02'

FND. 5/8" REBAR (PS 1392)

EXISTING GEN. UTIL. ESMT (#L202161297)

S01°47'48"E 176.07'

FND. 5/8" REBAR (PS 1374), BEARS N57°32'46"E 11.80'

S01°47'59"W 280.12'

36' CONCRETE DRIVEWAY APRON

45.3'

FND. 1/2" REBAR (PS 1374)

FND. 5/8" REBAR (PS 1374)

N88°10'49"W 4.98'

GREENHOUSE ROAD (PUBLIC, R/W VARIES)

S01°31'11"W 170.01'

S36°08'18"W 67.90'

A.D.A. RAMP

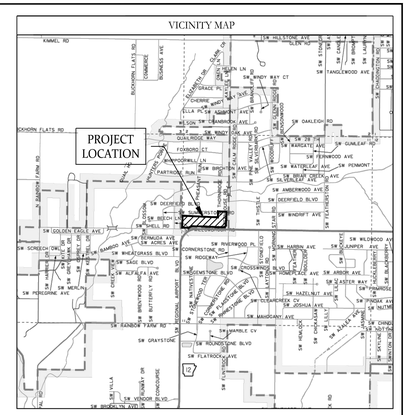
69.4'

HWY 12 R/W PER ARDOT JOB 090251

COMPUTED LOCATION SE CORNER, SW1/4, NW1/4, SEC. 11, T-19-N, R-31-W

R/W

VICINITY MAP


PROJECT LOCATION
KINNEL RD
JOHNSON FLATS RD
SW HILLSTONE AVE
SW TANGLEWOOD AVE
SW DAKLEIGH RD
SW GUNLEAF AVE
SW FERNWOOD AVE
SW PENMONT
SW AMBERWOOD AVE
SW DEERFIELD BLVD
SW WINDRIFT AVE
SW WILDWOOD AVE
SW CAMPER AVE
SW BLACKBURN
SW HARRIN AVE
SW ARBOR AVE
SW EASTER WAY
SW PINEGATE AVE
SW NUTMEG
SW CHRIS
SW HAZELNUT AVE
SW MAHOGANY AVE
SW EDINBURGH RD
SW GRAYSTONE
SW RIDGESTONE BLVD
SW FLATROCK AVE
SW VENDOR BLVD
SW BROOKLYN AVE
SW CRESTMONT RD
SW CRESTMONT CV
SW CRESTMONT CT
SW CRESTMONT AVE
SW CROSSBRIDGE BLVD
SW CROSSBRIDGE CV
SW CROSSBRIDGE CT
SW CROSSBRIDGE AVE
SW CROSSBRIDGE PL
SW CROSSBRIDGE DR
SW CROSSBRIDGE LN
SW CROSSBRIDGE WAY
SW CROSSBRIDGE CIR
SW CROSSBRIDGE TER
SW CROSSBRIDGE RUN

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0042)

WHEREAS, Greenhouse Highway 12 LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of AGRICULTURE to GENERAL COMMERCIAL, which property is described as follows:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11;THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 36.91 FEET TO A SET 1/2” REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;THENCE NORTH 02°24'56" EAST A DISTANCE OF 307.08 FEET TO A FND. 1/2” REBAR & CAP (PS 1374);THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE NORTH 02°41'48" EAST A DISTANCE OF 176.07 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 87°11'41" EAST A DISTANCE OF 238.94 FEET TO A FND. 5/8” REBAR ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD;THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 13°09'51" WEST A DISTANCE OF 7.62 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 32°01'33" EAST A DISTANCE OF 18.02 FEET TO A FND. 5/8” REBAR & CAP (PS 1392);THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 144.36 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 87°31'34" WEST A DISTANCE OF 238.65 FEET TO A FND. 5/8” REBAR & CAP (PS 1374);THENCE SOUTH 02°28'30" WEST A DISTANCE OF 8.07 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 02°28'30" WEST A DISTANCE OF 282.39 FEET TO A SET 1/2” REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 168.03 FEET

TO A SET 1/2” REBAR & CAP (PS 1664);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 181.44 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE (PS 1392);THENCE NORTH 88°40'58" WEST A DISTANCE OF 134.84 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE (PS 1392);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 10°01'56" EAST A DISTANCE OF 3.03 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE (PS 1392);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°27'03" WEST A DISTANCE OF 267.36 FEET TO A FND. 5/8” REBAR & CAP (PS 1374);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°42'14" WEST A DISTANCE OF 115.34 FEET TO A FND. 5/8” REBAR & CAP (PS 1374) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11;THENCE ALONG SAID SOUTH LINE OF SAID SW1/4, NW1/4 AND LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 87°46'32" WEST A DISTANCE OF 125.35 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE NORTH 52°05'14" WEST A DISTANCE OF 63.27 FEET TO THE POINT OF BEGINNING; CONTAINING 347,873.02 SQUARE FEET, OR 7.99 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ24-0042)

WHEREAS, Greenhouse Highway 12 LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11;THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 36.91 FEET TO A SET 1/2” REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;THENCE NORTH 02°24'56" EAST A DISTANCE OF 307.08 FEET TO A FND. 1/2” REBAR & CAP (PS 1374);THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE NORTH 02°41'48" EAST A DISTANCE OF 176.07 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 87°11'41" EAST A DISTANCE OF 238.94 FEET TO A FND. 5/8” REBAR ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD;THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 13°09'51" WEST A DISTANCE OF 7.62 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 32°01'33" EAST A DISTANCE OF 18.02 FEET TO A FND. 5/8” REBAR & CAP (PS 1392);THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 144.36 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 87°31'34" WEST A DISTANCE OF 238.65 FEET TO A FND. 5/8” REBAR & CAP (PS 1374);THENCE SOUTH 02°28'30" WEST A DISTANCE OF 8.07 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE SOUTH 02°28'30" WEST A DISTANCE OF 282.39 FEET TO A SET 1/2” REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 168.03 FEET TO A SET 1/2” REBAR & CAP (PS 1664);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 181.44 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE

(PS 1392);THENCE NORTH 88°40'58" WEST A DISTANCE OF 134.84 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE (PS 1392);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 10°01'56" EAST A DISTANCE OF 3.03 FEET TO A FND. ARDOT ALUMINUM CAP MONUMENT IN CONCRETE (PS 1392);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°27'03" WEST A DISTANCE OF 267.36 FEET TO A FND. 5/8" REBAR & CAP (PS 1374);THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°42'14" WEST A DISTANCE OF 115.34 FEET TO A FND. 5/8" REBAR & CAP (PS 1374) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11;THENCE ALONG SAID SOUTH LINE OF SAID SW1/4, NW1/4 AND LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 87°46'32" WEST A DISTANCE OF 125.35 FEET TO A SET 1/2" REBAR & CAP (PS 1664);THENCE NORTH 52°05'14" WEST A DISTANCE OF 63.27 FEET TO THE POINT OF BEGINNING; CONTAINING 347,873.02 SQUARE FEET, OR 7.99 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

ATTEST: **Stephanie Orman, Mayor**

Malorie Marrs, City Clerk

Stelte

312 Northwest 7th Street

PC Date: 11/19/2024

Staff Report Details

Project Number	RZ24-0043
Applicant / Current Owner	Lee Anne Stelte
Site Area	+/- 0.17 Acres
Current Zoning	R-1, Low Density Single-Family Residential
Requested Zoning	DN-2, Downtown Neighborhood Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	NA
Development Type / Use	Single-family
Related projects	

Property Description

The subject property is located at 312 Northwest 7th Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Medium Density Residential. The property has direct access to Northwest C Street. Surrounding zoning districts include R-1, Low Density Single Family Residential and DN-2, Downtown Medium Density Residential.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-2, Downtown Neighborhood Medium Density Residential. The applicant states in their narrative they are requesting the rezoning in order better utilize the lot size for a single family home.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Medium Density Residential and is surrounded by Medium Density residential in all directions.

Relationship to the General Plan / Projected Traffic Impact

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

This zoning request aligns with the Future Land Use Map, recommending DN-2, downtown neighborhood medium density residential as an appropriate zoning designation. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

From a built environment lens, DN-2 and its supported housing types fits within the surrounding development.

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? : **Yes**

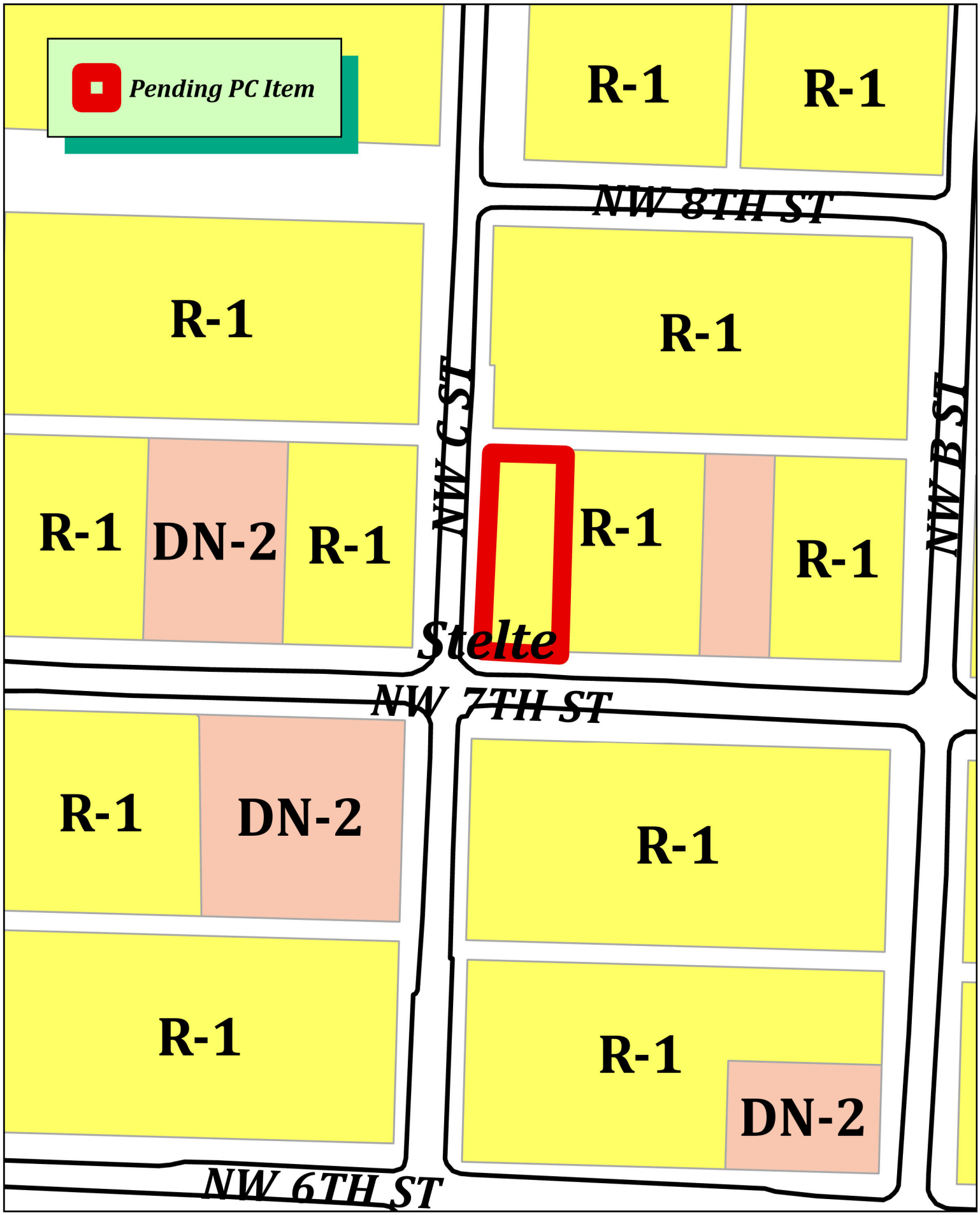
Analysis / Waivers

The applicant has stated the the DN-2 zoning district would help create more usable space for a new structure to be built on the lot. There is a current home on the lot that is being rented. The lot has direct access to water and sewer.

Conclusion

This rezoning is consistent with the future land use plan. Given this property's location within a variety of housing types, as well as the Community Plan's call for Downtown Intensification, staff recommends approval of this request.

Additional Details



RZ24-0043
Stelte
R-1 to DN-2

Northwest C Street
Northwest 7th Street

Explanation of Proposed Zoning Change:
This property is a corner lot, currently measuring 145 x 50 feet, with an existing house that is being rented. The current zoning setback requirements make future development on the property challenging, resulting in a narrow and restrictive buildable footprint. Rezoning the property to DN-2 would allow for the construction of a single-family custom home that would better utilize the lot's dimensions.

Reason for Requesting the Zoning Change:
The rezoning is necessary to allow for the development of a new home that fits the lot's size and layout while avoiding the restrictions of the current zoning setbacks.

Relationship to Surrounding Properties:
The proposed change to DN-2 zoning will integrate well with surrounding properties, many of which are already zoned for residential purposes.

Use:
The property is currently rented as a residential home and will continue to be used for residential purposes after rezoning.

Traffic:
The proposed zoning change to DN-2 will not significantly affect traffic patterns.

Signage:
No new signage is anticipated except for temporary construction signage.

Appearance:
Any future development will blend with the neighborhood's architectural style.

Water and Sewer Availability:
The property currently has access to city water and sewer services, which are provided by the City of Bentonville.

5. Legal Description:

Legal Description of Property at 312 NW 7th Street, Bentonville, AR 72712

- APN (Parcel Number): 01-02316-000
- Subdivision Name: Deming's 2nd Addition
- Block: 27
- Buyer(s): William Samuel Seeger and Anne Stelte Lee
- Seller: Rampys Holdings LLC

Outlook

Re: Comments re: Notice of Intent to Rezone

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Thu 11/14/2024 8:28 AM
To Joseph Childers <jwchilders@gmail.com>
Cc Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Good morning Dr. Childers,

I have shared your letter with my team members to ensure it will be included in the meeting packet. Thank you!

Regards,

From: Joseph Childers <jwchilders@gmail.com>
Sent: Thursday, November 14, 2024 1:05 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Comments re: Notice of Intent to Rezone

You don't often get email from jwchilders@gmail.com. Learn why this is important

Dear Mr. Overstreet:

I apologize if you are the incorrect contact, but I could discern no other appropriate contact emails on the Planning Department website for a matter such as this.

On Saturday, Nov. 9, I received a forwarded certified letter informing me of an intent to rezone a property at 312 NW 7th Street. Because I am currently away from Bentonville on business matters and because I am not confident surface mail will reach the planning commission in time to be read into the record at the public hearing

on November 19th, I am resorting to sending an email copy of the response of the Childers joint trust to this intent to rezone.

I am requesting that if you are not the correct person to receive this, you will please pass it along to the appropriate individual. I will also be sending a hard copy under separate cover in hopes that it will indeed arrive in time.

I am attaching the response as an attachment to this email as well as pasting it below against the possibility of the attachment file becoming corrupted in electronic transit.

Many thanks for your attention to this. And again, please pardon me if you are not the appropriate contact.

Sincerely,

Joseph Childers

803 N.W. C Street
Bentonville, AR 72712

November 11, 2024

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

Dear Planning Commissioners:

My name is Dr. Joseph W. Childers, and I represent the Neal G. and Bonnie A. Childers Joint Trust, which owns the property at 803 N.W. C Street in Bentonville.

Today I received a certified letter with notice of a planning hearing on November 19 to consider an intent to rezone. The parcel in question is Lot 7, Block 27, Deming's 2nd Addition; Plat Book 2430, page 20. The physical address is 312 N.W. 7th Street. This

notification complies with the requirement that property owners in the vicinity be notified and allowed to express comments regarding a rezoning request.

My family, who are the holders of the trust, object to this rezoning on a several grounds. The property is currently zoned R-1, which is appropriate for single-family housing in low-density neighborhoods where property is of highest value. Even as Bentonville has grown over the years, that designation remains correct for property in that neighborhood. Having grown up in the home on C street, which my family has owned since 1970, I can attest that single family homes on discrete lots have always characterized the neighborhood. Only recently has the city permitted some rezoning for multiple homes (and two-family homes) on single lots.

However, the city has not significantly improved the infrastructure of the neighborhood to accommodate this increased density. The streets are still quite narrow with no curbing or sidewalks, and they have the old-fashioned ditches still found in many of the older middle-class Bentonville neighborhoods. Consequently, residents, many of whom have been in the neighborhood for generations, find themselves faced with unsafe traffic conditions as well as drainage issues brought on by stacking more people and more cars on small lots.

Further, this part of Bentonville is only one block over from the elementary school complex on Bella Vista Road and from Lincoln Junior High on Leopard Lane. While there has been some infrastructure improvement over the last decade at the intersection of A Street and Tiger Blvd, which helps with traffic flow to Lincoln, the surrounding, directly affected neighborhoods, especially those to the south and east of the elementary schools and junior high, have been woefully neglected. Seventh street, which is a direct route to D street and Thomas Jefferson Elementary is already heavily congested in the mornings and the afternoons during the school year.

In addition to automobile traffic, many children use seventh street to walk to school. And, as I have already mentioned, there are no sidewalks for those children's use, creating a major safety concern. To continue to increase density in this neighborhood without a concomitant commitment by the city to dramatically improve infrastructure will have a negative impact on current residents in terms of the quality of life in what is still a walkable neighborhood, the value of their property, and most importantly, the safety of their children.

If Bentonville is interested in transitioning this neighborhood into one of higher density, then I suggest first investing in an infrastructure that will support it.

Finally, I submit that allowing ad hoc rezoning of lots by request creates precisely the sort of issues that currently bedevil Bentonville as it struggles to maintain the integrity and legacy of its historical districts. Also, why is there zoning at all if one can simply apply for an exception? Indeed, what are the conditions for approving an exception? Such practices speak to the potential for effectively undoing long-term planning, for undermining the guidelines for the planning commission, and for creating the appearance of favoritism or conflicts of interest when no specific parameters for exceptions are codified or disseminated.

For these reasons, the Childers trustees strenuously object to the rezoning of 312 N.W. 7th Street from R-1 to DN-2.

Yours

Joseph W. Childers, Ph.D.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0043)

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

LOT 7, BLOCK 27, DEMING'S 2ND ADDITION, AS SHOWN BY PLAT BOOK 2430, PAGE 20, RECORDED IN THE BENTON COUNTY RECORDS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

NOTICE OF INTENT TO REZONE

Sam Seeger and Lee Anne Stelte has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R1 to DN2

The legal description of the property is as follows:

The property is located in Deming's 2nd Addition, Block 27, with the parcel described as follows:
Lot 7, Block 27, Deming's 2nd Addition, as shown by Plat Book 2430, Page 20, recorded in the
Benton County records.

The common description of the property is: 312 NW 7TH ST., BENTONVILLE, AR

The public hearing will be held NOVEMBER 19, , 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:

We have property across the street. This lot under consideration for higher density is tiny - could not find exact dimensions - but it's very narrow/shallow and to add density on it seems totally out of character for this area. ~~When~~ This area was supposed to be less dense and single family in nature. City needs to stop trying to cram more housing in small spaces

Signature and Physical Address

Eric Hellard
311 NW 7th St
Bentonville

Signature and Physical Address

Wal-Mart Stores Inc

East Central Avenue

PC Date: 11/19/2024

Staff Report Details

Project Number	RZ24-0044
Applicant / Current Owner	Brittany Gillen/Wal-Mart Stores Inc
Site Area	+/- 0.83 Acres
Current Zoning	RO, Residential Office
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located on East Central Avenue and is currently zoned RO, Residential Office with a future land use designation of General Commercial. Surrounding zoning districts include C-2, General Commercial to the North, East, and West, and I-2, Heavy Industrial to the South. Surrounding land use designations include General Commercial in all directions. The property has direct access to East Central Avenue.

Project Details

The applicant is requesting a rezoning of this property from RO, Residential Office to C-2, General Commercial. The applicant states the intent of the rezoning is to be consistent with surrounding zoning districts and that the property will be consistent with the allowable uses in the C-2 district.

Relationship to the General Plan / Projected Traffic Impact

The applicant's request is consistent with the Land Use and Zoning District alignment policy. C-2 zoning is appropriate for the General Commercial land use. The property is also located within Priority Area 2 Infill,

Relationship to the General Plan / Projected Traffic Impact

prioritizing new development or redevelopment in locations already served by public infrastructure and utilities.

Public Comment

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

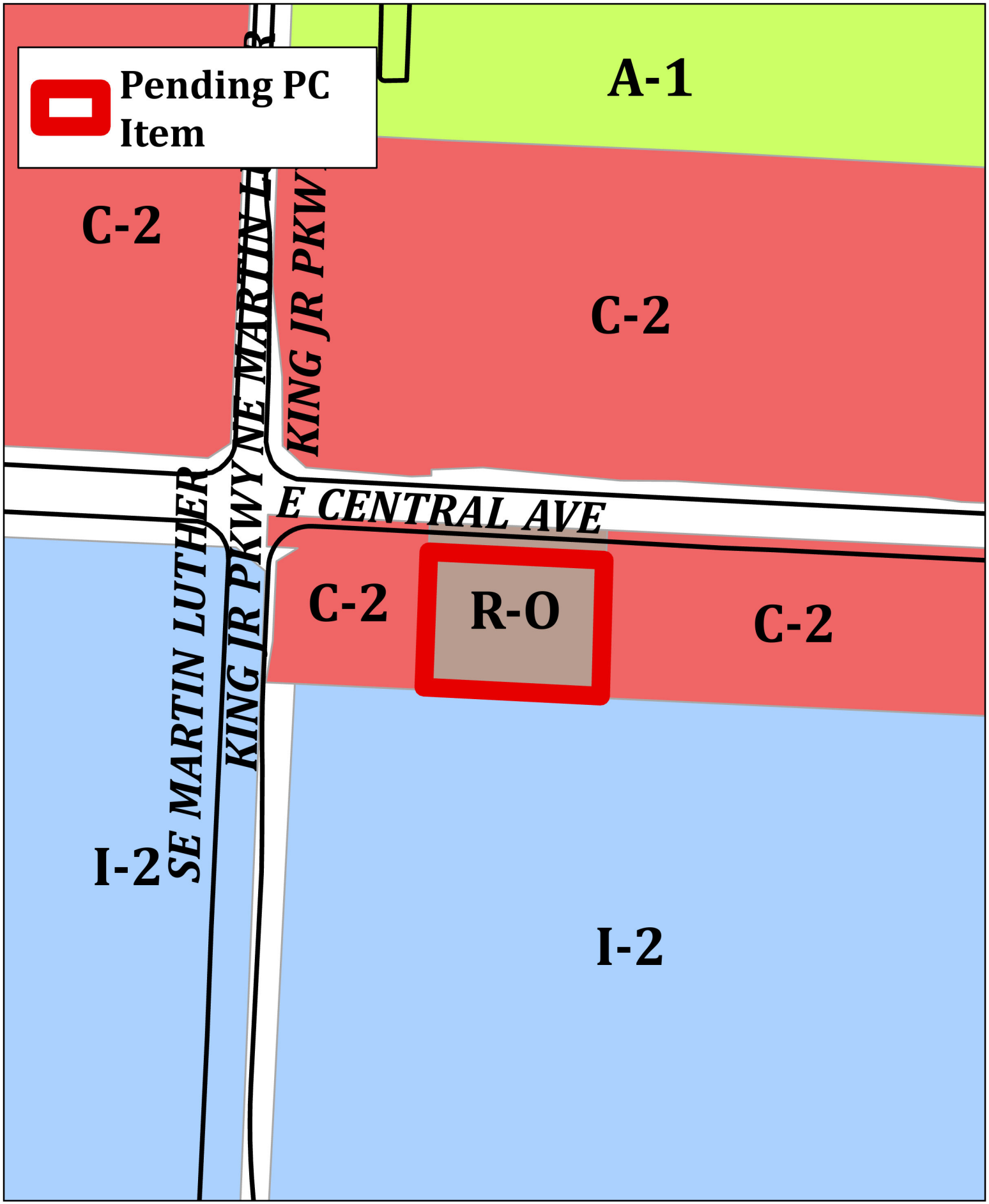
Analysis / Waivers

The applicant's request is consistent with the future land use designation and the Community Plan. C-2 zoning is also appropriate along arterial corridors, which East Central is designated.

Conclusion

Staff recommends approval of this rezoning request.

Additional Details



N
W E
S

rz24-0044
Walmart Campus E Central Ave Rezone
E. Central Ave

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

10-15-2024

City of Bentonville
Planning Dept.
305 SW A Street
Bentonville, AR 72712

RE: Bentonville Parcel 01-19232-000 Rezoning Application

A typed or written statement addressing each of the following:

- State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.
  - Current zoning is R-O, Residential Office
  - Rezone request is for C-2, General Commercial
  - Current Owner is Walmart Stores Inc
- Reason (need) for requesting the zoning change.
  - To allow for General Commercial Use which matches most of the surrounding properties in the area
- Statement of how the property will relate to surrounding properties.
  - Property will be consistent with future development and allowable uses under the City of Bentonville zoning code for C-2
- Use.
  - C-2, General Commercial
- Traffic.
  - No changes
- Signage.
  - No changes
- Appearance.
  - No changes
- Availability of water and sewer (state size of lines). If direct water and / or sewer is not available, state how lines will be accessed and connected. This information is available from the Water Department at (479) 271-3141 or off of the City of Bentonville's G.I.S. site.
  - Please see next page

Respectfully submitted,
CEI Engineering Associates, Inc.
Dustin Riley, PS

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O, RESIDENTIAL OFFICE TO C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0044)

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

LOT 2 OF WALMART LAYOUT SUBDIVISION CREATING LOT 1-6 AS SHOWN ON PLAT RECORD L202108441 AND FILED FOR RECORD AT THE BENTON COUNTY CLERKS OFFICE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

	Paulsen Revocable Trust
	12815 Motley Road
	PC Date:

Staff Report Details

Project Number	RZ24-0046
Applicant / Current Owner	PAULSEN REVOCABLE TRUST, BETTY L
Site Area	+/- **[Site_Area]** Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	Agricultural
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located south of Motley Road between South Tycoon Avenue and South Vaughn Road. The property is presently zoned A-1, Agriculture, with a land use designation of Agricultural. The property has direct access to Motley Road. Surrounding zoning districts include R-3, High Density Residential and R-2, Medium Density Residential to the South and East, with Centerton and some agricultural property to the West and North.

Project Details

The applicant has requested a rezoning of the property from A-1, Agriculture to R-1, Low-Density Single-Family Residential.The applicant states in their narrative they are requesting the rezoning to facilitate the use of the property as a residential subdivision consisting of single-family homes.

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Agriculture on the land use plan and is surrounded by Low, Medium, and High Density Residential to the East.

Relationship to the General Plan / Projected Traffic Impact

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

This zoning request does not align with the Future Land Use Map, recommending A-1, Agriculture, as an appropriate zoning designation. This location is within Priority Area 3 of the Community Plan, Edge Growth, which focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

From a built environment lens, the proposed zoning and use will be similar to the current projects underway on the properties to the east, but at a lower possible dwelling unit per acre.

The applicant states there is no anticipated increase in traffic from the zoning change,however, due to the nature of going from Agriculture/open space to a residential subdivision, an increase in traffic will occur.

Public Comment

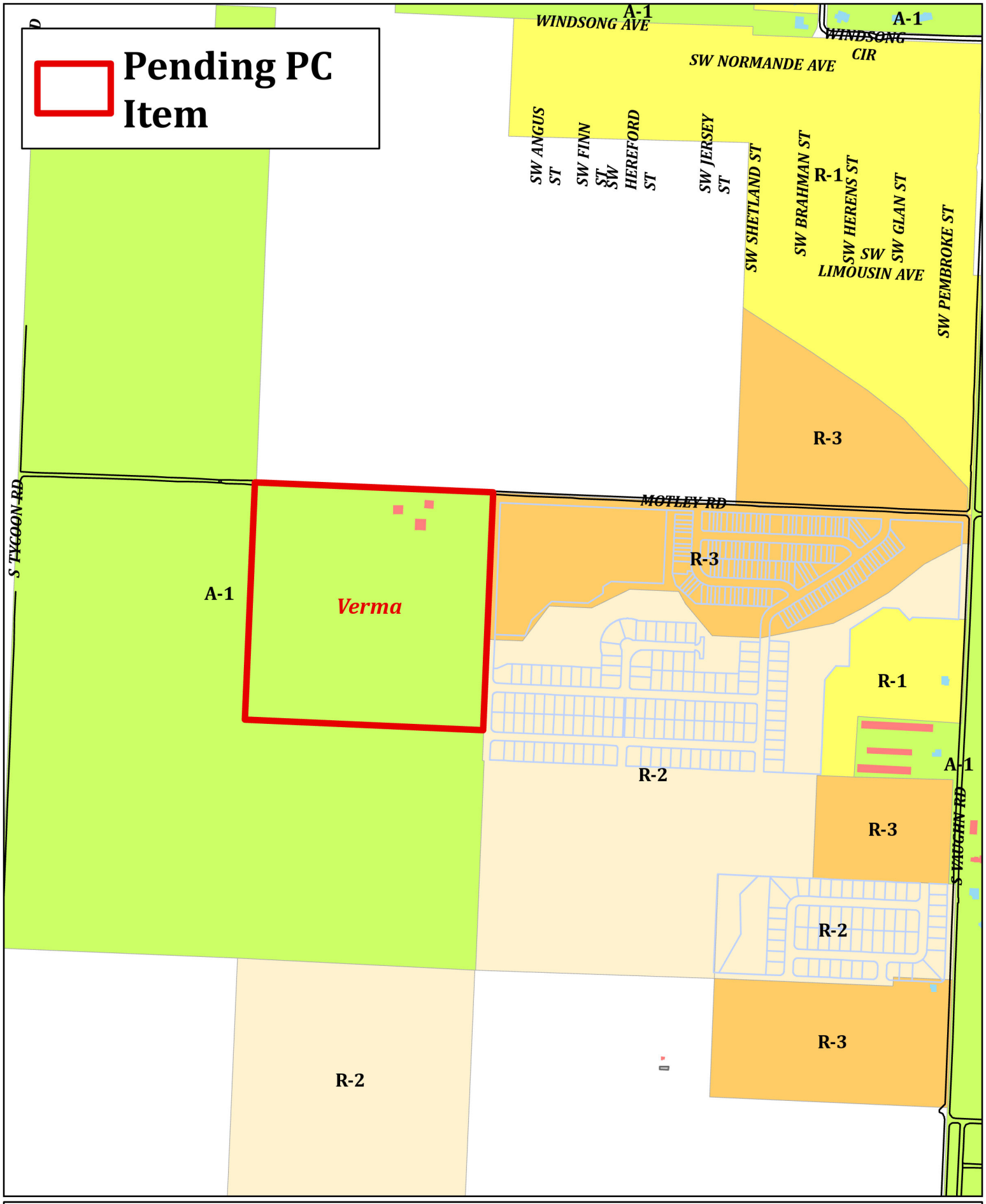
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

This rezoning request does not match the current land use plan designation for this area, but the surrounding built environment is similar to the proposed rezoning requested.

Conclusion

Additional Details



N
W E
S

RZ24-0046
Krishna Verma
A-1 to R-1

November 5, 2024

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

Re: Motley Rd Subdivision (Parcel 01-08203-005)
Bentonville, AR 72713
Rezoning Request

To whom it may concern,

We are representing Krishna Verma to request a rezoning of a property located south of Motley Road between Tycoon Avenue and Arkansas Highway 279/Vaughn Road. The property currently exists as a farm, and the owner would like to rezone the property to R-1, Single Family Residential to facilitate the use of the property as a residential subdivision consisting of single-family homes.

1. The current zoning designation is A-1 Agricultural. The proposed zoning is R-1 Single Family Residential.
2. The R-1 designation will allow the owner to develop the property as needed to house a residential subdivision.
3. The current owner is Michael Paulsen, Executor of trust, a future sale for the land between Krishna and Michael for the development of single family residential is intended.
4. Surrounding zoning includes R-3 and R-2, so the residential zoning proposed for this property would remain consistent with the surrounding areas.
5. The proposed use of the property is to house multiple single-family homes
6. The property will have access points on to Motley Road.
7. Signage will meet all city sign ordinances.
8. The appearance of the development is unknown; however, it will house a development consistent with R-1 regulations.
9. There is an 8” Water Main on the northern side of the property. There is a potential development at the southwest corner of Motley Road and Vaughn Road that will extend the sewer closer to the property for tie in. Size is unknown currently.
10. An update to the future land use map, updating from agricultural to low-density residential will be required.

Sincerely,

Halff Associates, Inc

_____

Kylee Sawyer
Project Coordinator

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0046)

WHEREAS, Allen F. and Betty L. Paulsen duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of AGRICULTURE to LOW-DENSITY RESIDENTIAL, which property is described as follows:

THE NE1/4 OF THE NE1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 31 WEST.SUBJECT TO COUNTY ROAD.SURVEY DESCRIPTION BASED ON ALAN REID ALTA SURVEY 2003-732 BEING ALL OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:BEGINNING AT THE NORTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE SOUTH 00°58'04" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1318.69 FEET TO THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID EAST LINE, NORTH 88°55'00" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1321.70 FEET TO THE SOUTHWEST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°58'09" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1314.94 FEET TO THE NORTHWEST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID WEST LINE, SOUTH 89°04'45" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1321.66 FEET TO THE POINT OF BEGINNING CONTAINING 39.95 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0046)

WHEREAS, Allen F. and Betty L. Paulsen duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

THE NE1/4 OF THE NE1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 31 WEST.SUBJECT TO COUNTY ROAD.SURVEY DESCRIPTION BASED ON ALAN REID ALTA SURVEY 2003-732 BEING ALL OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:BEGINNING AT THE NORTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE SOUTH 00°58’04” WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1318.69 FEET TO THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID EAST LINE, NORTH 88°55’00” WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1321.70 FEET TO THE SOUTHWEST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°58’09” EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1314.94 FEET TO THE NORTHWEST CORNER OF SAID 40-ACRE TRACT; THENCE DEPARTING SAID WEST LINE, SOUTH 89°04’45” EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1321.66 FEET TO THE POINT OF BEGINNING CONTAINING 39.95 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Malorie Marrs, City Clerk

2

AT A GLANCE

Bentonville's Regional Role

Population Growth

People

Housing

Jobs

Community Outreach

Past Plans and Studies

COMMUNITY PROFILE

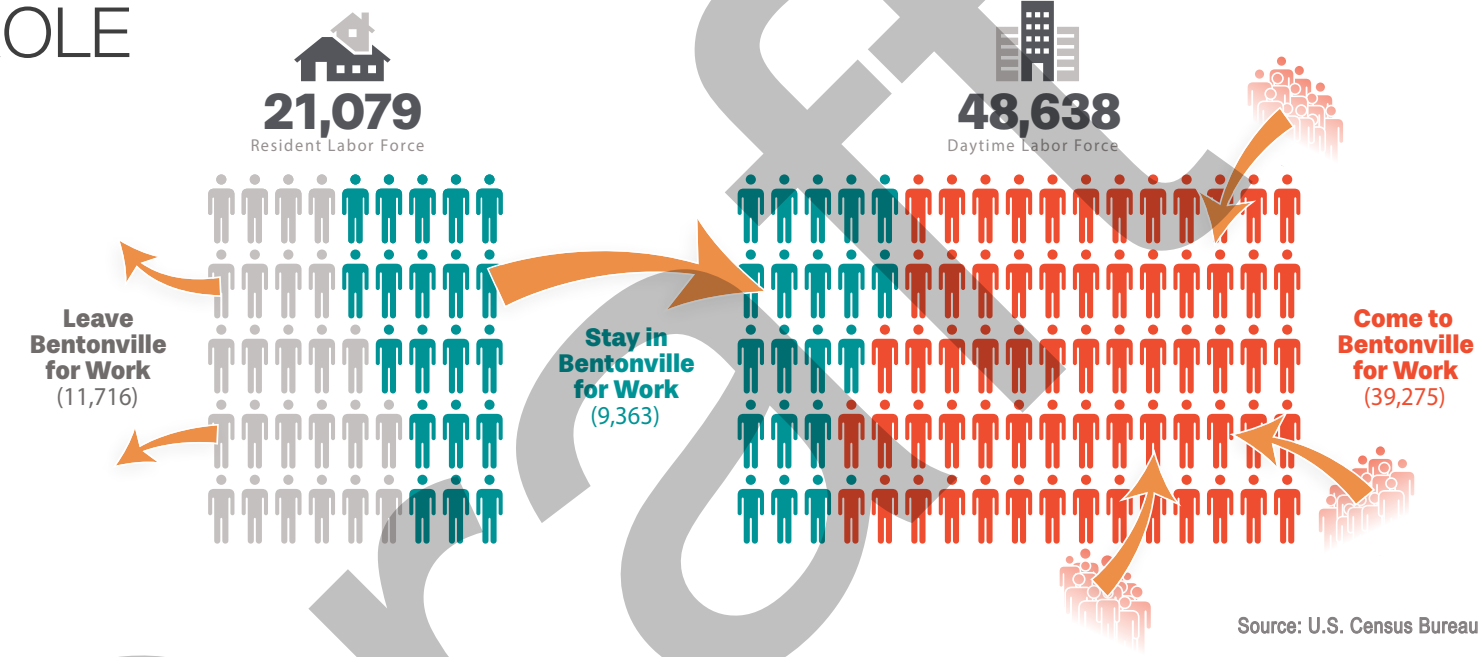
Draft

Over the past decade, Bentonville has seen an unprecedented rate of growth, transforming the city and positioning it for further expansion and economic diversification. This concentrated growth in Bentonville—within a rapidly expanding Northwest Arkansas—has outpaced the development of housing, transportation, and essential infrastructure, leading to challenges such as traffic congestion, limited sewer capacity, and escalating housing costs. Bentonville's unique small-town charm remains an important community value, and preserving this quality amid urbanization requires new residential and commercial developments that relieve pressure on the city center while supporting fiscally responsible growth.

At this pivotal moment, the Community Plan has been updated to better address Bentonville's evolving needs and capitalize on the opportunities presented by regional growth. The updated plan takes into account Bentonville's current demographic trends, housing needs, job market, and community feedback to guide strategic land use and transportation decisions. This growth trajectory presents a significant opportunity to diversify the regional economy, broaden housing choices, and improve quality of life through thoughtful placemaking initiatives and the conservation of nearby rural and natural areas.

This chapter outlines the key factors influencing the Community Plan, including a detailed analysis of demographics, employment, housing, and input from Bentonville residents. Together, these components serve as a foundation for the plan's strategic recommendations—found in the following chapters—that aim to support Bentonville's development in a way that aligns with the city's values, meets the needs of a diverse and growing population, and ensures a vibrant future for the community.

BENTONVILLE'S REGIONAL ROLE



A CHANGING REGION

Over the past two decades, Northwest Arkansas has transformed from a largely rural area into a dynamic, economically diverse region with increasing national recognition. Bentonville, in particular, has evolved from a quiet town centered around Walmart's headquarters to a vibrant economic, cultural, and social hub. This evolution has brought numerous benefits, including a strong job market, world-class recreational and cultural facilities, and a growing selection of diverse dining and entertainment options. Regionally, Bentonville serves as a destination for both employment and entertainment and is gaining recognition as a national hotspot for recreation and culture.

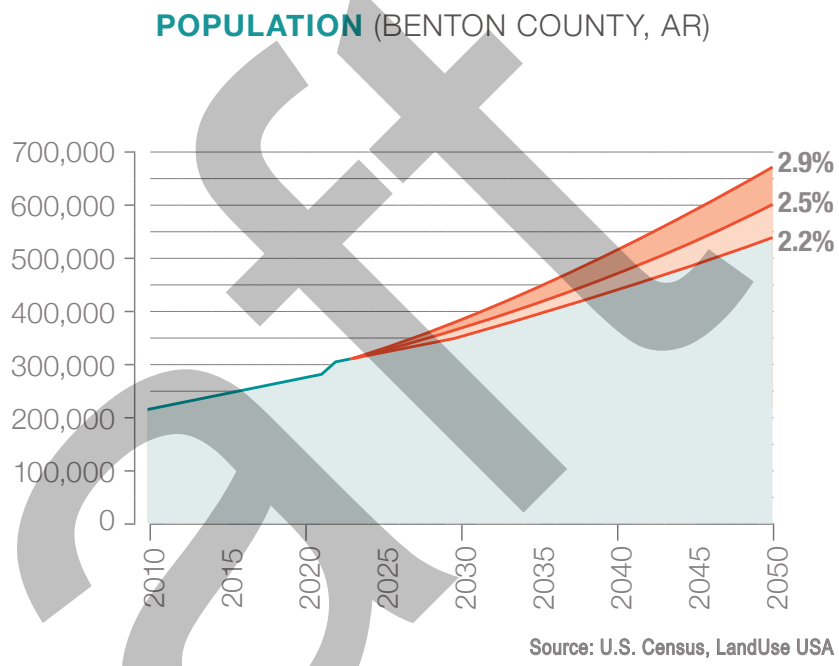
Bentonville's position as a regional employment leader has created significant transportation pressures, with over 80% of the city's workforce commuting daily from surrounding areas, leading to congestion on city streets. The pace and spread of regional growth have outpaced transportation infrastructure, with future facilities needing better regional coordination. As Bentonville continues to expand, addressing transportation challenges will be critical to maintaining the city's quality of life.

Draft

As a center for entertainment, recreation, and culture, Bentonville attracts visitors from far and wide. It's common to hear various languages around the town square and to see mountain bike riders throughout downtown. While the tourist sector has been bolstered by high-quality attractions, an expanding food scene, and increasing flight options, there remains a shortage of lodging and transportation resources. The resulting rise in short-term rentals has added pressure to the already high-demand housing market.

Bentonville's growth is part of a broader regional trend. Nearby cities like Rogers have developed housing, retail, and office spaces that are deeply connected to Bentonville's economy and weekday population. The surrounding cities of Centerton, Bella Vista, and Pea Ridge have also expanded, offering residential options to support the Bentonville-Rogers economic hub. To the south, Springdale and Fayetteville form another economic and cultural pairing, driven by the University of Arkansas and a mix of office, retail, and housing developments. Together, this regional growth, along with strong economies and emerging cultural assets, is accelerating overall expansion, as reflected in optimistic growth projections.

The Community Plan is designed to meet Bentonville's unprecedented growth and increasingly diverse population and economy. As the region continues to develop beyond previous expectations, Bentonville must actively manage this growth to preserve its unique character, reduce strain on downtown and surrounding neighborhoods, and foster an environment that supports long-term economic resilience and vitality.



Draft

POPULATION GROWTH

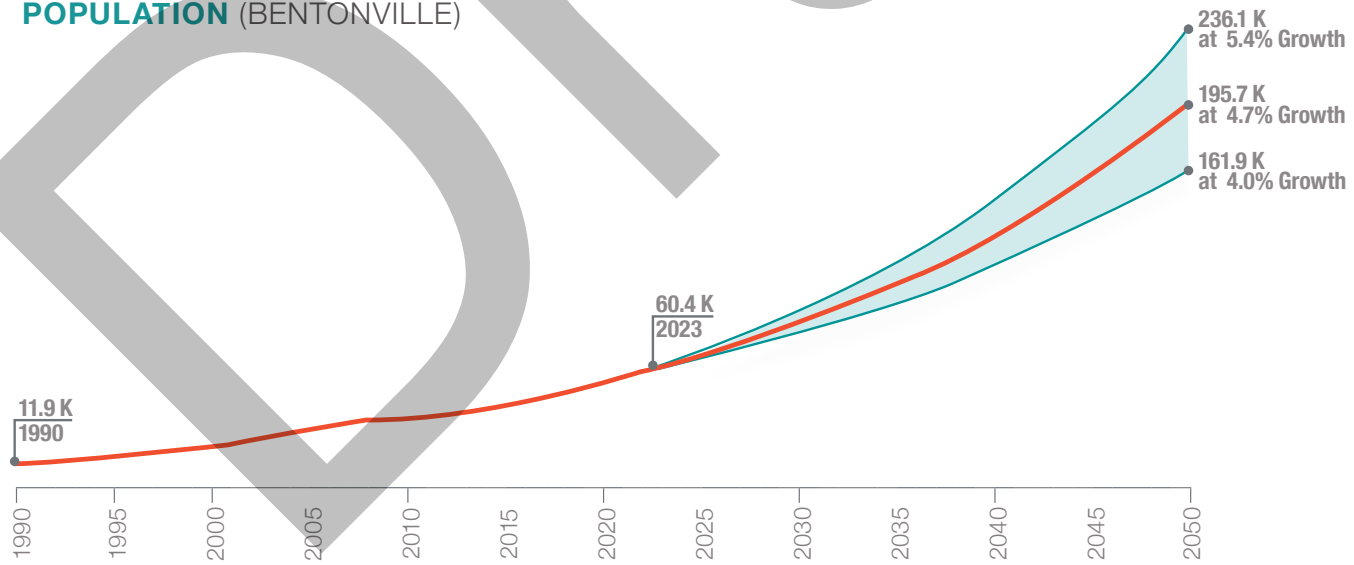
BENTONVILLE'S SCALE

Recent unprecedented growth has raised a central question: just how much will Bentonville expand in the coming decades?

To guide planning, three growth scenarios have been developed, each offering a long-term population forecast. In a moderate growth scenario, current rates would slow to about 4.0% annually, with the population reaching approximately 161,900 by 2050. If recent growth trends hold steady at 4.7%, Bentonville's population could approach 195,700 by 2050. In an accelerated scenario of 5.4% annual growth, the population could surge to nearly 236,100 by 2050. Even at the conservative 4% growth rate, projections suggest a population over 230,000 by 2060, indicating that Bentonville may quadruple in size within the next few decades.

The Community Plan outlines strategies to accommodate a city four times its current size. Limiting growth within Bentonville would likely shift demand to surrounding communities, worsening regional traffic and straining resources. To meet these challenges, Bentonville must proactively manage its expansion, directing growth to meet the city's fiscal needs while enhancing quality of life for its residents.

POPULATION (BENTONVILLE)



Source: U.S. Census, LandUse USA

Draft

PEOPLE

EVOLVING POPULATION

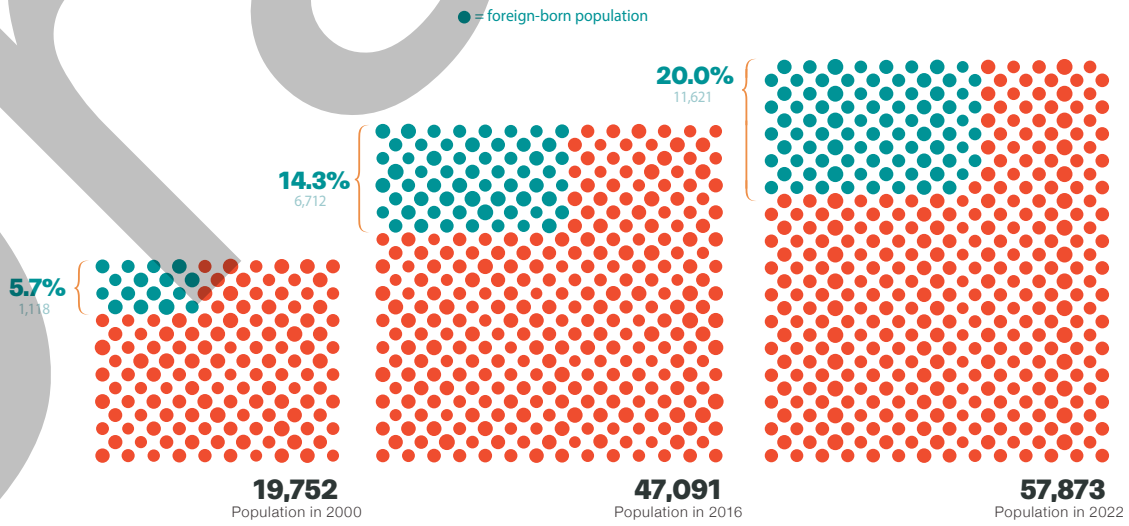
Bentonville's demographic landscape is rapidly evolving, particularly with respect to its foreign-born population. According to the American Community Survey, the proportion of foreign-born residents from India has risen significantly, from 38.7% in 2010 to 53.2% in 2021, while the percentage of immigrants from Mexico has decreased from 28.2% to 11.9% during the same period.

Additionally, notable groups include those from South and Central America (17.0% combined) and East Asia (11.7% combined), reflecting a growing diversity in the city. This demographic shift, along with an influx of residents from other U.S. states, particularly Texas, Missouri, and Oklahoma, contributes to increasing housing demand and influences local city services, reshaping Bentonville's cultural fabric. Bentonville also boasts a relatively young population, with a median age of 33.5 in 2023, projected to increase slightly to 33.7 by 2028.

This youthful demographic, combined with rising incomes—an estimated median household income of $94,100 in 2023 expected to rise to $105,600 by 2028—positions Bentonville favorably compared to regional and national trends. Furthermore, over half (51.9%) of residents aged 25 and older hold a bachelor's degree or higher, significantly above both the regional (37.2%) and national (34.3%) averages.

These factors underscore Bentonville's attractiveness as a desirable place to live and work, contributing to its economic growth and the establishment of a skilled workforce, while also necessitating responsive urban planning to address the diverse needs of its residents.

GROWING DIVERSITY



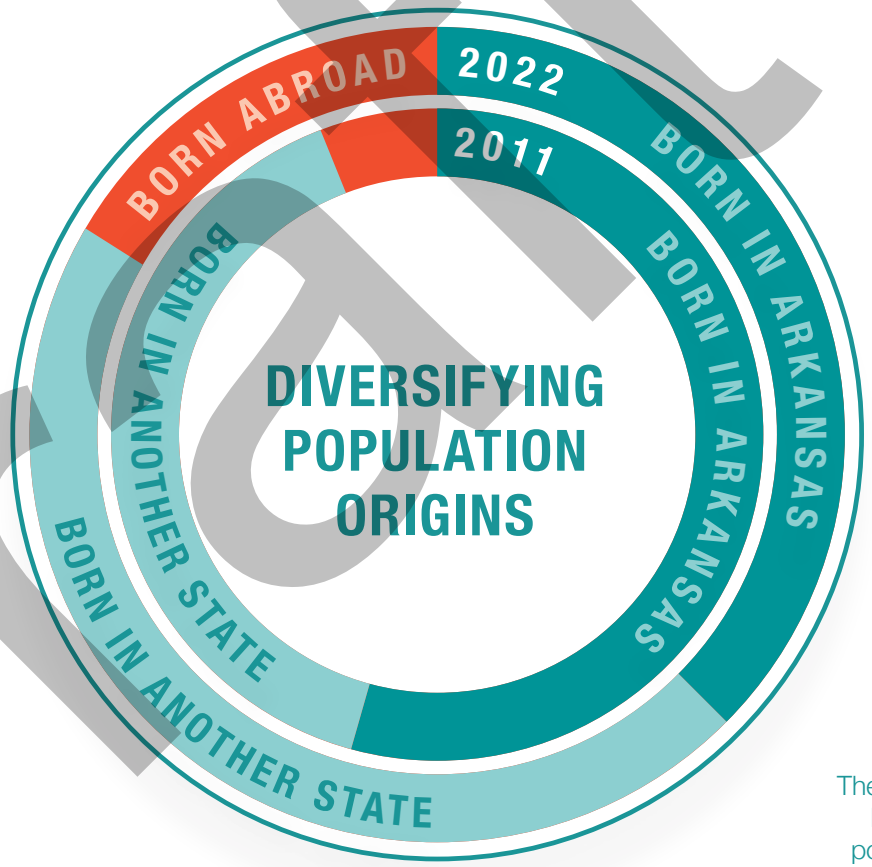
Source: American Community Survey

Draft

Origins of Foreign Born. According to the American Community Survey, the majority of foreign-born residents moving to Bentonville are from India, a proportion that has increased significantly over the past decade, rising from 38.7% in 2010 to 53.2% in 2021. In contrast, immigrants from Mexico represent a much smaller share and have been declining over time, dropping from 28.2% in 2010 to 11.9% in 2021. Other notable groups include immigrants from South and Central America (17.0% combined) and East Asia (11.7% combined), reflecting a growing diversity in Bentonville's population.

This increased diversity includes both foreign-born individuals and those relocating from other U.S. states, collectively contributing to rising housing demand, shifting lifestyle preferences, and influencing city services such as parks and libraries. Together, these demographic changes are reshaping Bentonville's cultural and social landscape, underscoring the city's need for responsive planning and community services.

Movement. According to IRS tax filing data, most new households migrating into Benton County each year are relocating from neighboring Washington County, with over 3,500 people moving annually between 2016 and 2020. When residents leave Benton County, they are just as likely to move back to Washington County as they are to other counties within Arkansas. Additionally, new residents are arriving from neighboring states, particularly Texas, Missouri, and Oklahoma, each contributing approximately 1,000 to 1,500 people annually. International migration is also notable, with around 1,400 households moving from abroad. This influx of foreign-born residents has significantly enriched Bentonville's diversity, adding to the area's multicultural fabric.



63%

The percentage of Bentonville's population born outside of Arkansas

Source: U.S. Census, LandUse USA

Draft

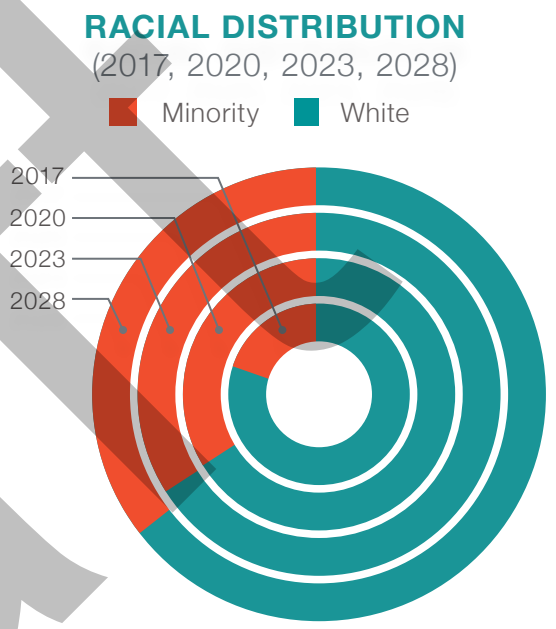
Race. Bentonville is more racially and ethnically diverse than the surrounding region. According to the 2022 American Community Survey, 67% of Bentonville's population identifies as exclusively White or Caucasian, which is lower than the figures for Benton County (72%) and the State of Arkansas (73%). Additionally, just 5% of Bentonville's residents report being Black, African American, or identifying as two races with one being White. While this is higher than Benton County's average of 3%, it remains significantly below the state average of 16%.

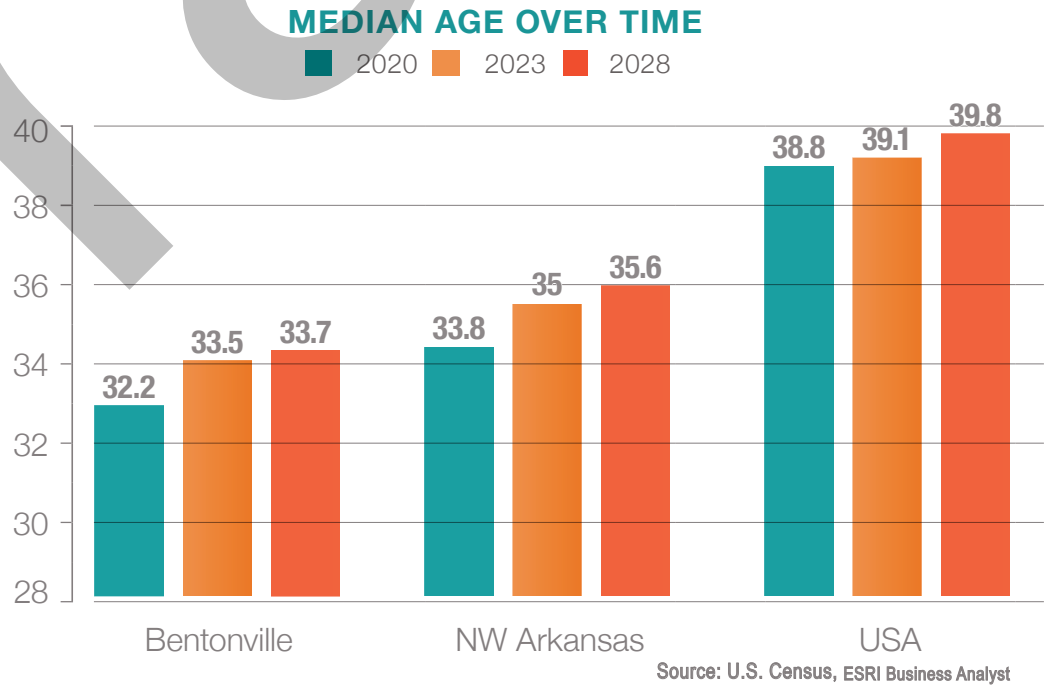
In contrast, Bentonville has a notable Asian population, with 10% of residents identifying as Asian Indian and another 3% identifying with other Asian nationalities, totaling 15%. This combined percentage is particularly high compared to Benton County (5%) and the state average (3%).

Regarding ethnicity, 10% of Bentonville's population identifies as Hispanic, Latino, or Latina, which is lower than Benton County's rate of 17% but slightly higher than the state average of 8%. These statistics highlight Bentonville's unique position within the broader demographic landscape of the region, showcasing its growing diversity.

Age. Bentonville's population is aging, yet it remains relatively young, with a median age of 33.5 in 2023, projected to rise only slightly to 33.7 by 2028. Compared to the broader region and the country, Bentonville is experiencing a slower aging process, indicating an increasing proportion of younger residents relative to both the region and the nation.

This demographic profile suggests a vibrant, working-age population with the potential for continued growth and economic development. However, it also highlights the need to address the demands of an aging population while catering to the preferences of young professionals and balancing housing services effectively. This dual focus can help ensure that Bentonville remains a dynamic community capable of meeting the diverse needs of its residents.





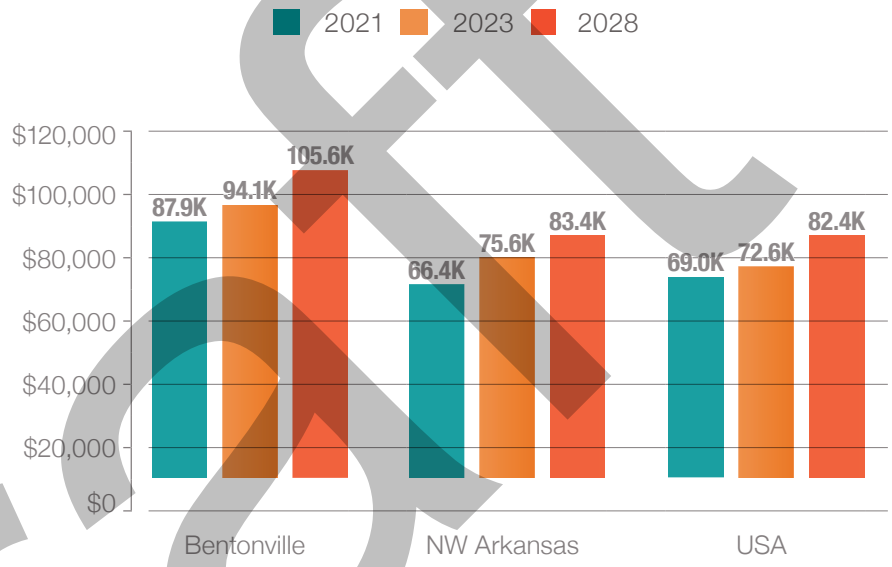
Draft

Income. Incomes in Bentonville are on the rise, with households in the city demonstrating greater affluence compared to those in the surrounding region. As of 2023, the median household income in Bentonville is estimated to be $94,100. By 2028, this figure is expected to increase by nearly $11,500, reaching approximately $105,600. This projected growth surpasses that of the region, where median household incomes are anticipated to rise from $75,600 in 2023 to $83,400 in 2028.

In comparison, the national median household income was estimated at around $74,580 in 2023, with projections suggesting an increase to approximately $81,000 by 2028 . This indicates that Bentonville's growth rate not only reflects local economic strength but also positions it as an attractive area relative to national trends.

Overall, these income trends underscore Bentonville's appeal as a desirable place to live and work, contributing to its growing reputation as a hub for economic activity and quality of life.

MEDIAN HOUSEHOLD INCOME



Source: U.S. Census, ESRI Business Analyst

GROWING AFFLUENCE (2017-2022)

$21,427

Actual increase in the median household income

GROWING AFFLUENCE (2022-2030)

$30,977

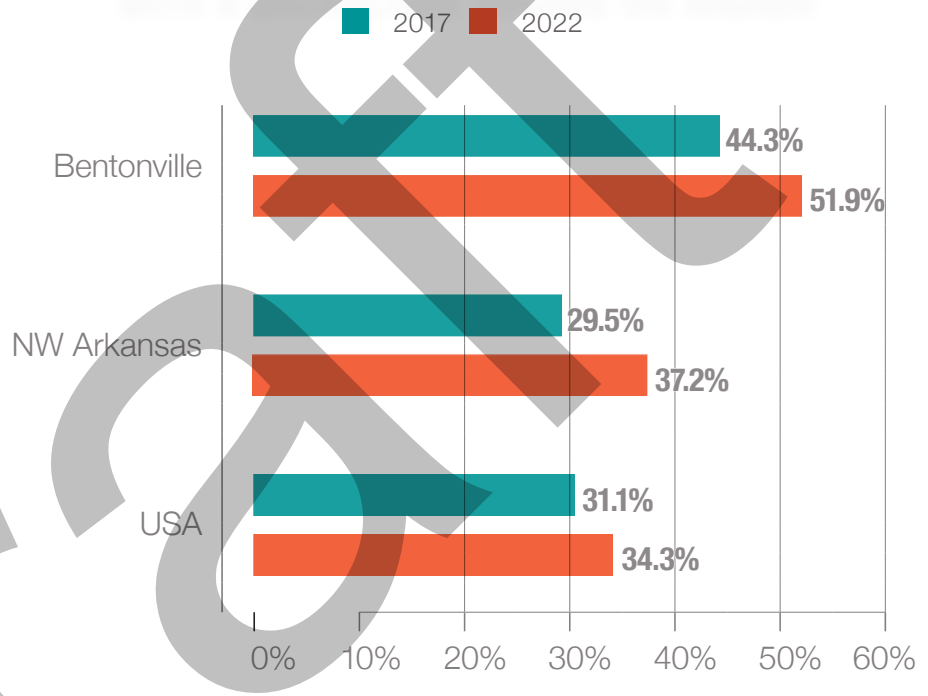
Projected increase in the median household income

Source: American Community Survey

Draft

Education. Bentonville residents are notably well-educated. As of 2022, 51.9% of individuals over the age of 25 hold a bachelor's degree or higher, significantly surpassing both the regional average of 37.2% and the national average of 34.3%. This emphasis on education contributes to Bentonville's competitive edge, as it attracts affluent households and skilled professionals, further bolstering local businesses and services. Overall, Bentonville outpaces the broader Northwest Arkansas region in both income and educational attainment. This demographic advantage plays a critical role in driving economic growth and establishing the city as a desirable location for businesses and a skilled workforce.

PERCENTAGE OF POPULATION (25 YEARS.+) WITH A BACHELORS DEGREE OR HIGHER



Source: Houseal Lavigne Associates, ACS

Draft

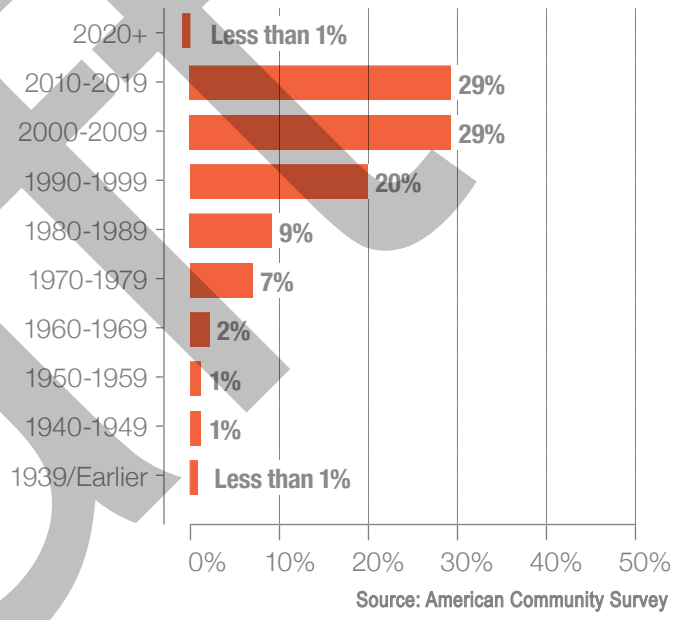
HOUSING

Units by Age. The majority of housing units in Bentonville were constructed between 1990 and 2019, with less than 20% built prior to 1980 and fewer than 1% added after 2020. This age distribution reflects a relatively modern housing stock, yet to accommodate projected population and household growth, Bentonville may need to focus on developing new housing options. This is particularly important given the rapid pace of growth in the region, which necessitates a proactive approach to housing development.

Units by Type. In Bentonville, 70% of housing units are single-family detached homes, 27% consist of multi-family units or townhomes, and only 2% are classified as duplexes. Nationally, the high share of single-family homes is also prominent but varies significantly by region. According to the U.S. Census Bureau, approximately 61% of all housing units in the United States are single-family homes, while multi-family units account for about 29% of the housing stock. Bentonville's ratio of single-family homes is slightly above the national average. In contrast, many small and mid-sized cities across the country tend to have a higher percentage of multi-family housing, which is increasing in response to a growing demand for more affordable housing options.

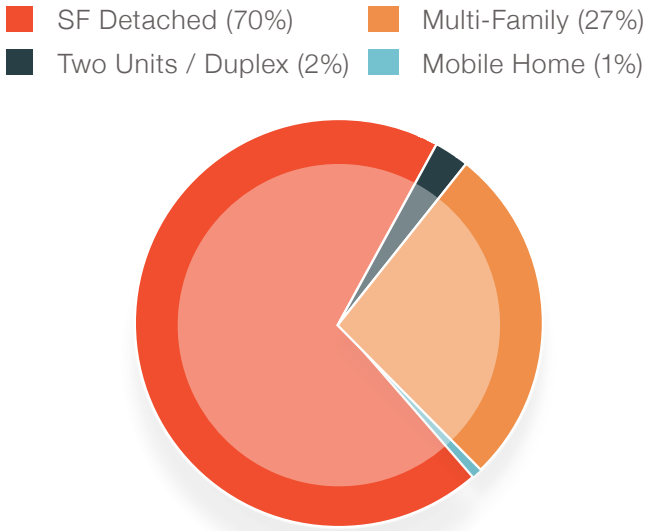
The shift towards more multi-family units and townhomes in many cities reflects broader trends in housing preferences, particularly among younger generations who prioritize walkability and proximity to amenities. In Bentonville, however, the relatively lower percentage of multi-family units suggests that while the city remains attractive for families, there may be a missed opportunity to accommodate younger residents and those looking for more affordable living arrangements. This imbalance underscores the need for Bentonville to diversify its housing options to meet the evolving demands of its growing population, aligning with national trends that increasingly favor a mix of housing types to support various lifestyles and economic backgrounds.

HOUSING UNITS BY AGE (1939-2021)



Source: American Community Survey

HOUSING TYPE (2019-2022 AVG.)



Source: American Community Survey

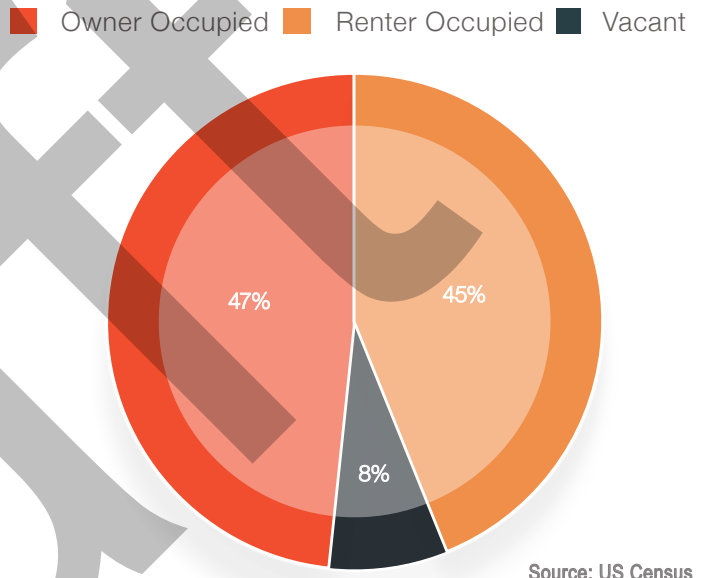
Draft

Units by Tenure. In Bentonville, approximately 47% of housing units are owner-occupied, while 45% are renter-occupied, and only 8% remain vacant. These figures indicate a relatively balanced housing market, with a slight preference for homeownership. Notably, the data does not account for short-term rentals, for which accurate local measurements are currently unavailable.

Comparatively, national trends reflect a different landscape in residential occupancy. According to the U.S. Census Bureau, the national average for owner-occupied housing units stands at around 65.4%, while rental occupancy accounts for approximately 34.6% of housing units . This suggests that Bentonville's rental market is more pronounced than the national average, potentially indicating a greater demand for rental options, particularly among younger populations and those seeking flexible living arrangements. The lower vacancy rate in Bentonville may also reflect a strong demand for housing, further emphasizing the need for continued development to accommodate growth.

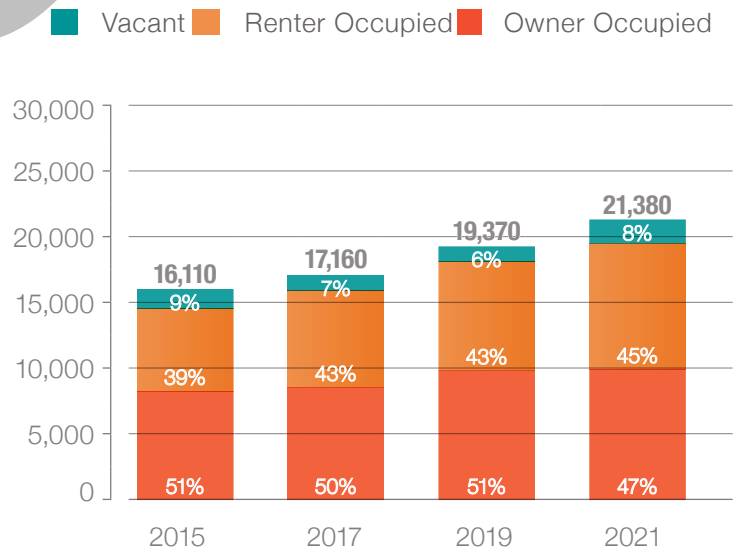
Overall, Bentonville's occupancy statistics highlight the city's appeal to both homeowners and renters, but they also suggest a potential opportunity for expanding housing diversity to meet evolving demographic needs, consistent with broader trends observed across the country.

HOUSING BY TENURE (2021)



Source: US Census

HOUSING UNITS BY OCCUPANCY



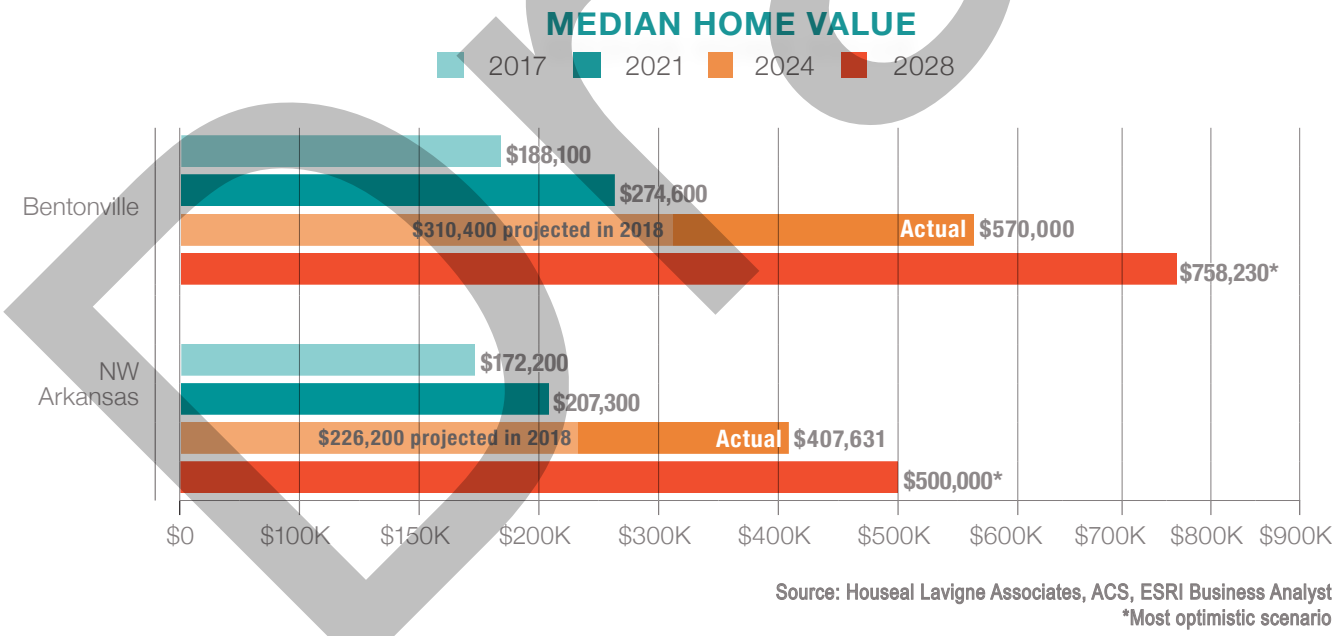
Source: US Census

Draft

Median Home Value.

In Bentonville, the median home value for owner-occupied housing units surged from around $170,000 in 2010 to $274,600 by 2021. This rapid growth reflects Bentonville's booming market, with property values climbing much faster than previously anticipated. By 2024, the median home value had reached $570,000, significantly exceeding earlier estimates and underscoring the city's high demand. Based on current trends, projections suggest that by 2028, the median home value in Bentonville could exceed $750,000, driven by ongoing population growth, economic expansion, and limited housing supply.

Nationally, median home values have also seen consistent growth, although at a slower rate compared to Bentonville. As of early 2024, the U.S. median home price hovered around $417,000, with markets in smaller cities and high-growth areas like Bentonville showing sharper increases due to demand outpacing supply . Many markets nationwide are responding to the dual pressures of limited housing inventory and heightened demand, particularly in regions experiencing economic and job growth. However, Bentonville's accelerated price growth stands out, highlighting its appeal as an attractive, economically vibrant destination while reflecting broader national trends of appreciating home values.

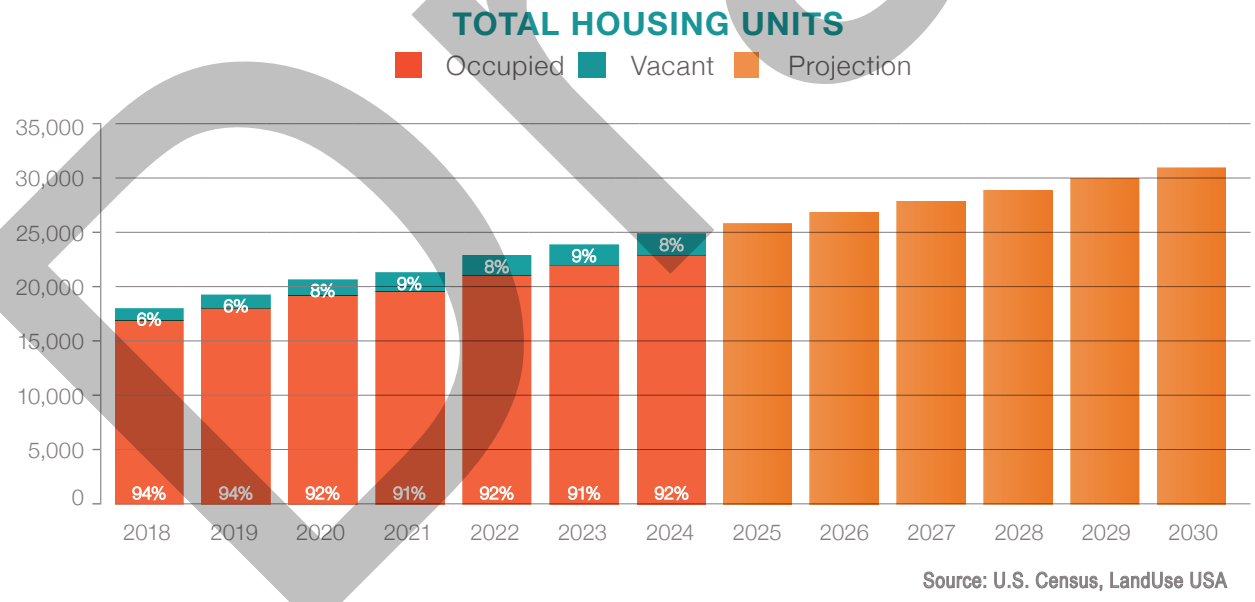


Source: Houseal Lavigne Associates, ACS, ESRI Business Analyst
*Most optimistic scenario

Draft

Total Housing Units.

Bentonville's housing stock expanded significantly from over 13,000 units in 2010 to more than 20,000 units by 2020. With population and economic growth driving further demand, the city is on track to exceed 30,000 housing units by 2030 if growth continues at a similar pace. This trend reflects broader national housing dynamics where rising demand is fueling growth in both single-family and multi-family housing. Nationally, the percentage of multi-family units has been growing in response to a shift in housing preferences, especially among younger generations seeking affordability, urban amenities, and more flexible living arrangements. Bentonville's multi-family housing share, while traditionally stable, has also seen recent increases as local demand adapts to these broader lifestyle trends. This shift aligns with many U.S. markets, where multi-family developments are a key part of meeting diverse housing needs in growing cities.



Source: U.S. Census, LandUse USA

Draft

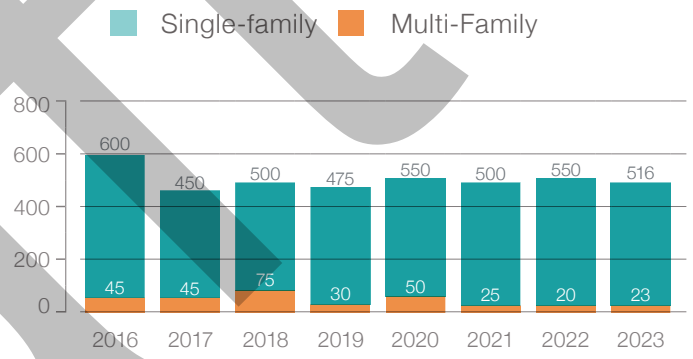
DEVELOPMENT REPORT

Overview of Building Permits. Residential construction remains strong, with new single-family and multi-family units regularly being permitted. In 2016, more than 600 single-family homes and over 40 multi-family units were permitted, while in 2018, this continued with over 500 single-family homes and 70+ multi-family units permitted. This pace of construction reflects Bentonville's rapid growth trajectory, though the city is still working to balance its residential mix to better meet the diverse housing demands of its population.

Residential Permits. In 2023, the total lots platted experienced a significant decline compared to 2022, with final plats decreasing by 12.5% and preliminary plats dropping by 48.8%. Nevertheless, single-family developments continued to progress, with 322 units incorporated into large-scale projects. Multi-family construction saw a notable increase, with planned multi-family units up by 67.4%, amounting to 914 new units. This surge includes 168 townhomes and 746 multi-family residences, signaling the city's commitment to expanding housing variety amid rising demand for more affordable and flexible housing options. *Comparison to National Trends:* Across the U.S., demand for multi-family housing has grown steadily, fueled by rising home prices, the shift toward urban and suburban apartment living, and the changing preferences of younger generations and remote workers. Many cities, like Bentonville, are responding to this demand with increased multi-family developments, aiming to create a balanced housing market that offers diverse options at different price points.

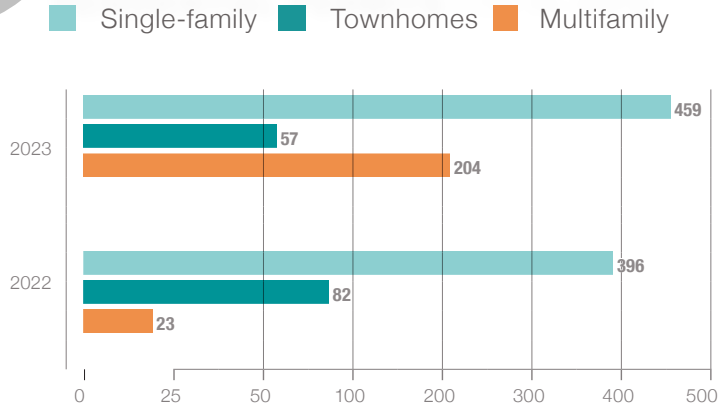
Commercial Permits. While Bentonville issued 156 commercial and nonresidential permits in 2023, representing only a slight decrease from 2022, the value of these permits dropped considerably by 41.9% — from approximately $493 million in 2022 to $286 million in 2023. However, the number of completed commercial projects increased by 19% over the previous year, showing that while new construction may have slowed, existing projects continue to reach completion at a healthy pace. *Comparison to National Trends:* Nationwide, commercial real estate saw similar trends with a slowdown in new permit values, driven by economic uncertainties, higher interest rates, and changes in office demand. Many cities are shifting their commercial construction focus from new builds to enhancing existing spaces, aligning with Bentonville's increased rate of completed projects but slower rate of new permit value growth.

PREVIOUS BUILDING PERMITS



Source: City of Bentonville

RESIDENTIAL PERMITS (720 IN 2023)

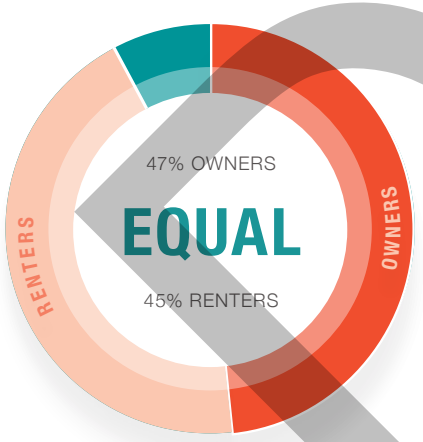


Source: City of Bentonville

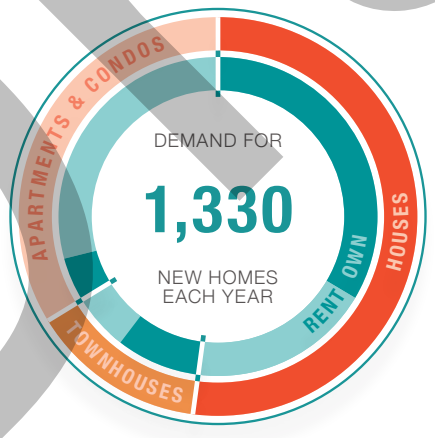
Draft

BALANCING SUPPLY AND DEMAND

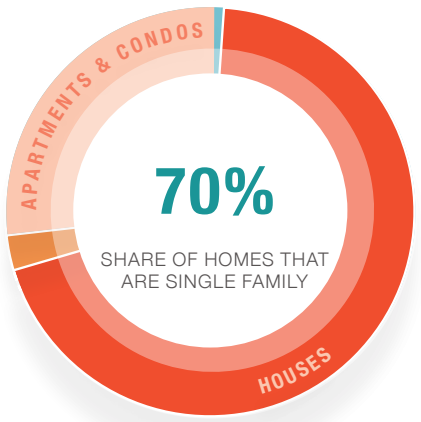
Bentonville's housing demand remains robust, with especially high interest in both single-family homes and apartments from prospective renters and buyers. This demand reflects a diverse spectrum of housing needs in the community: some residents are attracted to the rural tranquility outside the city center, while others prefer the vibrancy of downtown. Similarly, some residents seek large homes with spacious yards, while others prioritize smaller, low-maintenance options. This range of preferences highlights the importance of a variety of housing options—both ownership and rental opportunities—to meet different lifestyle needs, economic circumstances, and personal preferences. Providing such a broad selection supports a dynamic and inclusive economy that benefits from a mix of residents across backgrounds and life stages. However, Bentonville's housing supply has not kept pace with this growing demand, resulting in gaps that affect both renters and owners. The city's current housing mix, dominated by single-family homes, does not fully align with demand: many renters occupy single-family homes due to limited apartment options, and prospective homeowners often face a shortage of townhomes and condos. To better match demand, the city could benefit from increasing the supply of diverse housing types, including single-family homes, townhomes, and apartments. This approach would promote a balanced market, allowing smaller households to avoid occupying larger homes and helping families find affordable space, which could help moderate housing costs across the city.



HOME OWNERSHIP RATE



NEW HOME POTENTIAL



EXISTING HOME SUPPLY

Source: LandUse USA

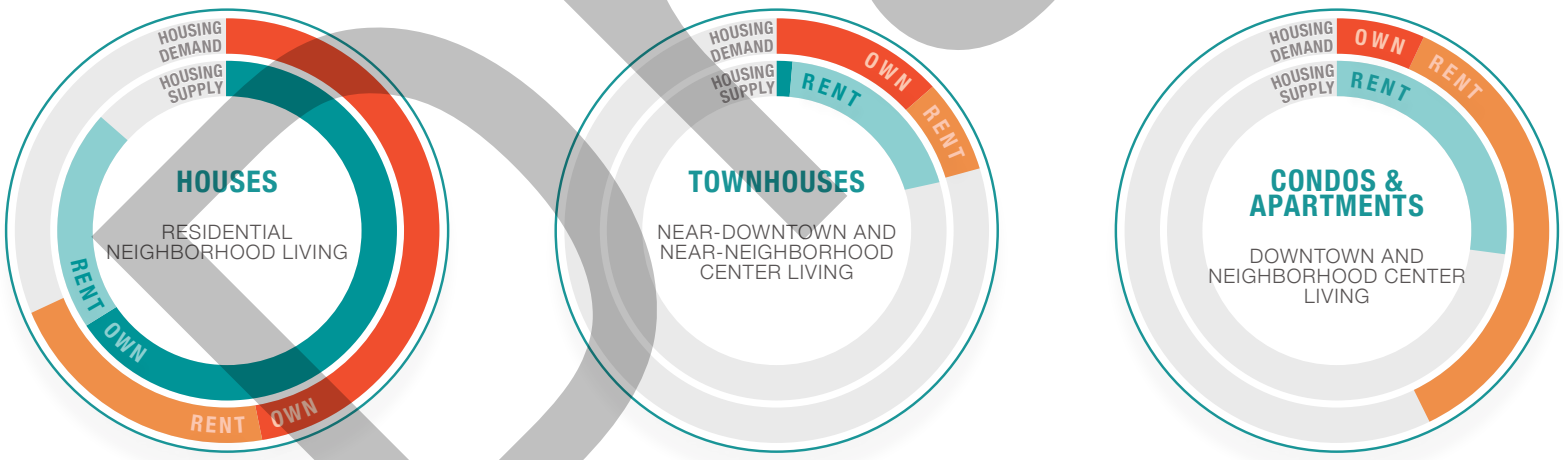
Draft

Single-Family Homes: Demand for all types of single-family homes is strong in Bentonville, and in a variety of settings. However, current housing production may over-saturate this segment over time. Adjusting new construction to include more condos, townhomes, and small homes near urban areas would help address shifting demands and support a broader mix of residents.

Townhomes: Townhome construction has largely kept up with demand, and demand for this type of housing is expected to remain steady. However, there are more townhomes available for rent than for sale, highlighting a gap in options for buyers. To sustain this demand, additional areas suited to townhome living—close to, but not in the middle of, vibrant activity centers—would enhance Bentonville's offerings.

Apartments and Condos: Apartment availability is limited, with a high unmet demand for condo living as well. Increased construction of both apartments and condos is necessary to meet lifestyle preferences, especially for those who seek an active, low-maintenance urban environment. Along with new construction, developing more areas with a downtown-like atmosphere outside of the current downtown would support demand for apartment and condo living and provide more options for residents seeking a lively, connected community.

Community Plan. The plan guides housing growth toward a diverse mix of types and settings, from bustling urban areas to quiet neighborhoods. This balanced approach will help align the city's housing market with demand, contributing to a vibrant, sustainable local economy and a well-served, thriving population.



SUPPLY AND DEMAND FOR HOMES BY TYPE AND OWNERSHIP

Source: LandUse USA

Draft

JOBS

Bentonville's economic growth is driven by a strong network of large corporations, robust healthcare services, and expanding educational institutions. The presence of Walmart's global headquarters anchors Bentonville's economy, with an outsize impact on job distribution: management roles connected to Walmart and its supplier network account for nearly 50% of primary jobs (across a number of sub-categories). In contrast, no other sector, including healthcare and education, comprises more than 10% of total jobs in the area, underscoring the region's dependency on corporate-driven employment.

Efforts are underway to broaden Bentonville's economic base, particularly through the development of the I-Street Corridor, a targeted growth area that aims to attract high-tech, manufacturing, and other industries. This initiative represents a strategic shift toward a more diversified economy, which could make Bentonville less reliant on corporate management roles and increase employment stability. Emerging sectors such as technology, logistics, and advanced manufacturing are viewed as potential anchors that could complement the existing corporate ecosystem.

Bentonville also experiences a substantial daily influx of commuters, with around 48,600 employees traveling into the city for work. These commuters present a valuable economic opportunity, as they contribute to local businesses and services, particularly in the bustling downtown and surrounding areas. Encouraging more of these employees to live locally could capture greater economic benefits, increase residential diversity, and reduce the environmental and infrastructure pressures associated with commuting. Expanding housing options, particularly diverse and affordable housing types, may further incentivize these workers to relocate within Bentonville, thereby deepening their contribution to the local economy.

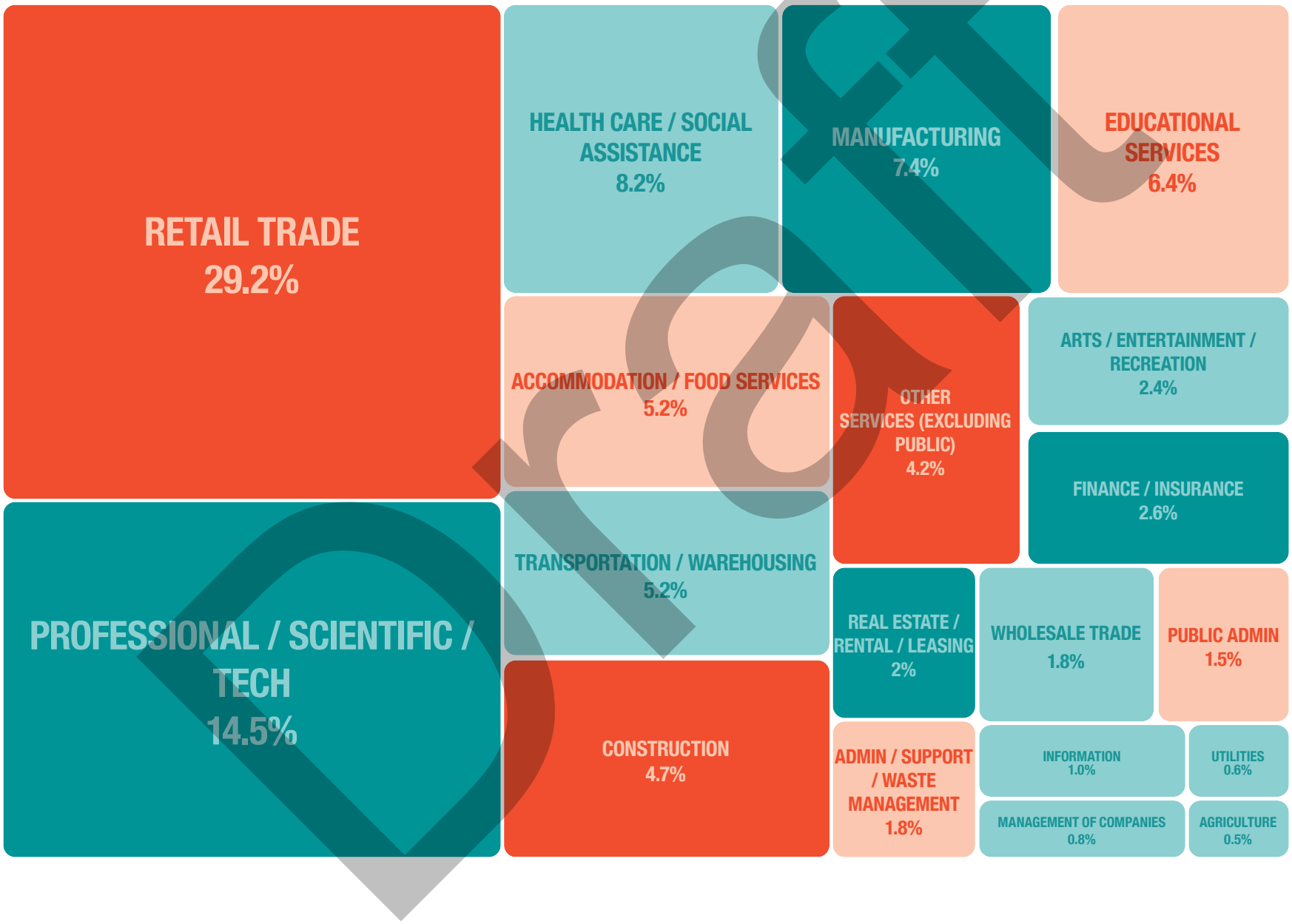
This focus on both job diversification and residential development aligns Bentonville's strategy with broader national trends in small cities, which increasingly emphasize balanced, resilient economic ecosystems supported by varied industries and a stable, engaged workforce. The Community Plan supports these efforts with a future land use framework promoting housing, major employers, emerging sectors, and local small businesses.

EMPLOYMENT BY INDUSTRY (2023)

Industry	30,966	100%
Retail Trade	9,044	29.2%
Professional/Scientific/Tech	4,495	14.5%
Health Care/Social Assistance	2,552	8.2%
Manufacturing	2,279	7.4%
Educational Services	1,982	6.4%
Transportation/Warehousing	1,616	5.2%
Accommodation/Food Services	1,605	5.2%
Construction	1,465	4.7%
Other Services (Excluding Public)	1,293	4.2%
Finance/Insurance	800	2.6%
Arts/Entertainment/Recreation	754	2.4%
Real Estate/Rental/Leasing	630	2.0%
Wholesale Trade	548	1.8%
Admin/Support/Waste Management	556	1.8%
Public Administration	468	1.5%
Information	295	1.0%
Management of Companies	261	0.8%
Utilities	171	0.6%
Agriculture/Forestry/Fishing	151	0.5%
Mining/Quarrying/Oil & Gas	1	0.0%

Source: ESRI Business Analyst

Draft


RETAIL TRADE
29.2%
HEALTH CARE / SOCIAL ASSISTANCE
8.2%
MANUFACTURING
7.4%
EDUCATIONAL SERVICES
6.4%
ACCOMMODATION / FOOD SERVICES
5.2%
OTHER SERVICES (EXCLUDING PUBLIC)
4.2%
ARTS / ENTERTAINMENT / RECREATION
2.4%
FINANCE / INSURANCE
2.6%
PROFESSIONAL / SCIENTIFIC / TECH
14.5%
TRANSPORTATION / WAREHOUSING
5.2%
REAL ESTATE / RENTAL / LEASING
2%
WHOLESALE TRADE
1.8%
PUBLIC ADMIN
1.5%
CONSTRUCTION
4.7%
ADMIN / SUPPORT / WASTE MANAGEMENT
1.8%
INFORMATION
1.0%
UTILITIES
0.6%
MANAGEMENT OF COMPANIES
0.8%
AGRICULTURE
0.5%

Draft

COMMUNITY OUTREACH

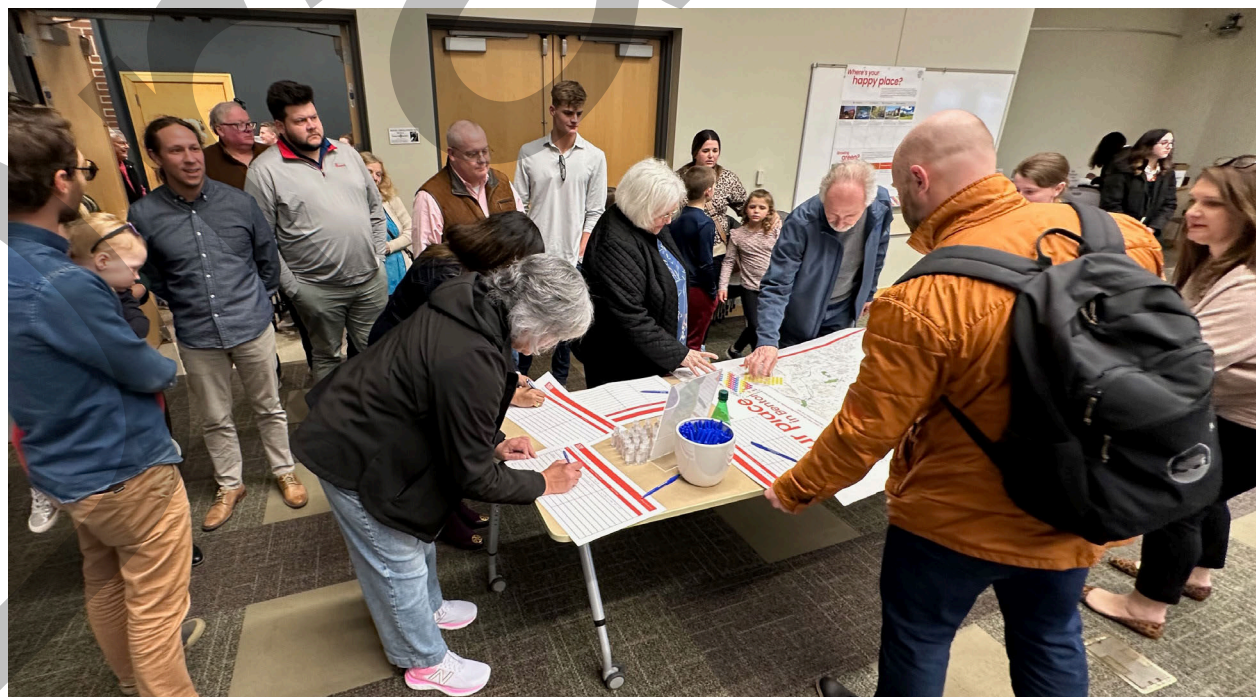
2024 UPDATE

In 2024, the City of Bentonville embarked on Plan Bentonville, an expansive process to reaffirm and fine-tune the community input received during development of 2018's Community Plan, and to leverage those contributions in the creation of a Future Land Use Map (FLUM).

Launch of www.planbentonville.com in the fall of 2023 marked the start of what's become the most extensive community planning process in Bentonville history, with over 11,000 unique visitors to the project website viewing nearly 36,000 pages of news and information.

Throughout the process, the Bentonville community was tasked with sharing input and insights, assessing ideas, and providing feedback to help fine-tune emerging proposals.

Opportunities were promoted across all city communications channels, including banners, flyers and posters, emails, newsletters, press releases, promotional give-aways, and tens of thousands of views on social media.



Draft

Along the way, residents and other community stakeholders engaged directly with the process through:

- Project website
- City department head meetings
- City Council and Planning Commission presentations and updates
- Technical Advisory Committee meetings
- Open houses
- Surveys
- Stakeholder interviews
- Pop-up sessions
- One-on-one interactions with city staff
- Online review of work-in-progress

During 15 hours of community meetings, 22 hours of pop-ups, and 33 hours on one-on-one interviews and conversations, nearly 1,300 people turned out to contribute. 2,100 more completed surveys. And nearly 1,200 people helped fine-tune the draft Future Land Use Map with nuanced perspectives on individual parcels.

The first phase of outreach and community engagement occurred leading up to and including Design Week — six days of growth-related community input, February 24-29, with an on-site design team making real-time revisions to their work-in-progress.

That input fueled a subsequent round of recommendations and proposals subjected to community review and comment a second time in July and August. Over the course of two weeks, residents and other stakeholders were engaged through a series of open houses, pop-up booths, and one-on-one conversations with city staff.

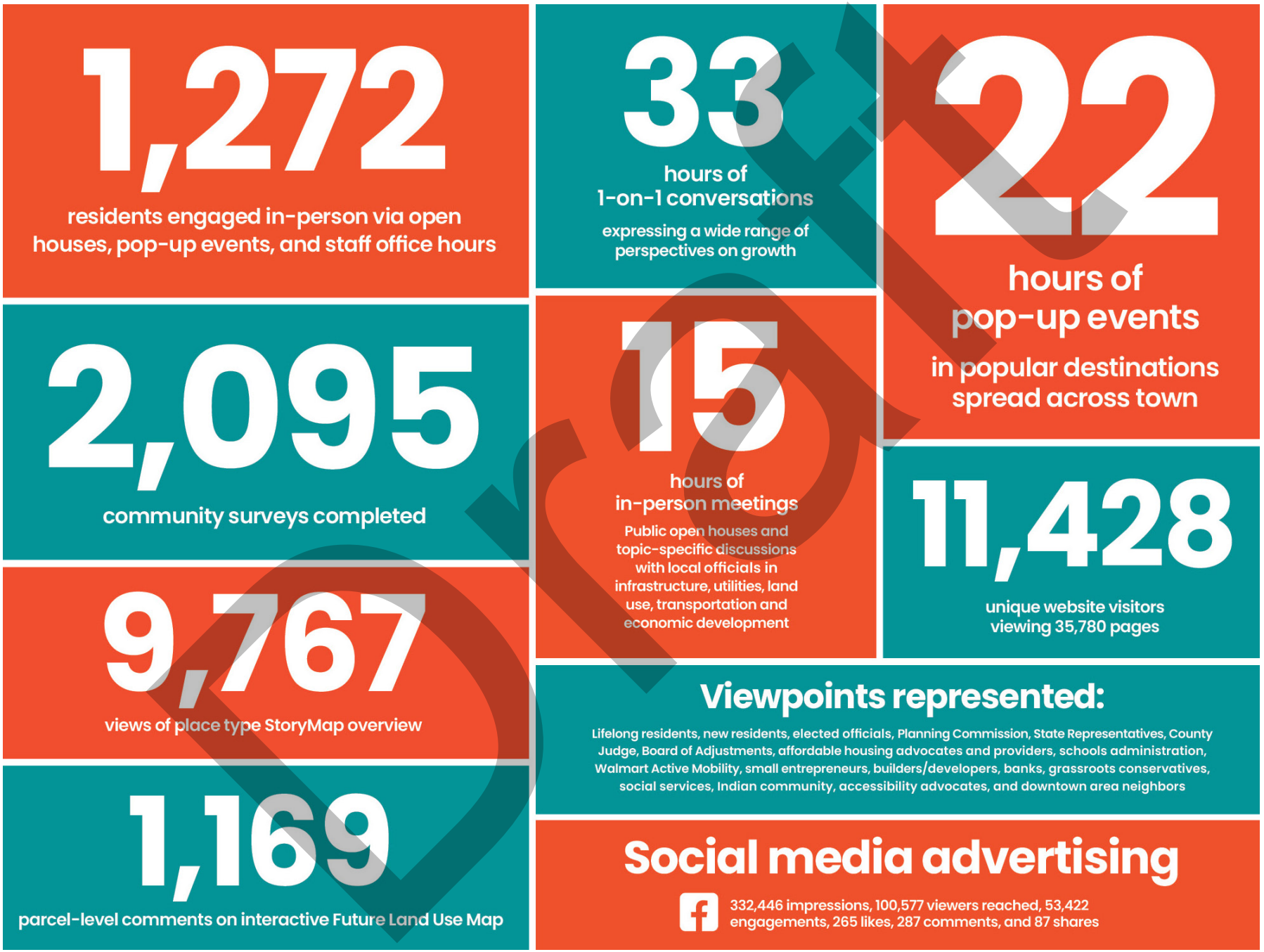
Finally, recommendations on how to better regulate land development, together with a draft of the Future Land Use map, were posted online in an interactive Story Map. Over 9,700 visitors reviewed the materials with nearly 1,200 parcel-level comments provided.

Draft

Participation throughout the process reflected a wide diversity of Bentonville residents sharing all manner of viewpoints: lifelong residents, new residents, elected officials, Planning Commission, State Representatives, county judges, Board of Adjustments, affordable housing advocates and providers, schools administration, Walmart Active Mobility, small entrepreneurs, builders/developers, banks, grassroots conservatives, social services providers, the local Indian community, accessibility advocates, and Downtown area neighbors.

The Plan Bentonville process was an illuminating exercise in what's possible when the community takes an active role in determining its future. Taken collectively, the contributions made were instrumental in shaping the Bentonville Future Land Use Plan and setting the foundation for a future zoning code update to align with and entitle its vision.

DRAFT


1,272
residents engaged in-person via open houses, pop-up events, and staff office hours
33
hours of 1-on-1 conversations
expressing a wide range of perspectives on growth
22
hours of pop-up events
in popular destinations spread across town
2,095
community surveys completed
15
hours of in-person meetings
Public open houses and topic-specific discussions with local officials in infrastructure, utilities, land use, transportation and economic development
11,428
unique website visitors viewing 35,780 pages
9,767
views of place type StoryMap overview
Viewpoints represented:
Lifelong residents, new residents, elected officials, Planning Commission, State Representatives, County Judge, Board of Adjustments, affordable housing advocates and providers, schools administration, Walmart Active Mobility, small entrepreneurs, builders/developers, banks, grassroots conservatives, social services, Indian community, accessibility advocates, and downtown area neighbors
1,169
parcel-level comments on interactive Future Land Use Map
Social media advertising
332,446 impressions, 100,577 viewers reached, 53,422 engagements, 265 likes, 287 comments, and 87 shares

BENTONVILLE SPEAKS

Throughout the engagement for Plan Bentonville, several key themes have resonated deeply with the community:

1. Mixed-Use and Walkability

Strong support emerged for walkable, mixed-use neighborhoods that blend residential, commercial, and recreational spaces. The community values places where people can live, work, and play within walking or biking distance, reducing dependency on cars.

2. Compact Development for Economic and Environmental Benefits

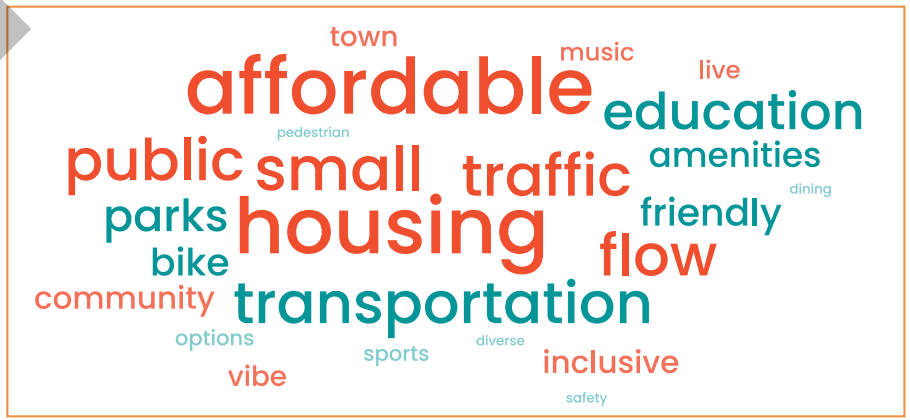
Participants consistently emphasized the importance of affordability and their hope for compact, higher-density development as a means of preserving natural lands, supporting local businesses, and optimizing infrastructure. This approach resonates with the economic benefits of walkability and environmental sustainability.

3. Preservation of Natural and Rural Areas

The community expressed a strong desire to preserve Bentonville's natural and rural areas, especially around its outskirts, while focusing development inward. Limit lower density, dispersed development patterns to protect green spaces and agricultural land.

WHAT DO YOU LOVE ABOUT BENTONVILLE?

WHAT WOULD MAKE BENTONVILLE EVEN BETTER?



Draft

4. Housing Diversity and Affordability

Affordable housing and a range of housing options were top concerns, with participants urging more diverse housing types (like townhomes, apartments, and small lot single-family homes) to meet the needs of a growing population across different income levels and life stages.

5. Enhanced Connectivity and Transportation Choices

Feedback consistently highlighted the need for a more connected transportation network that supports various modes—walking, biking, transit, and cars — and emphasizes multi-modal corridors and connecting neighborhoods to key destinations.

6. Support for Local Character and Community Identity

Bentonville residents value the town's unique character, and they want new development to respect and enhance this identity. Maintain local architectural and landscape styles, with codes that will encourage distinctive and contextual development.

7. Sustainable Infrastructure and Resilience

Community members expressed a forward-thinking perspective on resilience, advocating for infrastructure that supports sustainable water and energy use, stormwater management, and resilient building practices.

In making itself heard, the Bentonville community is ensuring that its future growth aligns with a collective vision for a balanced, vibrant, and sustainable city.

WHAT ARE THE HURDLES TO MAKING A HOME HERE?

WHAT WORRIES YOU ABOUT BENTONVILLE'S FUTURE?

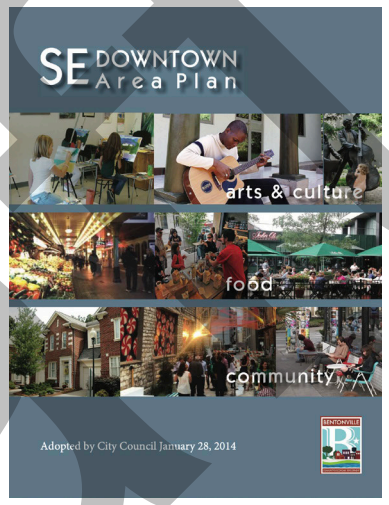
Draft

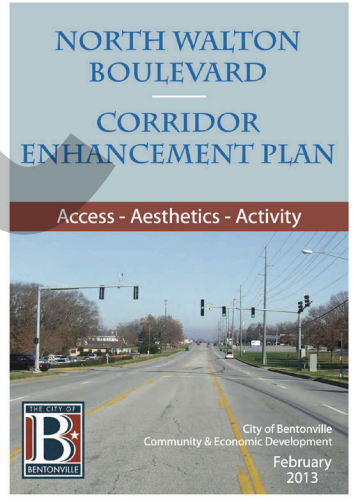
PAST PLANS AND STUDIES

As the Community Plan was developed, a review process took place to analyze a series of plans and studies covering multiple aspects of community life including: Downtown Development, Parks and Recreation, Greenways and Natural Resources, Economic Development and Land Use, Infrastructure and Transportation, and Bicycle and Pedestrian Mobility. Additional one-on-one interviews were conducted with key staff from various city departments, further informing the city's current programs and initiatives, as well as emerging needs and opportunities.

The plan studies reviewed include:

- City of Bentonville - Downtown Bentonville Master Plan (2004)
- City of Bentonville - General Plan (2007)
- City of Bentonville - Parks and Recreation Master Plan (2007)
- City of Bentonville - Master Street Plan (2021)
- Walton Family Foundation - Northwest Arkansas Greenway Design Study (2010)
- City of Bentonville - North Walton Boulevard Corridor Enhancement Plan (2013)
- City of Bentonville - Bentonville Blueprint (2014)
- City of Bentonville - SE Downtown Area Plan (2014)
- Bentonville Schools 10-Year Plan (2022)
- Connecting Bentonville - Bentonville Bike and Pedestrian Master Plan (2021)
- Northwest Arkansas Regional Planning Commission - Transportation Alternatives Analysis Study (2015)
- Northwest Arkansas Open Space Plan (2016)
- City Wide Traffic Study (2014)
- ARDOT - Arkansas Department of Transportation - Annual Report (2023)
- Bentonville Community Plan - Public Input (2018)





Draft

PUBLIC INPUT TO THE 2018 COMMUNITY PLAN

Public outreach and community engagement is part of the foundation for comprehensive planning. It is essential. Throughout the planning process, the Bentonville community was asked to provide important input, feedback, and insight into the community, regarding the issues, opportunities, priorities, and aspirations for the next several years. This input and community stewardship helped shape the Bentonville Community Plan. Community residents and stakeholders were engaged throughout the process and given several opportunities to let their voice be heard.

In total, over 1,700 participants (4% of population) generated thousands of comments, ideas, and insights for consideration. Accounting for unique visits to the project website, roughly 25% of the population had awareness or involvement in the planning process. Outreach included face-to-face engagement as well as extensive online engagement, and included small group, one-on-one, and large group settings.

A detailed list and summary of all outreach activities and feedback is included in the Existing Conditions Report, on file with the Community and Economic Development Department. This level of interest and involvement was pivotal in creating a responsive, detailed, and effective plan for the Bentonville community.

Outreach activities undertaken as part of the planning process included:

- City department head meetings
- City Council workshops and updates
- Planning Commission workshops and updates
- Comprehensive Plan Advisory Committee (CPAC) meetings and workshops
- Community workshops
- Business workshops
- Public comment cards
- Stakeholder interviews
- Student workshops
- Developer and property owner workshop
- Community visioning workshop
- An interactive project website that included online questionnaires for residents and businesses, a student/teacher portal, and map, social, an online community mapping tool.

Draft

Collectively, the community outreach and feedback identified a wide range of issues considered most important to residents and stakeholders. While thousands of issues, concerns, priorities, and aspirations were identified by participants throughout the process, several areas/categories of concern rose to the top as being the issues most frequently identified by stakeholders.

Land Use Development.

- There are barriers preventing the development of affordable housing, which is becoming a bigger need in Bentonville. There is also a need for senior housing and workforce housing, and there ought to be more neighborhoods with a mix of housing types.
- Neighborhoods around the Downtown should be allowed to transform into denser areas.
- Zoning regulations and procedures need to be aligned with development and more flexible.
- There is concern over rapid growth and sprawling development. Growth ought to be more sustainable, including natural preservation, solar farms on vacant land, and awareness of open space and environmental issues.
- Infrastructure is aging, especially in the city's older neighborhoods and downtown, where drainage is an issue.
- The Bella Vista Lake represents an opportunity for new recreation. The dam ought to be made safer.
- Downtown lacks affordable retail space.
- There is a need for additional entertainment and recreation venues.

Transportation and Mobility.

- Downtown connectivity, congestion, and parking is an issue. Parking decks are needed to support businesses.
- Walmart employee traffic creates congestion in the southern portion of Downtown, employee schedules ought to be staggered.
- Traffic signals should use technology to manage traffic better.
- Better public transportation is needed, including an expanded bus system and a shuttle to Downtown.
- Pedestrian improvements or roundabouts should be installed at key intersections.
- The bike network should be expanded and cyclists should have access to education and awareness programs.
- Neighborhoods need better infrastructure, including curb and gutter, lights, and sidewalks.
- Airfare to XNA is not affordable.

Draft

Economic Development.

- The economy needs to be more diverse and not rely on one employer or sector.
- We need to work to retain existing businesses and not just worry about new businesses.
- The City should have a low-cost business registration program as a way of having better information about what types of activities are going on.
- There ought to be a regional training program for small businesses.
- Tourism and hospitality are important aspects of the future economy.

Image and Identity.

- Bentonville needs a strong and distinctive identity to distinguish it from other parts of the region.
- There is a need for incentives to get the Arts District fully developed.
- We need to preserve historic buildings and balance the small-town past with a bigger future.
- Preserve Central Avenue as a historic corridor.
- Walton Boulevard needs to be beautified through streetscaping and new development.
- Bentonville should continue to be a very welcoming and diverse community.
- Zoning should not over-regulate design, but rather allow appropriate flexibility to

Health, Safety, and Education.

- There is concern over the disparity in the quality of schools in different parts of the community.
- The Library is running out of space as the population grows and demand for meeting spaces increases.
- The City should offer better recycling systems and provide greater awareness for residents, businesses, and students.
- There are certain groups in Bentonville, such as seniors with disabilities, who need better services.
- Residents need better local health care services and preventative health information

Draft

4

AT A GLANCE

Existing Land Use

Municipal Budget

The Cost of Growth

Strategic Growth Areas

Future Land Use Plan

Future Land Use and Zoning

Place Types

Getting Around Bentonville

LAND USE and STRATEGIC GROWTH

Bentonville's projected population growth and land needs will drive demands for transportation, infrastructure, open space, and community services.

This chapter outlines a vision for responsible growth, building on Bentonville's history of growth and charting the course to be both a great place to live and be fiscally responsible.

The Future Land Use Plan aims to a create a more livable, desirable, and fiscally sustainable community with the following key objectives:

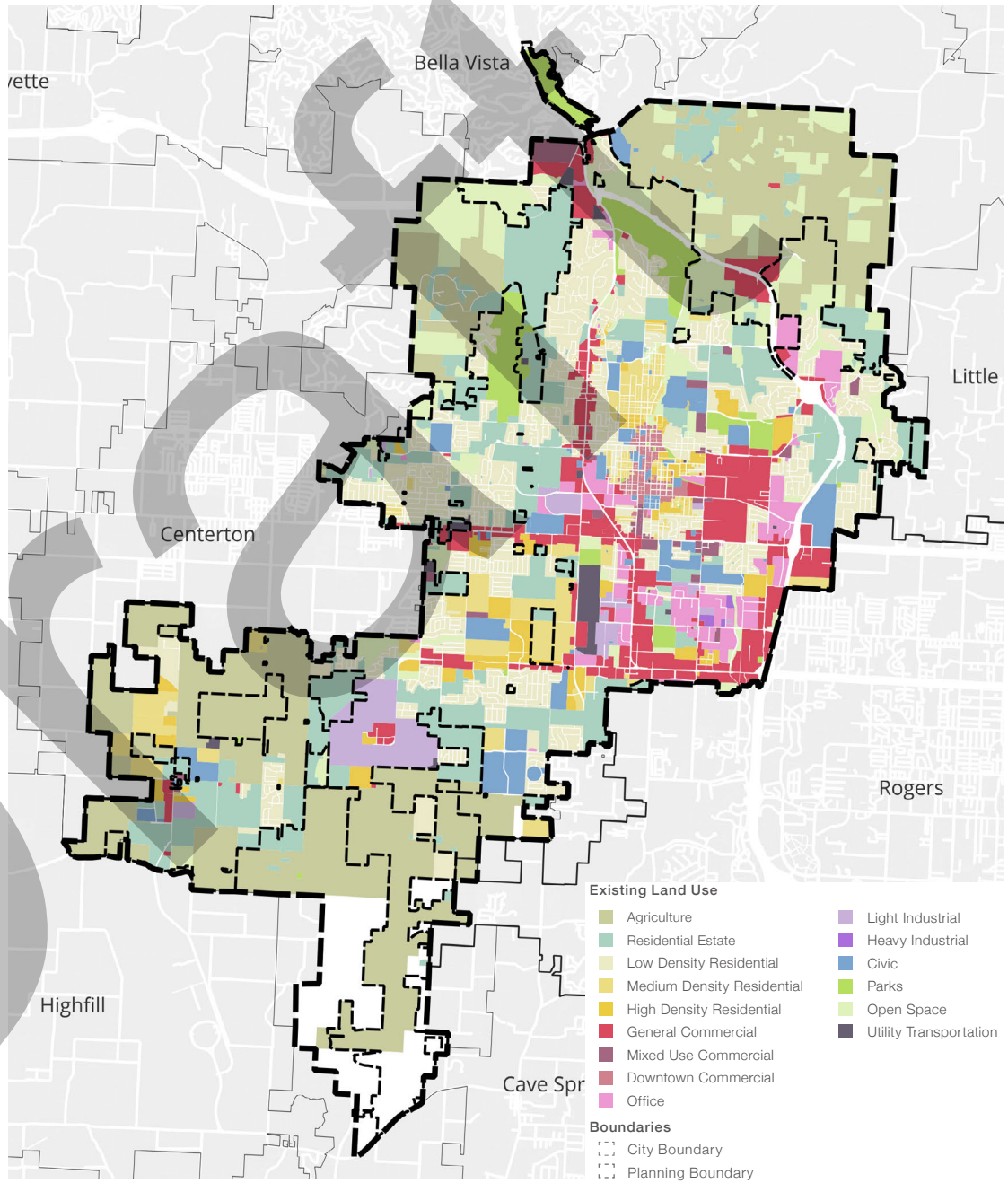
- Optimize for market-based development
- Grow in a fiscally responsive manner
- Enhance community character and cohesion
- Guide strategic investment
- Strengthen a sense of place

Through Place Types, the Plan focuses on how the character of future growth can create places - neighborhoods, centers of activity, and the connections between - distributed in a manner that provides opportunity throughout the city. Most existing areas are not planned for growth, rather to preserve their current character. A balance between growth and preservation is necessary to achieve the Plan's key objectives.

Draft

EXISTING LAND USE

Bentonville's current land use showcases a complex mix of policy-driven and organic growth, resulting in a distinctive yet uneven urban environment. Much of the city's commercial development has been concentrated along major arterials, creating vehicle-dependent corridors of shops and businesses. Residential growth, on the other hand, has been more fragmented: new suburban neighborhoods are frequently isolated from one another, while redevelopment has reshaped several areas near downtown. Downtown Bentonville has evolved from a quiet central district into a vibrant hub of dining, arts, and entertainment that draws visitors from throughout the region. This transformation has enhanced its role as the city's cultural and social center, but also highlights a reliance on downtown as a focal point, resulting in pressures for redevelopment, parking, and supportive infrastructure like roads and power.



Draft

The imminent completion of Walmart's new headquarters underscores Bentonville's position as a corporate hub, further amplified by ongoing efforts to attract additional industries to the I-Street Corridor. However, growth pressures have stretched beyond the downtown and central areas, particularly into the city's southwestern quadrant. Here, development is advancing rapidly, often outstripping infrastructure capacities such as roads and sewer systems.

Philanthropic investments in parks, trails, and cultural sites, largely concentrated around downtown, have enhanced Bentonville's recreational and social appeal, making this area the city's primary cultural hub. However, the lack of comparable amenities and connectivity in newer, outlying neighborhoods increases demand on the city center as Bentonville's main social and entertainment destination. The expansion into peripheral areas, along with limited street connectivity, has contributed to traffic congestion, particularly in heavily traveled corridors like 14th Street from Centerton. Simultaneously, low-density commercial and industrial areas are seeing redevelopment, intensifying land use within these zones.

Although the 2018 Community Plan prioritized infill, Bentonville's growth has inevitably encompassed both infill and peripheral development. This updated Community Plan aims to address the impacts of this growth pattern, including connectivity challenges and housing demand, by better balancing residential and commercial development city-wide and supporting thoughtful expansion that eases pressure on the downtown core.

Draft

MUNICIPAL BUDGET

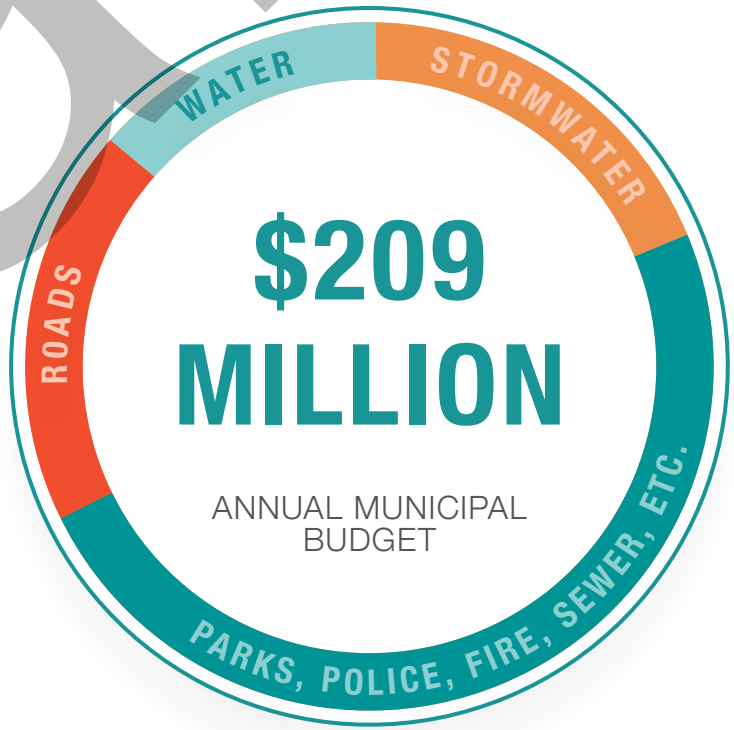
Operating and maintaining the City of Bentonville is set to cost $16,824 for every acre of land currently developed in 2024. As the city grows in area and in programs and services, this cost will also increase. The city budget pays for parks, trails, police, fire, roads, water, sewer, stormwater, community events, city administration, equipment, facilities, and other things required to run a city.

The current $209 Million budget is paid for in part by sales tax, property tax, impact fees for new development, and utility fees. However, this budget does not address a number of unmet demands for both current residents and future growth, which are also not fully addressed through service or impact fees, including:

- Water and sewer capacity;
- Power capacity, including anticipated electric vehicle growth;
- Traffic and non-vehicular transportation;
- Regional stormwater; and
- Additional parks and community programming.

The city's balance sheet is directly affected by land uses and their distribution. Bentonville currently controls 22,500 acres of land, half of which have been built upon already. As the city chooses a path for growth, that choice affects its ability to pay for infrastructure and services.

Individual properties as well as neighborhoods that do not sufficiently pay for themselves must be offset by others that pay in excess.



Source: City of Bentonville

Draft

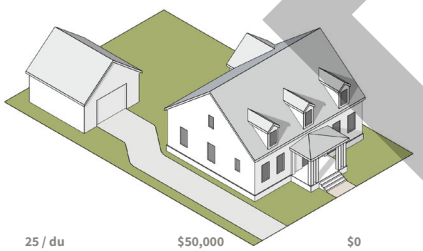
New growth is often considered to be an opportunity to charge today for a lack of fiscal responsibility in the past, in the form of impact fees. However, saddling each new development of homes and businesses with both past and future needs exacerbates costs for new residents and business owners. Rather than levee restrictive fees for new development, which slows that development and increases issues like traffic congestion as a result, growth in Bentonville should be designed to pay for its own fiscal demands, including within existing areas.

In the recent past, growth in Bentonville has been subsidized with public infrastructure in the form of streets, sewers, parks, fire stations, and schools, without regard for the ability of that development to contribute. For many years, the region has operated on the assumption that residential development cannot pay its own way, and that it must rely upon sales tax to fund infrastructure and services, no matter how efficiently commercial development uses land. While all single family homes require fiscal support from other types of development, townhomes, multi-family housing, mixed-use, and commercial developments all typically contribute more than they use. Growth that balances different types of development can both cover its own costs and contribute to the funding gap created by the existing low density of development.

As the city is set to quadruple in population, the current trajectory of subsidized, low density residential growth is not a fiscally sustainable path. The form of growth and land use affect the municipal budget and ability to provide residents with needed and desired services. The Community Plan focuses on the form and fiscal performance of growth, producing a future Bentonville that is both a wonderful place to live and a fiscally resilient city.

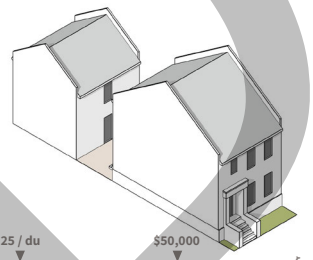
DETACHED HOUSE ON A MEDIUM PROPERTY

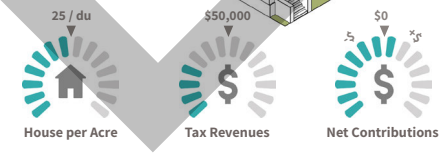
Average property size of 6,000 sq. ft.



TOWNHOUSE ON A SMALL PROPERTY

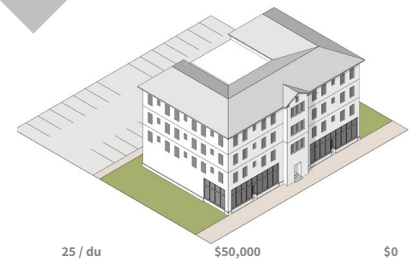
Average property size of 2,000 sq. ft.





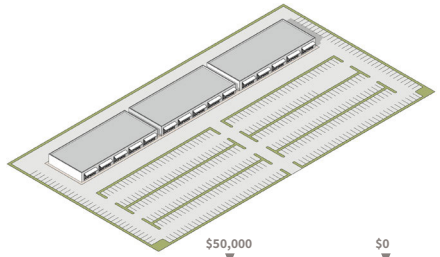
MIXED-USE RESIDENTIAL (4 STORIES)

Average property size of 22,000 sq. ft.



STRIP COMMERCIAL

Average property size of 260,000 sq. ft.



Draft

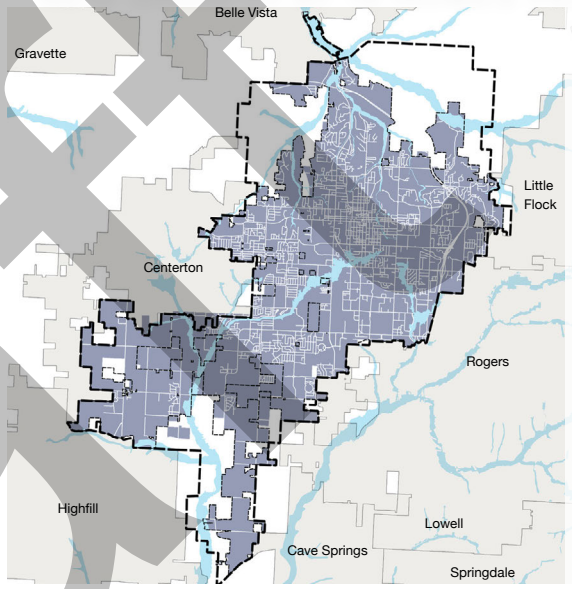
THE COST OF GROWTH

Bentonville's future growth can take multiple paths, each impacting the city's character, land use, and financial stability in different ways. Planning for 2050, the city's development density—specifically, the number of homes per acre—will play a crucial role in determining infrastructure demands, costs, and the availability of open space. Building more homes per acre of land helps minimize infrastructure costs and preserve open space, while lower-density growth requires extensive infrastructure investments and consumes more land.

The infrastructure and cost projections for various densities of new growth are as follows:

- **16 Homes per Acre:** At this level of density, Bentonville would need an estimated $407 million to develop 474 miles of infrastructure, leaving 2,329 acres of land undeveloped.
- **12 Homes per Acre:** With 12 homes per acre, costs rise to $543 million for 632 miles of infrastructure, leaving only 246 acres undeveloped.

NEW GROWTH AT 16 HOMES PER ACRE



16
Homes per Acre

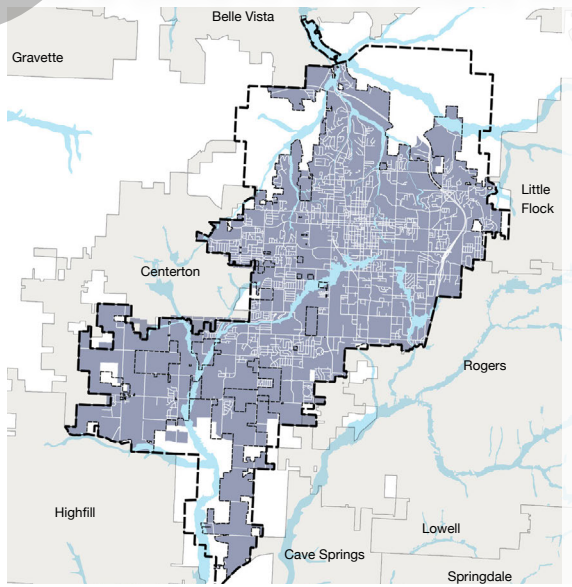
28,824
Acres of Town Developed

2,329
Acres of Town Undeveloped

474
Miles of New Infrastructure =

+$407
Million

NEW GROWTH AT 12 HOMES PER ACRE



12
Homes per Acre

30,906
Acres of Town Developed

246
Acres of Town Undeveloped

632
Miles of New Infrastructure =

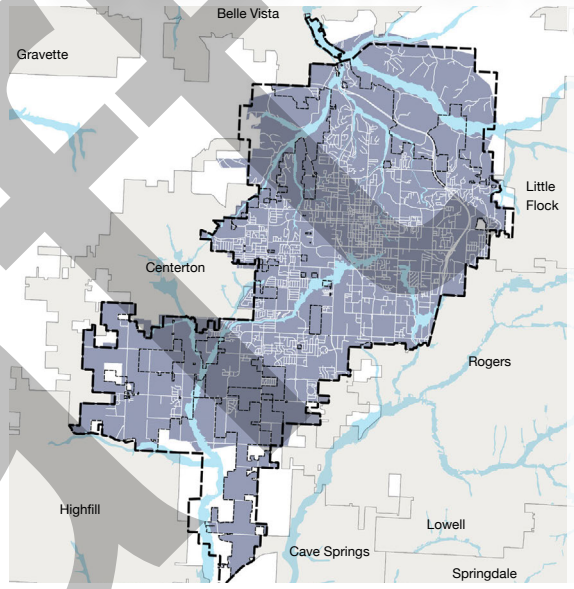
+$543
Million

Draft

- **8 Homes per Acre:** At this density, the cost reaches $815 million for 948 miles of infrastructure, fully utilizing Bentonville's current land and requiring an additional 3,919 acres beyond city limits, further increasing traffic congestion.
- **4 Homes per Acre (close to Bentonville's current average density):** Expanding at this density would require $1.6 billion for 1,896 miles of infrastructure, exhausting city land and demanding an extra 16,413 acres from surrounding areas.

Currently, Bentonville averages around 4.5 homes per acre in its developed areas. These scenarios underscore that compact new growth can significantly reduce infrastructure costs and maintain open spaces, while lower-density expansion increases financial and spatial demands. The city's growth strategy will need to balance these considerations to provide a range of housing options, such as single-family homes, townhomes, and apartments, while ensuring fiscal sustainability. A strategic approach to density can help Bentonville meet the needs of its growing population, maintain fiscal health, and preserve the city's natural and open spaces.

NEW GROWTH AT 8 HOMES PER ACRE



8
Homes per Acre

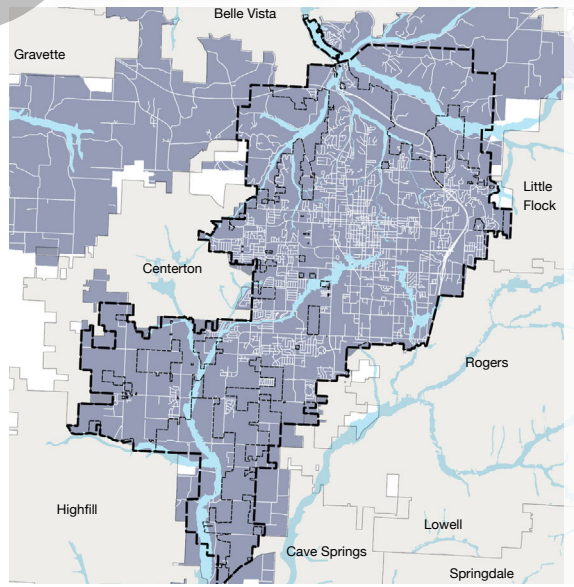
30,906
Acres of Town Developed

+3,919
Acres Developed Outisde of Town

948
Miles of New Infrastructure =

+$815
Million

NEW GROWTH AT 4 HOMES PER ACRE



4
Homes per Acre

30,906
Acres of Town Developed

+16,413
Acres Developed Outisde of Town

1,896
Miles of New Infrastructure =

+$1.6
Billion

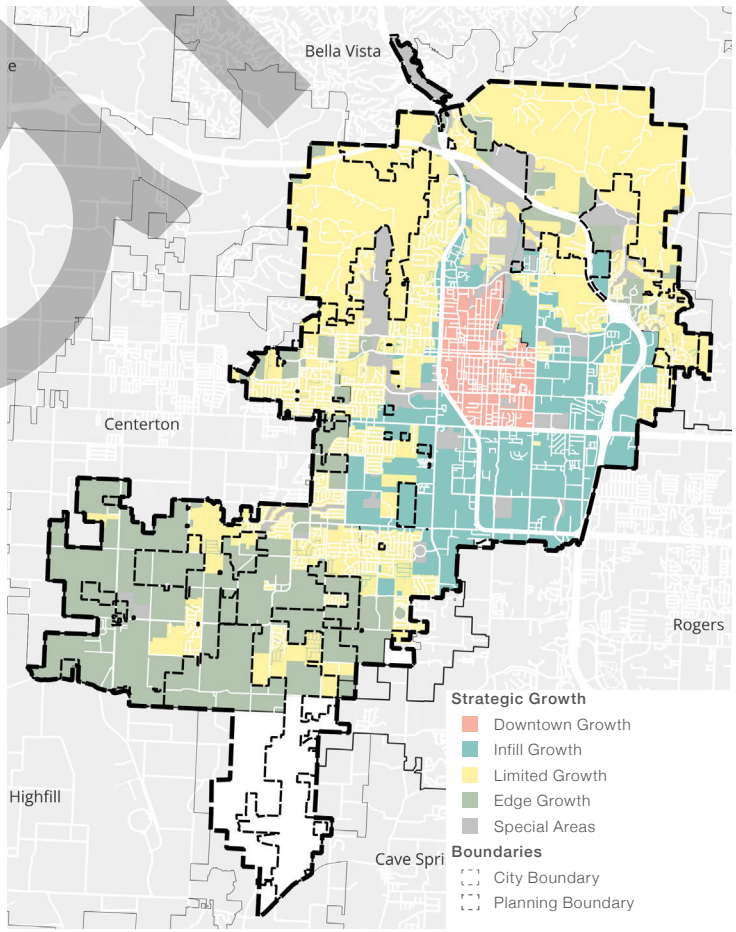
Draft

STRATEGIC GROWTH AREAS

As Bentonville's growth continues, the form and approach to development vary significantly across the city, with different areas needing tailored strategies. Recent growth has shown that multiple areas will continue to see development concurrently: redevelopment within the core downtown area, infill within less developed areas near downtown, and growth at the city's periphery.

Downtown Growth. Bentonville's downtown has seen remarkable growth over the past decade, evolving into the city's central hub for business, dining, and entertainment. As it continues to grow, following existing plans and policies, the area will remain the focal point for economic and cultural activities. However, infrastructure limitations—particularly for parking, transportation, and utilities—pose ongoing challenges. Enhanced pedestrian and cycling options aim to ease parking demand and traffic, making downtown more accessible and reducing reliance on cars. Supporting development in other parts of Bentonville will help to ease the intensity of growth downtown, distributing housing and commercial expansion more evenly across the city. This strategic approach will allow downtown to sustain balanced growth while maintaining its character as the city's vibrant core, accommodating new residential and business needs without overburdening infrastructure.

Infill Growth. The areas surrounding Bentonville's downtown include both nearby residential neighborhoods and opportunities for redevelopment along commercial corridors and former light-industrial zones. Growth in these infill areas needs to be carefully scaled to transition smoothly into adjacent low-intensity neighborhoods, maintaining a balance between development and existing community character. Expanding and preserving street connectivity is essential to improve access and manage traffic flow, even as these areas contend with limited infrastructure for utilities like power, sewer, and transportation. In underdeveloped commercial and light-industrial zones, there is potential for more intensive redevelopment, which can absorb significant demand for growth, thereby reducing pressure on the downtown core. By thoughtfully concentrating higher-density growth in these areas, Bentonville can better accommodate its expanding population while supporting infrastructure and transportation needs across the city.



Draft

Limited Growth. These areas are characterized by relatively low-density development and typically have limited street connectivity. Because of their established character, they are more sensitive to further infill or densification than other parts of Bentonville. Additionally, many of these neighborhoods are newly built, making significant change or redevelopment less likely. The growth occurring in other parts of the city can serve to support these established areas, but substantial changes within these limited-growth zones should be minimized to preserve their existing qualities and avoid overburdening the infrastructure.

Edge Growth. The city's outer areas are anticipated to see growing demand for walkable, mixed-use neighborhoods that blend diverse housing options—such as single-family homes of various sizes, townhomes, and apartments—with accessible commercial spaces. This approach fosters a balanced housing market that bolsters Bentonville's fiscal sustainability while creating vibrant, interconnected communities. New developments in these peripheral areas should prioritize street connectivity, safe biking routes, and pedestrian-friendly pathways to ease traffic congestion and encourage active transportation. Strategically placing larger commercial centers and neighborhood-focused retail within these zones can help reduce downtown congestion and make walking and biking viable options for nearby residents. Thoughtfully planned growth should enhance accessibility, support community cohesion, and contribute to Bentonville's long-term economic and social resilience.

Special Areas. These are locations where growth is expected to occur in nontraditional or highly specialized ways. Many of these areas, such as parks and recreational spaces, are intentionally preserved and are not intended for further development. Other uses may evolve in unique formats, such as educational campuses and research institutions, which follow tailored growth trajectories aligned with their specialized functions. These areas enhance Bentonville's character and provide essential services, recreational opportunities, and cultural amenities, adding diversity to the city's built fabric. Their preservation and careful, purpose-driven development are integral to Bentonville's balanced growth and community identity.

Together, these growth strategies aim to balance Bentonville's expansion with infrastructure capacity, connectivity, and preservation of community character. By addressing each area's unique needs, the city can foster a cohesive yet diverse built landscape that supports quality of life and economic resilience.

Draft

FUTURE LAND USE PLAN

The Future Land Use Plan envisions Bentonville's growth through 2050 and beyond by employing "Place Types" to delineate the purpose and character of different city zones.

The Place Types guide development in several main categories:

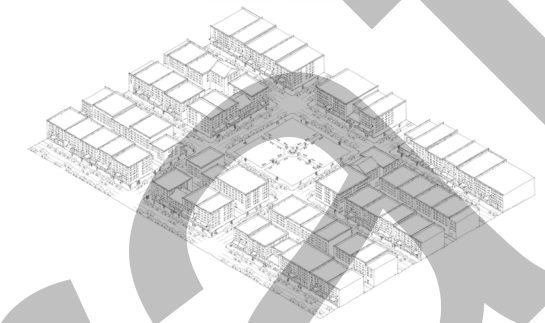
Centers: Designed as mixed-use hubs, Centers incorporate retail, business, and residential spaces. These range from high-activity Regional Centers—featuring the tallest buildings and lively public areas—to more localized Neighborhood Centers that offer essential services and smaller-scale amenities for nearby residents.

Neighborhoods: Primarily residential, Neighborhoods are characterized by a mix of housing densities to meet diverse community needs. They include Suburban neighborhoods with low-density housing, Walkable neighborhoods with moderate-density housing, and Urban neighborhoods with higher densities, fostering a varied residential landscape.

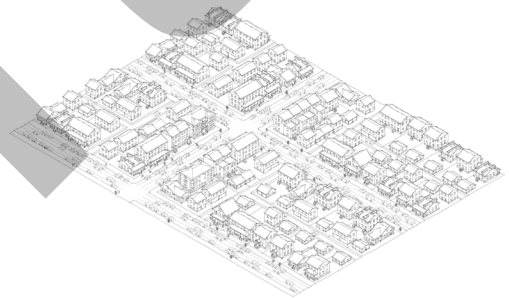
Corridors: Major thoroughfares such as 14th Street and Regional Airport Boulevard primarily serve commercial functions today but are envisioned to evolve. Some Suburban Corridors will retain their low-scale, car-oriented character due to existing constraints, while Walkable and Urban Corridors will incorporate mixed-use, higher-density developments to improve walkability and connectivity.

Recreation: Encompassing parks, open spaces, and outdoor venues, these areas provide recreational opportunities for both residents and visitors. Recreation areas may be publicly or privately managed and are designed to enhance the city's livability and offer varied amenities.

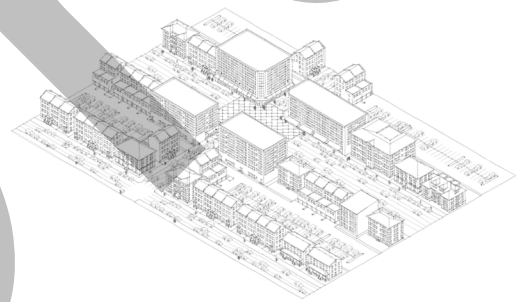
CENTERS



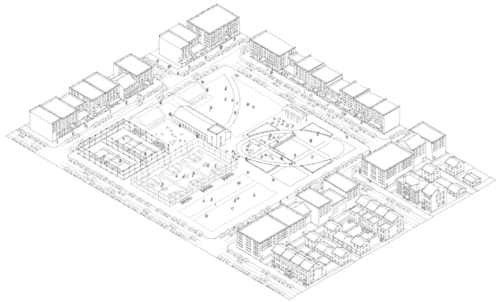
NEIGHBORHOODS



CORRIDORS



RECREATION



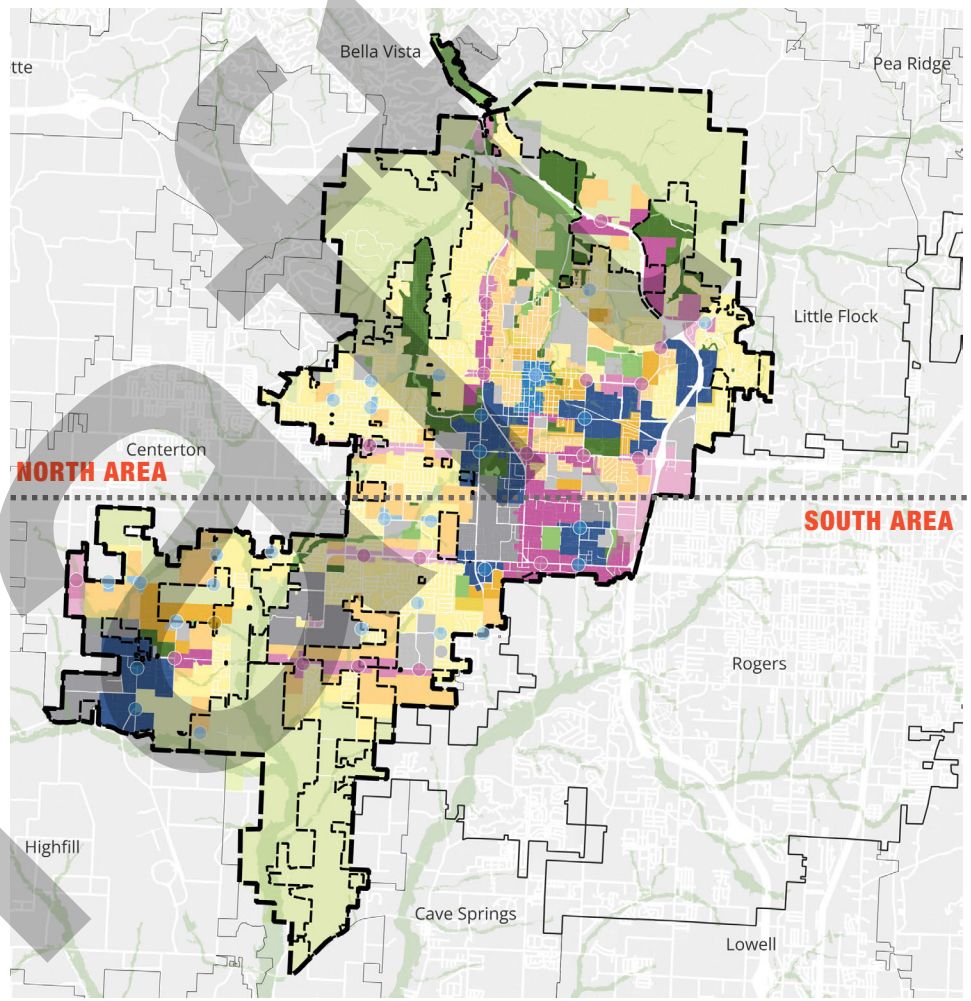
Draft

Additional Place Types include rural and industrial areas and institutional campuses that serve specialized functions within the city's overall land use framework.

To reduce the pressure on downtown and support walking and biking, the plan designates multiple activity hubs beyond downtown, including a major future employment center near Northwest Arkansas National Airport. These Regional Centers are intended to contribute to the city's economic base with spaces for cultural and entertainment venues, as well as higher-density housing, except in areas close to the two airports. Within residential zones, small-scale Neighborhood Centers provide nearby access to retail and gathering spots, encouraging a network of community-focused amenities.

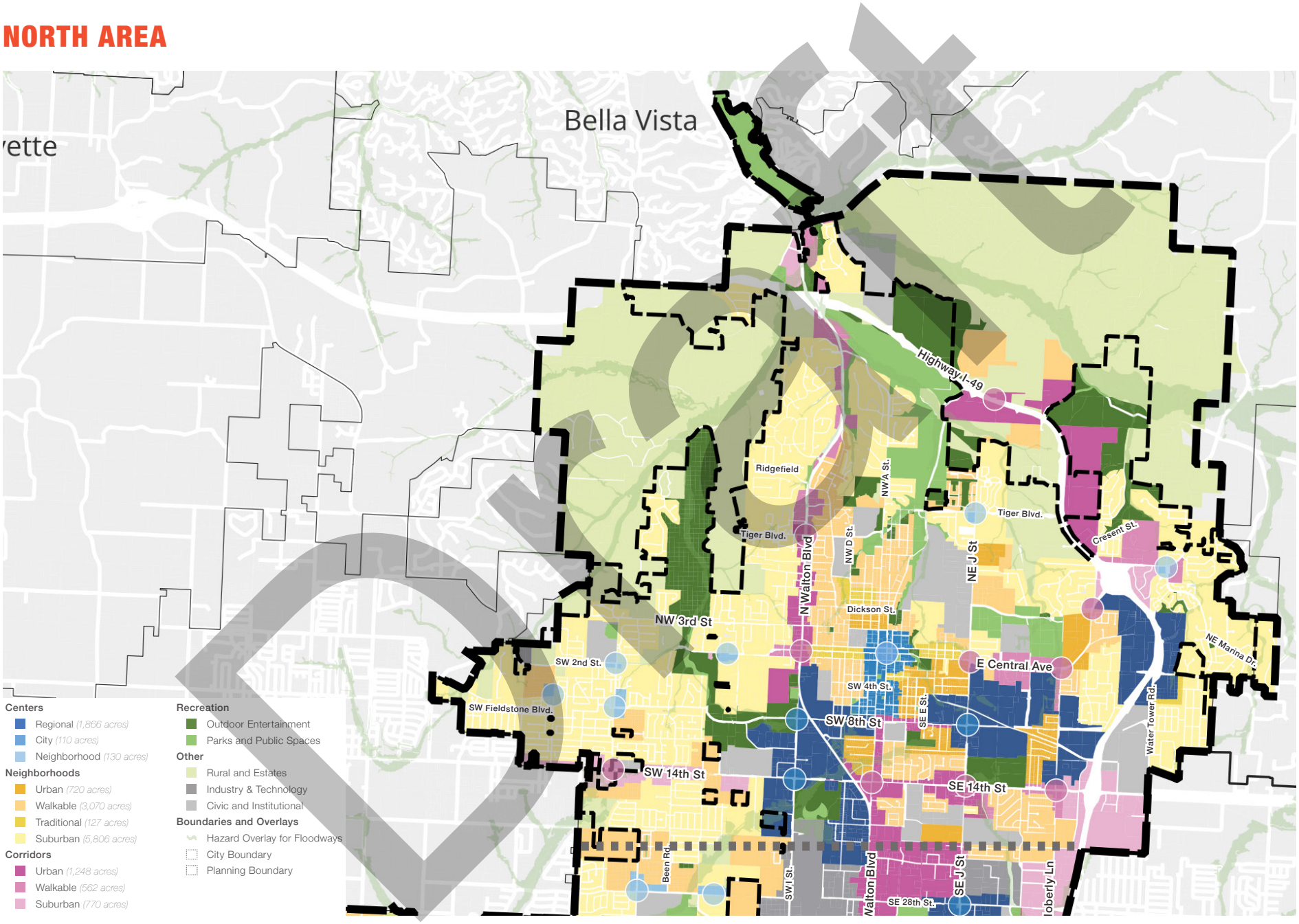
Strategically planned infill development and compact growth aim to bolster Bentonville's fiscal stability by minimizing infrastructure expenses and generating a budgetary surplus. This surplus can be reinvested in city services, infrastructure improvements, and recreation, enhancing overall community quality. With the projected growth of over 230,000 residents across the city and surrounding areas, the Future Land Use Plan addresses Bentonville's fiscal health by managing the balance between growth density and housing diversity.

Balanced growth, as outlined in the plan, ensures a sustainable fiscal outlook, reduces congestion in the downtown core, and supports alternative travel options while diversifying the housing mix to meet evolving demands. Each Place Type uniquely contributes to Bentonville's economy, housing, and identity, illustrating the importance of comprehensive, balanced growth to sustain the city's quality of life and accessibility for future generations.

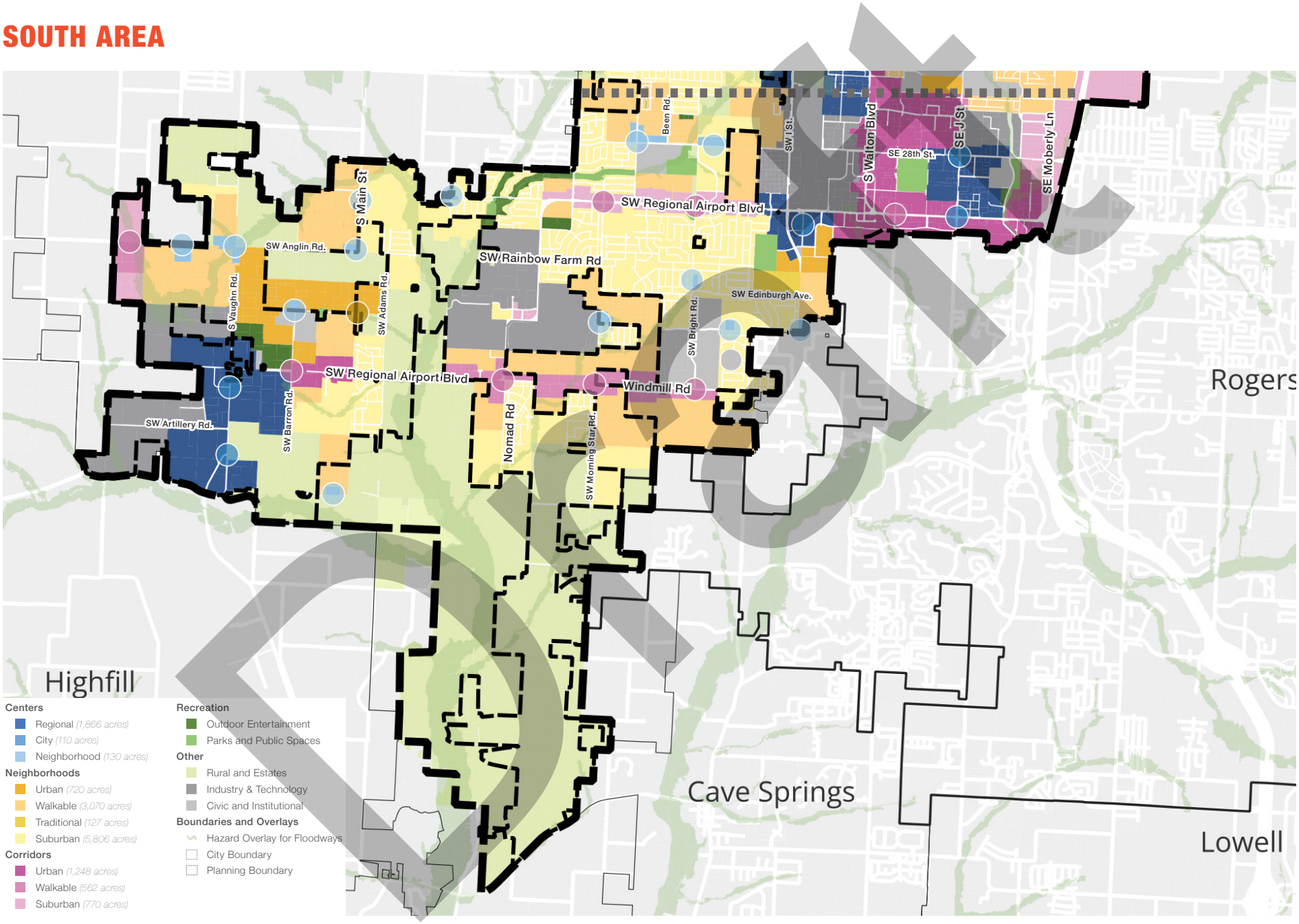


Draft

NORTH AREA


Bella Vista
Highway I-49
Ridgefield
Tiger Blvd.
NW A St.
NW D St.
N Walton Blvd
NW 3rd St
Dickson St.
NE J St
Cresent St.
NE Marina Dr.
E Central Ave
SW 2nd St.
SW Fieldstone Blvd.
SW 4th St.
SE E St.
SW 8th St
SW 14th St
SE 14th St
Water Tower Rd.
Been Rd.
SW I St.
SE J St
SE 28th St.
Centers
Regional (1,866 acres)
City (110 acres)
Neighborhood (130 acres)
Neighborhoods
Urban (720 acres)
Walkable (3,070 acres)
Traditional (127 acres)
Suburban (5,806 acres)
Corridors
Urban (1,248 acres)
Walkable (562 acres)
Suburban (770 acres)
Recreation
Outdoor Entertainment
Parks and Public Spaces
Other
Rural and Estates
Industry & Technology
Civic and Institutional
Boundaries and Overlays
Hazard Overlay for Floodways
City Boundary
Planning Boundary

SOUTH AREA


SW Regional Airport Blvd
SW Rainbow Farm Rd
SW Anglin Rd.
S Main St
S Vaughn Rd.
SW Adams Rd.
SW Edinburgh Ave.
SW Bright Rd.
Been Rd.
SW I St.
S Walton Blvd
SE 28th St.
SE J St
SE Moberly Ln
SW Regional Airport Blvd
Windmill Rd
SW Artillery Rd.
SW Barron Rd.
Nomad Rd
SW Morning Star Rd.
Rogers
Highfill
Cave Springs
Lowell
Centers
Regional (1,866 acres)
City (110 acres)
Neighborhood (130 acres)
Neighborhoods
Urban (720 acres)
Walkable (3,070 acres)
Traditional (127 acres)
Suburban (5,806 acres)
Corridors
Urban (1,248 acres)
Walkable (562 acres)
Suburban (770 acres)
Recreation
Outdoor Entertainment
Parks and Public Spaces
Other
Rural and Estates
Industry & Technology
Civic and Institutional
Boundaries and Overlays
Hazard Overlay for Floodways
City Boundary
Planning Boundary

FUTURE LAND USE AND ZONING

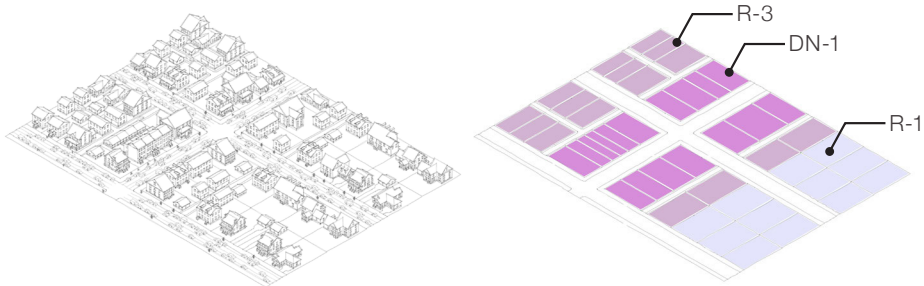
Future Land Use and zoning are interconnected yet distinct components of city planning. While the Community Plan does not directly change zoning, it provides a vision for the city's development by defining Place Types—a set of intended characteristics for each area of the city, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Each Place Type can incorporate several zoning districts, and property owners may request rezoning as needed. These requests are assessed in light of the Community Plan to ensure they align with the Place Type's objectives. The Future Land Use Plan provides a structured framework that guides zoning decisions by outlining the intended characteristics and uses within each designated Place Type and by suggesting compatible zoning categories. Decision-makers use this framework in conjunction with the zoning alignment table, which identifies existing zoning districts compatible with each Place Type. For example, the Suburban Neighborhood Place Type might align with R-1 and R-3 zoning, while Parks and Public Spaces may allow for broader zoning compatibility. However, all developments should meet the specific character and functional goals set forth for each Place Type to maintain the area's intended purpose and appearance.

Future Land Use assignments can be changed by request of the property owner. Such requests are evaluated once each year, holistically, to ensure they support the goals of the Community Plan and other city goals and policies.

Place Type	Zoning
Regional Center	DC, DE, DN-4
City Center	DC, DE, DN-1, DN-4
Neighborhood Center	DE, DN-4, C-3
Urban Neighborhood	DN-2, DN-4, C-3
Walkable Neighborhood	DN-1, DN-4
Traditional Neighborhood	DN-1, R-3, R-1
Suburban Neighborhood	R-1, R-3
Urban Corridor	DE, C-E
Walkable Corridor	DN-4, C-3, C-1
Suburban Corridor	C-1, C-2
Industry & Technology	C-2, I-1, I-2
Rural and Estates	A-1, RE
Civic and Institutional	Any
Parks and Public Space	Any
Outdoor Entertainment	A-1, C-3
Open Space	Hazard Overlay

REGIONAL CENTER

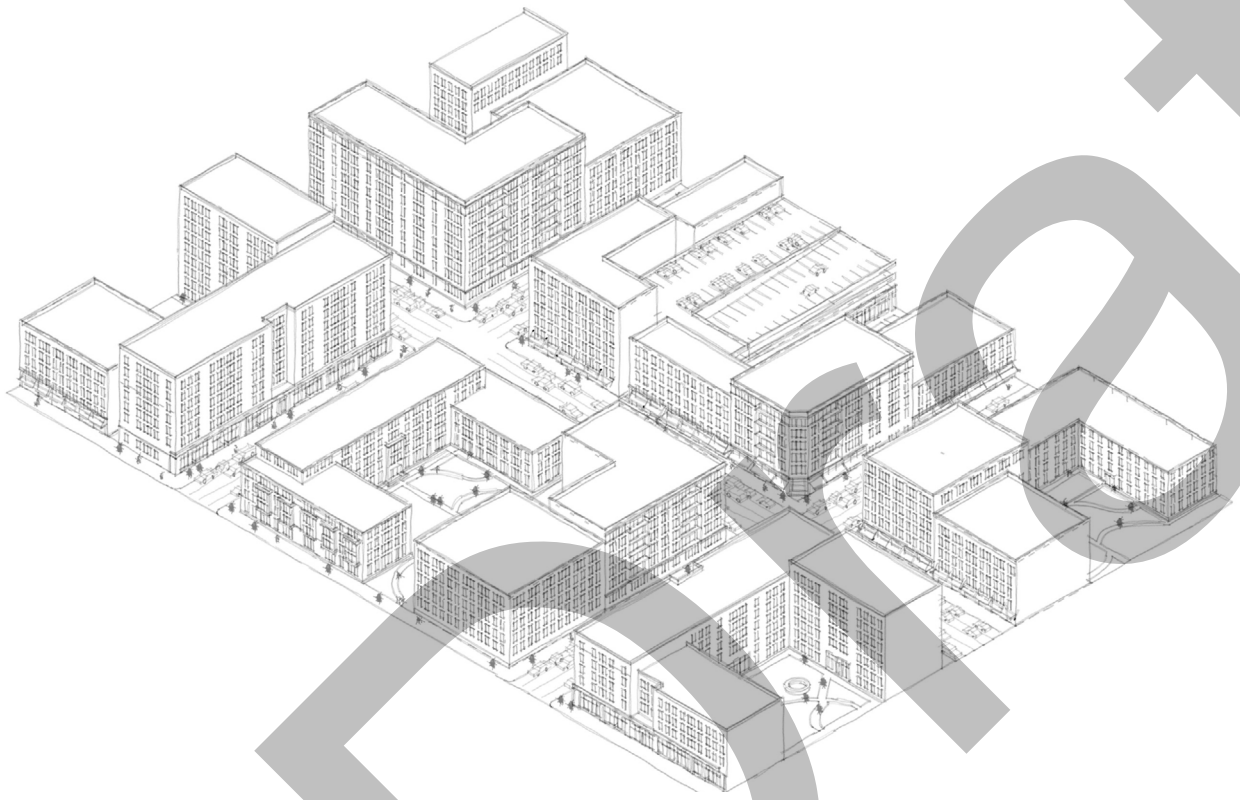
TRADITIONAL NEIGHBORHOOD

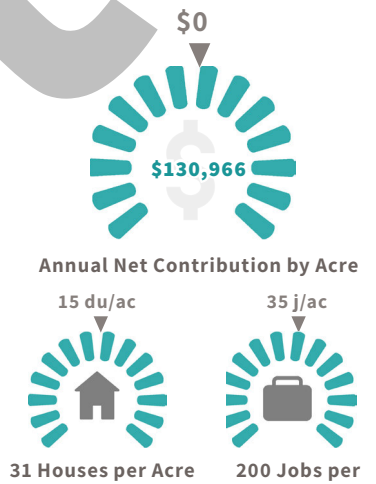


Draft

PLACE TYPES

REGIONAL CENTER



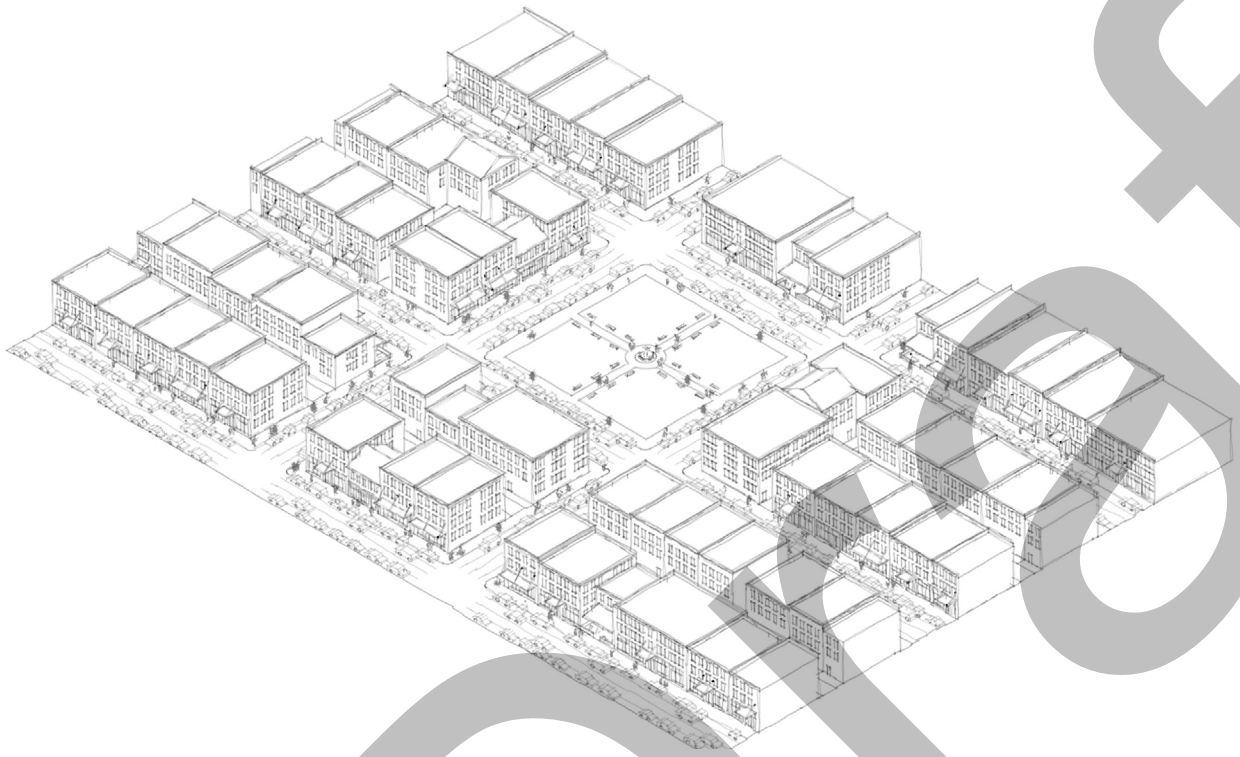


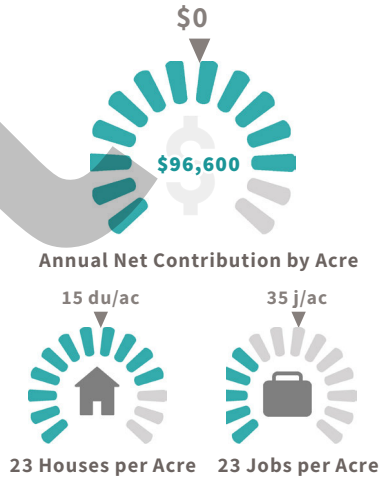
Anticipated building height:
6-8 stories

Regional Centers are typically hubs of concentrated white collar employment, together with the smaller businesses — like restaurants, office supplies, and other services — that support them. They are also a good place for more concentrated housing in close proximity to abundant jobs. Walmart's emerging corporate campus is one example, Uptown Rogers is another. Delivering the city's highest financial performance, these areas play an important role in generating the money that local residents use to pay for housing and goods, and also support a robust economy of complementary businesses.

Draft

CITY CENTER





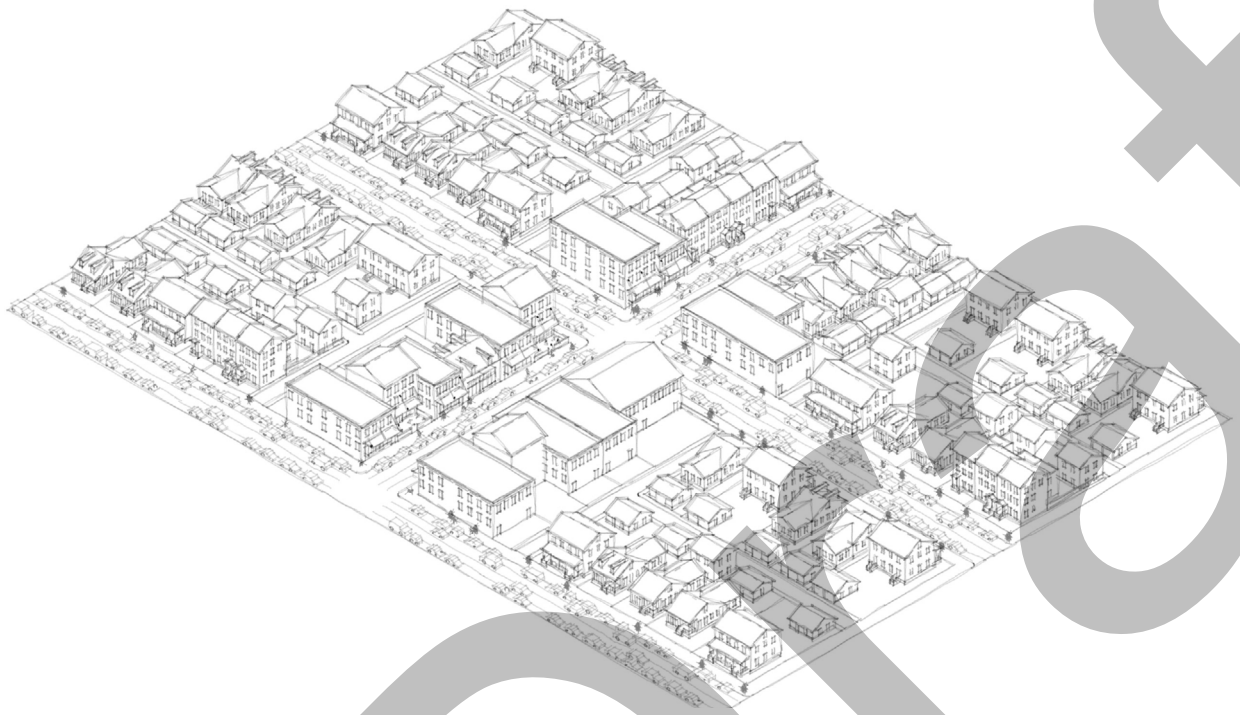
Anticipated building height:

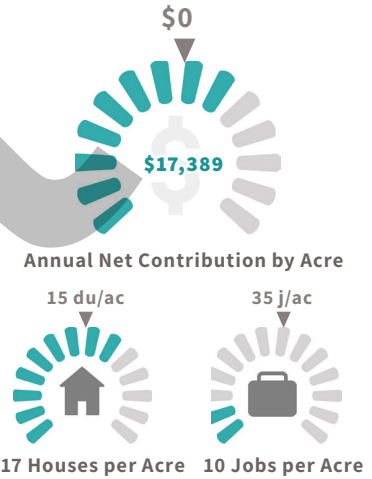
4-6 stories

City Centers are places like the Downtown Bentonville Square and its surrounding blocks, consisting of jobs, entertainment, convenience retail, daily services, and housing at a variety of scales — from single story shops to office and residential buildings. This combination of types and uses, from sidewalk-lining buildings to civic institutions like churches and city hall, to apartments, condos, and townhomes, makes for the city's most active, compact and walkable space. In the future there may be more than one City Center providing convenient access to additional amenities, particularly in the southwest, and reducing the growth pressure around the city's beloved heart. With a high concentration of commercial along with housing, City Centers contribute substantially to the city's budget.

Draft

NEIGHBORHOOD CENTER





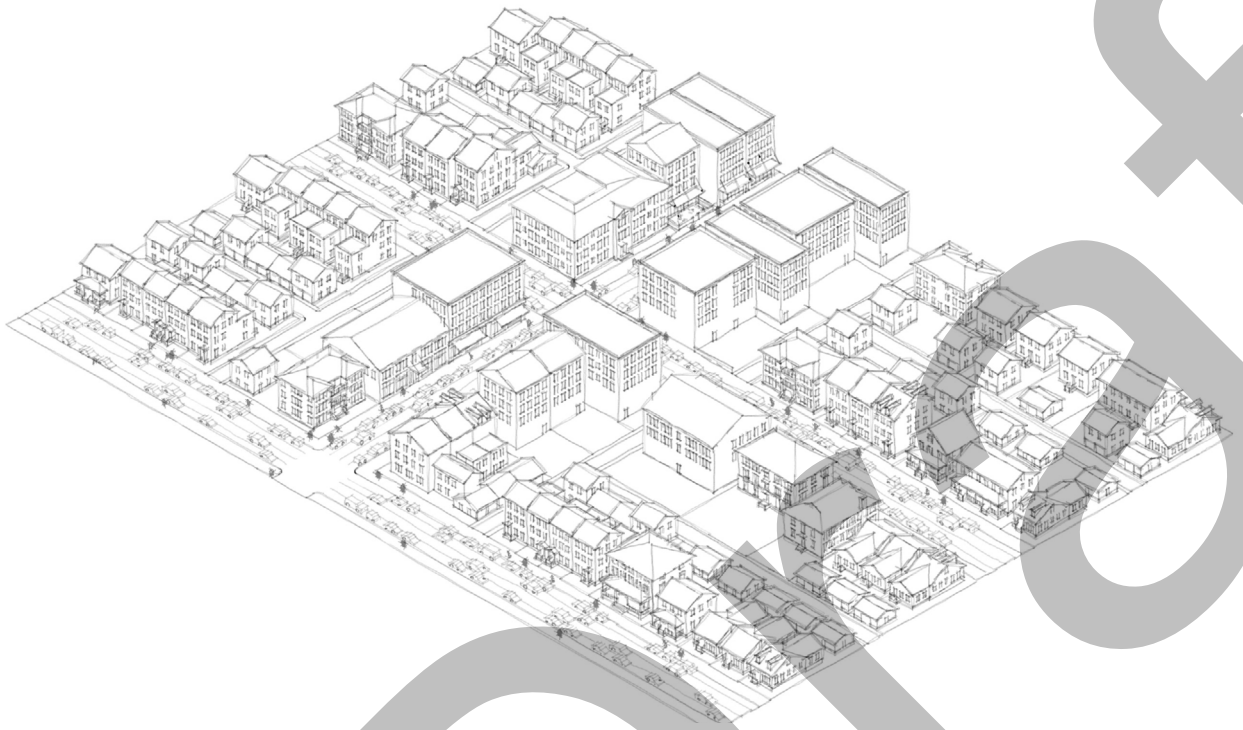
Anticipated building height:

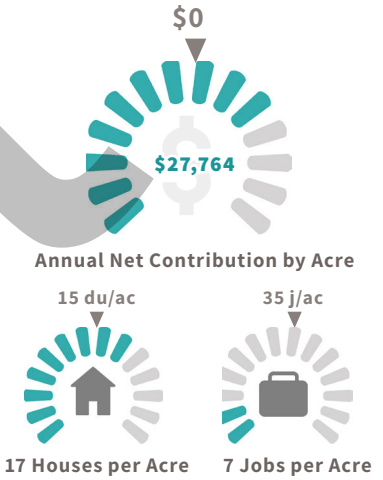
3-5 stories

Neighborhood Centers serve as the physical glue between neighborhoods — providing a human-scaled destination where surrounding neighbors can walk or bike, gather in fellowship, dine out, or pick up basic daily needs. Small, local businesses typically provide a variety of entry-level jobs, a sense of increasing independence for area youth, and an opportunity to support more home-grown businesses. They usually also include nearby townhomes, small apartment buildings, and small homes transitioning in scale and activity to less concentrated surrounding neighborhoods. Neighborhood Centers contribute sales tax and concentrated property tax to the city's budget, balancing nearby neighborhoods.

Draft

URBAN NEIGHBORHOOD





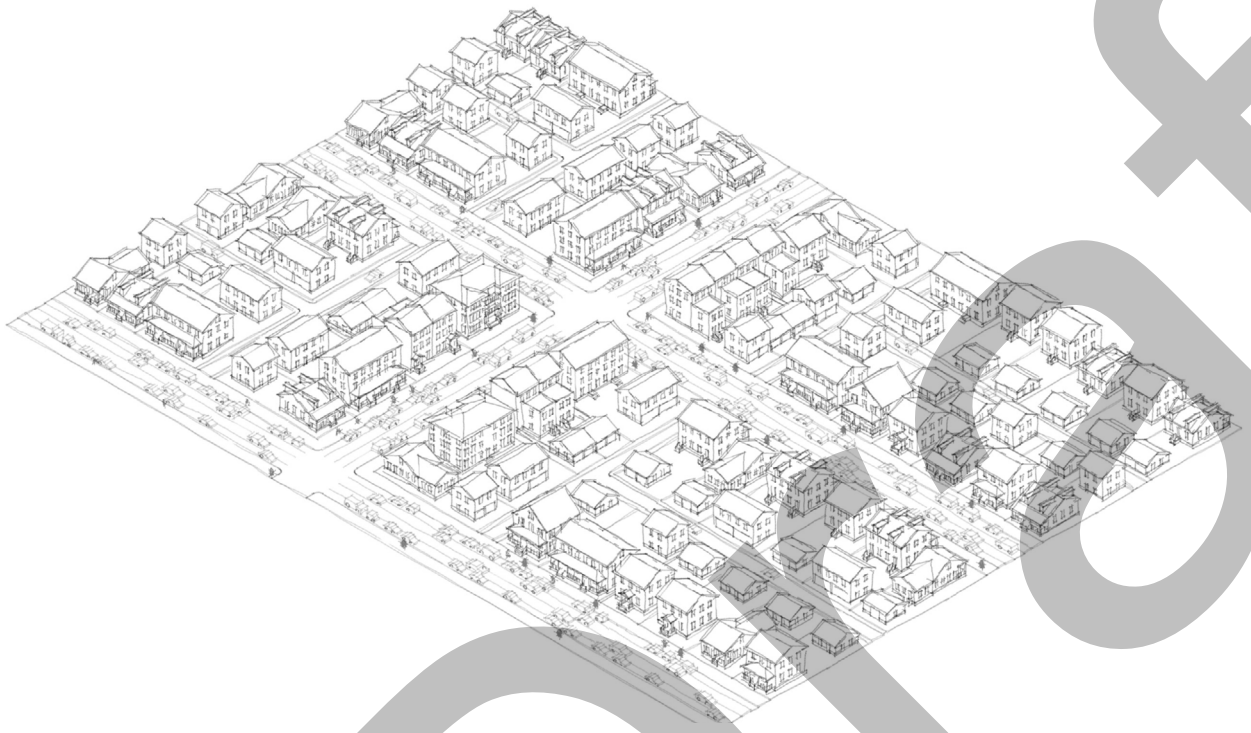
Anticipated building height:

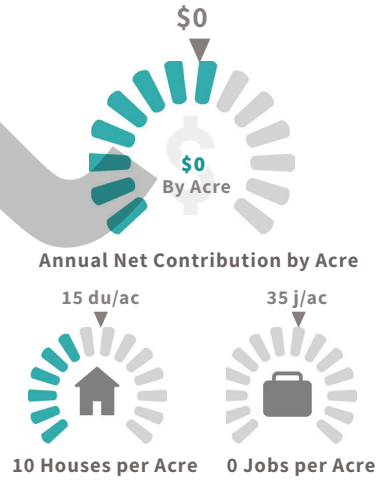
3-5 stories

Urban Neighborhoods are the city's highest intensity neighborhoods, defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives. Financially, Urban Neighborhoods are net positive and significantly reduce the amount of land needed for growth.

Draft

WALKABLE NEIGHBORHOOD





Anticipated building height:

3 stories

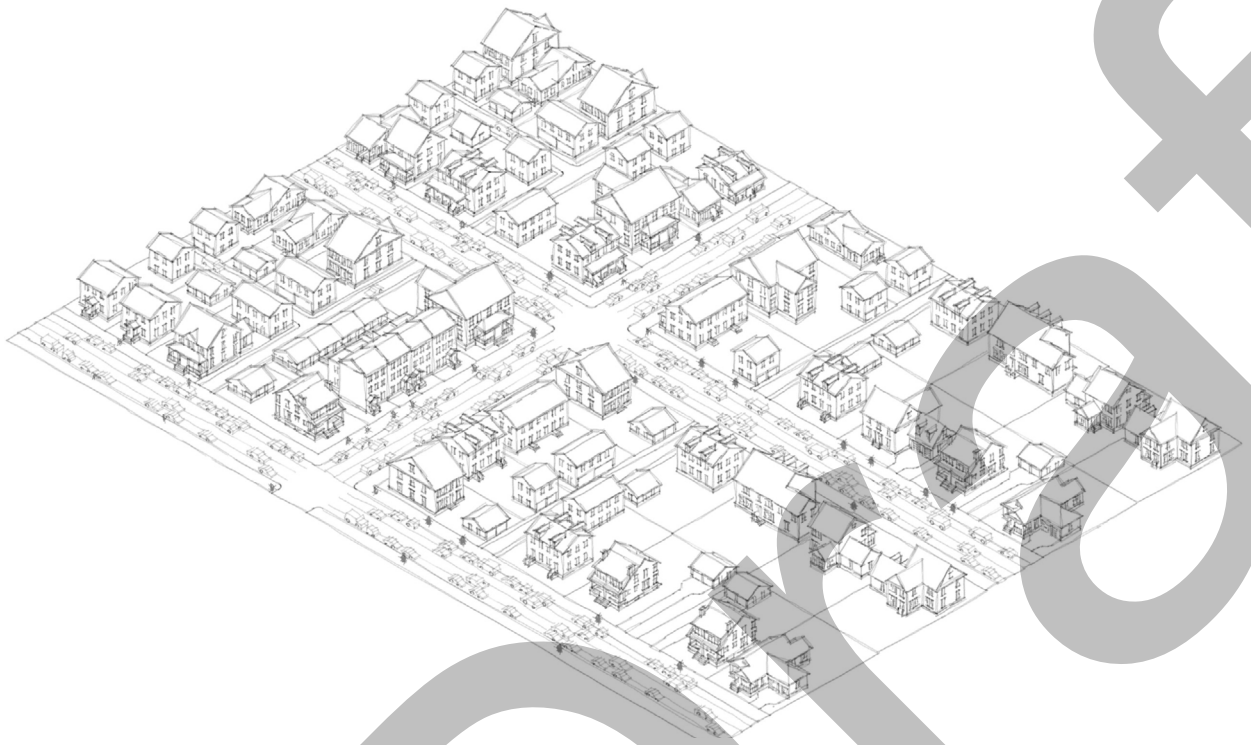
Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting.

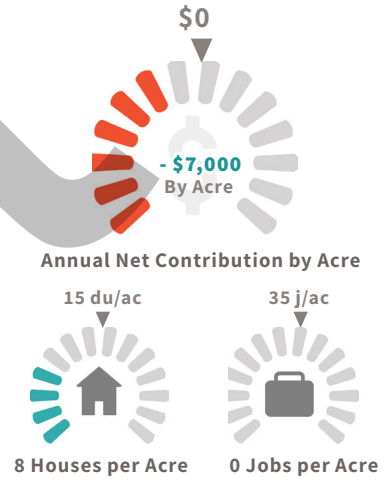
They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips.

Financially, mixed neighborhoods don't fully cover their costs, but by providing housing in a compact footprint, they reduce the amount of land needed for growth.

Draft

TRADITIONAL NEIGHBORHOOD





Anticipated building height:

2.5-3 stories

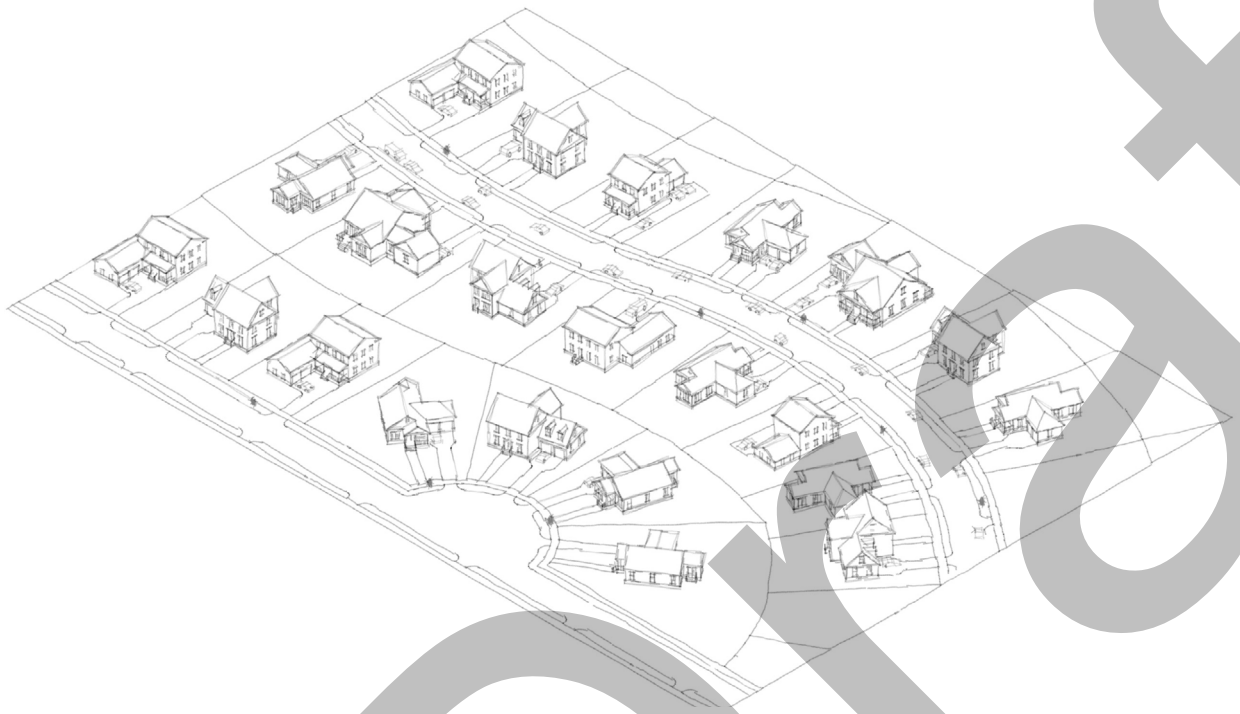
Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and automobile-oriented Suburban Neighborhoods. As such, they merge features of both.

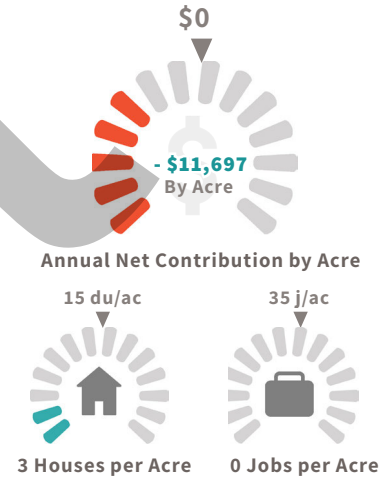
Characterized by gridded, walkable blocks of single family homes, townhomes, and small-scaled apartment buildings, they provide diverse housing opportunities while easing the way towards areas of single family homes only.

Lots are formally structured but grow incrementally larger as you move outward, maintaining the viability of walking and biking for many trips while contributing to a more relaxed residential character.

Draft

SUBURBAN NEIGHBORHOOD





Anticipated building height:

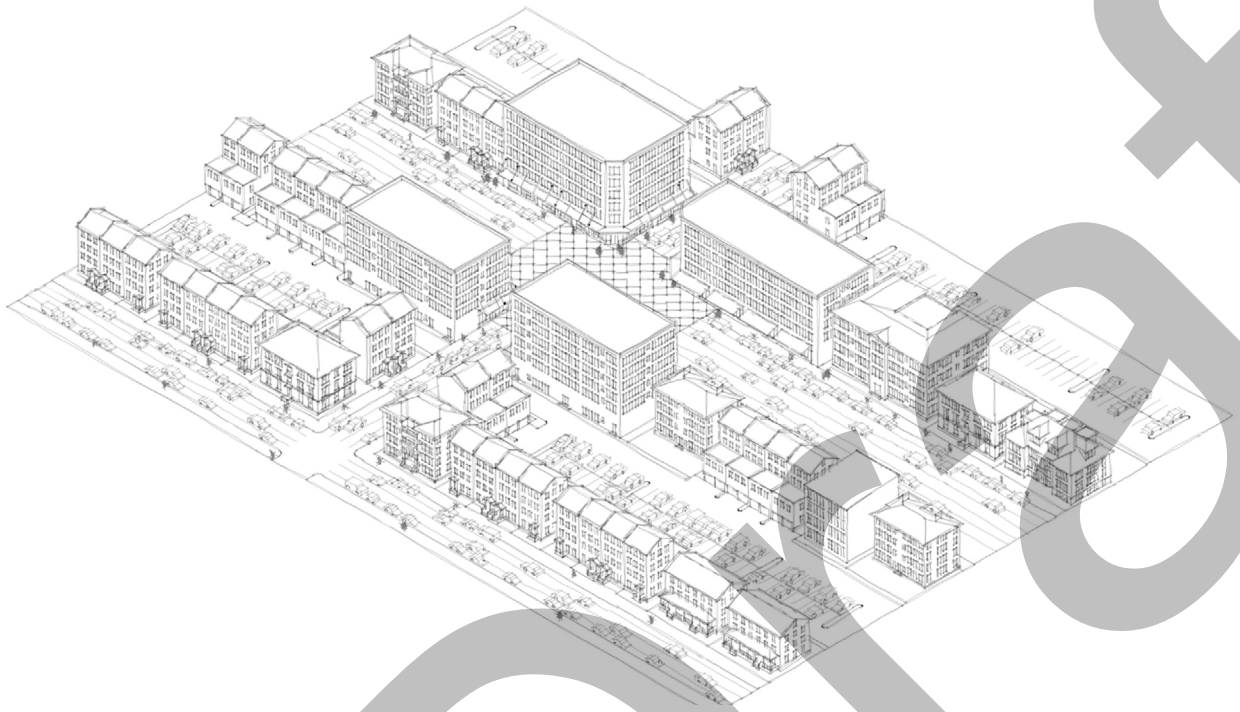
2.5-3 stories

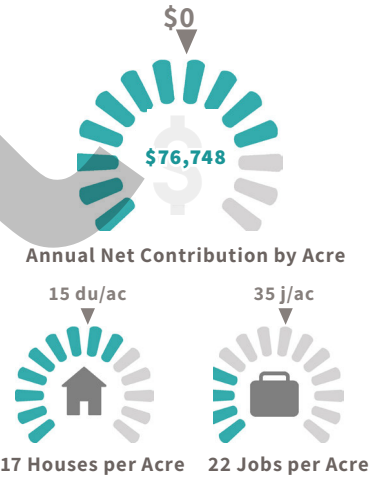
Suburban Neighborhoods, often referred to as subdivisions, consist mainly of single family homes on comparatively larger lots. They are generally quiet areas more removed from most commercial amenities. Family-oriented, often with large concentrations of children, suburban neighborhoods are often preferred by growing families. Because houses are on larger properties, buildings are more spread out and car trips are required for most needs.

Suburban Neighborhoods don't cover their own costs, but they provide housing needed for a large segment of the community, including families raising the next generation of Bentonville residents.

Draft

URBAN CORRIDOR





Anticipated building height:

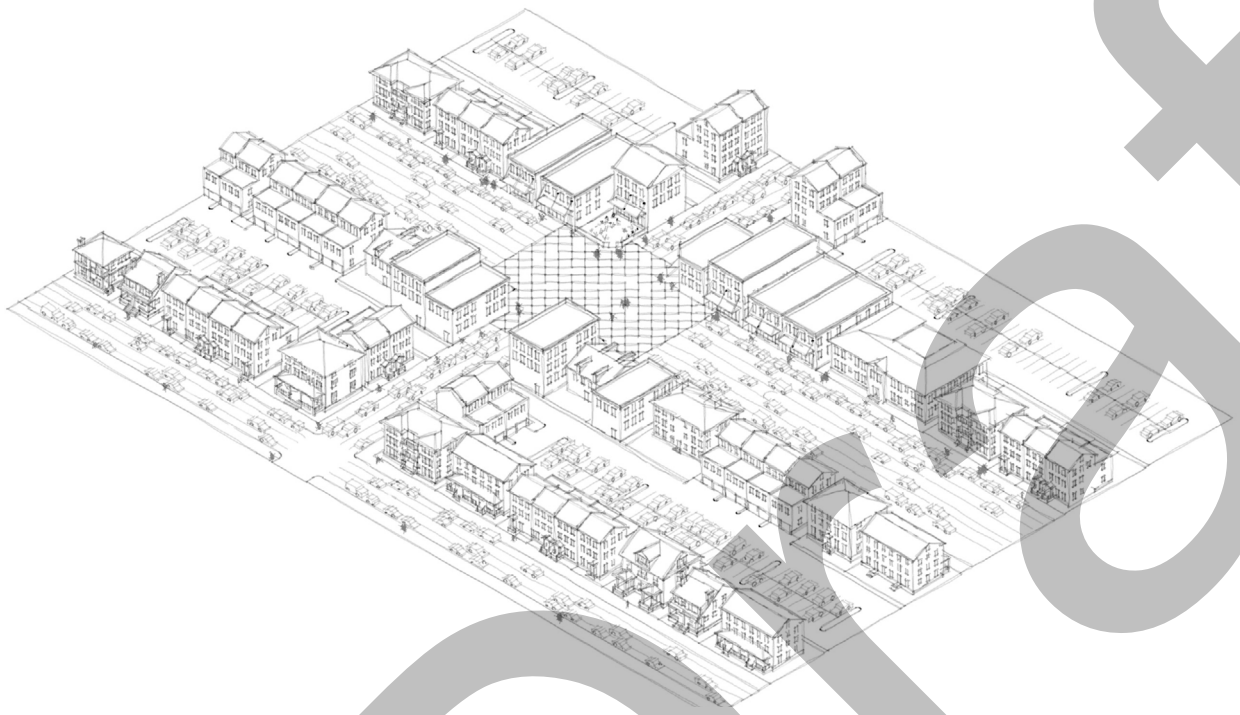
3-5 stories

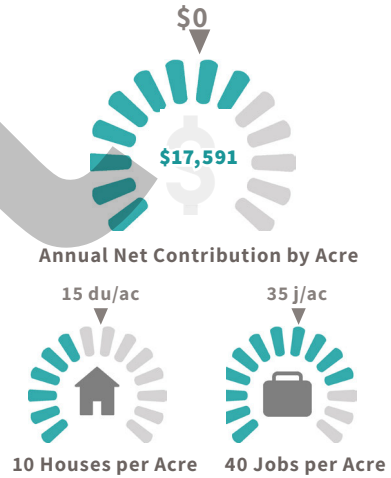
Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out.

Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs. Urban Corridors are strong tax contributors, outperforming all other place types except Regional and City Centers.

Draft

WALKABLE CORRIDOR





Anticipated building height:

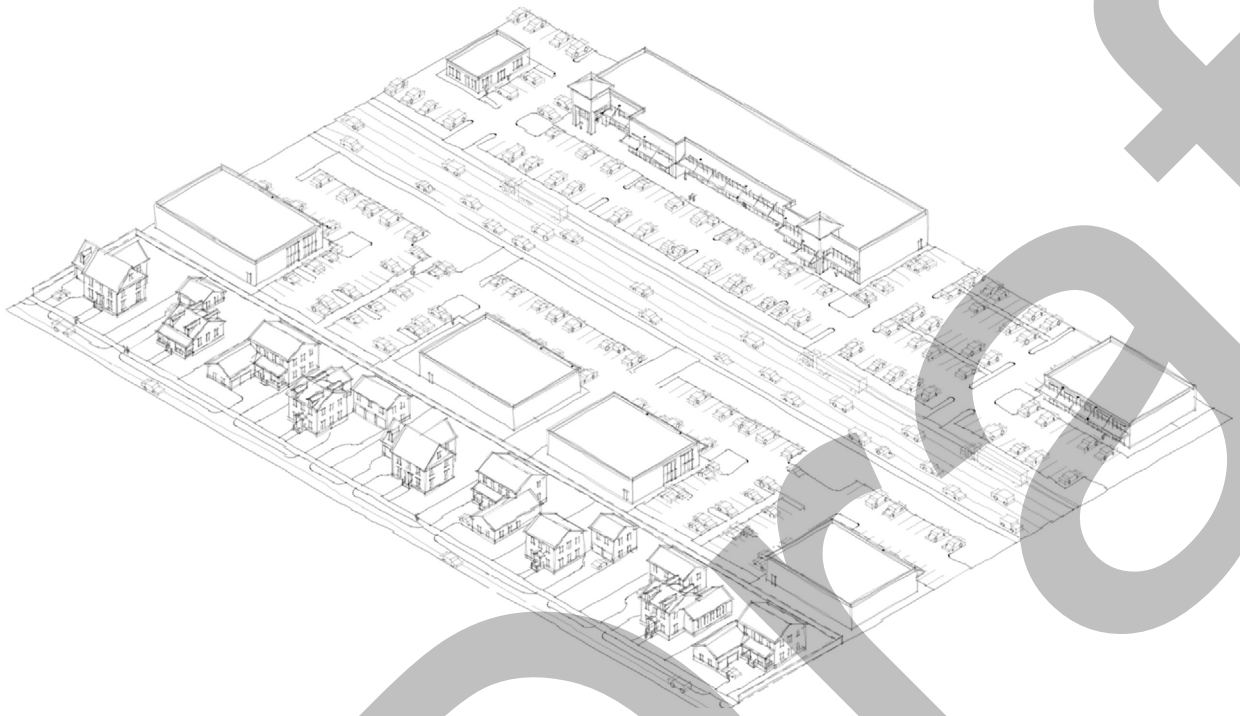
3-5 stories

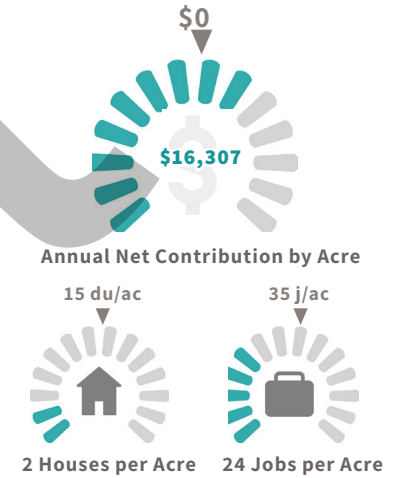
Walkable Corridor refers to areas that once were large arterial roadways lined by strip-commercial uses but maintain the potential to become a sort of Neighborhood Center in linear form; a more human-scaled, connected destination where adjacent neighbors can safely walk or bike to retail and services. They consist of mixed-use developments, apartments, and townhomes on unbuilt properties and new uses added to properties only partially built upon. Together they support more businesses and residents in close proximity.

Financially, Walkable Corridors perform better than Suburban Corridors as an alternative land use along arterial roadways.

Draft

SUBURBAN CORRIDOR





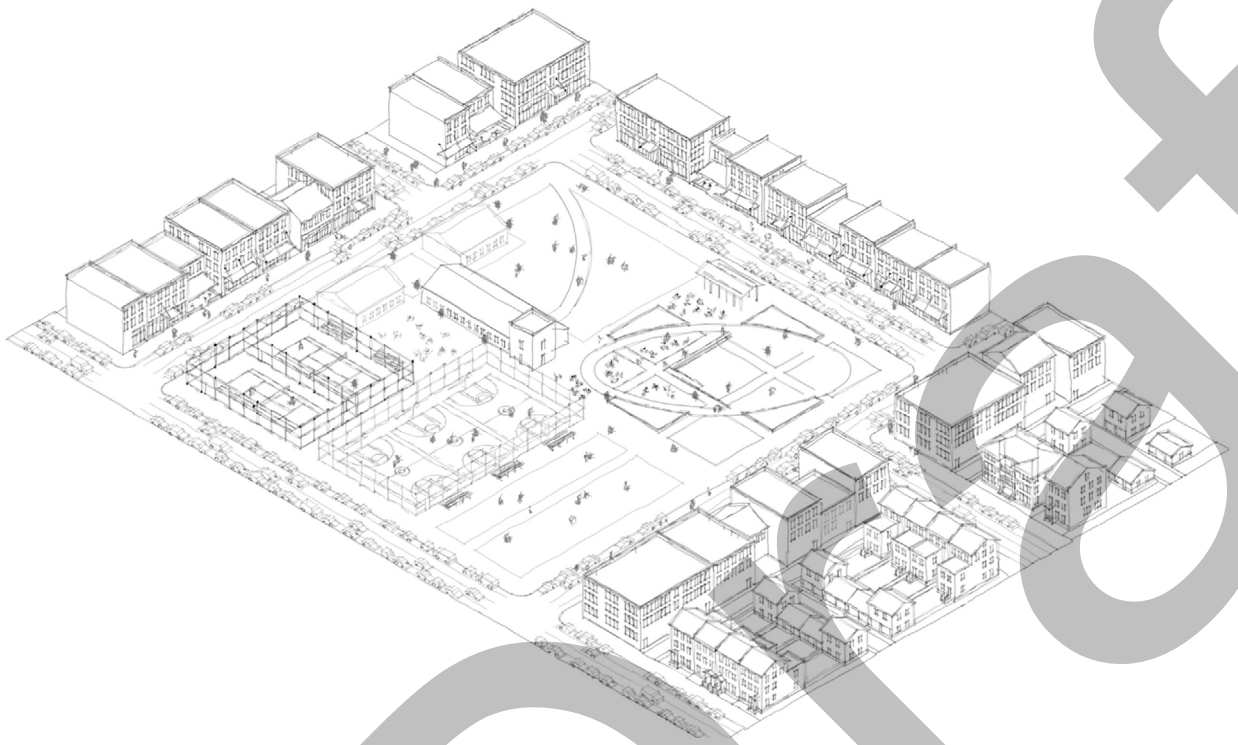
Anticipated building height:

4 stories

Suburban Corridors are areas comprised of large format retail environments like big box stores, shopping malls, car sales, and large industrial facilities, as well as residential developments serving regional commuters. Because these areas cater to those traveling primarily by car, they feature large parking areas and related drainage which limits their financial performance. Nonetheless, largely through sales tax revenue, Suburban Corridors generate more than their associated costs.

Draft

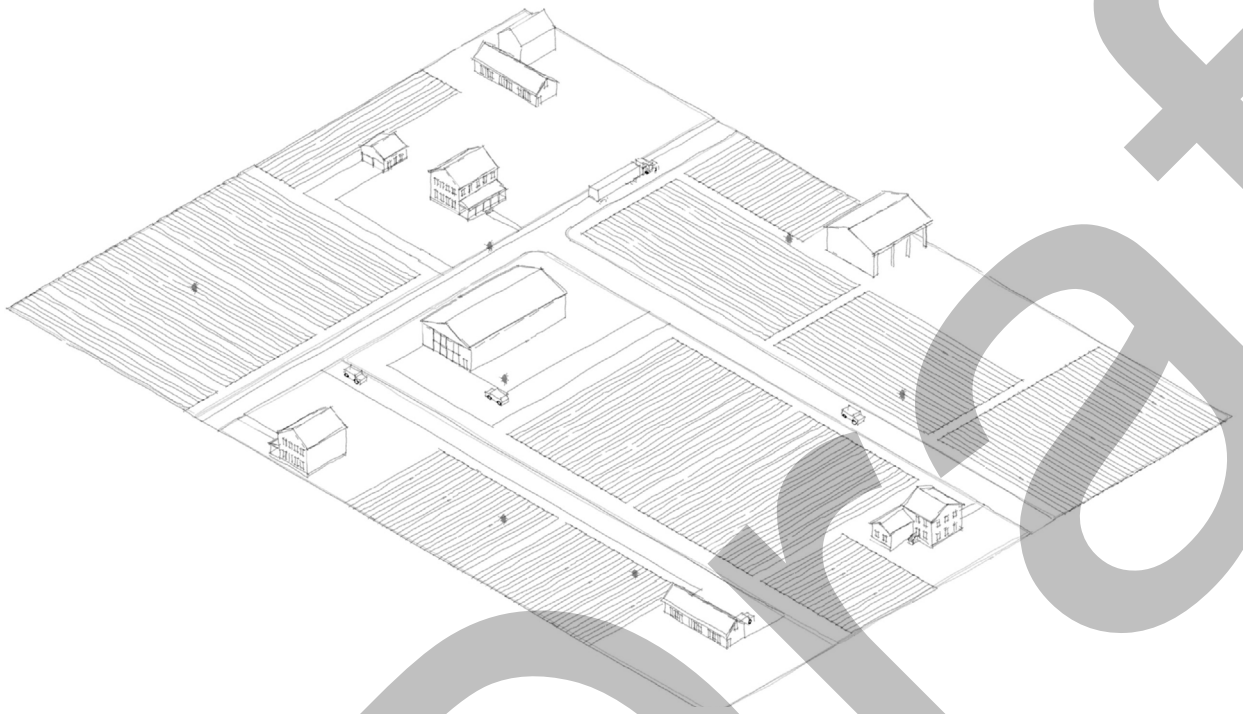
RECREATION

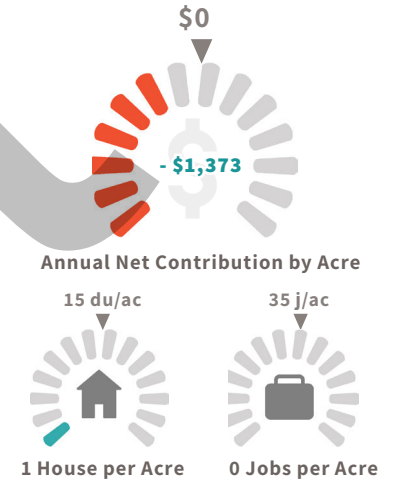


Recreation is defined by two categories: Parks and Public Space and Outdoor Entertainment. Parks and Public Space refers to both public and privately owned properties that contribute to community enjoyment and well-being. This includes the city's parks and recreational amenities, gathering spaces, bike trails, and museums. Outdoor Entertainment is characterized by larger format uses like performance venues, amusement parks, and fairgrounds.

Draft

RURAL AND ESTATES





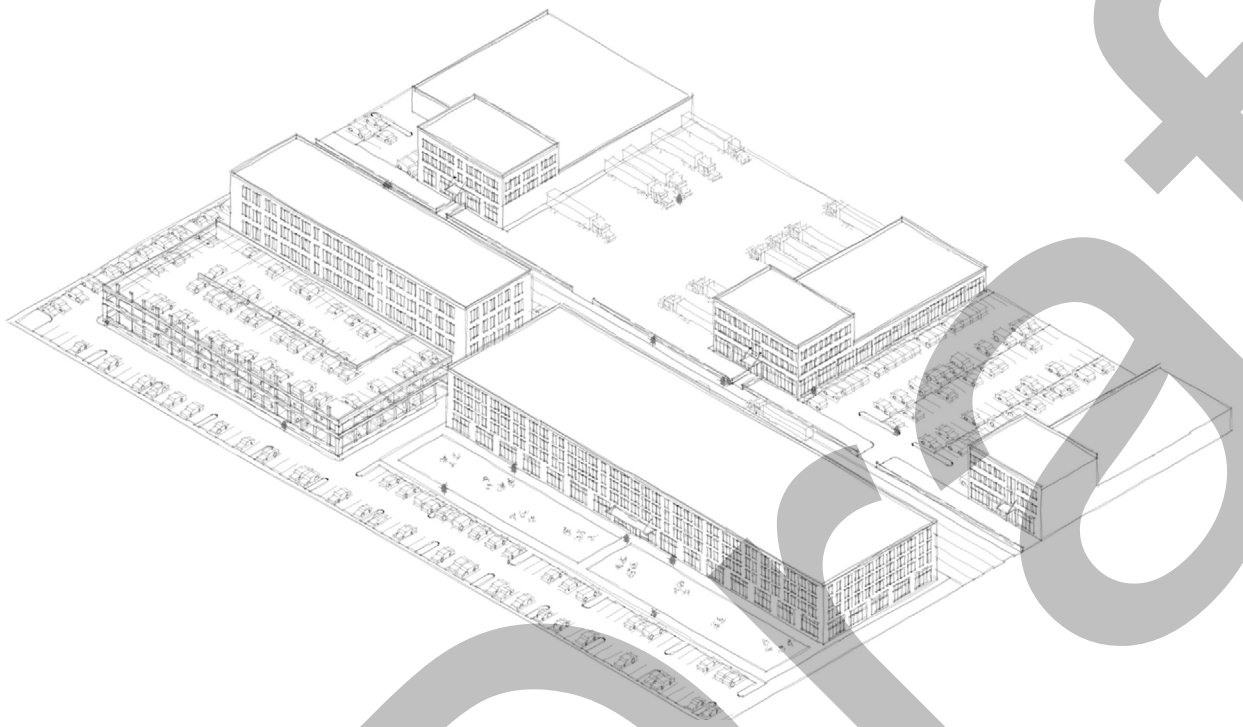
Anticipated building height:

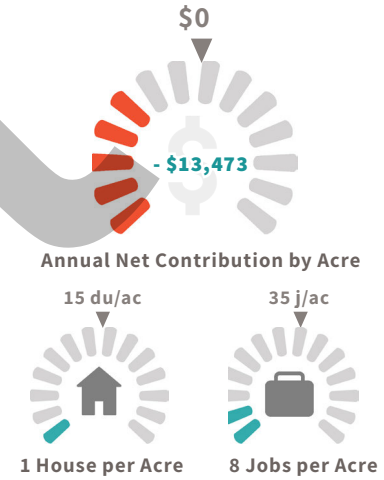
2.5 stories

Rural and Estates areas, with their low population densities and wide open spaces, put the country in “town and country.” Characterized by agricultural uses, natural landscapes, and dispersed residential on large lots, they offer a tranquil sense of retreat from more vibrant place types but also require driving for most needs. Economically, these areas come very close to covering their own costs, largely due to their limited infrastructure and public amenities.

Draft

INDUSTRY AND TECHNOLOGY





Anticipated building height:

60 feet or 5 stories

Industrial and Technology refers to areas that, in earlier times, were characterized as light industrial. Today these areas feature all aspects of the maker economy — technology startups, light manufacturing, warehousing and distribution, art galleries, artisans, craftspeople, and other made-by-hand enterprises. Such areas play an important role in accommodating and concentrating non-corporate employment, providing space for start-up businesses and businesses that support the larger local and regional economy. Because of the format of buildings and general lack of housing, they don't cover their costs.

However Industrial and Technology place types play an important role in the employment ecosystem which indirectly contributes to sales and property taxes.

Draft

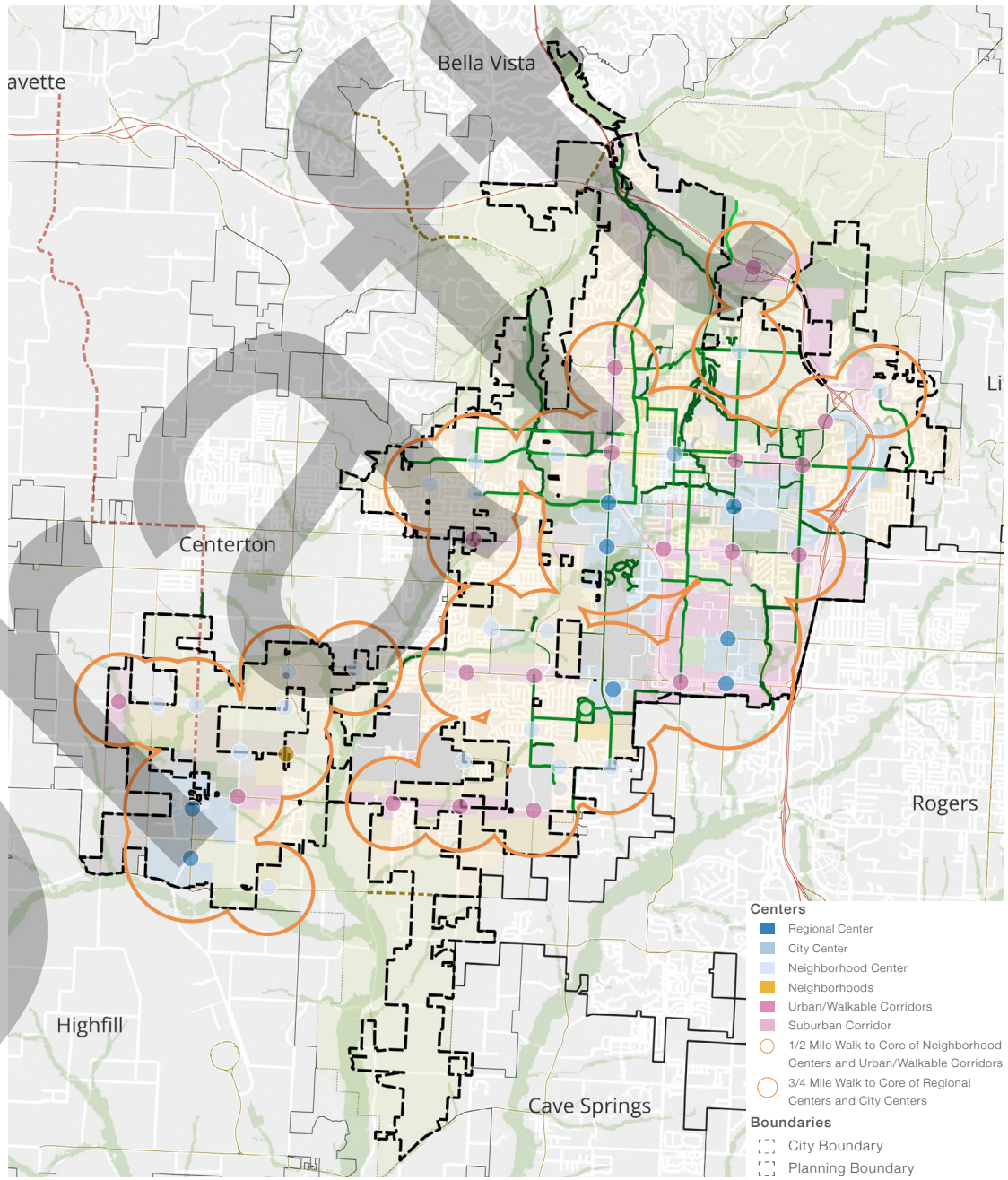
CIVIC AND INSTITUTIONAL

Civic and Institutional areas are typically designed with a campus-like layout, which distinguishes them from other Place Types structured around a traditional street and block system. These areas may vary widely, encompassing uses such as hospital campuses, research institutions, and cultural centers, each with unique features that support their primary function, like housing and services for students or employees. Some Civic and Institutional areas may be dense, with few open spaces, while others, particularly cultural sites, may include substantial green spaces or natural areas. Civic and Institutional areas serve an essential role in the local economy, driving tourism, fostering new businesses, attracting research initiatives, and providing educational opportunities. The campus format means that building design, green space, and circulation within each area are highly specialized to its purpose, resulting in unique layouts. Although many Civic and Institutional campuses are nonprofit and don't directly cover municipal costs, they support the employment landscape and stimulate the local economy, indirectly contributing to property and sales tax revenue.

Draft

GETTING AROUND BENTONVILLE

Bentonville faces several transportation challenges that have been intensified by rapid growth, a robust employment sector, and limited housing availability. Congestion is a particular issue during peak commute times and around midday, with heavy vehicle traffic that constrains movement across the city. Pedestrian activity remains limited outside the downtown area, highlighting the need for better walkable connections. While Bentonville has invested in numerous road projects, ongoing construction—especially near the downtown core—can further contribute to traffic delays, particularly as the area draws substantial daily visitors and workers. As the city expands, a more comprehensive and coordinated approach to transportation will be essential to meet mobility needs, including a better distribution of land use, expanded pedestrian and cycling infrastructure, and multi-user street design.



Draft

COMMUTING

Nearly 50,000 people commute into Bentonville daily—a figure that nearly matches the city's entire population. The resulting traffic congestion affects all residents, with many citing new development as a concern due to its impact on traffic. While expanding road capacity by adding lanes might seem a straightforward solution, research consistently shows that increasing road capacity often leads to "induced demand," where the added lanes attract more drivers and ultimately do little to relieve congestion. This particular traffic issue cannot be fully addressed by simply expanding roadway capacity. A more sustainable approach includes increasing the city's housing options, redistributing employment and entertainment hubs, and enhancing alternatives to car-based travel. This would allow more residents to reach work, schools, and everyday needs without relying solely on cars. For those who will still drive daily, a network of additional routes can provide greater choices and distribute traffic across a wider array of streets rather than overloading a few major corridors. These combined strategies offer a more balanced, long-term solution to Bentonville's transportation challenges.

JOBS AND HOUSING BALANCE

If more of the tens of thousands who currently commute into Bentonville daily had the option to live within the city, traffic congestion could decrease significantly. At present, many employees live outside Bentonville, either by choice or due to limited housing availability or affordability within the city. Expanding and diversifying Bentonville's housing stock would allow more people to live closer to work, schools, and services, offering a range of commute options beyond driving alone.

While shorter commutes alone won't solve congestion, they could help distribute traffic more evenly throughout the city and at varying times of the day. Locating housing near employment centers also enables residents to consider biking, walking, or using public transit, if available, further easing pressure on roads. Additionally, when Bentonville's workforce resides outside city limits, their property tax contributions go to neighboring cities, even as they rely daily on Bentonville's infrastructure, roads, and city services. The Community Plan encourages substantial housing growth within Bentonville, helping to alleviate commuter demand and create a more balanced and diverse transportation network.

Draft

DISTRIBUTED DESTINATIONS

Currently, most residents rely on Bentonville's downtown area for jobs and entertainment, while often traveling to other parts of the city for schools and essential services. This concentration of single-destination activities results in increased congestion and travel delays. To address this, the Community Plan introduces a network of distributed Regional Centers and Neighborhood Centers. Regional Centers are strategically positioned throughout Bentonville to provide hubs for employment, entertainment, and retail, while Neighborhood Centers focus on local businesses and essential services within residential areas.

By distributing these centers, the plan reduces traffic density in any one location, allowing for a more balanced traffic flow across the city. This also brings a greater variety of amenities closer to residential neighborhoods, enabling residents to walk, bike, or enjoy local options, such as nearby coffee shops or banks, rather than commuting longer distances. This decentralized approach supports both mobility and accessibility, fostering a community where people can easily access daily needs and leisure options near their homes.

BIKING AND WALKING

Expanding individual mobility options by making biking and walking viable alternatives to driving offers numerous benefits, especially for older adults, young people, and families who may lack sufficient vehicles to meet their needs. Walking, in particular, requires a network of well-distributed destinations for shorter trips, alongside streets with sidewalks, shade, and safe pedestrian crossings. Biking, on the other hand, can support both short and long-distance travel but requires varied infrastructure to suit different trip lengths and accommodate riders of all confidence levels. For instance, long-distance facilities like the Razorback Greenway provide a regional example of effective bike infrastructure.

Within Bentonville, a range of bike accommodations can support different commuter needs, from protected lanes to shared routes. The new Walmart Home Office, for instance, has set a goal for 30% of commutes to be by bicycle, a target that would reduce car traffic and offer safer, more convenient biking options for the entire community. Supporting this goal with comprehensive bike infrastructure benefits all residents—whether they are cyclists who enjoy the option to commute by bike or drivers who experience reduced road congestion. Safe, accessible biking and walking routes can collectively improve mobility across the city, helping to alleviate traffic congestion and enhance community connectivity.

Draft

BEING READY FOR TRANSIT

Public transit options in Bentonville, as in many U.S. cities, are currently very limited. Planning for a future where transit is a viable alternative to driving may seem challenging, yet the way a city grows and distributes its land uses can either foster or hinder future transit potential. A key barrier to effective transit is the lack of both concentrated populations and clustered destinations.

For transit systems to be efficient, they require sufficient ridership within walking distance of each stop. Similarly, transit thrives near diverse destinations, like downtown areas and neighborhood centers, where people can fulfill multiple needs without additional car travel. The Community Plan aims to create a transit-supportive city by promoting higher-density housing around Regional and Neighborhood Centers, where varied destinations provide natural hubs for potential transit routes. Through this strategy, Bentonville can build a foundation for future transit that maximizes accessibility, making transit a more viable and sustainable option in the years to come.

CONNECTING MORE STREETS

Bentonville's rapid growth has led to a fragmented street network, resulting in limited connectivity between roads. This disconnection forces drivers to funnel onto increasingly congested major roadways, creating traffic bottlenecks and reducing the number of available routes to any given destination. As a consequence, reliance on these major thoroughfares becomes necessary, which further exacerbates congestion.

To alleviate these issues, both new municipal roads and streets within new developments must prioritize additional connections. Establishing a more interconnected street network will effectively distribute traffic and lower volumes across various routes, enhancing overall mobility. Furthermore, improving connectivity is essential for supporting walking and biking, as these modes of transportation thrive on direct and accessible pathways. Enhanced street connections will facilitate safer and more convenient travel options, ultimately contributing to a more balanced and efficient transportation system within Bentonville.

By investing in a comprehensive approach to street connectivity, the city can mitigate congestion and promote active transportation choices, fostering a more sustainable urban environment.

Draft

CONTEXT-SENSITIVE STREET DESIGN

The design of streets plays a crucial role in achieving the city's transportation goals. Streets represent the largest public space in Bentonville and serve a multitude of functions beyond mere vehicle movement. They are vital for local businesses, where the quality and design of the street can significantly impact economic success. Likewise, residential areas adjacent to streets can experience varied effects on the quality of life for their residents, depending on the street's characteristics.

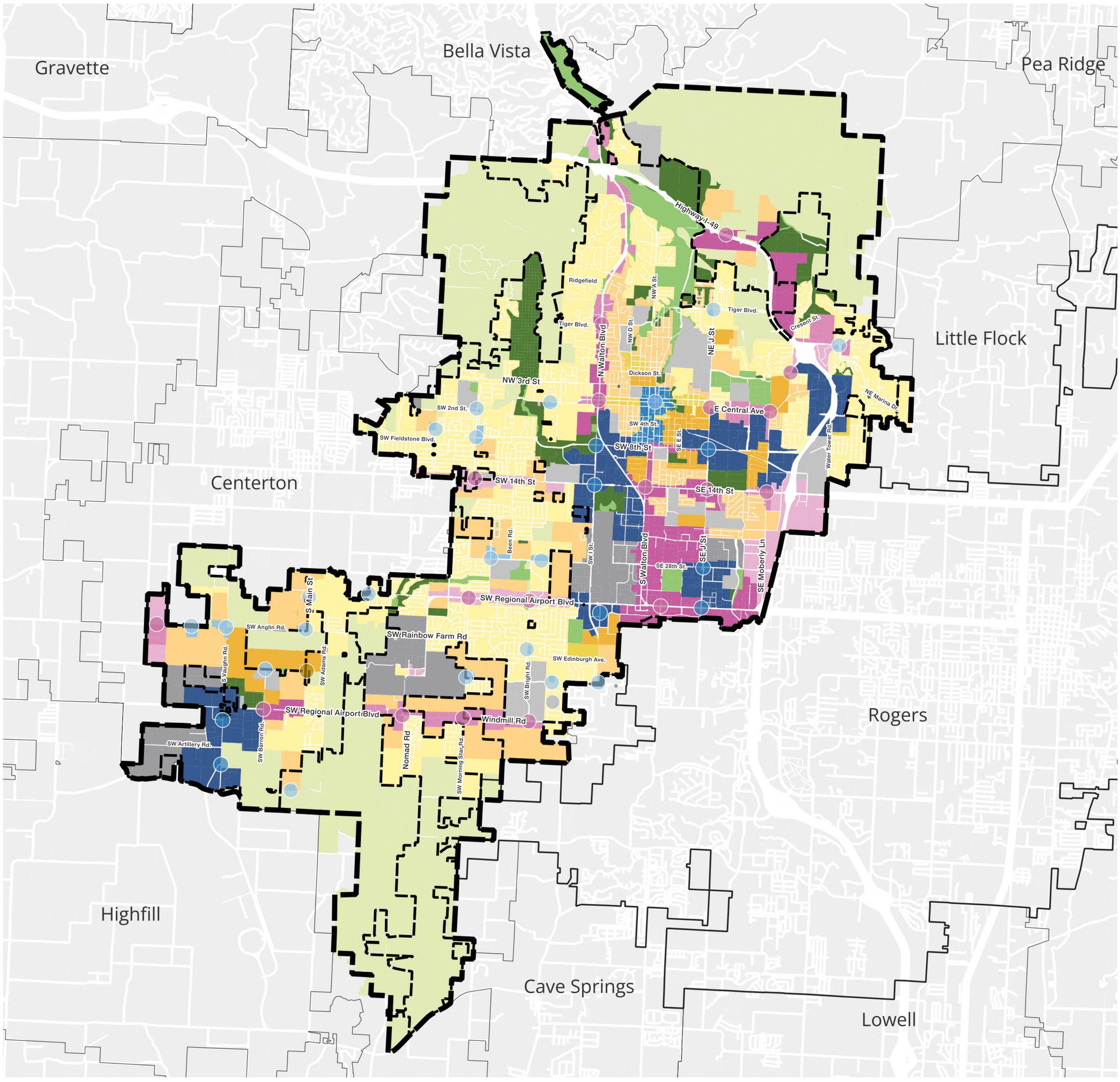
To meet the diverse needs of all users—drivers, pedestrians, cyclists, and micro-mobility users—street design must strike a careful balance. These needs can vary significantly based on land use, which is closely aligned with the designated Place Types. For example, Corridors should prioritize the movement of people, including cyclists, while Centers should accommodate high pedestrian traffic.

The design approach for streets within each Place Type must reflect their specific context, whether they serve as bustling commercial hubs or serene residential neighborhoods. This contextual responsiveness helps minimize conflicts among different users and supports the city's Vision Zero initiative, aimed at eliminating traffic-related fatalities and serious injuries.

In summary, a well-balanced street network that adapts to the unique character of each area is essential for fostering a vibrant, safe, and efficient urban environment. Prioritizing comprehensive street design can enhance connectivity, encourage active transportation, and support the overall well-being of Bentonville's community.

Draft

Future Land Use Map



Centers

- Regional *(1,866 acres)*
- City *(110 acres)*
- Neighborhood *(130 acres)*

Neighborhoods

- Urban *(720 acres)*
- Walkable *(3,050 acres)*
- Traditional *(132 acres)*
- Suburban *(5,820 acres)*

Corridors

- Urban *(1,248 acres)*
- Walkable *(562 acres)*
- Suburban *(770 acres)*

Recreation

- Outdoor Entertainment
- Parks and Public Spaces

Other

- Rural and Estates
- Industry & Technology
- Civic and Institutional

Boundaries and Overlays

- Hazard Overlay for Floodways
- City Boundary
- Planning Boundary

$0

56,798,525

Annual Net Contribution by Acre

15

12 Houses per Acre

15

10 Jobs per Acre

PLAN BENTONVILLE

From:	brandy mcmahan
To:	Tyler Overstreet
Subject:	Future land use at 3509 E. Central Ave. Bentonville
Date:	Sunday, November 17, 2024 4:36:43 PM

[You don't often get email from brandymcmahan1981@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good Evening, I am reaching out to this commission as a highly concerned resident of Bentonville. You have plans to build a future 250 apartment unit less than a mile from my home; my family and myself STRONGLY DISAGREE with the future build at this site until other more important changes are made. My family and I live in the Dogwood subdivision just to the West of Casey's. Address is 3101 NE 12th ST.

Each week we see a multitude of traffic accidents at the intersections along Central Avenue / Hwy 72 and the on AND off ramps to I-49; AND the corridor traveling into Pea Ridge. These cause delays to jobs and school. Not to mention that we have 3 major churches with heavy traffic flow within 1.5 miles of this proposed build.

There is already many bicyclists that travel over the bypass each day that continue to put their lives in danger along this road, running the risk of being hit by cars exiting off I-49 to take Central Ave. into the heart of Bentonville. There are teenage children that run that risk each week!!! The overpass is not equipped in its current design to handle the traffic flow. Many times I-49 traffic does not seem to know how to merge onto Central Ave once exiting off I-49.

The roads are not designed to handle the influx of traffic from 250 additional families; much less be safe for bicycles being added with the trails the plan proposes. The corridor is not walkable!! Not safely anyways. The time to develope this portion of Bentonville is not now!!!! Not until roads can be redesigned.

This plan will cause more headache for local emergency services and costing the tax payers more money in the long run. Could potentially cost lives.

Please do not proceed with this plan until other plans can be executed.

I have a degree in Arch. & Landcape design, this plan does not make sense to me.

Our family of four DISAPPROVE!!!!!

Brandy McMahan-Horton

From: Colleen Hawkins
To: Tyler Overstreet
Subject: Future Land Use Plan
Date: Monday, November 18, 2024 9:50:01 AM

You don't often get email from colleenchawkins@gmail.com. Learn why this is important

I am very concerned about the Future Land Use Plan for the property located at 3509 East Central Avenue in Bentonville. The proposal to change the lot to Walkable Corridor or Walkable Neighborhood will cause a nightmare of problems in that area. The other two lots there for sale are in the Future Plan Use as Suburban Neighborhood. The developer thinks that putting another lot between their planned 4 story high-density apartments will solve the problem. The main issue here, as I see it, is that they have only one option for an outlet for the property which connects to Central Avenue, which is already a high traffic road. Adding more drivers would be compounding a problem that the city can't do much about since the road is a state highway. Putting lots of bikers or walkers out on that street sounds like a disaster in the making. If the land needs to be developed it should be done in a way that creates the least impact on traffic and lives.

Other concerns are loss of privacy for the neighborhoods backing the property and the many issues that go along with that. This developer is not local and is motivated by money. While a few would benefit, most families of the surrounding neighborhoods would suffer the negative impacts. These are only a few of the problematic issues. Please consider changing that lot to **Suburban Neighborhood** for the benefit of our city.

Thank you, Colleen Hawkins
15 Stonebridge Way
Bentonville, Arkansas

From: Sophie McAdara
To: Tyler Overstreet; Shelli Kerr
Cc: Brittany Chue
Subject: Fw: Future Land Use Plan Feedback
Date: Monday, November 18, 2024 8:13:45 AM
Attachments: Outlook-zs1uytfr.png

Have questions about zoning and development?
Book a meeting here

From: planning <planning@bentonvillear.com>
Sent: Monday, November 18, 2024 8:04 AM
To: Brittany Chue <bchue@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>
Subject: FW:

-----Original Message-----
From: R <roth5reagan@gmail.com>
Sent: Friday, November 15, 2024 4:36 PM
To: planning <planning@bentonvillear.com>
Subject:

[You don't often get email from roth5reagan@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi planning team,

I wanted to submit some broad and specific comments on the updated land use map. In general I'm a big fan of having more urban neighborhoods with adjacent neighborhood centers and park space. The city has done an excellent job developing the area around downtown in the time I've lived here, and I'm encouraged by this future land use map.

I love seeing more colors mixed into the southwest corner of town! The area I am most focused on, near my home on SW Wentworth Avenue, was previously zoned for suburban neighborhoods and

industrial use. I am glad to see the walkable corridor along Windmill Road, as well as the walkable neighborhood zoning all around my own suburban neighborhood!
The neighborhood center that is on the corner of Gator and S Morning Star will be right behind my house, and if a local restaurant, coffee shop, or book store opens there I will be in line as the first customer!

I do notice that the plan from earlier in the year included larger neighborhood center areas that have been replaced with walkable corridor areas along Windmill Rd. I am glad to see the walkable corridor there, but with that I would like to see the neighborhood center at Gator and S Morning Star increase in size. With driving into central Bentonville along Regional Airport getting more challenging over time, any neighborhood centers that can relive that traffic pressure will thrive! Having proximity to people's homes is going to benefit local eateries and other small businesses. Even a small co-working space would do well in this neighborhood center I think!

Additionally, there was a section previously marked for urban neighborhood along Windmill Rd adjacent to the community center that was removed. The walkable corridor zone that replaces it is good, but there should still be an area nearby zoned for urban neighborhood. I would suggest the area to the west of Morning Star, north of Scoggins Road, be marked for an urban neighborhood that could connect to that walkable corridor along Windmill Road very nicely. The more Bentonville can encourage dense, mixed use neighborhoods, the easier it will be to maintain the beautiful rural areas that surround our town.

Let's live up to our name as the Natural State and keep the rural regions around Bentonville free from construction! Living in proximity to natural areas is such a big part of the character of the town. North of Bentonville we have the buffer of the extensive bike trails keeping natural areas a priority. I hope we can keep the south side of town from expanding too far as well, keeping beautiful forested areas all around us! Suburban sprawl will increase the traffic burden along Regional Airport untenably, so I selfishly do not want more development out to the southwest of town unless it is dense enough to allow a walking/biking culture to continue to develop. The suburban neighborhoods south of Scoggins seem like they would be unnecessary if the area had more urban neighborhoods that can sustain the same population in a smaller area. Or, because we are struggling with housing affordability in Bentonville, we could zone all of the area around Scoggins as walkable or urban neighborhoods and accommodate more people there!

Altogether the future land use map is coming together nicely. I am looking forward to seeing the final version and appreciate your consideration.

Best,
Reagan Roth

From: planning
To: Planning Department; Stephanie Orman
Subject: FW: Plan Bentonville Feedback
Date: Friday, November 15, 2024 2:42:40 PM
Attachments: image001.png

Thank you,

From: Shelley Slinkard <shelleyteacher55@gmail.com>
Sent: Friday, November 15, 2024 2:12 PM
To: planning <planning@bentonvillear.com>
Subject: Plan Bentonville Feedback

> You don't often get email from shelleyteacher55@gmail.com. Learn why this is important

We need more public transportation that is not bought out by Walmart. This state is beautiful, but affordable living and a healthy public transit system, for those who do not have cars, and for the handicapped is woefully inadequate. This city needs to include the wishes of the lower middle class, who put the same tax dollars in as the people moving here building $1,000,000 homes, and eating up every vestige of open land.
The money spent on billions dollar projects could just as easily be allocated for a good transit system. I lived in Colorado for 55 years and I did not need a car because I was able to catch to work, school, and Graduate School.
I respectfully ask that you and Mayor Orman would please respond to my concerns, because I am part of Bentonville too.
Sincerely,
Shelley R. Slinkard
(720) 429-1488
shelleyteacher55@gmail.com

From: Octavio Sanchez
To: Tyler Overstreet; Shelli Kerr
Subject: Fwd: Future Land Use Plan
Date: Friday, November 8, 2024 1:28:03 PM

See comments below, please.
Thank you.
Octavio.

Begin forwarded message:

From: Heidi Stewart <heidiwstewart@yahoo.com>
Date: November 8, 2024 at 11:26:47 AM CST
To: Octavio Sanchez <OSanchez@bentonvillear.com>
Subject: Future Land Use Plan

> You don't often get email from heidiwstewart@yahoo.com. Learn why this is important

Hello Mr. Sanchez,

In light of the joint City Council and Planning Commission meeting this afternoon, I wanted to bring an issue to your attention regarding the land on 3509 E. Central Ave. A large number of Bentonville residents, including all of the residents who border those parcels, strongly suggest making this land **Suburban Neighborhood**. Currently 2 of the 3 parcels are showing as Suburban Neighborhood on the Future Land Use map, but we would like to suggest making the third parcel Suburban Neighborhood as well. Some key points to remember include:

- This area is highly congested already, with freeway access and a main artery road to Pea Ridge. Adding anything that will significantly increase traffic congestion in that area would not be advised. Therefore, the best development with the least negative impact would be Suburban Neighborhood.

- While some have suggested to make this parcel Walkable Neighborhood, this is not a safe or wise location. There are over 15 egress/ingress sites in the first half mile of road that residents would need to cross, holding up traffic by doing so. Furthermore, there are no sidewalks or crosswalks. Adding sidewalks to the downtown areas would take precedent in the city budget over adding sidewalks bordering a highway on the way out of town. (Not to mention, a sidewalk bordering a busy highway does not sound very safe.)

- Walkable Neighborhood would be putting hundreds of bikers and walkers onto a highway (Highway 72). That type of land use seems better suited for west of the interstate, where there are grocery stores, schools,

parks, etc. There are no parks, public schools, or grocery stores on the east side of the freeway in that area, so it would be setting high-density housing residents up for less than ideal circumstances. How many miles would kids be expected to walk to the closest school?

- A more natural fit for this area would be another Suburban Neighborhood. All other subdivisions surrounding this parcel, as well as the office buildings and gas station, expect to use a car to travel. There are no other Walkable Neighborhood plans on the land use map in this area. Residents who want to walk places would need to cross several ingress/egress sites (busy gas station, office buildings, streets) as well as freeway exits and entrances. These particular freeway exits/entrances have continuous traffic and do not have a stoplight (Exit 88B, for example). Adding any additional lights or crosswalks would thereby further back up freeway traffic.

- Similarly, making this area Walkable Neighborhood would require changing the freeway exits and entrances to accommodate a larger walking population. It seems that a better use of resources (both city and state) would be to leave the freeway areas in place and instead make the parcel on Central a Suburban Neighborhood, where car use is expected and preferred by the residents.

- The natural layout of the land provides a natural buffer (ravine with trees) between the suburban neighborhood and the Beau Terre office buildings, ensuring future sale and resale of those homes.

- Putting in a Suburban Neighborhood would actually decrease the number of egress/ingress sites. There are currently two on those combined parcels, but putting in a Suburban Neighborhood subdivision would decrease that to only one. Similarly, adding car traffic from 25 households would be exponentially less than adding car, foot, and bike traffic from 250 households.

I know your time is limited, and I appreciate you reading through these points. We are hopeful that the city council and planning commission will see the value and wisdom in making that third parcel Suburban Neighborhood. I am unable to be at the meeting today due to a school fieldtrip, but I appreciate you thoughtfully looking into this issue.

Thank you so much for all you do for our city. I appreciate you!

Most sincerely,
Heidi Stewart

From: Angie Bailey
To: Tyler Overstreet; Sophie McAdara
Cc: Brittany Chue; Shelli Kerr; Dale Bailey
Subject: RE: Future Land Use - PARCEL ID 01-04609-000
Date: Tuesday, November 5, 2024 4:11:36 PM
Attachments: image001.png
image002.png
image003.png

You don't often get email from angiebailey@bestinclasssuppliers.com. Learn why this is important

Thank you, Tyler,

We are still learning how this whole thing works but are you saying we cannot move to Urban Neighborhood with our parcel, we can only move to Walkable Neighborhood?

Thank you and hope to see you on the 19th in person or zoom if we are out of town.

Regards,
Angie & Dale Bailey

From: Tyler Overstreet <toverstreet@bentonvillear.com>
Sent: Tuesday, November 5, 2024 3:11 PM
To: Angie Bailey <angiebailey@bestinclasssuppliers.com>; Sophie McAdara <smcadara@bentonvillear.com>
Cc: Brittany Chue <bchue@bentonvillear.com>; Shelli Kerr <skerr@bentonvillear.com>
Subject: RE: Future Land Use - PARCEL ID 01-04609-000

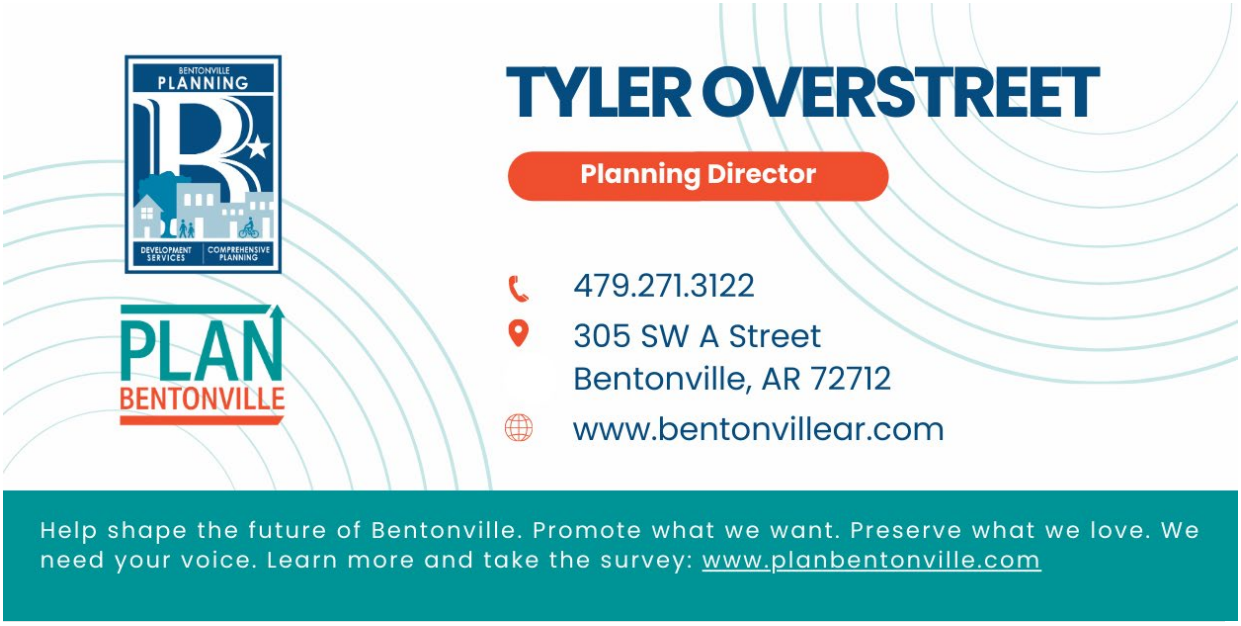
Good afternoon Angie,

Thank you for your comments as this is the process at work.

The parcel was shown as Outdoor Recreation because the previous, 2018 Future Land Use Map had the property listed as Open Space. We agree with your interpretation though and will amend this property and the surrounding Tylluan properties to “Walkable Neighborhood.”

Expect to see the map updated prior to our next public hearing on November 19. Thank you!

Regards,



From: Angie Bailey <angiebailey@bestinclasssuppliers.com>
Sent: Tuesday, November 5, 2024 2:41 PM
To: Sophie McAdara <smcadara@bentonvillear.com>
Cc: Brittany Chue <bchue@bentonvillear.com>; Shelli Kerr <skerr@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: RE: Future Land Use - PARCEL ID 01-04609-000

> Some people who received this message don't often get email from angiebailey@bestinclasssuppliers.com. Learn why this is important

Hi Sophie,

Following up on my question below.

It looks like other areas in that section of town are proposed as Walkable Neighborhood. We would prefer to mark this parcel Walkable Neighborhood or even URBAN Neighborhood. How do we make that notation in the future land use map? We do not want to nor did we choose to designate this to be recreation, would love to better understand how this happened.

Regards,
Angie Bailey
479-657-0671

From: Sophie McAdara <smcadara@bentonvillear.com>
Sent: Thursday, October 31, 2024 4:30 PM
To: Angie Bailey <angiebailey@bestinclasssuppliers.com>
Cc: Brittany Chue <bchue@bentonvillear.com>; Shelli Kerr <skerr@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Re: Future Land Use - PARCEL ID 01-04609-000

Hi Angie,

Our team is looking into this and will get back to you soon!

Best,

Have questions about zoning and development?
Book a meeting here

From: planning <planning@bentonvillear.com>
Sent: Wednesday, October 30, 2024 11:48 AM
To: Brittany Chue <bchue@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>
Subject: FW: Future Land Use - PARCEL ID 01-04609-000

From: Angie Bailey <angiebailey@bestinclasssuppliers.com>
Sent: Wednesday, October 30, 2024 11:43 AM
To: planning <planning@bentonvillear.com>
Cc: Dale Bailey <dbailey@bestinclasssuppliers.com>
Subject: Future Land Use - PARCEL ID 01-04609-000
Importance: High

You don't often get email from angiebailey@bestinclasssuppliers.com. Learn why this is important
Hi Planning team,

Can you please help us understand the future land use for our lots?

PARCELID 01-04609-000

We are unsure how to confirm the plan – we see them tagged as green space, recreation? Not sure why.

Regards,

Angie and Dale Bailey

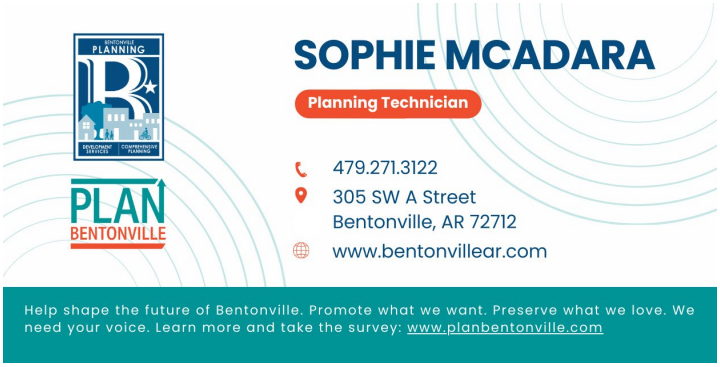
479-657-0671

From: Sophie McAdara
To: katie.lauerhahs@gmail.com
Cc: Brittany Chue; Tyler Overstreet; Shelli Kerr
Subject: Re: Future Land Use Concern
Date: Monday, November 18, 2024 8:22:52 AM
Attachments: image001.png
Outlook-4e2e4rtk.png

Good morning, Katie,

Thank you for reaching out! It looks like this is a mapping error. I have let the team know and we will get that adjusted. We appreciate you taking the time to explore the map and provide feedback, it really helps our team get this map just right.

Best,



Have questions about zoning and development?
Book a meeting here

From: planning <planning@bentonvillear.com>
Sent: Monday, November 18, 2024 8:06 AM
To: Brittany Chue <bchue@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>
Subject: FW: Future Land Use Concern

From: Katie Lauerhahs <katie.lauerhahs@gmail.com>
Sent: Saturday, November 16, 2024 2:00 PM
To: planning <planning@bentonvillear.com>
Subject: Future Land Use Concern

You don't often get email from katie.lauerhahs@gmail.com. Learn why this is important

Hello,

I was wondering if someone could answer some questions for me. I live at 901 SW Arrowhead Dr, and was curious as to why part of my yard & 829 SW Arrowhead Dr are showing in the Future Land Use Map as “Recreation - Parks and Public Spaces” while the remainder of the neighborhood is still showing as “Suburban”?

I was excited for the park, but do hope the City of Bentonville is not planning to take away our yard which is what we really love about where we live.

I appreciate your time.
A concerned resident,
Katie Mathews

From: planning
To: Scott Wood; planning
Cc: Shelli Kerr
Subject: RE: Future Land Use
Date: Friday, November 15, 2024 4:09:00 PM
Attachments: image001.png

Scott,

You might have missed my e-mail earlier today.

We'd be happy to set some time up to discuss Plan Bentonville with you. You can use the booking link below to schedule some time that works for your schedule. Thank you!

https://outlook.office365.com/owa/calendar/PlanBentonvilleDeepDives@bentonvillear.onmicrosoft.com/bookings/

A couple of points you might not already be aware of. Future Land Use and Zoning are not one and the same. The Future Land Use Map is a potential for what Bentonville could look like in the next 25 years or beyond. Zoning is the day-to-day regulations of the City. The Plan Bentonville Future Land Use Map is NOT a rezoning action.

In regard to Jonathan Drive, the neighborhood is currently zoned R-3, and appears to have been since the original plat was filed for Apple Ridge in 1985, which is why Walkable Neighborhood was selected as the Future Land Use Category.

For the parcel to the north, the parcel is currently zoned DC, Downtown Core with a Future Land Use Category of Mixed-Use Commercial, which is why the Urban Corridor was selected.

Happy to discuss further with you or any other members of your neighborhood. Thank you for reaching out and engaging with the project.
Regards,

From: Scott Wood <scottcwood@gmail.com>
Sent: Friday, November 15, 2024 3:22 PM
To: planning <planning@bentonvillear.com>
Subject: Future Land Use

You don't often get email fro. Learn why this is important

My name is Scott, and I reside at 305 Jonathan Dr, Bentonville. I am writing to formally voice my opposition to the proposed rezoning of our property as a Walkable Neighborhood, as well as the rezoning of the land to our north as Urban Corridor.

I would like to know if there is an official process to submit our opposition. Additionally, after speaking with several neighbors, it seems that most are unaware of these plans and the significant impact they could have on our community. To ensure that residents have an opportunity to engage, I strongly suggest the city organize a neighborhood meeting or canvass the area to inform everyone. I also recommend delaying the vote to provide ample time for residents to review and respond to this substantial decision.

I am more than willing to discuss this matter further and can be reached at your convenience.

Thanks -

Sincerely,
Scott
305 Jonathan Dr
Bentonville, AR

From: Brittany Chue
To: btowle@cityoflittleflock.com
Cc: Sophie McAdara; Tyler Overstreet; Shelli Kerr; Jim Wheeless
Subject: Re: Incorrect planning boundary?
Date: Monday, November 18, 2024 8:24:49 AM
Attachments: PastedGraphic-1.png
image001.png
Outlook-r2yzm50s.png

Good morning Tracy,

Thank you for letting us know this information. The Planning Boundary sometimes extends past the city limits, but we will share this with members of staff and the consulting team for review. We appreciate it!

Thank you,

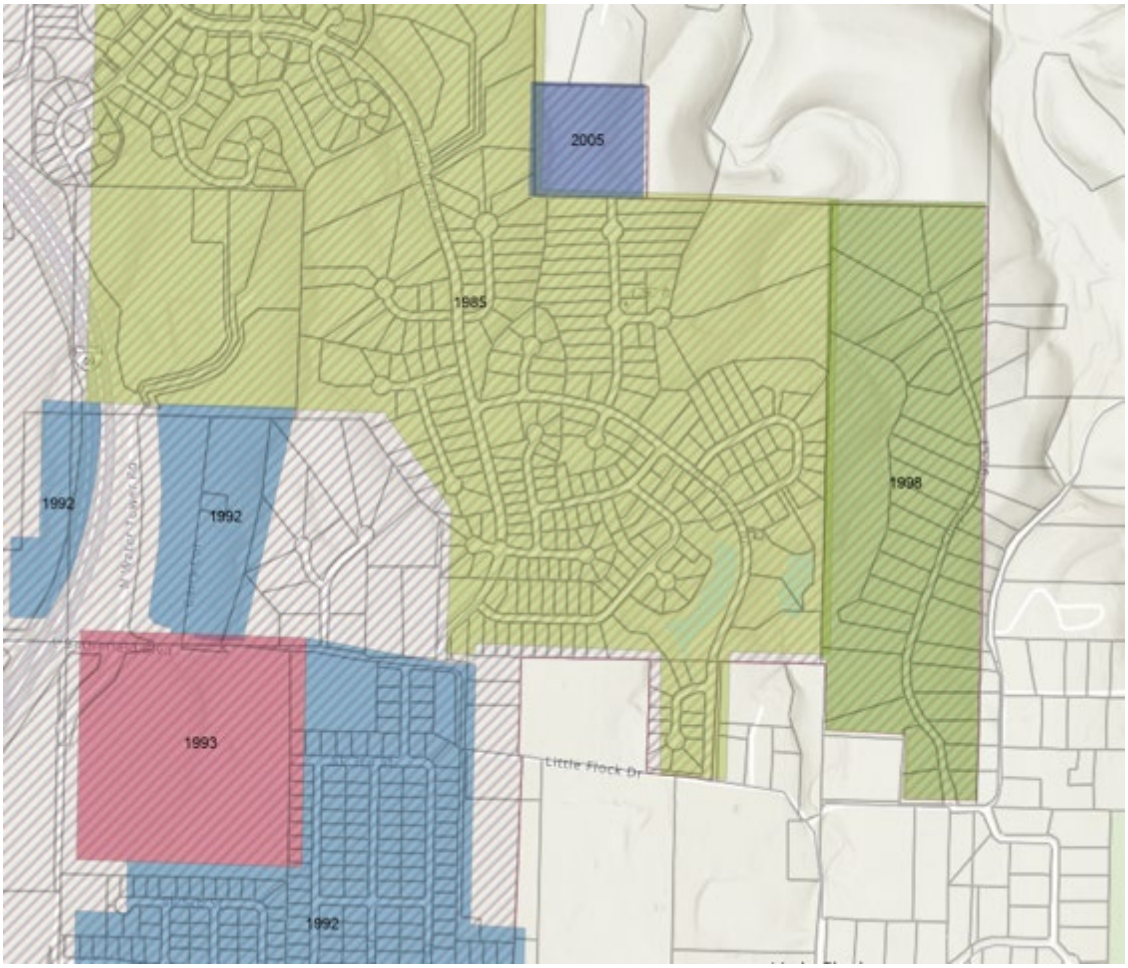
From: planning <planning@bentonvillear.com>
Sent: Monday, November 18, 2024 8:04 AM
To: Brittany Chue <bchue@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>
Subject: FW: Incorrect planning boundary?

From: Tracy Englebrecht <tracy@taengle.net>
Sent: Monday, November 18, 2024 8:02 AM
To: planning <planning@bentonvillear.com>
Cc: Bill Towle <btowle@cityoflittleflock.com>
Subject: Incorrect planning boundary?

[You don't often get email from tracy@taengle.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,

Your website is woderful - lot's of information all in one place. In reviewing the interactive map, I noticed that the portion of the Copper Ridge subdivision which was annexed into Little Flock in 1998 is incorrectly showing as part of the Bentonville Planning area. In the screen capture below it is the rectangular area to the farthest right (east).



~ Tracy Englebrecht

McAuley Place

Southwest 41st Street and Southwest I Street

PC Date: 9/19/2023

Staff Report Details

Project Number	LSD22-0066
Applicant / Current Owner	Bentonville Housing Partners III
Site Area	+/- 11.46 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi Family
Related projects	N/A

Property Description

This property is located near the intersection of Southwest 41st Street and Southwest I Street, on the east side of the City of Bentonville Community Center, and is currently zoned R-3, Medium-High Density Multifamily Residential with a Future Land Use Map designation of High Density Residential (HDR). The adjacent zonings are A-1, Agricultural to the west and south, C-2, General Commercial to the east, and R-4, High Density Multifamily Residential to the north.

Project Details

This Large Scale Development was originally approved by the Planning Commission on 9-19-23 and was only one phase consisting entirely of multifamily buildings/units. The applicant has requested to amend the approved LSD by phasing the project into 3 phases and by providing a variety of housing types within the development in the form of cottage homes. The project will now consist of 7 multifamily apartment buildings that make up 120 units, providing one, two and three bedroom options. Additionally, 40 cottage homes will be included in the project and will only be offered in a two-bedroom option. These cottage homes average +/-1,185 square feet each.

Project Details

The total number of units at complete build out will be 160.

The development requires 240 parking spaces and will provide 281 spaces.

Two means of access are proposed, one on Southwest 41st Street and another on Southwest I Street. A street stub for future cross connections is being provided to the south. The proposal provides a pedestrian connection via a proposed sidewalk to the public way along both the aforementioned street frontages. Landscaping and stormwater management are both in compliance with the Land Development and Stormwater codes.

The proposed Primary Building Materials are brick and stone, and the proposed Special Use Primary Materials are architectural metal panels (24 ga min), engineered wood board and batten siding.

Relationship to the General Plan / Projected Traffic Impact

The proposed development will constitute an increase in vehicular intensity generated from the currently vacant property, although the traffic study conducted by Traffic Engineering Consultants, Inc. (TEC) found any impact will likely be minimal.

Currently, adequate cross access with neighboring properties and connectivity to existing sidewalk infrastructure as well as direct access to an arterial and collector street should mitigate some effects of additional traffic. This project is near the existing trial and Greenway network, both of which would afford residents the opportunity to replace vehicle trips with bicycle or walking trips.

Public Comment

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

Analysis / Waivers

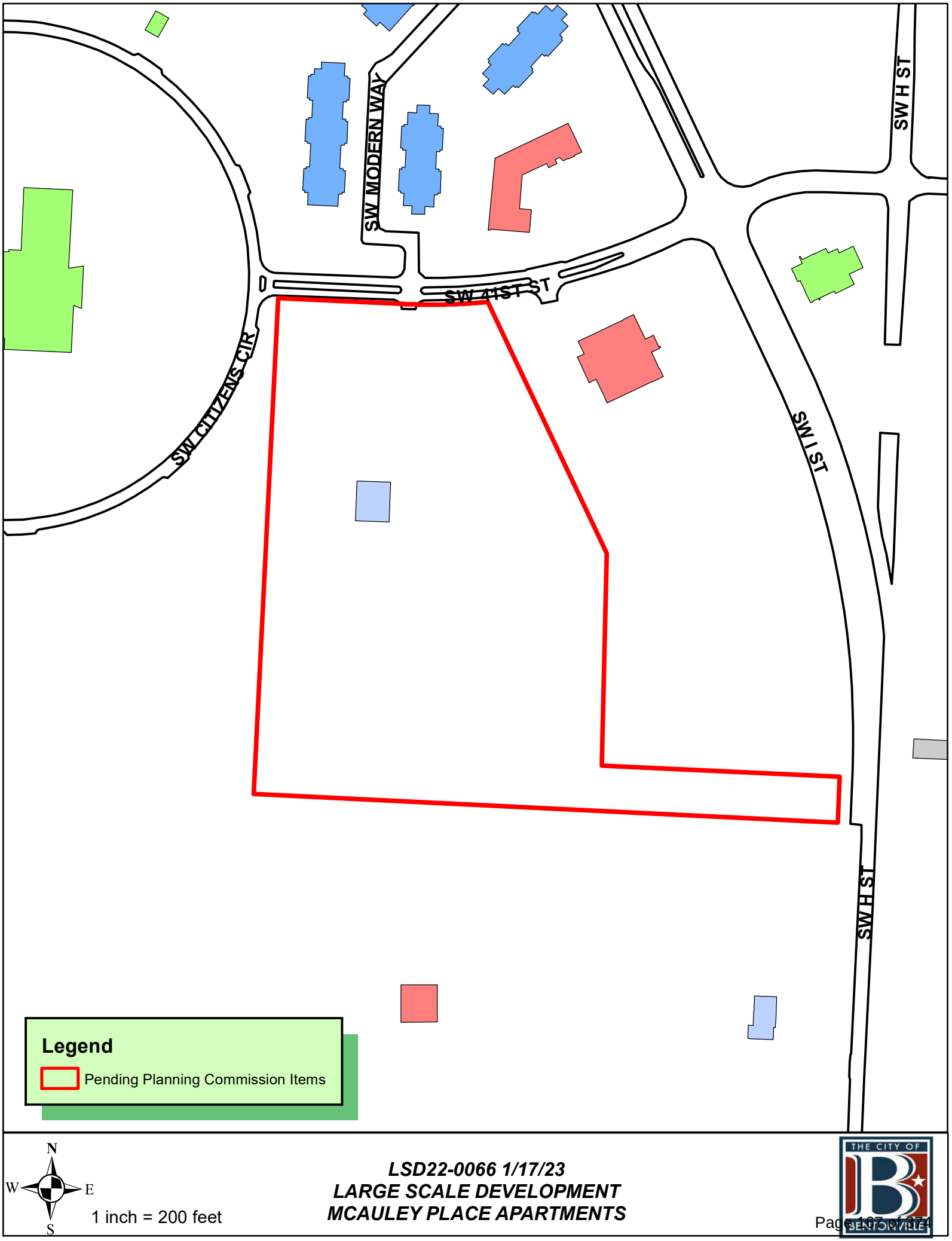
N/A

Conclusion

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

Additional Details

N/A

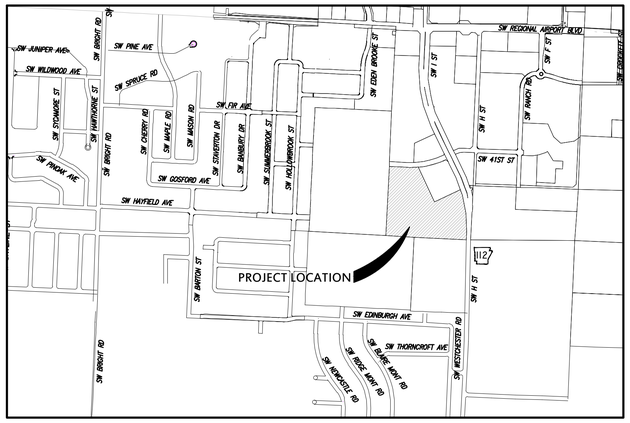


LSD22-0066 1/17/23
LARGE SCALE DEVELOPMENT
MCAULEY PLACE APARTMENTS

MCAULEY PLACE

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP

NTS

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
11. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
14. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVILLE
5200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5993

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

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

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

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

FIRE DEPARTMENT
CITY OF BENTONVILLE
BRENT BOYDSTON
FIRE CHIEF
800 SW A ST.
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

PLANNING DEPARTMENT
CITY OF BENTONVILLE
TYLER OVERSTREET
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL:
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T
BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
PHONE: (479) 200-9022
(479) 571-6609
EMAIL: BB585@ATT.COM
OR
LAYNE RHODES
PHONE: (479) 442-1977
LR1590@ATT.COM

COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 263-7057
EMAIL: CHAD.HODGE@COX.COM
OR
TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: TIMOTHY.GOSS@COX.COM

BUILDING & FIRE SAFETY
CITY OF BENTONVILLE
BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

STORM WATER
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE AR, 72712
PHONE: (479) 271-5002
EMAIL: JPAITH@BENTONVILLEAR.COM

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 20' INTERIOR 10' EXTERIOR 20' REAR 25'
SITE AREA:	11.46 AC.
ZONING:	R-3
PROPERTY USAGE:	MULTIFAMILY
ADDRESS:	797 SW I STREET BENTONVILLE, AR 72712
SITE OWNER:	BENTONVILLE HOUSING PARTNERS III, LIMITED PARTNERSHIP 812 MAIN STREET VAN BUREN, AR 72956
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
REQUIRED PARKING:	MULTIFAMILY 1.5 SPACE PER DWELLING UNIT 120 X 1.5 = 180 PARKING STALLS COTTAGE 1.5 SPACE PER DWELLING UNIT 40 X 1.5 = 60 PARKING STALLS TOTAL REQUIRED = 240
PROVIDED PARKING:	259 STANDARD PARKING STALLS 22 ADA PARKING STALLS 281 PARKING STALLS PROVIDED

NOTE:
1. THIS PROJECT SITE FALLS WITHIN AIRPORT ZONES A, B, AND C. ALL REQUIREMENTS OF THESE ZONES SHALL BE MET DURING AND FOLLOWING CONSTRUCTION.
2. WAIVER REQUEST FROM TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF SW 41ST STREET AND SW I STREET.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

PROPERTY DESCRIPTION

LOT 26 OF EVERSOLE ADDITION, AS PER PLAT RECORD L202241028 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call

811

Know what's **below**.

Call before you dig.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMOLITION PLAN
C-004	PHASING PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE PLAN C
C-105	OVERALL UTILITY PLAN (C)
C-106	UTILITY PLAN A (C)
C-107	UTILITY PLAN B (C)
C-108	OFFSITE UTILITY PLAN A (C)
C-109	OFFSITE UTILITY PLAN B (C)
C-110	OFFSITE UTILITY PLAN C (C)
C-111	OFFSITE UTILITY PLAN D (C)
C-112	OFFSITE UTILITY PLAN E (C)
C-113	OVERALL GRADING PLAN
C-114	GRADING PLAN A
C-115	GRADING PLAN B
C-116	GRADING PLAN C
C-117	GRADING PLAN D
C-118	EROSION CONTROL PHASE 1
C-119	EROSION CONTROL PHASE 2
C-120	INTERSECTION PLAN
C-121	PAVING PLAN
C-201	STORM LINE 1 P&P (C)
C-202	STORM LINE 1 P&P (C)
C-203	STORM LINE 2 P&P (C)
C-204	STORM LINE 3 & POND P&P (C)
C-205	PRIVATE SANITARY LINE 1 P&P (C)
C-206	PRIVATE SANITARY LINE 1 P&P (C)
C-207	PRIVATE SANITARY SEWER LINE 2 P&P (C)
C-208	PRIVATE SANITARY SEWER LINE 3 P&P (C)
C-209	SANITARY SERVICE LINE 1 & 2 & 3 P&P (C)
C-210	SANITARY SERVICE LINE 4 & 5 & 6 P&P (C)
C-211	SANITARY SERVICE LINE 7 P&P (C)
C-501	STANDARD DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS
C-505	EROSION CONTROL DETAIL
C-506	EROSION CONTROL DETAIL
C-507	EROSION CONTROL DETAIL
C-508	COB GENERAL WATER & SEWER
C-509	COB WATER DETAIL 1
C-510	COB WATER DETAIL 2
C-511	COB WATER DETAIL 3
C-512	COB SEWER DETAIL 1
C-513	COB SEWER DETAIL 2
A2.1a	OVERALL BUILDING ELEVATIONS TYPE I
A2.1b	OVERALL BUILDING ELEVATIONS TYPE IIA
A2.1c	OVERALL BUILDING ELEVATIONS TYPE III
A2.0b	OVERALL BUILDING ELEVATIONS TYPE IIB
A2.0e	OVERALL BUILDING ELEVATIONS TYPE IV
A4.00	TYPE A EXTERIOR ELEVATIONS
A4.00	TYPE B EXTERIOR ELEVATIONS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION

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

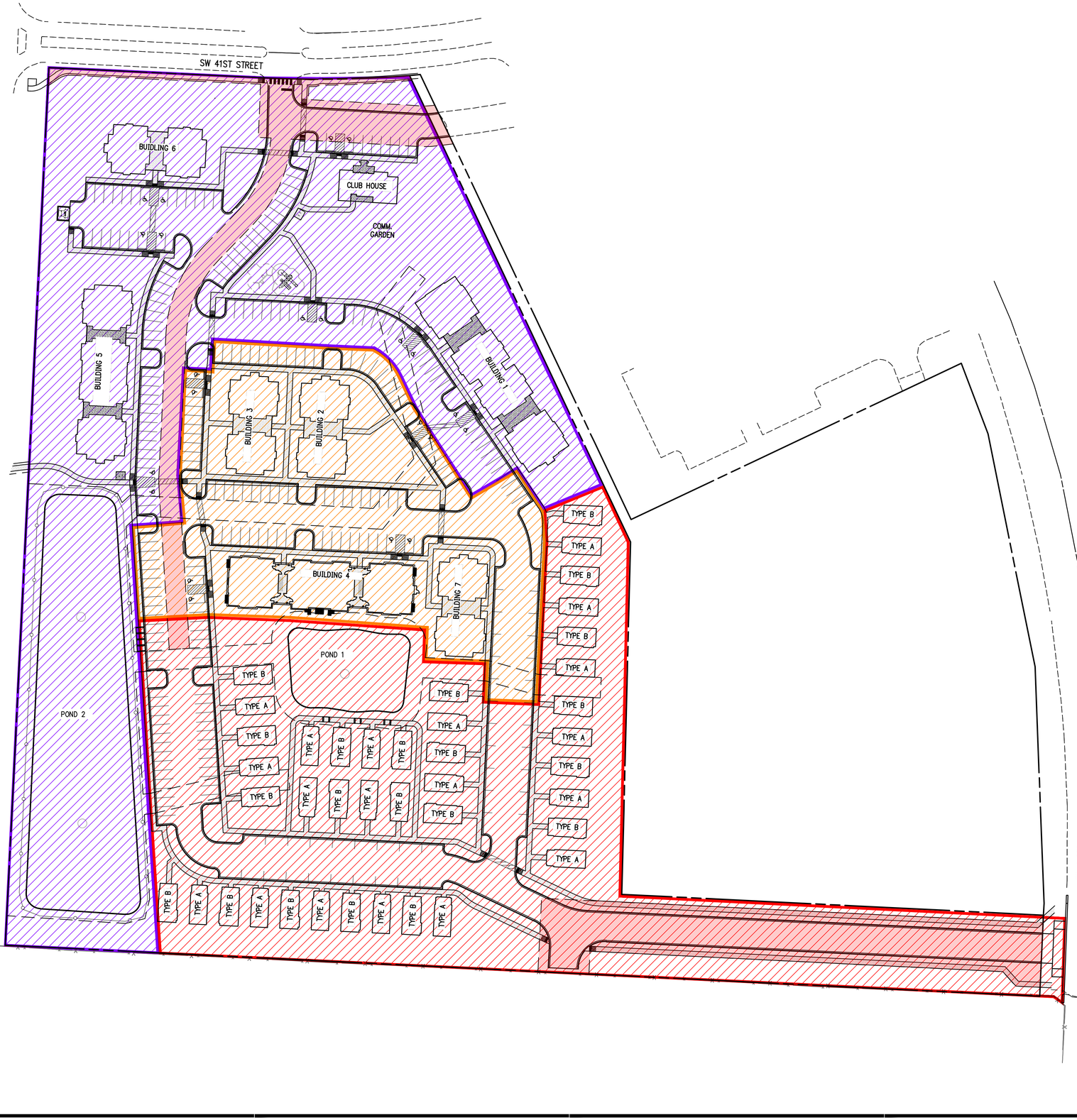
© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

COVER SHEET

C-001

DRAWING G:\24 SERIES\24106800\PLOTS\PLOTS\PLOTS\CONSTRUCTION PLANS\COVER SHEET.DWG
PLOTTED BY: ADAM HAWA, 10/25/2024 1:19 PM | PLOTTED BY: TONY TAYLOR-HAWKINS (CRAFTON TULL)



PHASE LEGEND

PHASE I
BUILDING 6, 5, 1, CLUBHOUSE, DETENTION POND 2, 105 PARKING STALLS.
ALL UTILITIES AND PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE CONSTRUCTED AS PART OF PHASE I.

PHASE II
BUILDING 3, 2, 4, 7, 105 PARKING STALLS

PHASE III
COTTAGES, 71 PARKING STALLS, DETENTION POND 1

PUBLIC ACCESS EASEMENT

GRAPHIC SCALE IN FEET
50' 0 50'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET ·

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

© 2024 Crafton, Tull & Associates, Inc.

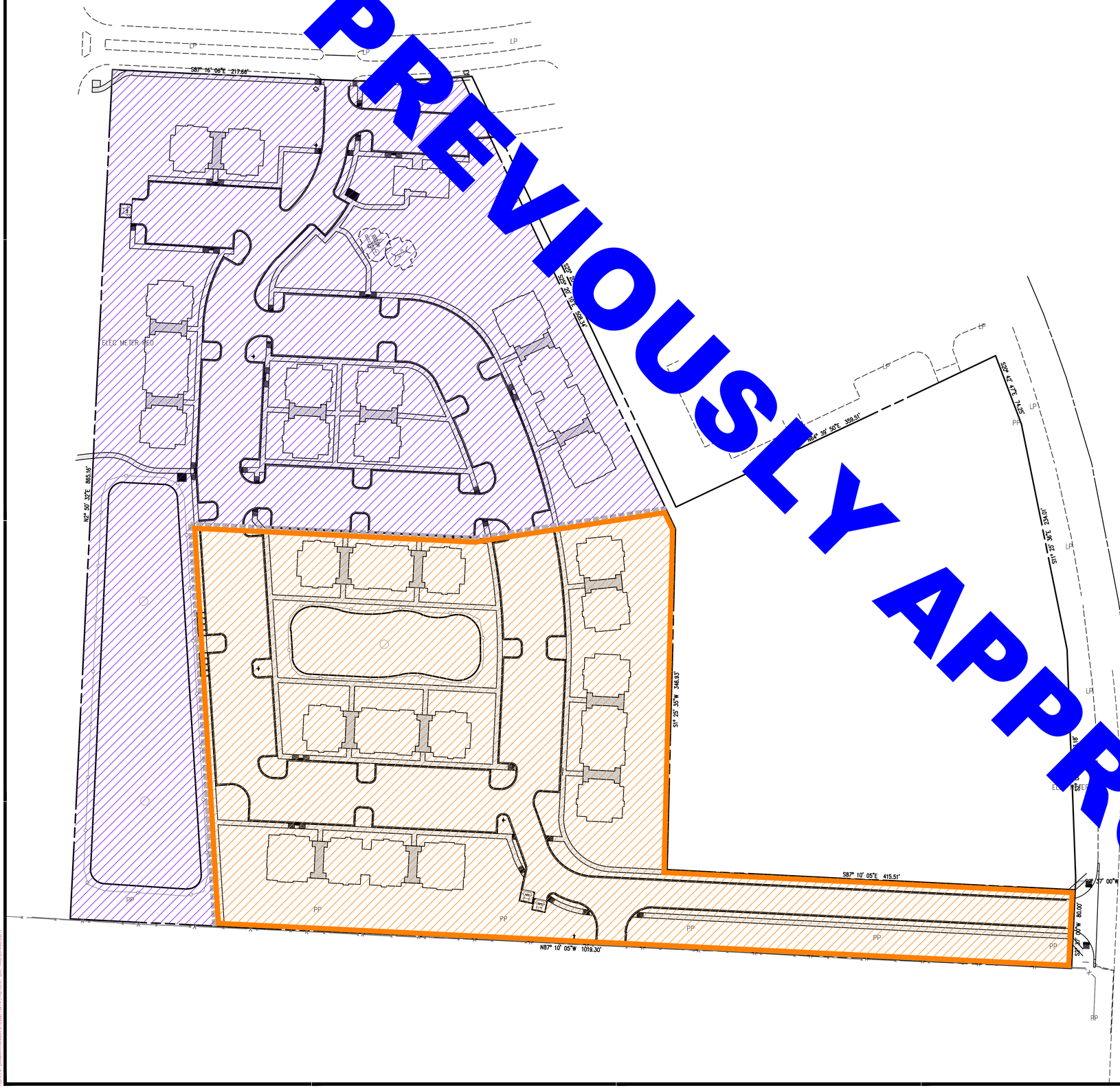
LSD22-0066

PHASING PLAN

C-004

[X:\PROJECTS\2024\24106800_MCAULEY\PLANSET\PREPARED\CIVIL\DWG\PHASING PLAN.DWG]
[Oct 25, 2024 - 3:49pm - tlindley]
[XREFS ATTACHED: 24106800_TOPO.dwg]

PREVIOUSLY APPROVED



PHASE LEGEND

PHASE I
BUILDING 1, BUILDING 5, BUILDING 6, BUILDING 7, CLUBHOUSE, DETENTION POND 2. ALL UTILITIES AND PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE CONSTRUCTED AS PART OF PHASE I.

PHASE II
BUILDING 2, BUILDING 3, BUILDING 4, BUILDING 8, BUILDING 9, DETENTION POND 1

GRAPHIC SCALE IN FEET
50' 0 50'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

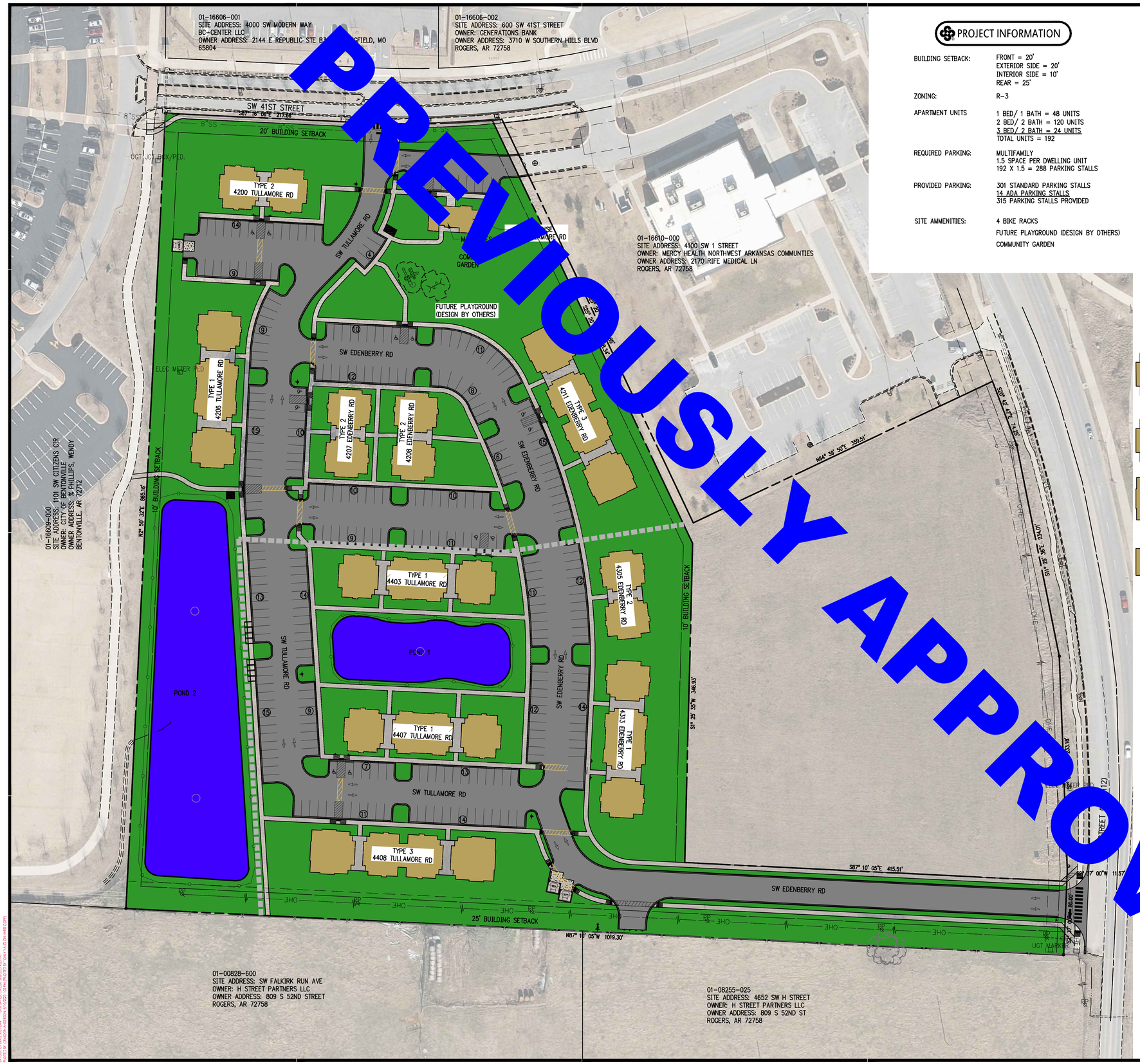
© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

PHASING PLAN (C)

C-004

DRAWING ID: 20112100 MASTER CMP\CONSTRUCTION\DWG\PHASING PLAN (C).DWG
PLOTTED BY: CAMDEN ANDERSON, 11/23/2022 1:02 PM, PLOTTED BY: CAM T. HUD DWG PDF.CTB



PREVIOUSLY APPROVED

PROJECT INFORMATION

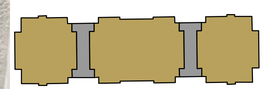
BUILDING SETBACK:	FRONT = 20' EXTERIOR SIDE = 20' INTERIOR SIDE = 10' REAR = 25'
ZONING:	R-3
APARTMENT UNITS	1 BED/ 1 BATH = 48 UNITS 2 BED/ 2 BATH = 120 UNITS 3 BED/ 2 BATH = 24 UNITS TOTAL UNITS = 192
REQUIRED PARKING:	MULTIFAMILY 1.5 SPACE PER DWELLING UNIT 192 X 1.5 = 288 PARKING STALLS
PROVIDED PARKING:	301 STANDARD PARKING STALLS 14 ADA PARKING STALLS 315 PARKING STALLS PROVIDED
SITE AMMENITIES:	4 BIKE RACKS FUTURE PLAYGROUND (DESIGN BY OTHERS) COMMUNITY GARDEN

LEGEND (EXISTING SYMBOLS)

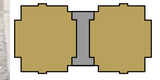
SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

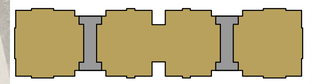
SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING



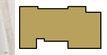
BUILDING TYPE 1
UNITS PER BUILDING: 24
TOTAL BEDROOMS PER BUILDING: 36
BUILDING HEIGHT: 3-STORY 41'-9"
HEIGHT TO EAVE: 29'-8"
BUILDING SIZE: 7,305 SQ.FT.
BUILDING CONSTRUCTION TYPE: 5A



BUILDING TYPE 2
UNITS PER BUILDING: 12
TOTAL BEDROOMS PER BUILDING: 24
BUILDING HEIGHT: 3-STORY 40'-5"
HEIGHT TO EAVE: 29'-8"
BUILDING SIZE: 4,032 SQ.FT.
BUILDING CONSTRUCTION TYPE: 5A



BUILDING TYPE 3
UNITS PER BUILDING: 24
TOTAL BEDROOMS PER BUILDING: 60
BUILDING HEIGHT: 3-STORY 41'-4"
HEIGHT TO EAVE: 29'-8"
BUILDING SIZE: 8,655 SQ.FT.
BUILDING CONSTRUCTION TYPE: 5A



CLUB HOUSE:
BUILDING HEIGHT: 18'-1"
HEIGHT TO EAVE: 10'-0"
BUILDING SIZE: 1,465 SQ.FT.
BUILDING CONSTRUCTION TYPE: 5A

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY [illegible] TERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND [illegible] TRAFFIC TO AND FROM THE SITE.
11. [illegible] PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS [illegible] LED.
12. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. [illegible] ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
13. [illegible] NO FENCING IS [illegible] BE PROPOSED AT THE CURRENT TIME. A SEPARATE PERMIT [illegible] REQUIRED FOR ANY PROPOSED FENCING.
14. [illegible] MECHANICAL [illegible] (ROOF AND GROUND MOUNTED) SHALL BE SCREENED [illegible] SIDES BY [illegible] MATERIALS TO BUILDING.
15. ALL BIKE [illegible] SHALL BE [illegible] SWERVE SINGLE HOOP, COLOR BLACK, OR APPROVED EQUAL.
16. THE DUMPSTER ENCLOSURE [illegible] BE CONSTRUCTED WITH SIMILAR MATERIALS [illegible].

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC By:
QC Date:

PRELIMINARY PLANS

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

REVIEW SET - NOT FOR CONSTRUCTION

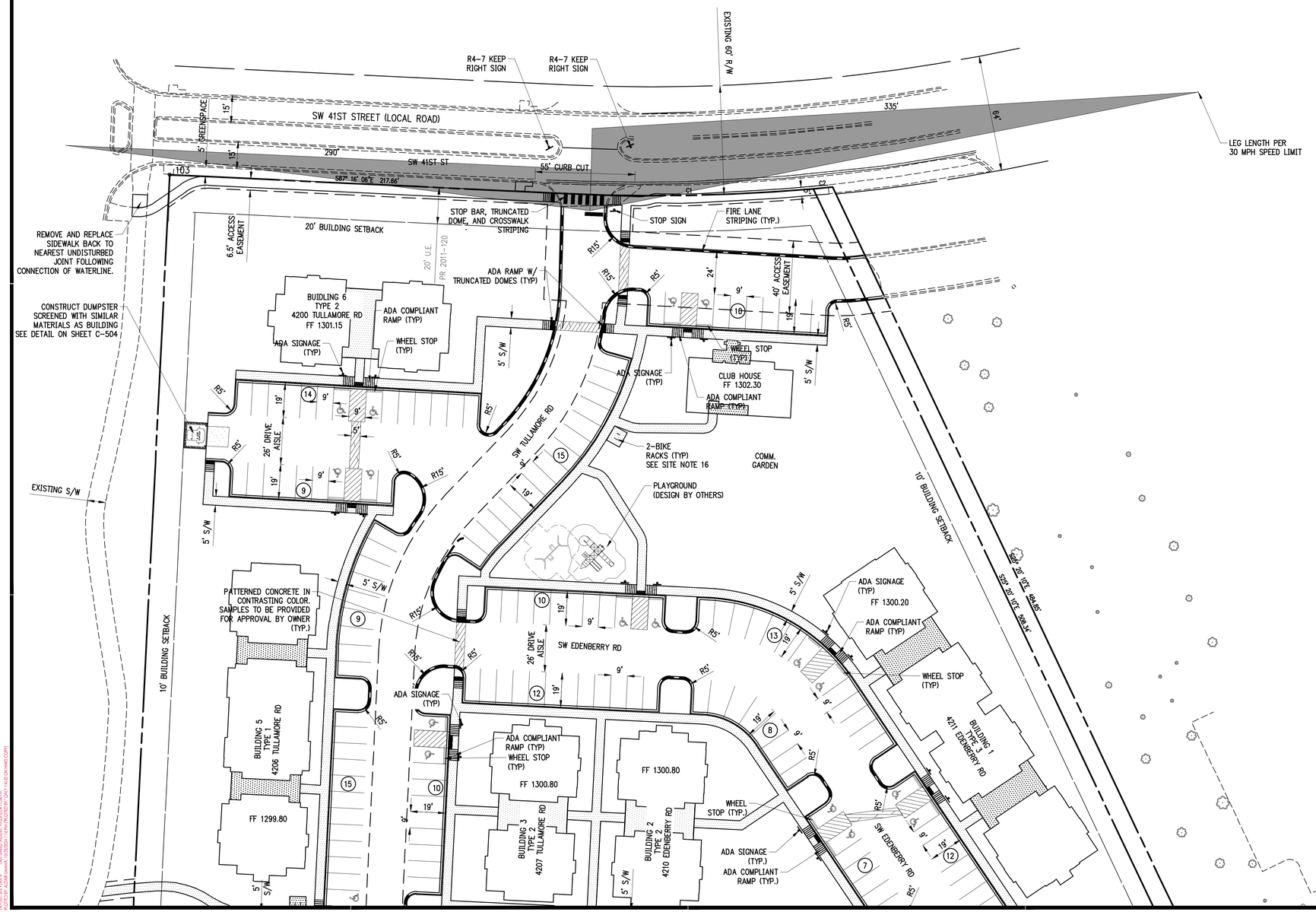
© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

OVERALL SITE PLAN (C)

C-101

DRAWING: O:\20 11\20_DRAWING_LAND\PLOT\LSD\PLOTS\DWG\OVERALL SITE PLAN.DWG
LAST PLOTTED: 12/6/2022 4:09:56 PM BY KURT.DONAHUE
PLOTTED BY: DONAHUE,KURT@CRAFTONTULL.COM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
⊙ FOUND IRON PIN	EASEMENT
☼ LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	EASEMENT
✷ LIGHT POLE	CURB
	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
12. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. NO FENCING IS KNOWN TO BE PROPOSED AT THE CURRENT TIME. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO BUILDING.
16. ALL BIKE RACKS SHALL BE DERO SWERVE SINGLE HOOP, COLOR BLACK, OR APPROVED EQUAL.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION

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

© 2024 Crafton, Tull & Associates, Inc.

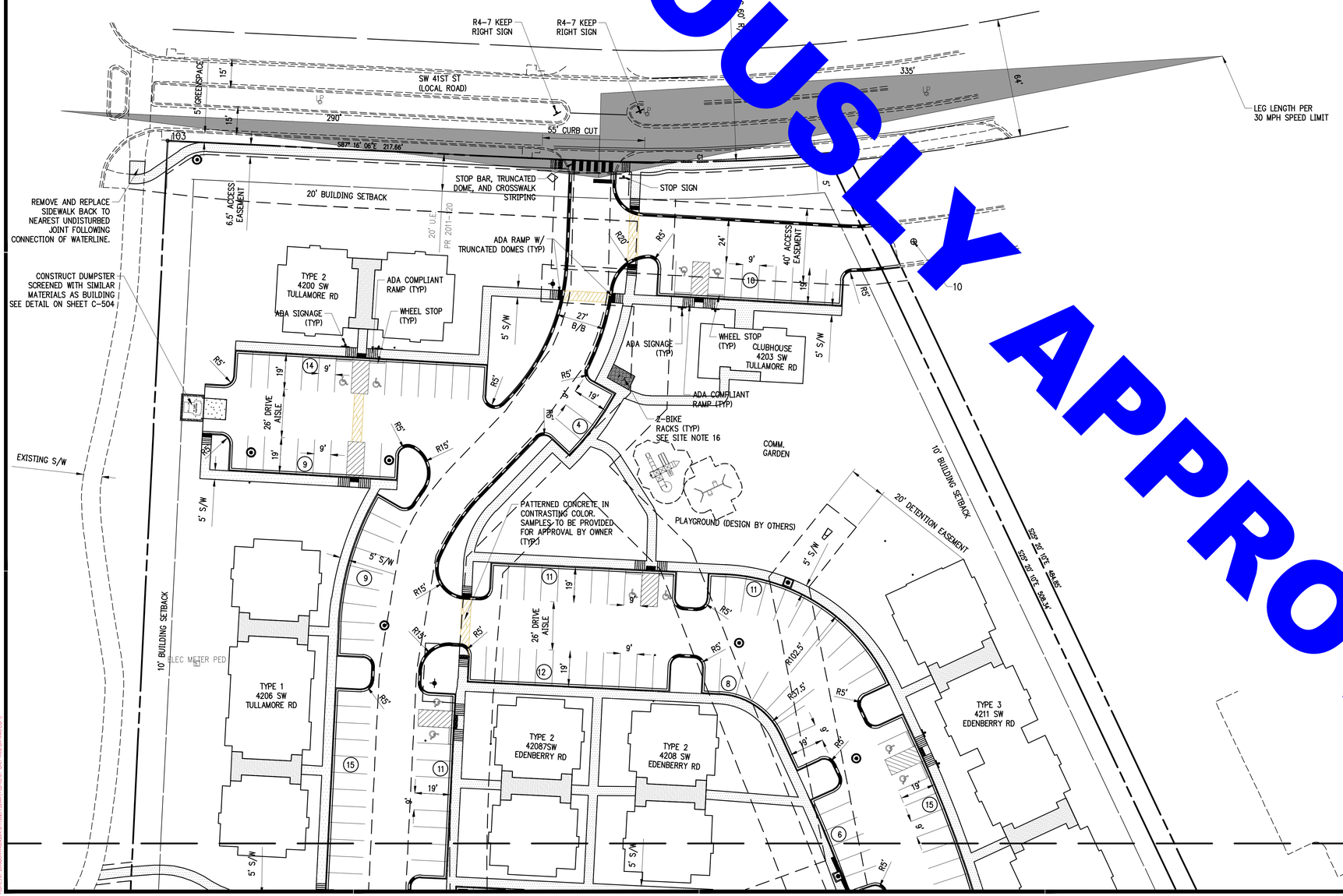
LSD22-0066

SITE PLAN A

C-102

DRAWING C:\CM SHARED\MCAULEY\CONSTRUCTION\CIVIL\ENGINEERING\PLANS\SHEETS\C-102 SITE PLAN A.DWG
PLOTTED BY: JOHN HANNA, 10/25/2024 11:11 PM, PLOTTED BY: DAN HIGHLAND.COM

PREVIOUSLY APPROVED



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
12. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. NO FENCING IS KNOWN TO BE PROPOSED AT THE CURRENT TIME. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO BUILDING.
16. ALL BIKE RACKS SHALL BE DERO SWERVE SINGLE HOOP, COLOR BLACK, OR APPROVED EQUAL.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

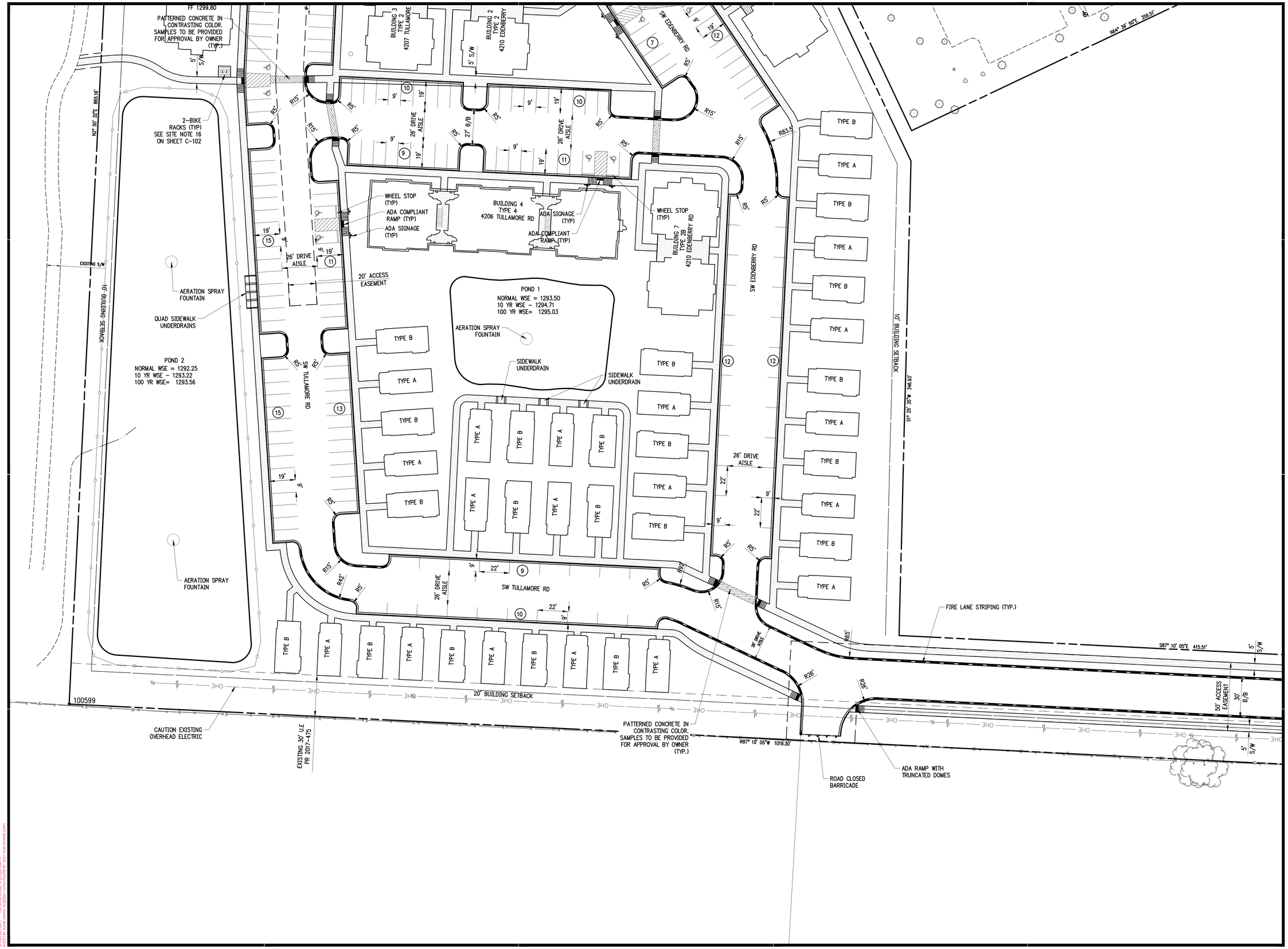
© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

SITE PLAN A

C-102

DRAWING G:\20112100_MCAULEY PLACE\CONSTRUCTION\CIVIL\DWG\20112100 SITE PLAN.DWG
PLOTTED BY: CAMDEN ANDERSON AT 11/22/2022 8:44:39 PM
PLOTTED BY: CAMDEN ANDERSON



901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC BY:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · · · REVIEW SET · · · NOT FOR CONSTRUCTION · · · REVIEW SET · · · NOT FOR CONSTRUCTION

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

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

SITE PLAN B

C-103

DRAWING C:\LSF SERVER\ACTIVE\24106800 MCAULEY PLACE\CIVIL\DRAWINGS\SITE PLAN.DWG
LAST EDITED BY: ADAM HAWK, 10/25/2024 11:14:19 AM (LAST EDITED BY: CHRIS HUNSAKER.COM)

PREVIOUSLY APPROVED

PATTERNED CONCRETE IN CONTRASTING COLOR. SAMPLES TO BE PROVIDED FOR APPROVAL BY OWNER (TYP.)

CLEANOUT

MATCHLINE

N64° 39' 55"E 359.51'

5' S/W

N2° 50' 32"E 865.16'

2-BIKE RACKS (TYP) SEE SITE NOTE 16 ON SHEET C-102

EXISTING S/W

10' BUILDING SETBACK

AERATION SPRAY FOUNTAIN

QUAD SIDEWALK UNDERDRAINS

POND 2

100 YEAR WSE: 1294.69

AERATION SPRAY FOUNTAIN

TYPE 1
4403 SW TULLAMORE RD

ADA SIGNAGE (TYP)

WHEEL STOP (TYP)

26' DRIVE AISLE

ADA COMPLIANT RAMP (TYP)

100 YEAR

POND 1

AERATION SPRAY FOUNTAIN

20'A.E.

ADA SIGNAGE (TYP)

ADA COMPLIANT RAMP (TYP)

WHEEL STOP (TYP)

TYPE 1
4407 SW TULLAMORE RD
FFE: 1299.25

TYPE 3
4408 SW TULLAMORE RD
FFE: 1299.80

EXISTING 30' U/E PR 2017-475

TYPE 2
4305 SW EDENBERRY RD
FFE: 1298.75

R5' TYP.)

10' BUILDING SETBACK

S1° 25' 35"W 346.63'

26' DRIVE AISLE

TYPE 1
4313 SW EDENBERRY RD
FFE: 1299.25

ADA COMPLIANT RAMP (TYP)

ADA SIGNAGE (TYP)

MATCH LINE

S87° 10' 05"E 415.51'

50' ACCESS EASEMENT

30' B/B

20' BUILDING SETBACK

31' ESMT. B/B

N87° 10' 05"W 1019.30'

100599

CAUTION EXISTING OVERHEAD ELECTRIC

CONSTRUCT DUMPSTER SCREENED WITH SIMILAR MATERIALS AS BUILDING SEE DETAIL ON SHEET C-504

ROAD CLOSED BARRICADE

ADA RAMP WITH TRUNCATED DOMES

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC BY:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION

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

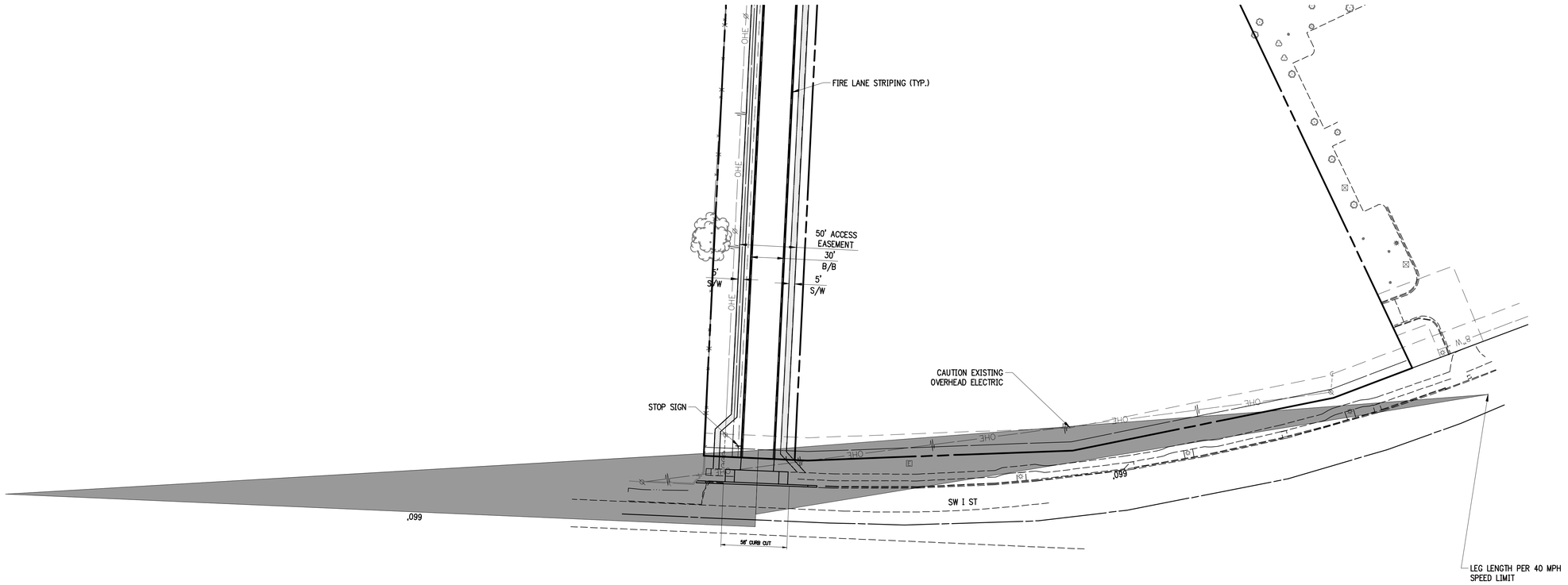
© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

SITE PLAN B

C-103

DRAWING C:\2 TDSL\2PROJ\FINAL\ARCHITECT\PLOTS\PLOTS\SITE PLAN.DWG
LAST MODIFIED: 11/23/2022 8:51:23 AM CST
PLOTTED BY: CAMERON ANDERSON 11/23/2022 8:51:24 AM CST



NOTE: ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET ·

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

© 2024 Crafton, Tull & Associates, Inc.

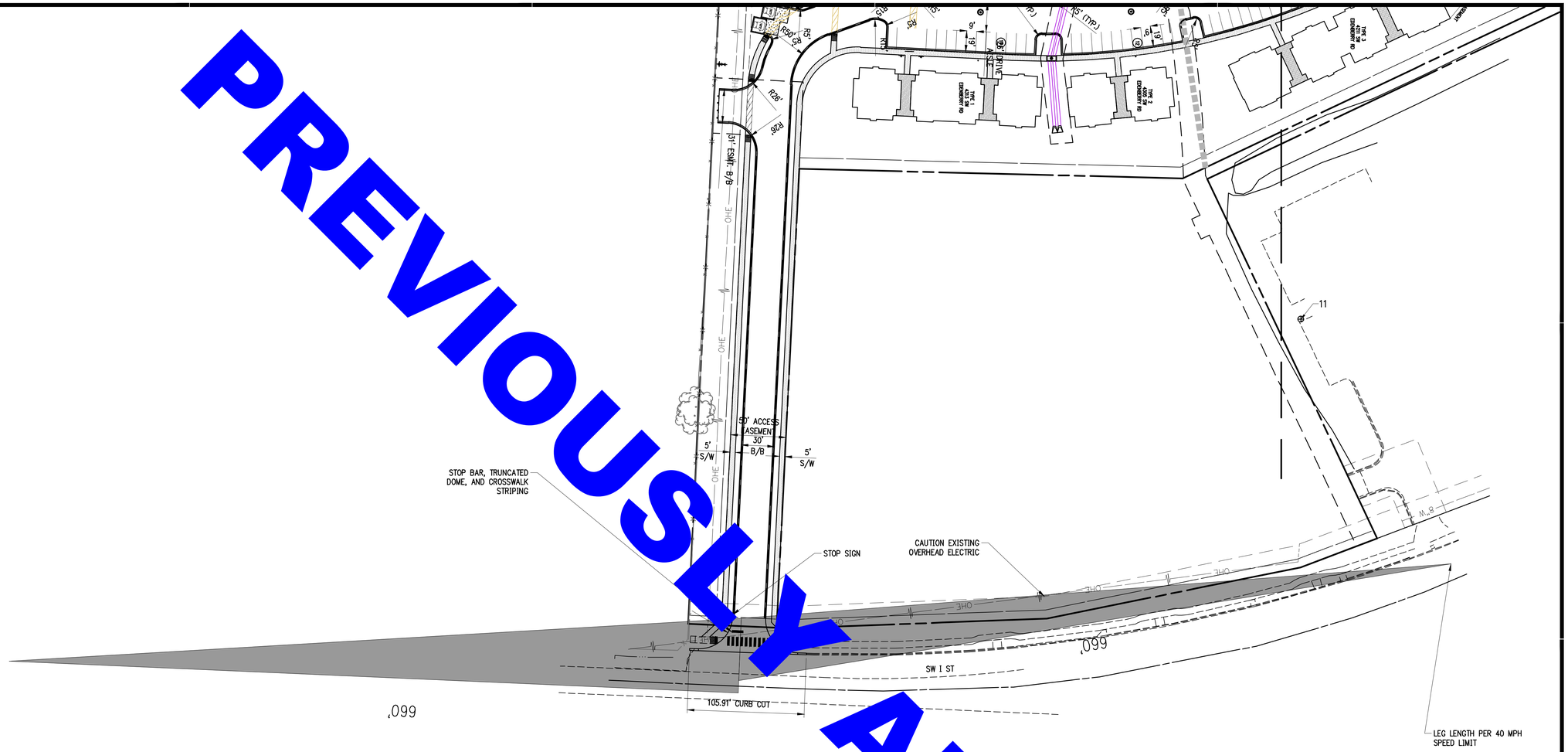
LSD22-0066

SITE PLAN C

C-104

DRAWING G:\24 SERIES\24CAU\PLANS\CONSTRUCTION\CIVIL\CIVIL\SITE PLAN.DWG
PLOT SET: ADAM RAMEY, 10/25/2024 11:19 PM PLOTTED BY: DAN HUCKABAY.COM

PREVIOUSLY APPROVED



NOTE: ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

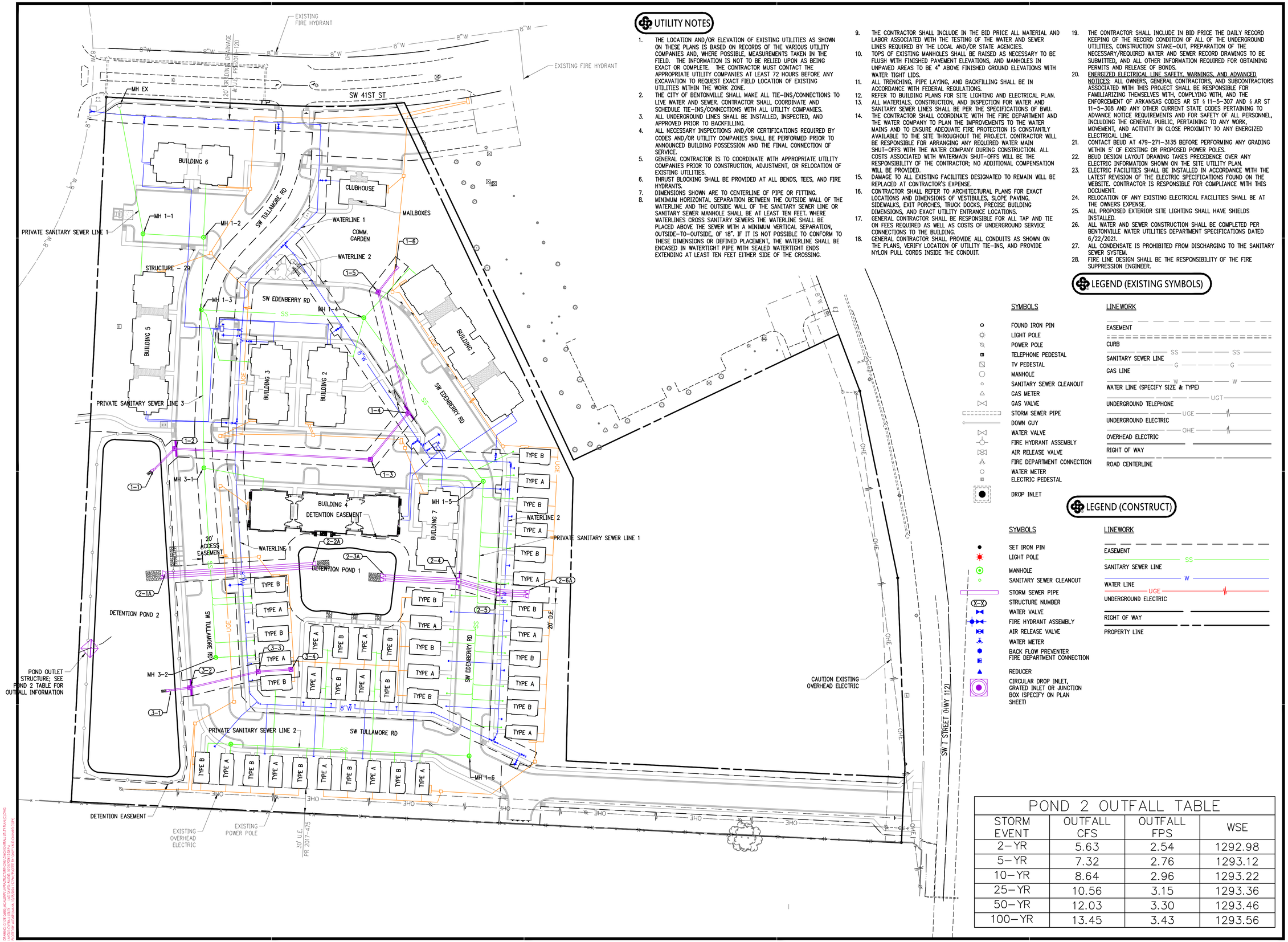
© 2023 Crafton, Tull & Associates, Inc.

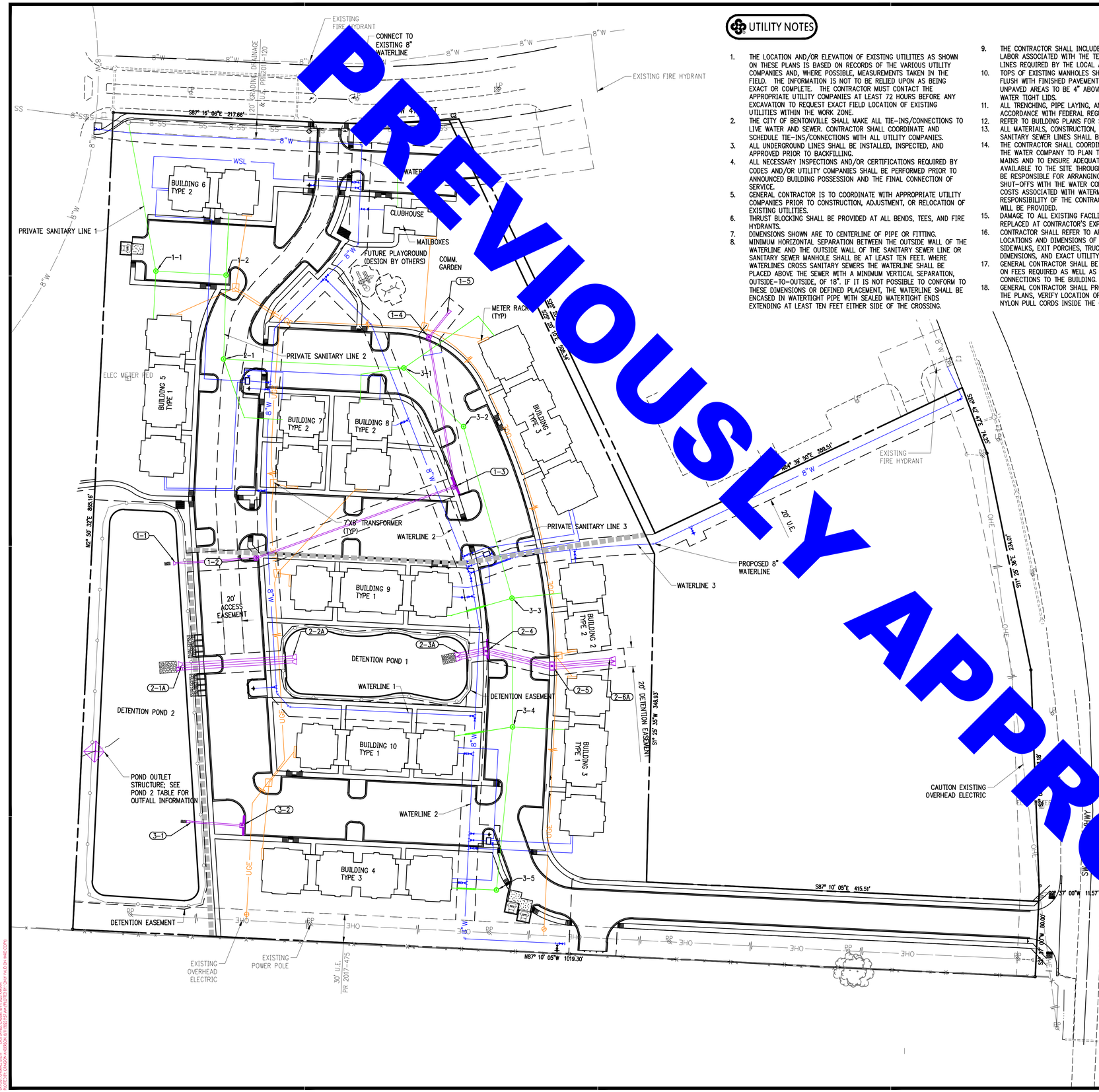
LSD22-0066

SITE PLAN C

C-104

DRAWING G:\20112100_LEWIS PARK\WORK\CIVIL\DWG\SHEET PLANS\C-104 SITE PLAN C.DWG
LAST SAVED BY: CAMERON ANDERSON ON 11/22/2022 4:44 PM
PLOTTED BY: CAMERON ANDERSON ON 11/22/2022 4:44 PM PLOTTED BY: DAVID HARDEMAN (COPY)


EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
SW 41ST ST
MH EX
8"W
8"W
8"W



PREVIOUSLY APPROVED

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. THE CITY OF BENTONVILLE SHALL MAKE ALL TIE-INS/CONNECTIONS TO LIVE WATER AND SEWER. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 4" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF BWU.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
21. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
22. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
23. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
24. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
25. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
26. ALL WATER AND SEWER CONSTRUCTION SHALL BE COMPLETED PER BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS DATED 6/22/2021.
27. ALL CONDENSATE IS PROHIBITED FROM DISCHARGING TO THE SANITARY SEWER SYSTEM.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	RIGHT OF WAY
STORM SEWER PIPE	ROAD CENTERLINE
DOWN GUY	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	SANITARY SEWER LINE
POWER POLE	GAS LINE
TELEPHONE PEDESTAL	WATER LINE
TV PEDESTAL	UNDERGROUND TELEPHONE
MANHOLE	UNDERGROUND ELECTRIC
SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC
GAS METER	UNDERGROUND TELEVISION
GAS VALVE	OVERHEAD TELEVISION
STORM SEWER PIPE	RIGHT OF WAY
STRUCTURE NUMBER	PROPERTY LINE
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CURB DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

POND OUTFALL TABLE

STORM EVENT	INTERIOR CFS	OUTFALL FPS	WSE
2-YR	15.80	3.32	1293.44
5-YR	20.1	3.58	1293.66
10-YR	2	3.75	1293.81
25-YR	28.	4.01	1294.01
50-YR	31.89	4.15	1294.17
100-YR	35.60	4.31	1294.31

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

OVERALL UTILITY PLAN (C)

C-105

DRAWING C:\20112100_PRELIM\LIVE\ARCHITECTURE\CIVIL\DWG\OVERALL_UTILITY PLAN (C).DWG
LAST SAVED BY: TLINDLEY ON: 11/23/2022 2:31 PM
PLOTTED BY: CHAD HARGROVE ON: 11/23/2022 2:31 PM

SEQUENCE OF CONSTRUCTION

1. CAMERA LINES TO BE REPLACED AND LOCATE EXISTING SERVICE CONNECTIONS.

2. SET UP PUMP-AROUND.
   - THE CONTRACTOR IS RESPONSIBLE FOR ALL BYPASS PUMPING ON THIS PROJECT.

3. THE CONTRACTOR MUST SUBMIT A WRITTEN BYPASS OPERATION SCHEDULE WITH THE FOLLOWING INFORMATION.
   - PUMP SIZE & LOCATION
   - BYPASS LINES SIZE & LOCATION
   - FUEL STORAGE
   - TRAFFIC MANAGEMENT PLAN

4. PERFORM PIPE BURST FOR BYPASSED SECTIONS AND RE-ESTABLISHED SEWER SERVICE PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION - REVIEW SET -

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

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OFFSITE UTILITY PLAN A (C)

C-108

DRAWING OUTPUT DATE: 10/25/2024 1:18 PM PLOTTED BY: CHRIS HUDGINS (CHRIS@CRAFTONTULL.COM)

SEQUENCE OF CONSTRUCTION

1. CAMERA LINES TO BE REPLACED AND LOCATE EXISTING SERVICE CONNECTIONS.

2. SET UP PUMP-AROUND.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL BYPASS PUMPING ON THIS PROJECT.

3. THE CONTRACTOR MUST SUBMIT A WRITTEN BYPASS OPERATION SCHEDULE WITH THE FOLLOWING INFORMATION.
- PUMP SIZE & LOCATION
- BYPASS LINES SIZE & LOCATION
- FUEL STORAGE
- TRAFFIC MANAGEMENT PLAN

4. PERFORM PIPE BURST FOR BYPASSED SECTIONS AND RE-ESTABLISHED SEWER SERVICE PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.

EXISTING 4' DIA. MH
TOP RIM=1293.78
℄ IN = 1259.92 10" PVC (E)
℄ OUT = 1259.82 10" PVC (W)
484-1301

EXISTING 8" SEWER MAIN TO BE PIPE BURST TO A 10" PVC.

APPROX. TRENCH ACCORDING TO SPEC

399.97 L.F.
10" PVC (SDR-26)
@ 0.47%

EXISTING 4' DIA. MH
TOP RIM=1265.58
℄ OUT = 1261.79 10" PVC (W)
484-1368

EXISTING 8" SEWER MAIN TO BE PIPE BURST TO A 10" PVC.

EXISTING 8" SEWER MAIN TO REMAIN

EXISTING 4' DIA. MH
TOP RIM=1266.79
484-1344

8"SS

EXISTING 8" SEWER MAIN TO REMAIN

EXISTING 4' DIA. MH
TOP RIM=1267.43
℄ IN = 1263.74 10" PVC (S)
484-1345

APPROX. TRENCH ACCORDING TO SPEC

396.67 L.F.
10" PVC (SDR-26)
@ 0.48%

EXISTING 8" SEWER MAIN TO BE PIPE BURST TO A 10" PVC.

EXISTING 4' DIA. MH
TOP RIM=1269.32
℄ OUT = 1265.63 10" PVC (N)
484-1366

EXISTING 8" SEWER MAIN TO REMAIN

GRAPHIC SCALE IN FEET
30' 0 30'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION - REVIEW SET -

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

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OFFSITE UTILITY PLAN B (C)

C-109

DRAWING: J:\24_PROJECTS\24106800_MCAULEY\PLANS\PRODUCTION\CIVIL\PHASE1\OFFSITE UTILITY PLAN B (C).DWG
LAST SAVED BY: TLINDLEY ON: 10/25/2024 7:58:47 PM
PLOTTED BY: TLINDLEY ON: 10/25/2024 7:58:51 PM

EXISTING 4' DIA. MH
TOP RIM=1267.43
E IN = 1263.74 10" PVC (S)
484-1345

APPROX. TRENCH ACCORDING TO SPEC

8"SS

396.67 LF
10" PVC (SDR-26)
@ 0.48%

EXISTING MH 484-1365
TOP RIM=1273.49
FL=1267.11 (CL)

EXISTING 4' DIA. MH
TOP RIM=1271.79
484-1115

EXISTING 4' DIA. MH
TOP RIM=1272.81
484-1075

EXISTING 4' DIA. MH
TOP RIM=1269.32
E OUT = 1265.63 10" PVC (N)
484-1366

12"SS

EXISTING 8" SEWER MAIN
TO REMAIN

EXISTING 12" SEWER MAIN
TO REMAIN

EXISTING 8" SEWER MAIN
TO REMAIN

EXISTING 8" SEWER MAIN
TO REMAIN

SEQUENCE OF CONSTRUCTION

1. CAMERA LINES TO BE REPLACED AND LOCATE EXISTING SERVICE CONNECTIONS.

2. SET UP PUMP-AROUND.
   - THE CONTRACTOR IS RESPONSIBLE FOR ALL BYPASS PUMPING ON THIS PROJECT.

3. THE CONTRACTOR MUST SUBMIT A WRITTEN BYPASS OPERATION SCHEDULE WITH THE FOLLOWING INFORMATION.
   - PUMP SIZE & LOCATION
   - BYPASS LINES SIZE & LOCATION
   - FUEL STORAGE
   - TRAFFIC MANAGEMENT PLAN

4. PERFORM PIPE BURST FOR BYPASSED SECTIONS AND RE-ESTABLISHED SEWER SERVICE PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET

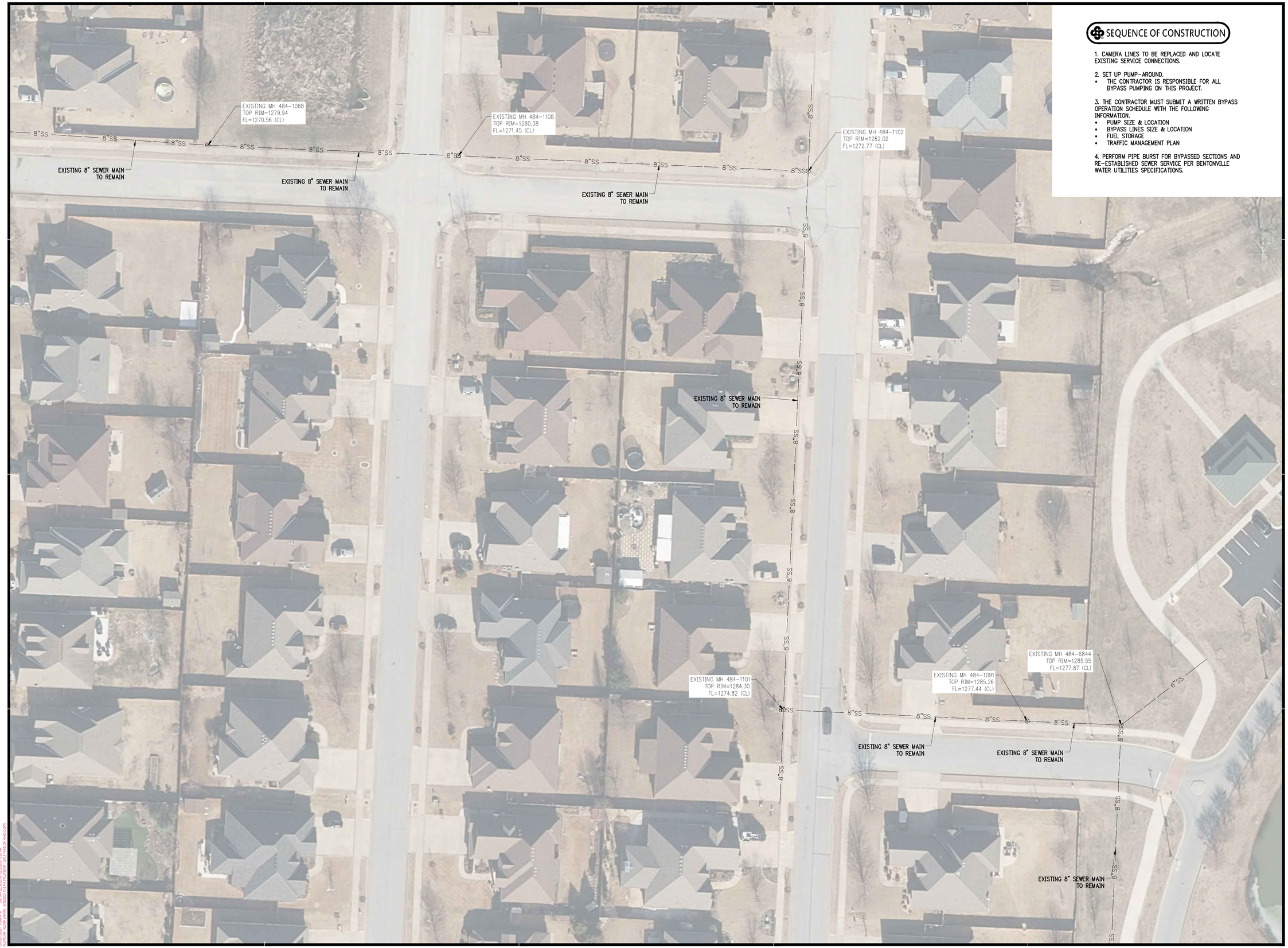
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OFFSITE UTILITY PLAN C (C)

C-110



SEQUENCE OF CONSTRUCTION

1. CAMERA LINES TO BE REPLACED AND LOCATE EXISTING SERVICE CONNECTIONS.

2. SET UP PUMP-AROUND.
   - THE CONTRACTOR IS RESPONSIBLE FOR ALL BYPASS PUMPING ON THIS PROJECT.

3. THE CONTRACTOR MUST SUBMIT A WRITTEN BYPASS OPERATION SCHEDULE WITH THE FOLLOWING INFORMATION.
   - PUMP SIZE & LOCATION
   - BYPASS LINES SIZE & LOCATION
   - FUEL STORAGE
   - TRAFFIC MANAGEMENT PLAN

4. PERFORM PIPE BURST FOR BYPASSED SECTIONS AND RE-ESTABLISHED SEWER SERVICE PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
30' 0 30'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

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

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OFFSITE UTILITY PLAN D (C)

C-111

DRAWING SCM: 0065_MCAULEY_SCM.DWG|SCM.CTB|PLOTSTYLE.STB|TEMPPLOTSTYLE.STB|LOG
PLOTTED BY: ADAM MANN, 10/25/2024 1:59 PM|PLOTTED BY: CAROLYN MCCORMICK

SEQUENCE OF CONSTRUCTION

1. CAMERA LINES TO BE REPLACED AND LOCATE EXISTING SERVICE CONNECTIONS.

2. SET UP PUMP-AROUND.
   - THE CONTRACTOR IS RESPONSIBLE FOR ALL BYPASS PUMPING ON THIS PROJECT.

3. THE CONTRACTOR MUST SUBMIT A WRITTEN BYPASS OPERATION SCHEDULE WITH THE FOLLOWING INFORMATION.
   - PUMP SIZE & LOCATION
   - BYPASS LINES SIZE & LOCATION
   - FUEL STORAGE
   - TRAFFIC MANAGEMENT PLAN

4. PERFORM PIPE BURST FOR BYPASSED SECTIONS AND RE-ESTABLISHED SEWER SERVICE PER BENTONVILLE WATER UTILITIES SPECIFICATIONS.

EXISTING MH 484-5934
TOP RIM=1288.08
FL=1281.32 (CL)

EXISTING MH 484-5935
TOP RIM=1300.20
FL=1285.68 (CL)

EXISTING MH 484-6843
TOP RIM=1286.91
FL=1280.58 (CL)

EXISTING MH 484-5933
TOP RIM=1285.81
FL=1279.46 (CL)

EXISTING MH 484-5937
TOP RIM=1299.63
FL=1286.95 (CL)
FL=1286.90 (8" PVC N/W)
FL=1287.00 (8" PVC E)

EXISTING 8" SEWER MAIN TO REMAIN

6"SS
8"SS
8"W

GRAPHIC SCALE IN FEET
30' 0 30'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24104800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

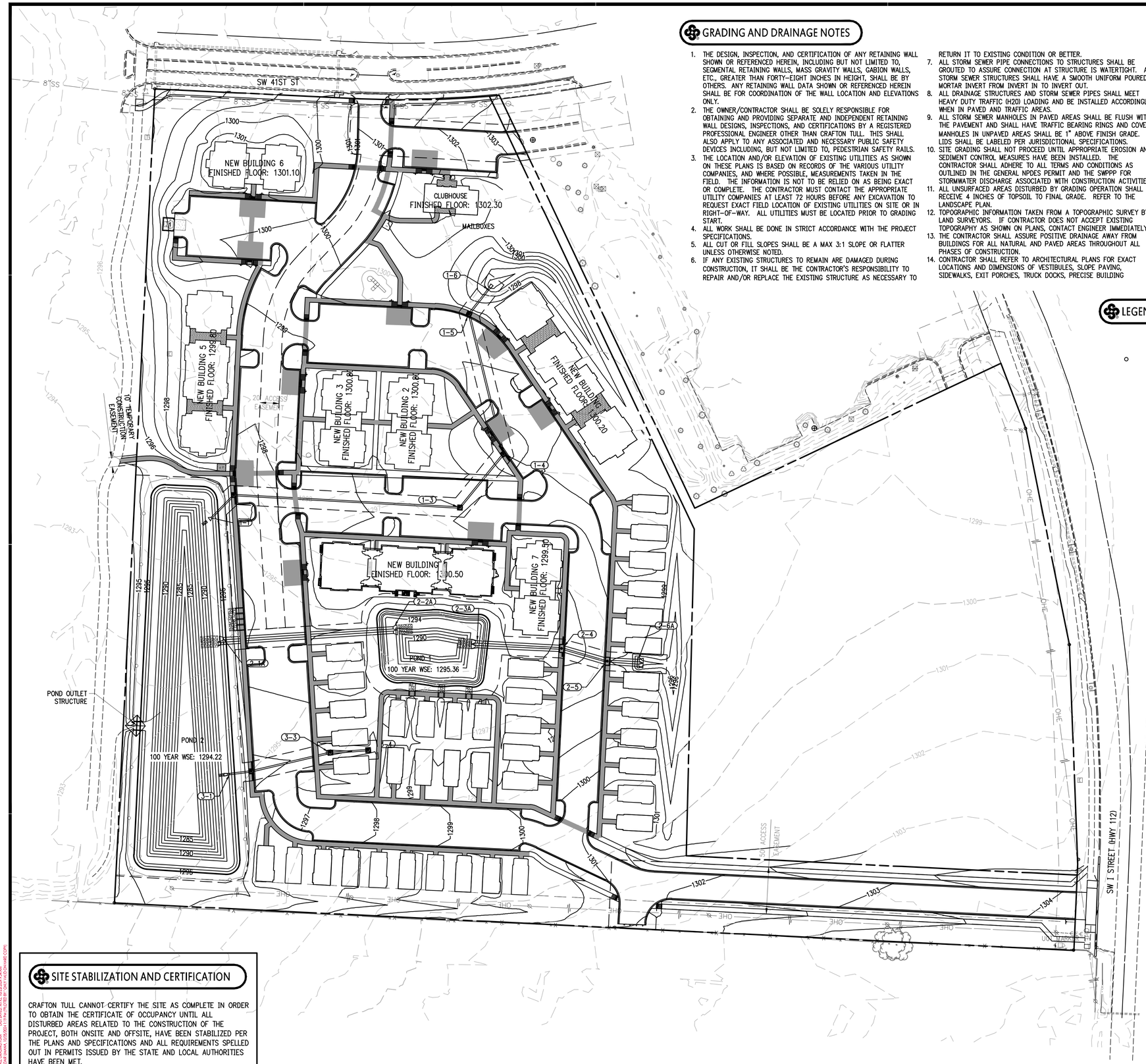
© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OFFSITE UTILITY PLAN E (C)

C-112

DRAWING DLTM: D:\BIM_MCAULEY_24104800_MCAULEY PLACE\CAD\C-CIVIL\C-CIVIL\C-CIVIL\C-112 OFFSITE UTILITY PLAN E (C).DWG
PLOTTED BY: ADAM RAMIA, 10/25/2024 1:19 PM (ACCESS BY: CRAFTON, TULL & ASSOCIATES, INC.)



GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

LEGEND (EXISTING)

SYMBOLS		LINEWORK	
○	FOUND IRON PIN		EASEMENT
			CURB
		1206	INTERMEDIATE CONTOUR
		1205	INDEX CONTOUR
			RIGHT OF WAY
			ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
●	SET IRON PIN		EASEMENT
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		RIGHT OF WAY
			PROPERTY LINE
TC XX.XX	TOP OF CURB		
TP XX.XX	TOP OF PAVEMENT		
HP XX.XX	HIGH POINT		
LP XX.XX	LOW POINT		
FG XX.XX	FINISH GRADE		

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-501 AND C-502.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

DRAWING G:\Cat Files\MCAULEY\Construction\CIVIL\ENG\Overall Grading Plan.dwg LAST MODIFIED BY JOSHUA MANN, 10/25/2024 11:11 PM PLOTTED BY: DAN TAYLOR (HARD.COM)

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 24106800
ISSUE DATE: 10/25/2024
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

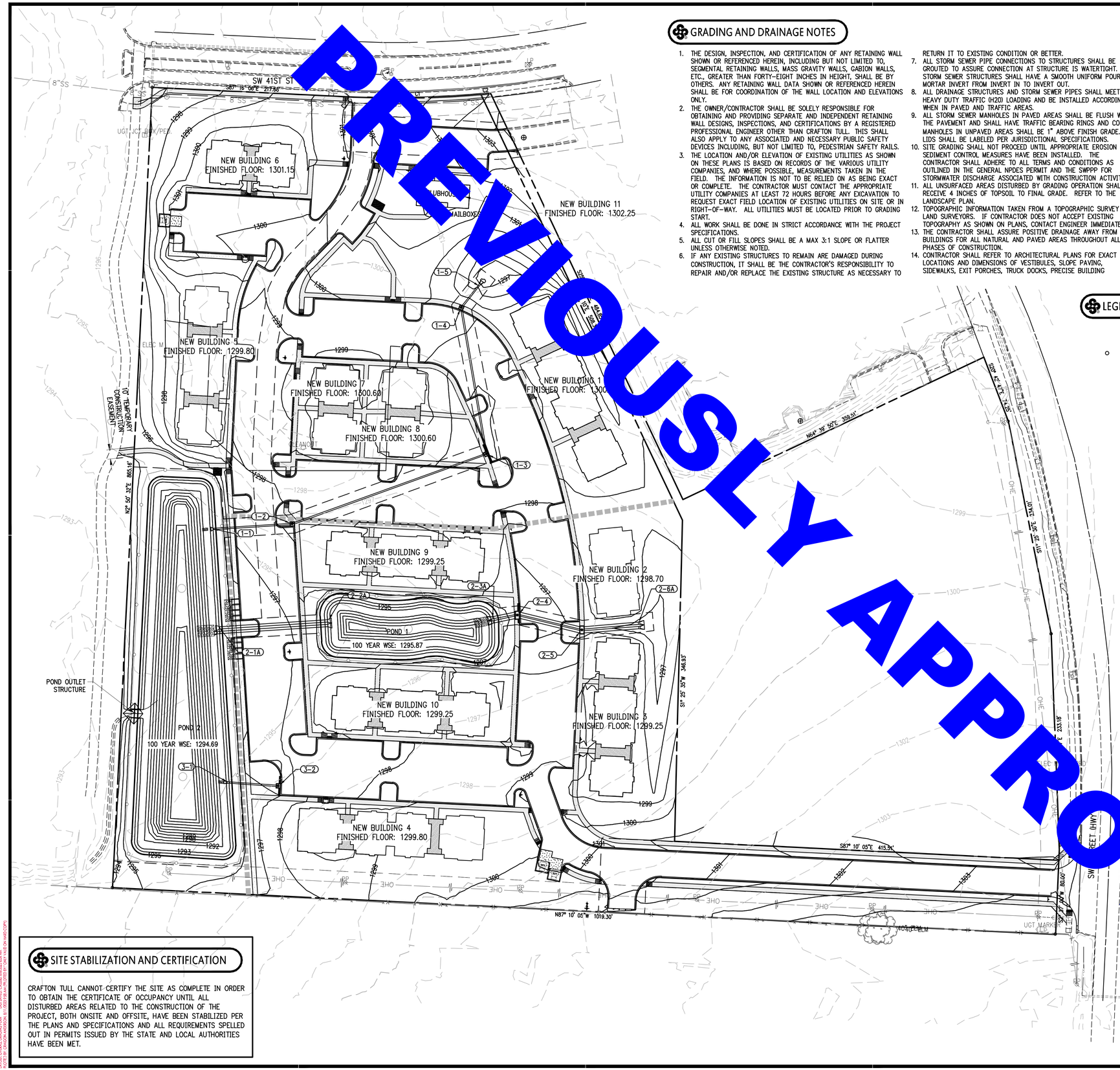
NOT FOR CONSTRUCTION · REVIEW SET

© 2024 Crafton, Tull & Associates, Inc.

LSD22-0066

OVERALL GRADING PLAN

C-113



GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

LEGEND (EXISTING)

SYMBOLS		LINEWORK	
○	FOUND IRON PIN		EASEMENT
			CURB
		1206	INTERMEDIATE CONTOUR
		1205	INDEX CONTOUR
			RIGHT OF WAY
			ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
●	SET IRON PIN		EASEMENT
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		RIGHT OF WAY
			PROPERTY LINE
TC XX.XX	TOP OF CURB		
TP XX.XX	TOP OF PAVEMENT		
HP XX.XX	HIGH POINT		
LP XX.XX	LOW POINT		
FG XX.XX	FINISH GRADE		

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-501 AND C-502.
7. WHERE THE QUALIFIED ENGINEER WILL MAKE EXHAUSTIVE INSPECTIONS OF THE GRADING WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

PREVIOUSLY APPROVED

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

MCAULEY PLACE
BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

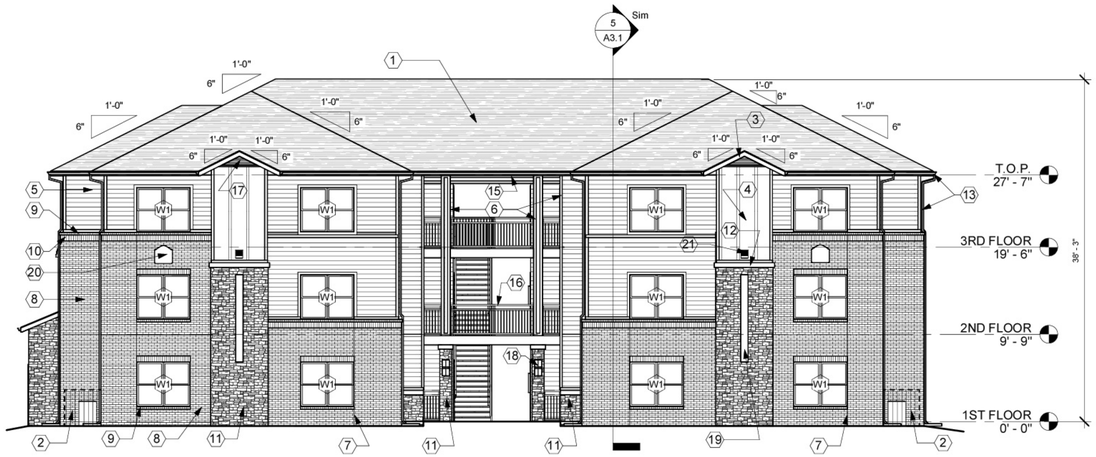
© 2023 Crafton, Tull & Associates, Inc.

LSD22-0066

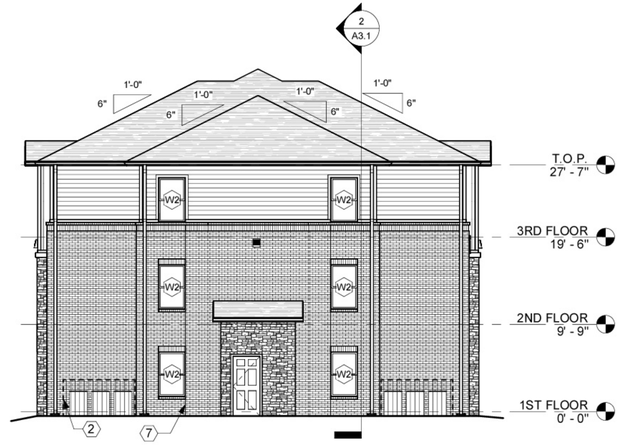
OVERALL GRADING PLAN

C-109

DRAWING CLUD: 11/30, JENNA.TINA.LAWN.ROSTUCTURES.CIVIL.DWG DWG:OVERALL GRADING PLAN (CLOSING LAYOUT).DWG LAYOUT: OVERALL GRADING PLAN (C-109) XREF: XREF: XREF:



1 A2.0b **TYPE II - FRONT ELEVATION**
1/8" = 1'-0"



N A2.0b **TYPE II - SIDE(S) ELEVATION**
1/8" = 1'-0"

3 A2.0b **TYPE II - REAR ELEVATION**
1/8" = 1'-0"

A A2.0b **AXON - TYPE II**

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

TYPE II - FRONT & REAR ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 53% TOTAL	
- BRICK	38%
- WINDOW	15%
SPECIAL USE	
PRIMARY MATERIALS: 48% TOTAL	
- MNFR. STONE	14%
- SIDING	29%
- BOARD & BATTEN	5%

TYPE II - SIDE(S) ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 70% TOTAL	
- BRICK	63%
- WINDOW	7%
SPECIAL USE	
PRIMARY MATERIALS: 30% TOTAL	
- MNFR. STONE	8%
- SIDING	20%
- BOARD & BATTEN	2%

LEGEND

SIDING - PANEL

SIDING - HORIZ.

BRICK

STONE

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
- COORD. GRADING WITH CIVIL

1. COMPOSITION SHINGLES
2. MECH. SCREENING
3. ENGINEERED WOOD FASCIA
4. ENGINEERED WOOD BOARD AND BATTEN
5. ENGINEERED WOOD SIDING
6. ENGINEERED WOOD TRIM
7. EXPANSION JOINT(S) - TYP.
8. MASONRY BRICK
9. BRICK ROWLOCK
10. BRICK SOLDIER COURSE
11. STONE
12. PRECAST CAPS / SILL
13. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
14. CONCRETE SPLASH BLOCK - TYP.
15. BEAMS
16. GUARD RAIL
17. TRIANGLE GABLE VENT LOUVER (NON-EXHAUST)
18. WALL SCONCE (SEE ELEC.)
19. DECORATIVE MASONRY REVEAL
20. 24" x 24" BUILDING SIGN (COORD. W/ OWNER FOR PLACEMENTS)
21. WALL PACK LIGHTING FIXTURE

b·u·f STUDIO

702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2024

CIVIL CONSULTANT

CRAFTON TULL
901 N. 47TH STREET, SUITE 400
ROGERS, AR 72756
P: (479) 636-4838
taylor.lindley@craftontull.com

MEP CONSULTANT

GREG ANDERSON
13504 S. ERVAN BEEKS RD.
FARMINGTON, AR 72730
P: (479) 601-3331
ga@gaengr.com

STRUCTURAL CONSULTANT

TATUM-SMITH-WELCHER ENGINEERS, INC.
3100 S MARKET STREET, SUITE 202
ROGERS, AR 72758
P: (479) 621-6128
rmw@tatumsmith.com

McAuley Place Apts.

4203 SW 41ST STREET,
BENTONVILLE, ARKANSAS 72713

BID PACKAGE 001

REGISTERED ARCHITECT
RYAN M. FAUST
License Number 4711
STATE OF ARKANSAS

9-19-2024

Architect Name - RYAN M. FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	2023-05
Drawn By:	*Checked By:*
OTHER	RMF

Title:

OVERALL BUILDING ELEVATIONS - TYPE II

Sheet Number:

A2.0b

Date: 9-19-2024

C:\Users\kapalk\Documents\24062_Multifamily_McAuley Phase 1_Central - R22_kapalk7J67Qrvt

TYPE IV - FRONT & REAR ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 46% TOTAL	
- BRICK	28%
- WINDOW	18%
SPECIAL USE	
PRIMARY MATERIALS: 54% TOTAL	
- MNFR. STONE	21%
- SIDING	17%
- BOARD & BATTEN	16%

TYPE IV - SIDE(S) ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 71% TOTAL	
- BRICK	64%
- WINDOW	7%
SPECIAL USE	
PRIMARY MATERIALS: 29% TOTAL	
- MNFR. STONE	8%
- SIDING	19%
- BOARD & BATTEN	2%

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
- COORD. GRADING WITH CIVIL

LEGEND

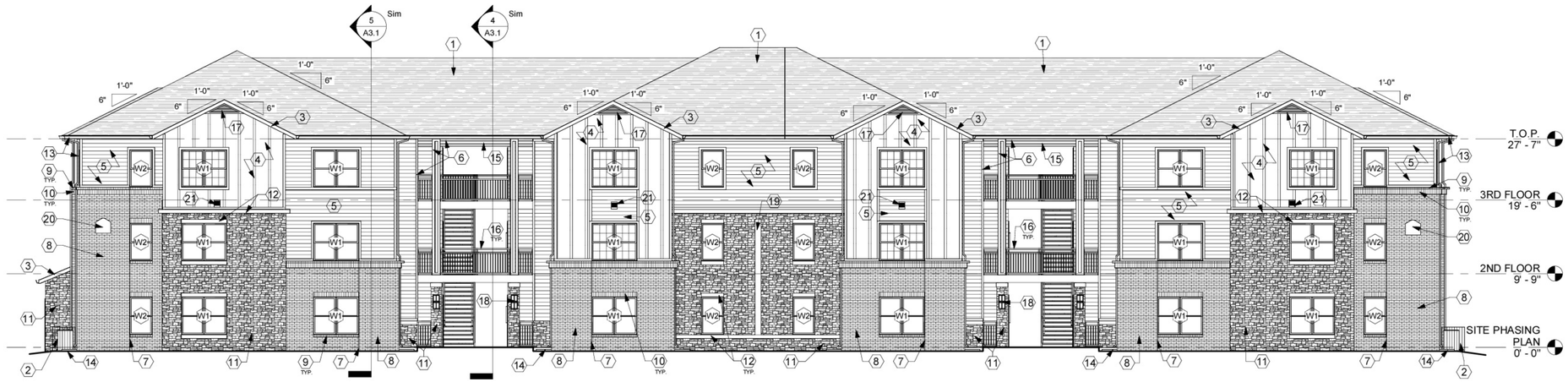
SIDING - PANEL

SIDING - HORIZ.

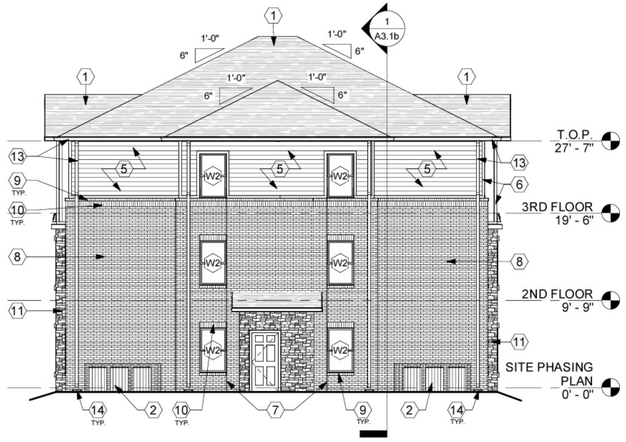
BRICK

STONE

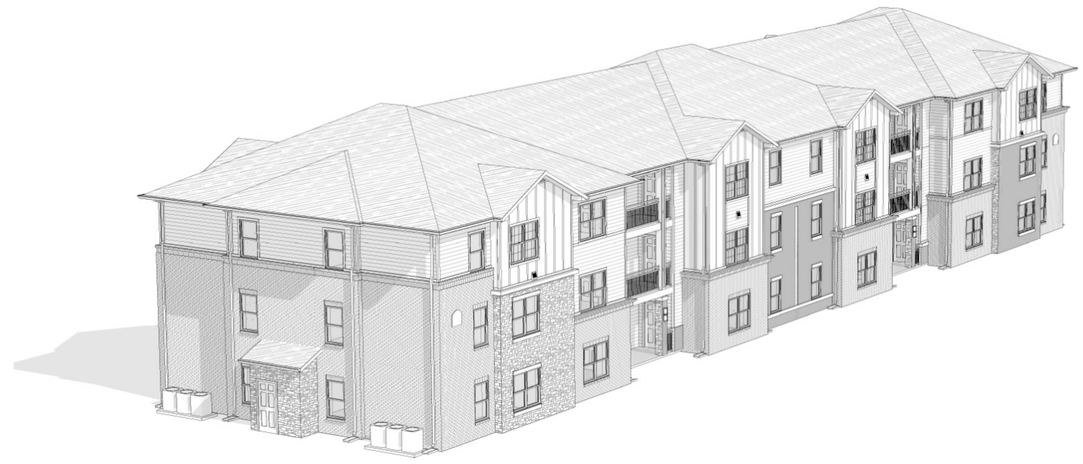
1. COMPOSITION SHINGLES
2. MECH. SCREENING
3. ENGINEERED WOOD FASCIA
4. ENGINEERED WOOD BOARD AND BATTEN
5. ENGINEERED WOOD SIDING
6. ENGINEERED WOOD TRIM
7. EXPANSION JOINT(S) - TYP.
8. MASONRY BRICK
9. BRICK ROWLOCK
10. BRICK SOLDIER COURSE
11. STONE
12. PRECAST CAPS / SILL
13. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
14. CONCRETE SPLASH BLOCK - TYP.
15. BEAMS
16. GUARD RAIL
17. TRIANGLE GABLE VENT LOUVER (NON-EXHAUST)
18. WALL SCONCE (SEE ELEC.)
19. DECORATIVE MASONRY REVEAL
20. 24" x 24" BUILDING SIGN (COORD. W/ OWNER FOR PLACEMENTS)
21. WALL PACK LIGHTING FIXTURE



4 A2.0e **TYPE IV - FRONT ELEVATION**
1/8" = 1'-0"

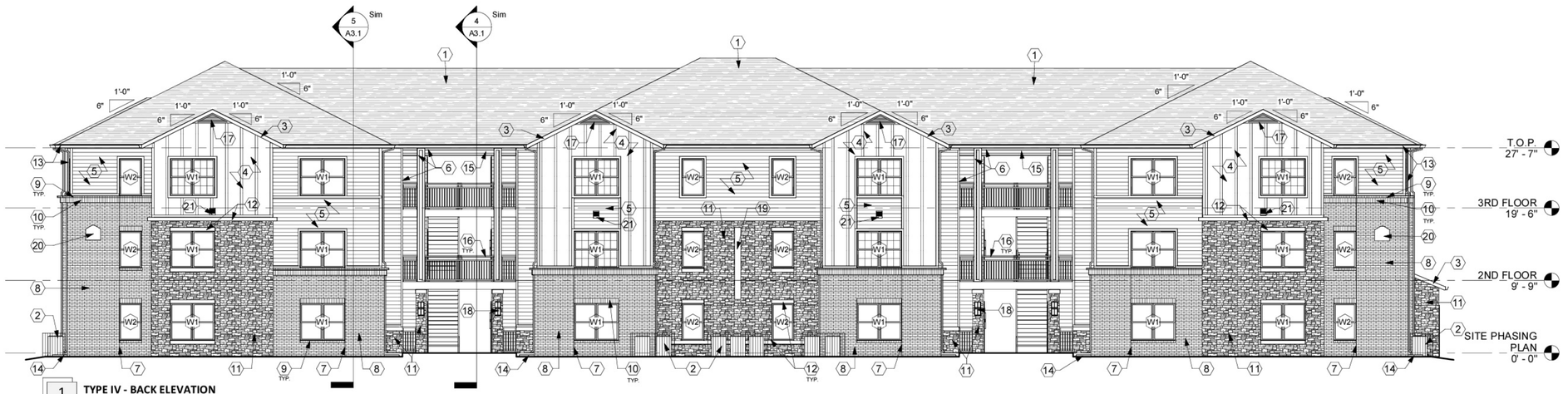


3 A2.0e **TYPE IV - SIDE(S) ELEVATION**
1/8" = 1'-0"



2 A2.0e **AXON - TYPE IV**

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



1 A2.0e **TYPE IV - BACK ELEVATION**
1/8" = 1'-0"

b·u·f STUDIO

702 SE 5TH ST. SUITE 50
BENTONVILLE AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2024

CIVIL CONSULTANT

CRAFTON TULL
901 N. 47TH STREET, SUITE 400
ROGERS, AR 72756
P: (479) 636-4838
taylor.lindley@craftontull.com

STRUCTURAL CONSULTANT

TATUM-SMITH-WELCHER ENGINEERS, INC.
3100 S MARKET STREET, SUITE 202
ROGERS, AR 72758
P: (479) 621-6128
rmw@tatumsmith.com

McAuley Place Apts.

4203 SW 41ST STREET,
BENTONVILLE, ARKANSAS 72713

BID PACKAGE 002

REGISTERED ARCHITECT
RYAN M. FAUST
License No. 4711
STATE OF ARKANSAS

9-19-2024

Architect Name - RYAN M FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	24062
Drawn By:	*Checked By:*
KK	EM

Title:

OVERALL BUILDING ELEVATIONS - TYPE IV

Sheet Number:

A2.0e

Date: 9-19-2024

C:\Users\kapalk\Documents\24062_Multifamily_McAuley Phase 2_Central - R22_kapalk7167Q.rvt

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

TYPE I - FRONT & REAR ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 76% TOTAL	
- BRICK	34%
- STONE	17%
- ARCH. METAL PANELS (24 GA. MIN.)	25%
TRIM MATERIALS: 24% TOTAL	
- SIDING	12%
- BOARD & BATTEN	12%

TYPE I - SIDE(S) ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 100% TOTAL	
- BRICK	66%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	25%

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
- COORD. GRADING WITH CIVIL

LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

1. COMPOSITION SHINGLES
2. RIDGE VENT
3. ENGINEERED WOOD FASCIA
4. ENGINEERED WOOD BOARD AND BATTEN
5. ENGINEERED WOOD SIDING
6. ENGINEERED WOOD TRIM
7. PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
8. MASONRY BRICK
9. BRICK ROWLOCK
10. BRICK SOLDIER COURSE
11. STONE
12. PRECAST CAPS / SILL
13. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
14. CONCRETE SPLASH BLOCK
15. BEAMS
16. GUARD RAIL
17. DECORATIVE GABLE VENT
18. WALL SCONCE (SEE ELEC.)
19. DECORATIVE TILE REVEAL

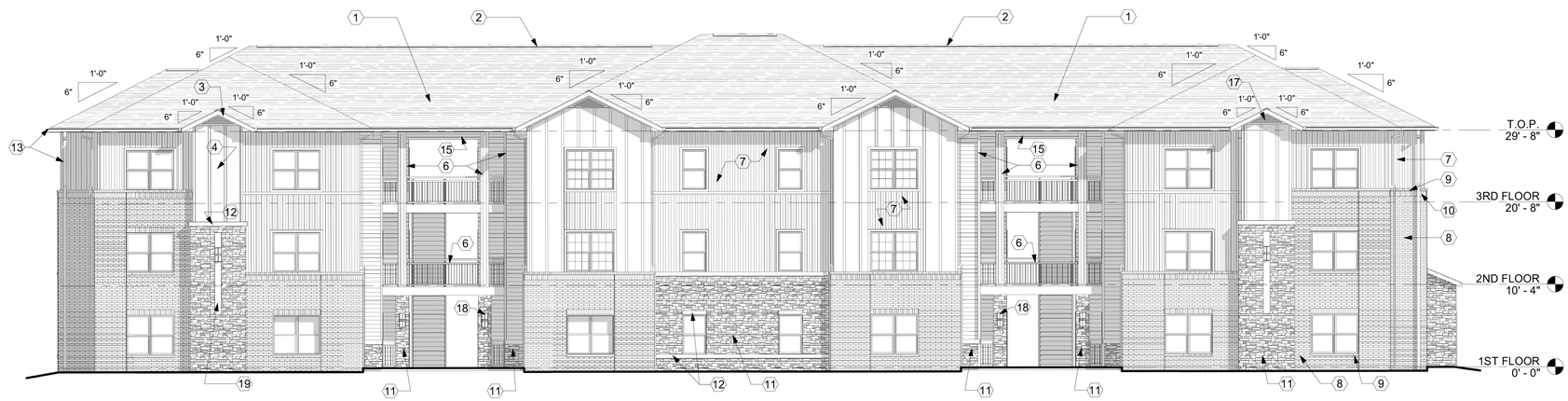
© 2022 THE HILL FIRM - ARCHITECT. ALL RIGHTS RESERVED

1 TYPE I - FRONT ELEVATION
1/8" = 1'-0"

2 TYPE I - SIDE(S) ELEVATION
1/8" = 1'-0"

A AXON - TYPE I

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



3 TYPE I - REAR ELEVATION
1/8" = 1'-0"

THE HILL FIRM Architect
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

McAuley Place Apts.

TBD SW 41st Street
Bentonville, AR 72713

REGISTERED ARCHITECT
KEVIN HILL
No. 9305
STATE OF ARKANSAS
PRELIMINARY - NOT FOR CONSTRUCTION

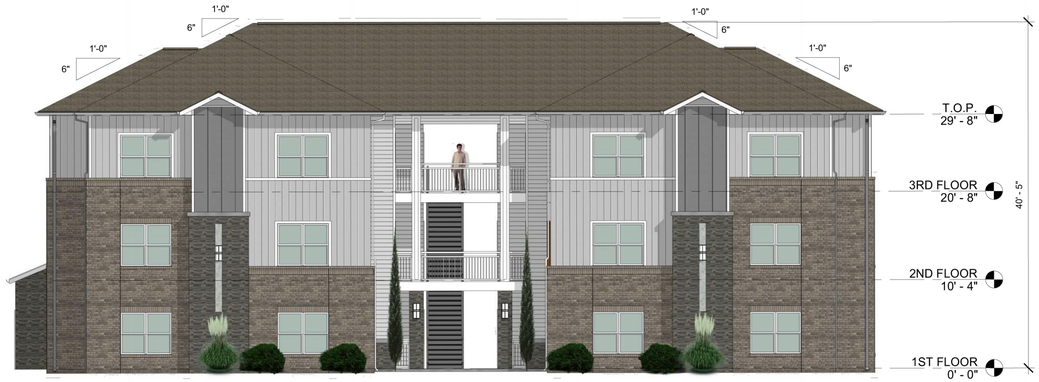
OVERALL BUILDING ELEVATIONS - TYPE I

DATE:	JOB NO.
08/18/22	2020-24

SHEET:

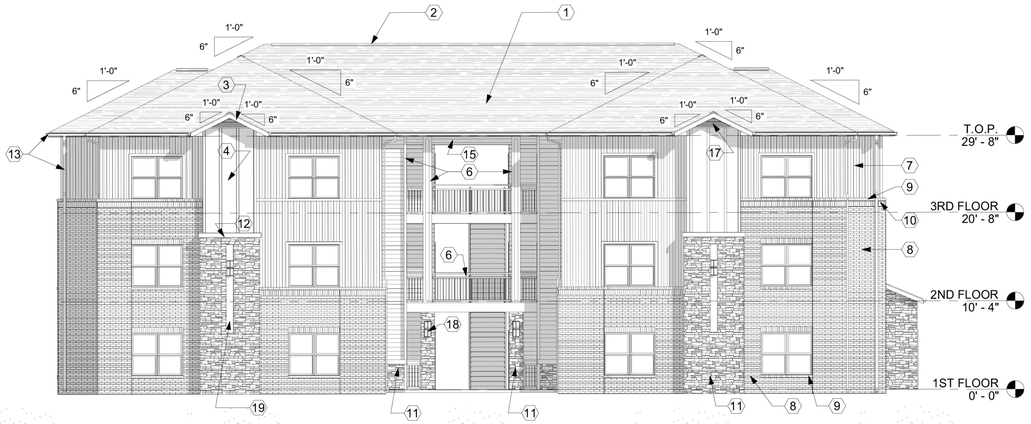
A2.1a

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING



1 TYPE II - FRONT ELEVATION
1/8" = 1'-0"

3 TYPE II - SIDE(S) ELEVATION
1/8" = 1'-0"



2 TYPE II - REAR ELEVATION
1/8" = 1'-0"

5 AXON - TYPE II

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

TYPE I - FRONT & REAR ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 85% TOTAL	
- BRICK	43%
- STONE	16%
- ARCH. METAL PANELS (24 GA. MIN.)	26%
TRIM MATERIALS: 15% TOTAL	
- SIDING	6%
- BOARD & BATTEN	9%

TYPE I - SIDE(S) ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 100% TOTAL	
- BRICK	66%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	25%

LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

NOTE:
- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
- COORD. GRADING WITH CIVIL

1. COMPOSITION SHINGLES
2. RIDGE VENT
3. ENGINEERED WOOD FASCIA
4. ENGINEERED WOOD BOARD AND BATTEN
5. ENGINEERED WOOD SIDING
6. ENGINEERED WOOD TRIM
7. PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
8. MASONRY BRICK
9. BRICK ROWLOCK
10. BRICK SOLDIER COURSE
11. STONE
12. PRECAST CAPS / SILL
13. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
14. CONCRETE SPLASH BLOCK
15. BEAMS
16. GUARD RAIL
17. DECORATIVE GABLE VENT
18. WALL SCONCE (SEE ELEC.)
19. DECORATIVE TILE REVEAL

© 2022 THE HILL FIRM - ARCHITECT. ALL RIGHTS RESERVED

THE HILL FIRM Architects
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

McAuley Place Apts.
TBD SW 41st Street
Bentonville, AR 72713

PRELIMINARY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT - PRELIMINARY - NOT FOR CONSTRUCTION - KEVIN L. HILL - STATE OF ARKANSAS

OVERALL BUILDING ELEVATIONS - TYPE II

DATE: 08/18/22
JOB NO. 2020-24

SHEET:
A2.1b

ORIGINAL SHEET SIZE 36 x 24 / DO NOT SCALE DRAWING

TYPE I - FRONT & REAR ELEV. EXT. MATERIAL %

PRIMARY MATERIALS: 81% TOTAL	
- BRICK	35%
- STONE	21%
- ARCH. METAL PANELS (24 GA. MIN.)	25%
TRIM MATERIALS: 19% TOTAL	
- SIDING	13%
- BOARD & BATTEN	6%

TYPE I - SIDE(S) ELEV. EXT. MATERIAL %

PRIMARY MATERIALS: 100% TOTAL	
- BRICK	66%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	25%

NOTE:

- FINISH FLOOR @ +6" ABOVE GRADE
- VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
- COORD. GRADING WITH CIVIL

LEGEND

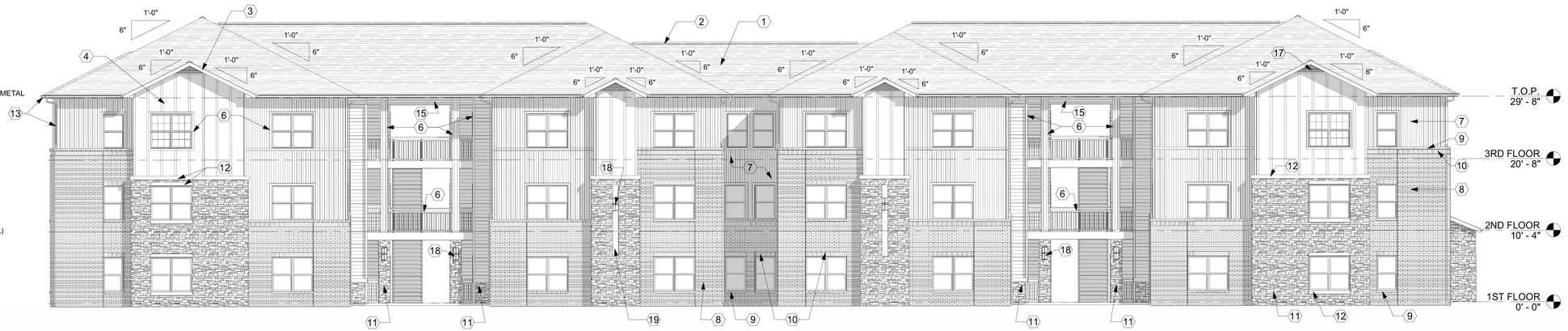
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

1 TYPE III - FRONT ELEVATION
1/8" = 1'-0"

4 AXON - TYPE III

1. COMPOSITION SHINGLES
2. RIDGE VENT
3. ENGINEERED WOOD FASCIA
4. ENGINEERED WOOD BOARD AND BATTEN
5. ENGINEERED WOOD SIDING
6. ENGINEERED WOOD TRIM
7. PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
8. MASONRY BRICK
9. BRICK ROWLOCK
10. BRICK SOLDIER COURSE
11. STONE
12. PRECAST CAPS / SILL
13. GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
14. CONCRETE SPLASH BLOCK
15. BEAMS
16. GUARD RAIL
17. DECORATIVE GABLE VENT
18. WALL SCONCE (SEE ELEC.)
19. DECORATIVE TILE REVEAL

3 TYPE III - SIDE(S) ELEVATION
1/8" = 1'-0"



2 TYPE III - REAR ELEVATION
1/8" = 1'-0"

© 2022 THE HILL FIRM - ARCHITECT. ALL RIGHTS RESERVED

THE HILL FIRM Architecture
5003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1808 - WWW.HILLFIRM.NET

#	DATE	COMMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

McAuley Place Apts.

TBD SW 41st Street
Bentonville, AR 72713

REGISTERED ARCHITECT
KEVIN D. HILL
No. 9305
STATE OF ARKANSAS
PRELIMINARY - NOT FOR CONSTRUCTION

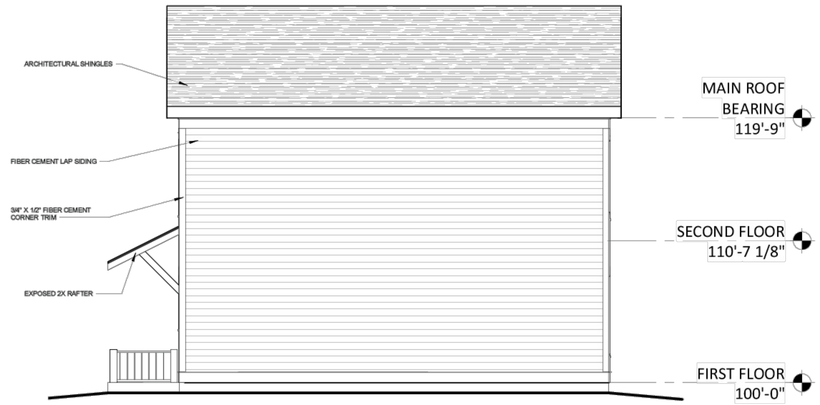
OVERALL BUILDING ELEVATIONS - TYPE III

DATE:	JOB NO.
08/18/22	2020-24

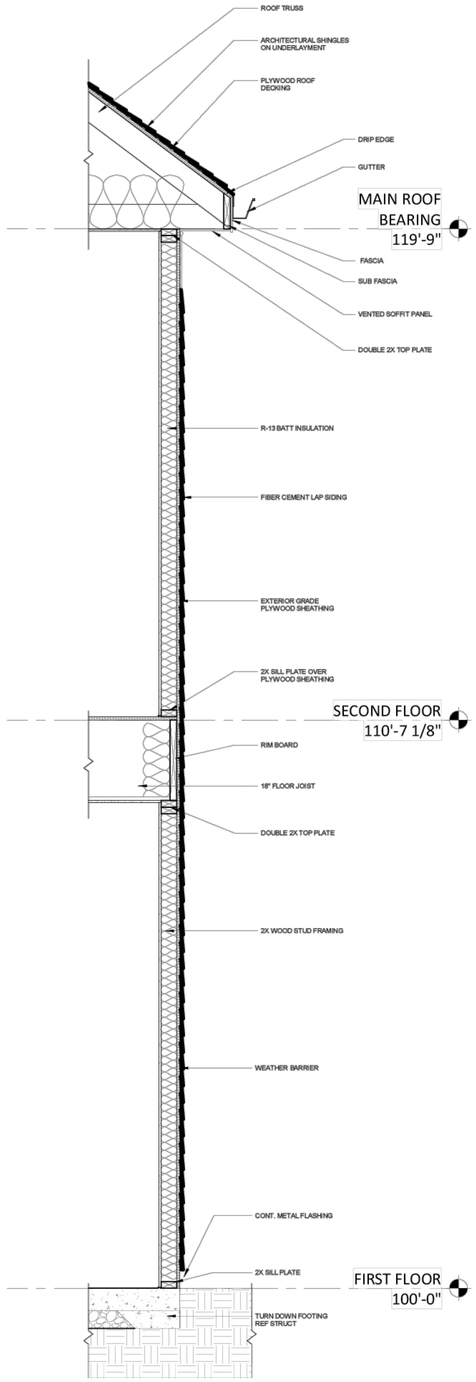
SHEET:

A2.1c

5 A4.00 **BACK ELEVATION**
3/16" = 1'-0"



4 A4.00 **SIDE 2 ELEVATION**
3/16" = 1'-0"



1 A4.00 **TYPICAL WALL SECTION**
3/4" = 1'-0"

3 A4.00 **FRONT ELEVATION**
3/16" = 1'-0"

2 A4.00 **SIDE 1 ELEVATION**
3/16" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2024

CLIENT NAME
EXCELLERATE HOUSING

RALEIGH COTTAGE - EXCELLERATE

BENTONVILLE, AR 72713

NOT FOR CONSTRUCTION

08/27/2024

Architect Name -

Architect Number -

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

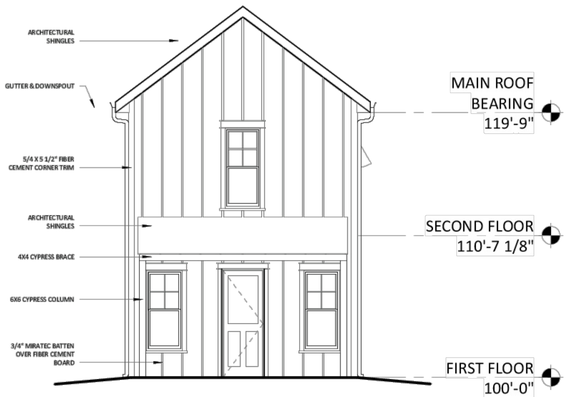
Drawing Size:	*Project #:*
24 x 36	24062
Drawn By:	*Checked By:*
KK	EM

Title:
TYPE "A" EXTERIOR ELEVATIONS

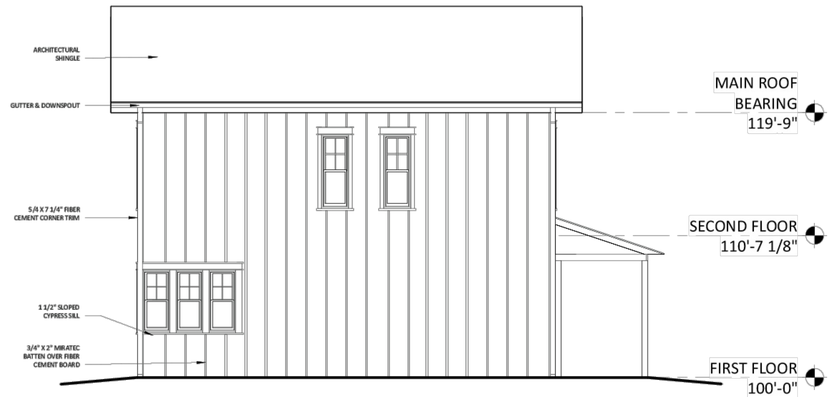
Sheet Number:
A4.00

Date: 08/27/2024

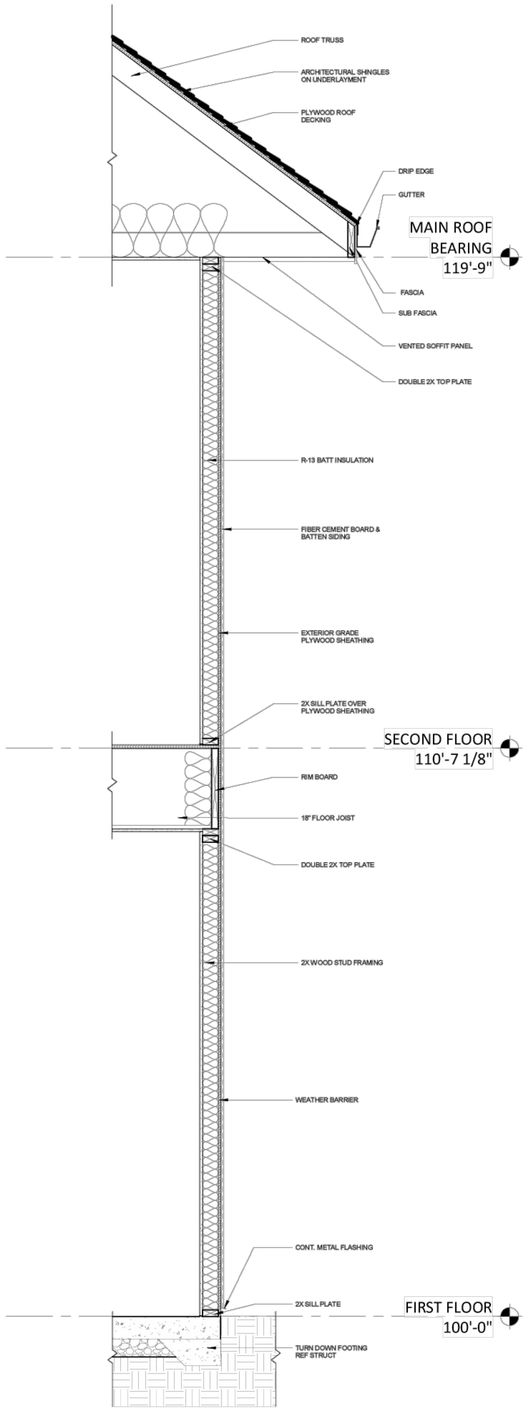
C:\Users\motleye\OneDrive - BUF Studio\Documents\Affordable Housing Type A_R22_motleye.rvt



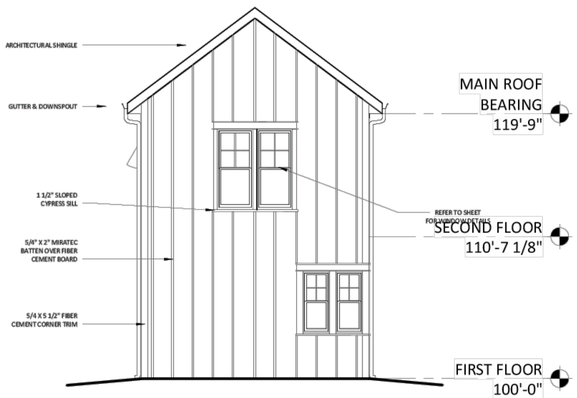
5 A4.00 **FRONT ELEVATION**
3/16" = 1'-0"



4 A4.00 **SIDE 2 ELEVATION**
3/16" = 1'-0"



1 A4.00 **TYPICAL WALL SECTION**
3/4" = 1'-0"



3 A4.00 **BACK ELEVATION**
3/16" = 1'-0"

2 A4.00 **SIDE 1 ELEVATION**
3/16" = 1'-0"

b·u·f STUDIO

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME

BOOMERANG COTTAGE - EXCELLERATE

BENTONVILLE, AR 72713

NOT FOR CONSTRUCTION

08/27/2024

Architect Name:-

Architect Number:-

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	24062
Drawn By:	*Checked By:*
KK	EM

Title:

TYPE "B" EXTERIOR ELEVATIONS

Sheet Number:

A4.00

Date: 08/27/2024

C:\Users\motleye\OneDrive - BUF Studio\Documents\Affordable Housing Type B_R22_motleye.rvt

	Thaden Elementary School
	1000 Benton Street
	PC Date: 11/19/2024

Staff Report Details

Project Number	LSD24-0045
Applicant / Current Owner	Ecological Design Group/1000 Benton LLC
Site Area	+/- 2.73 Acres
Current Zoning	DE, Downtown Edge
Requested Zoning	
Current Future Land Use Map Designation	Office and Downtown Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Elementary School
Related projects	CU24-0010, PLA24-0023

Property Description

The subject property is presently zoned DE, Downtown Edge with a future land use designation of both Office and Downtown Commercial. The property has direct access to Southeast 10th Street, a Downtown Collector, and Southeast Benton Street, a Downtown Local.

Project Details

The applicant is proposing an addition to the existing building located at 1000 Southeast Benton and converting the use to an elementary school to supplement the existing Thaden School campus. The size proposed addition qualifies this project for a full LSD review.

The proposed addition ties in to the southeast corner of the existing building and arches towards the southwest, with the majority of facade exposure along Southeast Benton. A new parking lot is proposed with entrances off of Benton and a one-way drive to circulate vehicles. On-street parking is proposed along both 10th Street and Benton, as well as a crosswalk at the intersection to tie the two campuses together.

The building architecture is thematically linked to the existing Thaden campus. The proposed materials include metal panel, stone veneer, wood panel, pre-cast concrete, and glass.

Relationship to the General Plan / Projected Traffic Impact

Educational uses are permitted in all zoning districts with an approved conditional use permit.

Public Comment

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

Analysis / Waivers

The applicant is requesting 2 waivers with this LSD:

Waiver 1: *1100.23.d.1.c Glazing: Commercial, mixed-use, and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of fifty percent of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street, and shall be transparent enough to be visible to an interior depth of five feet inside the floorplate.*

The applicant is proposing less glazing than required by code for a non-residential building. The applicant states security concerns in the limitation in transparency into the building. Staff recommends approval of this waiver due to the legitimate security concern given the use as an elementary school.

Waiver 2: *1100.23.d.2.a Building Placement: A minimum of 80% of the façade must be placed along the maximum setback allowed in the zoning districts. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.*

The applicant has proposed their building addition to sit back from the maximum setback to provide for drop-off, loading, and parking areas, and for additional separation for security. Staff recommends approval of this waiver as the applicant does exhibit site constraints due to utilizing the existing building.

A third waiver is listed in the waiver letter for building material - however, material waivers are not required. Approval of the exhibited materials is implicit in Planning Commissions approval of the LSD as a whole.

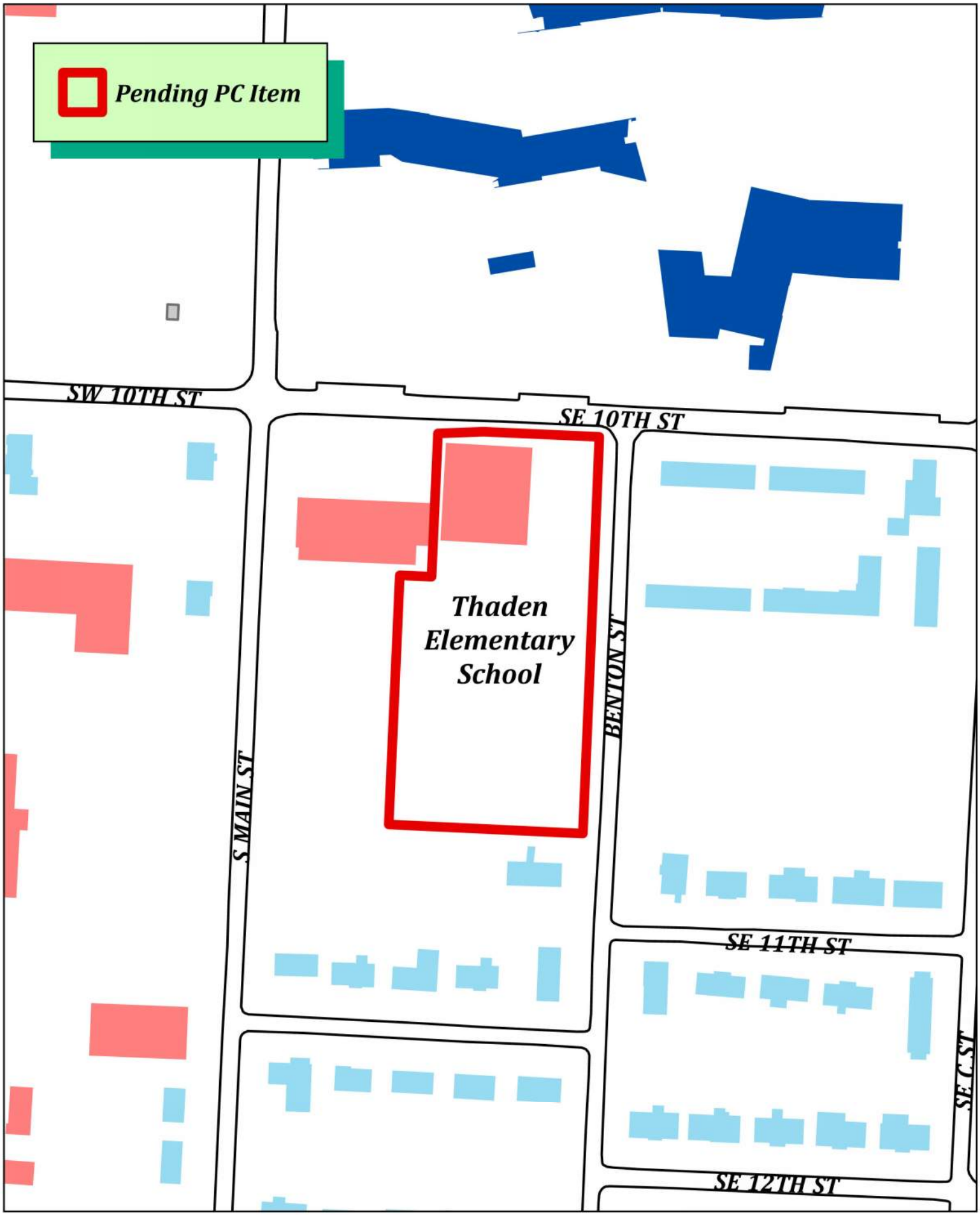
Conclusion

Should Planning Commission approve both waivers on this project, staff recommends approval of the LSD. Should both waivers not be approved, staff would recommend the item be tabled to allow the applicant to revise their plans.

Staff additionally recommends a condition of approval that an approved Floodplain Development Permit be obtained prior to scheduling a Pre-Construction meeting.

Additional Details

Additional Details



LSD24-0045
Thaden Elementary School
1004 Benton St

September 27, 2024

Bentonville City Hall
305 SW A Sreet
Bentonville, AR 72712

Dear Planning Commission Members,

This letter is to request waivers on the Land Development Code items listed below for the Thaden Lower School. Please see responses below in blue.

Overall we want to provide a desirable design for the city and are trying to stay as true as possible to city code while respecting the design intent of current campus. Thank you for your review and consideration.

Thaden Lower School

1100.21.e:
Building material. A minimum of seventy-five percent of the wall surface area of each façade of a building, not including doors or trim, shall be composed of a maximum of three primary materials. Anything less than seventy-five percent must be approved by Planning Commission. The remaining twenty-five percent of the wall surface area shall be composed of primary, special use primary, or other high quality building materials as approved by the planning commission.

Per 1100.21.c.4 the existing building would not apply to these standards. The existing building is primarily where metal panel is being used. Reference Elevations D1 & L1 on the first page and elevation G1 on the second.

1100.23.d.1.c:
Glazing. Commercial, mixed-use, and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of fifty percent of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street, and shall be transparent enough to be visible to an interior depth of five feet inside the floorplate. Glazing on the 1st floor.

With this building be used for educational purposes, security is a primary concern and therefore glazing was limited on the public facades.

1100.23.d.2.a:
Building placement. A minimum of 80% of the façade must be placed along the maximum setback allowed in the zoning districts. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.

The building was pulled back from the maximum setback allowed to provide space for a drop off drive as well as a security buffer from the public way. This aligns with the site development strategy of the existing campus with its buildings sitting further back from the street edge.

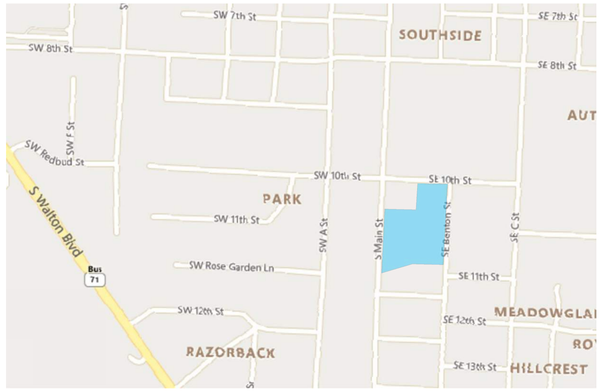
Thank you for your consideration of these waivers.

Sincerely,

Tim Schmidt
Project Manager
Hight Jackson Associates

THADEN ELEMENTARY SCHOOL
LARGE SCALE DEVELOPMENT (LSD #24-0045)

ADDRESS: 1004 BENTON ST, BENTONVILLE, AR 71712
PHASE: CONSTRUCTION DOCUMENTS
DATE: NOVEMBER 1, 2024



VICINITY MAP
SCALE: 1" = 500'

NORTH

AERIAL MAP
SCALE: 1" = 200'

NORTH

OWNER/DEVELOPER

1000 BENTON LLC
CHERYL HUMANN
1000 W BENTON STREET
BENTONVILLE, AR 72712
CHUMANN@WEIOFFICE.COM
720.841.6335

ARCHITECT

HIGHT JACKSON
TIM SCHMIDT
5201 W VILLAGE PKWY, #300
ROGERS, AR 72758
TSCHMIDT@HJARCH.COM
417.860.9934

LANDSCAPE ARCHITECT

ECOLOGICAL DESIGN GROUP, LLC.
LESLIE TABOR, PLA
216 W BIRCH ST.
ROGERS, AR 72756
LTABOR@ECOLOGICALDG.COM
870.715.9894

CIVIL ENGINEER

ECOLOGICAL DESIGN GROUP, LLC.
BRAHM DRIVER, PE
216 W BIRCH ST
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR

CEI
DUSTIN RILEY
2600 NE 11TH STREET
BENTONVILLE, AR 72712
DRILEY@CEIENG.COM
479.273.9472

PROJECT NOTES

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FEET OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
7. ACCORDING TO IFC 2012 3310.1, APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
8. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
9. PER IFC 2012 3312.1, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
10. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW (CITY OF ROGERS ZONING DISTRICT)
11. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20.000.
12. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
13. ALL CIVIL PLANS USED ON SITE MUST INCLUDE THE MOST CURRENT STAMP BY ROGERS PLANNING.
14. ALL COMMERCIAL DEVELOPMENTS, DEVELOPMENTS THAT INCLUDE PLUMBING EXCEEDING 15 FIXTURE-UNITS (TWO BATHROOM GROUPS), AND ALL PUBLIC FOOD SERVICE ESTABLISHMENTS REQUIRE THE REVIEW AND APPROVAL OF THE ARKANSAS STATE HEALTH DEPARTMENT. THE ARKANSAS STATE HEALTH DEPARTMENT APPROVAL LETTER IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ON THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 10TH STREET AS SHOWN IN PLAT BOOK 2013 AT PAGE 207 RECORDED IN THE OFFICE OF THE CIRCUIT CLERK, BENTON COUNTY, ARKANSAS; THENCE ALONG SAID SOUTH LINE N87°48'18"E 58.09 FEET TO A 1/2" REBAR; THENCE CONTINUING ALONG SAID SOUTH LINE S87°28'10"E 149.28 FEET TO THE WEST RIGHT OF WAY LINE OF BENTON STREET; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE S02°19'37"W 289.89 FEET; THENCE CONTINUING ALONG SAID WEST LINE S02°26'59"W 219.79 FEET TO A 5/8" REBAR; THENCE LEAVING SAID WEST LINE N87°19'04"W 249.46 FEET; THENCE N02°32'34"E 319.75 FEET; THENCE S87°28'13"E 30.00 FEET TO A 1/2" REBAR; THENCE S87°25'45"E 10.82 FEET TO A 1/2" REBAR; THENCE N02°33'03"E 184.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 118,894 SQUARE FEET OR 2.73 ACRES MORE OR LESS.

FLOOD DATA

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS, FLOOD INSURANCE RATE MAP FOR CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY, MAP NUMBER 05007C0270K. REVISED DATE JUNE 5, 2012.

SHEET INDEX

CIVIL ENGINEERING SHEETS	
C0.00	COVER SHEET
C0.01	GENERAL NOTES & LEGENDS
C0.10	OVERALL DEMOLITION PLAN
C0.11	DEMOLITION PLAN - NORTH
C0.12	DEMOLITION PLAN - SOUTH
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN - NORTH
C1.02	SITE PLAN - SOUTH
C1.03	SITE LAYOUT PLAN - NORTH
C1.04	SITE LAYOUT PLAN - SOUTH
C2.00	OVERALL UTILITY PLAN
C2.01	UTILITY PLAN - NORTH
C2.02	UTILITY PLAN - SOUTH
C3.00	OVERALL GRADING AND DRAINAGE PLAN
C3.01	GRADING AND DRAINAGE PLAN - NORTH
C3.02	GRADING AND DRAINAGE PLAN - SOUTH
C3.03	SPOT ELEVATION PLAN - NORTH
C3.04	SPOT ELEVATION PLAN - SOUTH
C4.00	OVERALL EROSION CONTROL PLAN
C4.01	EROSION CONTROL PLAN - NORTH
C4.02	EROSION CONTROL PLAN - SOUTH
C5.00	SITE DETAILS
C5.01	SITE DETAILS
SHEET 1	BWU WATER/SEWER DETAILS
SHEET 1-2	BWU WATER DETAILS
SHEET 1-2	BWU SEWER DETAILS
LANDSCAPE ARCHITECTURE SHEETS	
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN - NORTH
L1.02	LANDSCAPE PLAN - SOUTH
L2.01	LANDSCAPE DETAILS
SUPPLEMENTAL SHEETS	
SHEET 1-2	SURVEY
A1.0	CODE FOOTPRINT
A1.1	AREA CALCULATIONS
A1.3	STORM SHELTER
A1.11	ARCHITECTURAL SITE DETAILS
A2.2	FIRST FLOOR PLAN OVERALL
A4.5-A4.6	EXTERIOR PERSPECTIVES
A4.7-4.8	EXTERIOR COLOR ELEVATION

SITE SUMMARY

ZONING:
DOWNTOWN EDGE (D-E)

USE: EDUCATIONAL FACILITY

AREA:
2.73 AC

ZONING SUMMARY

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	0'	10' +
SIDE YARD NON-RESIDENTIAL:	7'	8' +
REAR YARD NON-RESIDENTIAL:	12'	50' +

PARKING

SPACES:	31	33

WAIVERS AND VARIANCES

TYPE	SECTION: DESCRIPTION	STATUS
WAIVER	1100.21.E: BUILDING MATERIAL	SUBMITTED 9.27.24
WAIVER	1100.23.D.1.C: GLAZING	SUBMITTED 9.27.24
WAIVER	1100.23.D.2.A: BUILDING PLACEMENT	SUBMITTED 9.27.24

UTILITY AND CITY CONTACTS

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

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72701, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com OR Lane Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 263-37057 chad.hodge@cox.com OR Timothy Goss, (479) 651-5583 timothy.goss@cox.com

Fire Dept.: City of Bentonville, Brad Arnold, Fire Chief, 800 SW A St, Bentonville, AR 72712, (479) 271-3108, barnold@bentonvillear.com

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

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

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

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

Planning Dept.: City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, toverstreet@bentonvillear.com

City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-5993, enorvell@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety.: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108,barnold@bentonvillear.com

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL
Bentonville, Arkansas

EDG PROJECT NO. 24-031
DATE 2024.11.01

REVISIONS

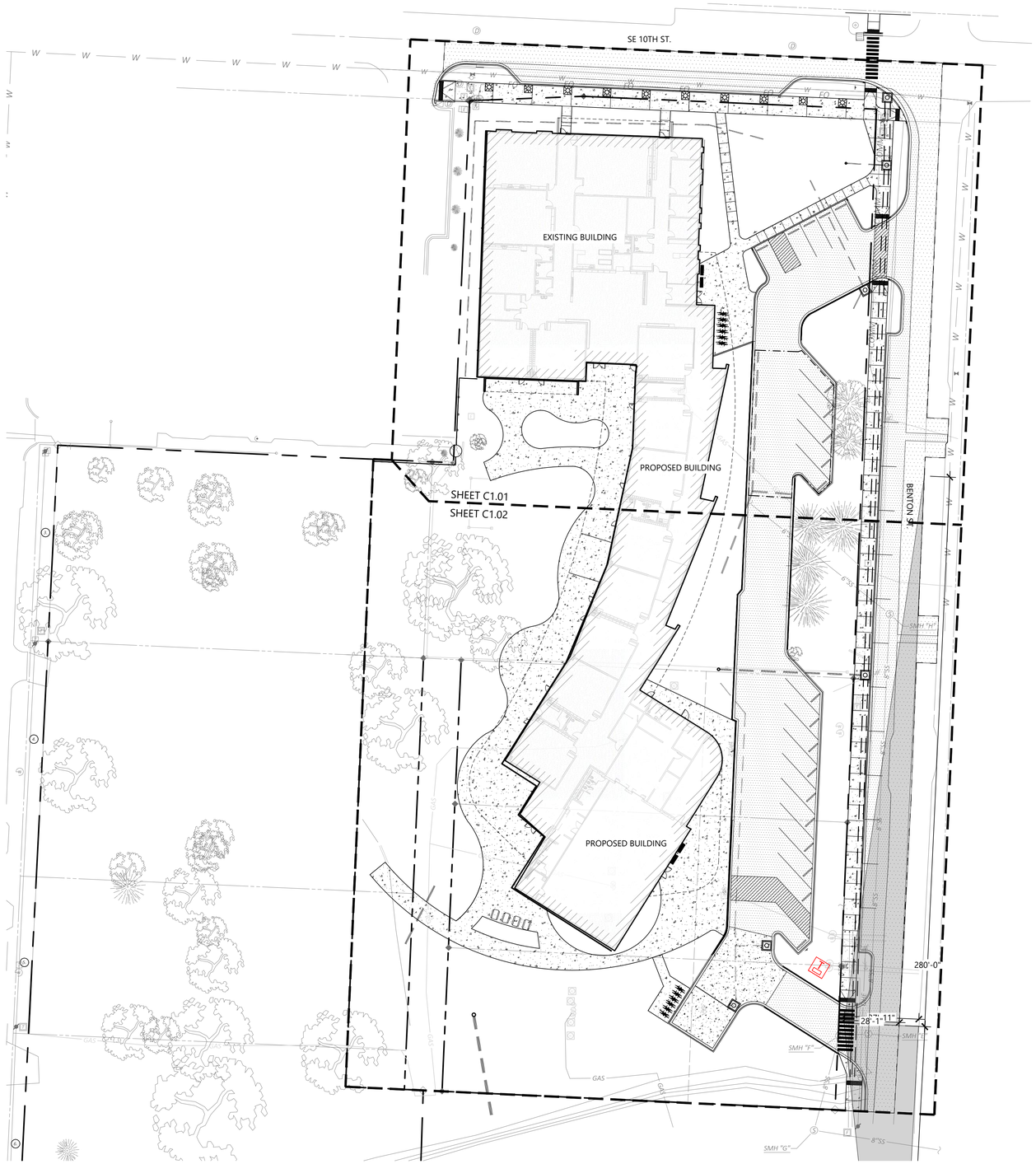
Mark	Date	Description

PHASE CD DOCUMENTS

TITLE Cover Sheet

SHEET NO. C0.00
LSD24-0045

Copyright Ecological Design Group, Inc. 2024



1 OVERALL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL

Bentonville, Arkansas

EDG PROJECT NO.	24-031
DATE	2024.11.01

REVISIONS

Mark	Date	Description

PHASE CD DOCUMENTS

TITLE Overall Site Plan

SHEET NO. C1.00

LSD24-0045

Copyright Ecological Design Group, Inc. 2024

EXISTING LEGEND

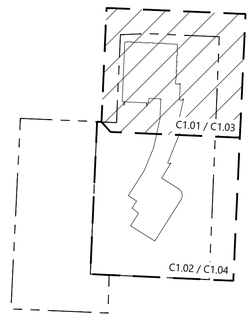
- *Boundary Line*
- *Adjoining Boundary Line*
- *Right-of-Way Line*
- *Easement Line*
- *Setback Line*
- *Survey Abstract Line*
- *Centerline*
- *Control Line*
- *Break Line*
- *Flow Line*
- *GAS* — *Gas Line*
- *FO* — *Underground Fiber Optic Line*
- *OHE* — *Overhead Electric Line*
- *SS* — *Sanitary Sewer Line*
- *{Size}* — *Storm Drainage Pipe*
- *UGT* — *Underground Telephone Line*
- *W* — *Water Line*
- *Barb Wire Fence Line*
- *Chainlink Fence Line*
- *Metal Fence Line*
- *Wood Fence Line*
- *Benchmark (BM)*
- *Found Monument (As Noted)*
- *Set 5/8" Rebar "LS#XXXX"*
- *Fire Hydrant*
- *Electric Meter*
- *Water Meter*
- *(XXXX)* — *Record Bearing & Distance per Plat Bk. XXXX, Pg. XXXX*

PROPOSED SITE PLAN LEGEND

- CURB AND GUTTER
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- TYPICAL CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- PAVERS
- TYPICAL CONCRETE SIDEWALK
- SCORED/COLORED CONCRETE

SITE PLAN NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. ADDITIONAL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
5. NO FENCING IS PROPOSED. ANY FUTURE FENCING WILL REQUIRE A SEPARATE PERMIT.
6. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
7. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
8. THIS PROJECT IS LOCATED IN AIRPORT ZONE C (3) OUTER SAFETY ZONE (OSZ). THIS PROJECT IS MEETING THE REQUIREMENTS OF THIS ZONE.
9. NO NEW LIGHTING IS CURRENTLY PROPOSED. ANY NEW LIGHTING WILL REQUIRE CUT-OFF OR B-U-G WITH A U RATING OF 0 AND MUST BE APPROVED BY THE PLANNING DEPARTMENT.



SITE KEYMAP

1 SITE PLAN - NORTH

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL

Bentonville, Arkansas

EDG PROJECT NO.	24-031
DATE	2024.11.01

REVISIONS

Mark	Date	Description

PHASE	CD DOCUMENTS
TITLE	Site Plan - North
SHEET NO.	C1.01
	LSD24-0045

Copyright Ecological Design Group, Inc. 2024

EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Survey Abstract Line
- Centerline
- Control Line
- Break Line
- Flow Line
- GAS — Gas Line
- FO — Underground Fiber Optic Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- {Size} — Storm Drainage Pipe
- UGT — Underground Telephone Line
- W — Water Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Metal Fence Line
- Wood Fence Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#XXXX"
- Fire Hydrant
- Electric Meter
- Water Meter
- (XXXX) — Record Bearing & Distance per Plat Bk. XXXX, Pg. XXXX

PROPOSED SITE PLAN LEGEND

- CURB AND GUTTER
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- TYPICAL CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- PAVERS
- TYPICAL CONCRETE SIDEWALK
- SCORED/COLORED CONCRETE

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

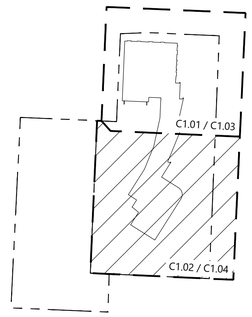
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL

Bentonville, Arkansas



SITE KEYMAP

EDG PROJECT NO.	24-031
DATE	2024.11.01

REVISIONS

Mark	Date	Description

PHASE	CD DOCUMENTS
TITLE	Site Plan - South
SHEET NO.	C1.02
	LSD24-0045

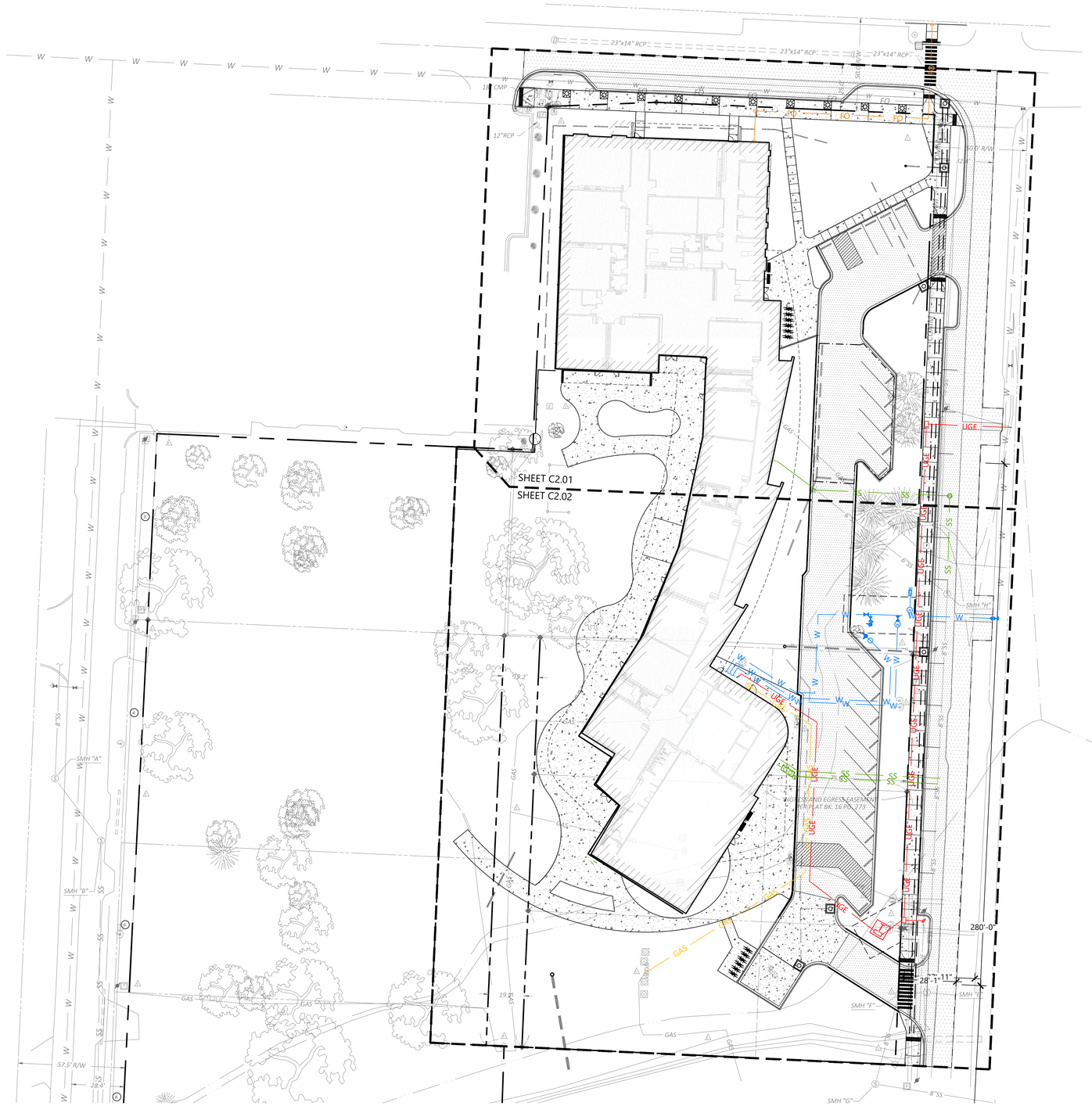
1 SITE PLAN - SOUTH

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

Copyright Ecological Design Group, Inc. 2024



EXISTING LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Survey Abstract Line
- Centerline
- Control Line
- Break Line
- Flow Line
- GAS — Gas Line
- FO — Underground Fiber Optic Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- {Size} — Storm Drainage Pipe
- UGT — Underground Telephone Line
- W — Water Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Metal Fence Line
- Wood Fence Line
- Benchmark (BM)
- Faund Monument (As Noted)
- Set 5/8" Rebar "LS#XXXX"
- Fire Hydrant
- Electric Meter
- Water Meter
- (XXXX) — Record Bearing & Distance per Plat Bk. XXXX, Pg. XXXX

PROPOSED UTILITY LEGEND

- W — WATER LINE
- WATER METER
- WATER VALVE
- FDC
- FIRE HYDRANT
- SS — SANITARY SEWER
- UGE — UNDERGROUND ELECTRIC LINES/CONDUIT
- E — ELECTRIC METER
- TRANSFORMER AND CONCRETE PAD
- TELE — FIBER LINE
- COMM — COMMUNICATION LINE
- GAS — GAS LINE
- GAS METER

1 OVERALL UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL
Bentonville, Arkansas

EDG PROJECT NO.	24-031
DATE	2024.11.01

REVISIONS

Mark	Date	Description

PHASE	CD DOCUMENTS
TITLE	Overall Utility Plan
SHEET NO.	C2.00
	LSD24-0045

Copyright Ecological Design Group, Inc. 2024

PROPOSED GRADING & DRAINAGE LEGEND

- JUNCTION BOX
- CURB INLET
- CONCAVE GRATE INLET
- AREA INLET
- NYLOPLAST CATCH BASIN
- FLARED END SECTION
- HDPE STORM PIPE
- PERFORATED HDPE STORM PIPE
- RCP/RCHEP STORM PIPE
- PROPOSED 1 FT. CONTOUR ELEVATION
- PROPOSED 5 FT. CONTOUR ELEVATION
- XXXX.XX SPOT ELEVATIONS
- FLOWLINE

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL

Bentonville, Arkansas

EDG PROJECT NO.	24-031
DATE	2024.11.01

REVISIONS

Mark	Date	Description

PHASE CD DOCUMENTS

TITLE OVERALL DRAINAGE PLAN

SHEET NO. C3.00

LSD24-0045

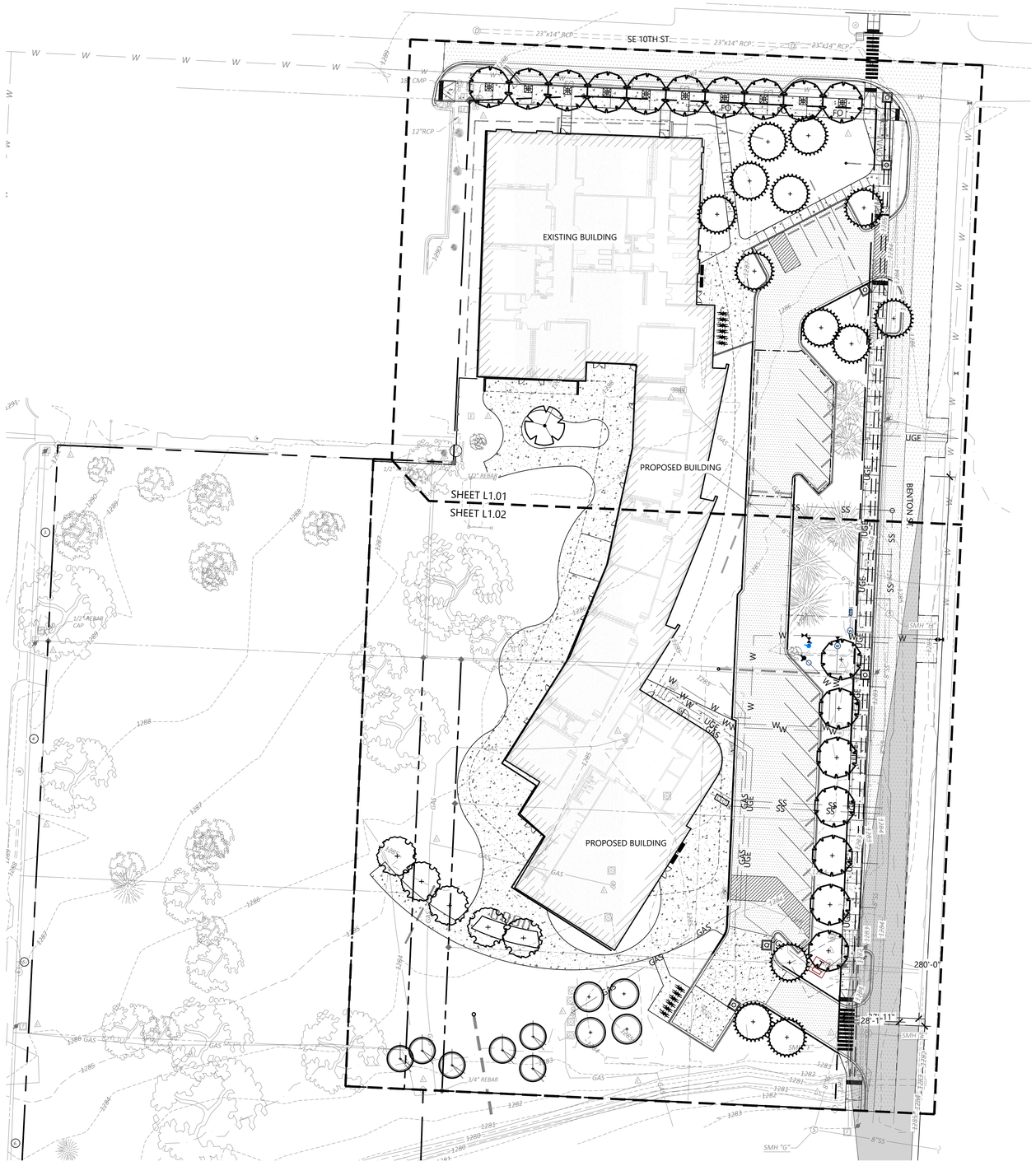
1 OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

Copyright Ecological Design Group, Inc. 2024



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 10TH ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 209 LF / 20 = 10.45 ~ 11 TREES REQUIRED	11 TREES	10 TREES
BENTON ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 504 LF / 25.2 = 25 TREES REQUIRED	25 TREES	13 PROPOSED 5 EXISTING 18 TOTAL
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 250 / 50 = 5.00 ~ 5 TREES REQUIRED	5 TREES	5 TREES
WESTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 504 / 10.08 = 10 ~ 10 TREES REQUIRED	10 TREES	10 TREES (EXISTING)
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA 8% OF TOTAL PARKING LOT AREA 0.08 * 15,326 SF = 1,226.08 SF	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	NO	NO
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	NO	NO
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	NO	NO
	ONE (1) SHADE TREE PER 6 SPACES	NO	NO
SCREENING REQUIREMENTS			
WESTERN LOT LINE	COMMERCIAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO DEFINED SCREEN	N/A	N/A
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

THADEN ELEMENTARY SCHOOL
Bentonville, Arkansas

EDG PROJECT NO. 24-031
DATE 2024.11.01

REVISIONS

Mark	Date	Description

PHASE CD DOCUMENTS

TITLE Overall Landscape Plan

SHEET NO. L1.00
LSD24-0045

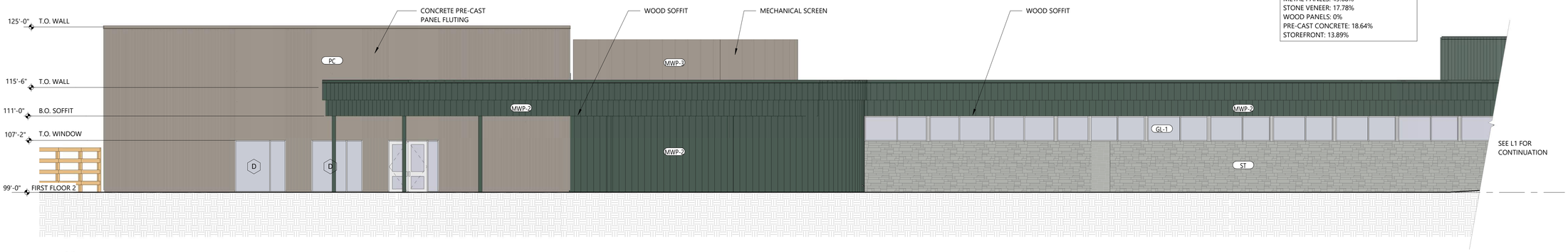
Copyright Ecological Design Group, Inc. 2024

L1 East Elevation - Area A
1/8" = 1'-0"

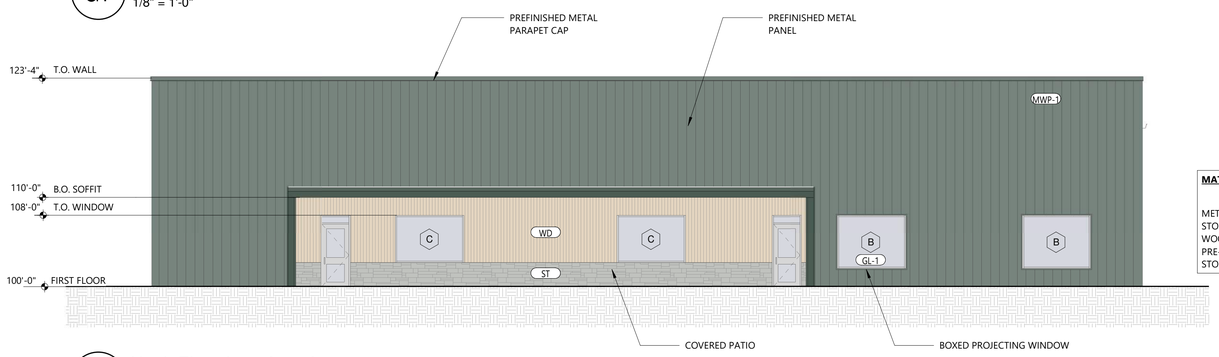
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	MWP-1	PREFINISHED METAL WALL PANEL
	MWP-2	PREFINISHED METAL WALL PANEL
	MWP-3	PREFINISHED METAL WALL PANEL
	ST	STONE VENEER
	WD	WOOD PANELS
	PC	PRECAST CONCRETE, W/ FLUTING
	GL-1	TINTED GLASS - (LOW-E)

MATERIAL PERCENTAGES FOR G1 & L1:

METAL PANELS: 49.68%
STONE VENEER: 17.78%
WOOD PANELS: 0%
PRE-CAST CONCRETE: 18.64%
STOREFRONT: 13.89%



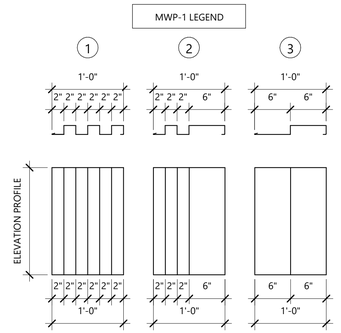
G1 East Elevation - Area B
1/8" = 1'-0"



MATERIAL PERCENTAGES:

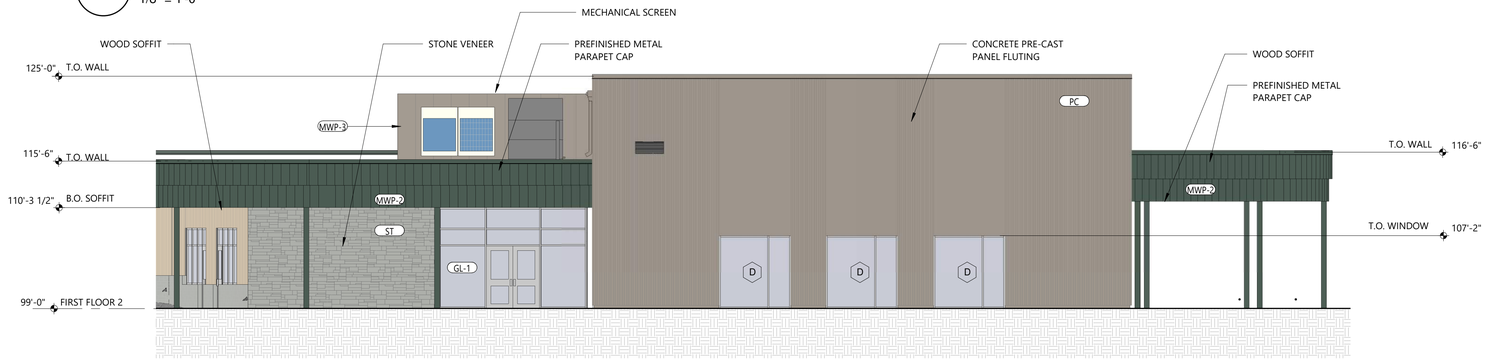
METAL PANELS: 73.85%
STONE VENEER: 5.26%
WOOD PANELS: 11.8%
PRE-CAST CONCRETE: 0%
STOREFRONT: 9.09%

MWP-1 LEGEND



BOX RIBBED METAL PANEL PROFILE AT EXISTING BUILDING. ARRAYED IN AN ORGANIC LAYOUT

D1 North Elevation - Area A
1/8" = 1'-0"



MATERIAL PERCENTAGES:

METAL PANELS: 14.2%
STONE VENEER: 10.6%
WOOD PANELS: 0%
PRE-CAST CONCRETE: 66.7%
STOREFRONT: 8.5%

A1 South Elevation - Area B
1/8" = 1'-0"

PRELIMINARY
60% SET

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Lower School
Bentonville, AR

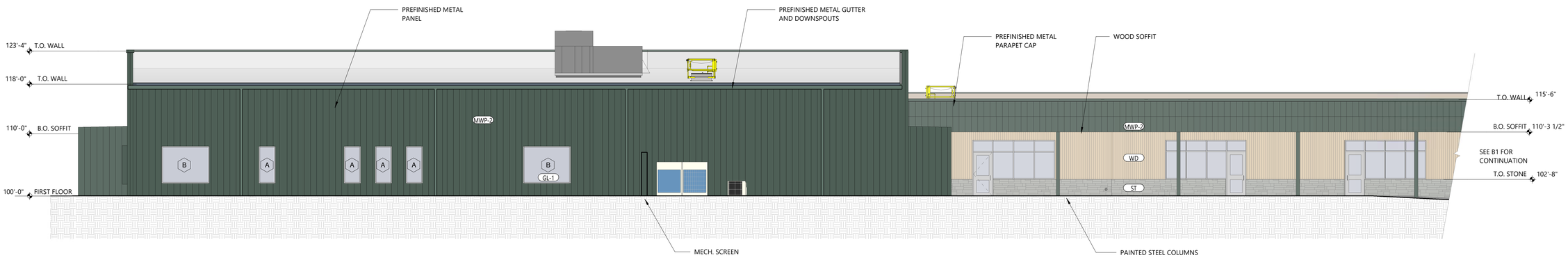
DRAWN BY.
KA
CHECK BY.
CW
ISSUE DATE
00/00/0000
PROJECT NO.
2335.2
REVISION DATES

EXTERIOR COLOR ELEVATION

S H E E T
A4.7

COPYRIGHT 2024
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT

EXTERIOR MATERIALS SCHEDULE/LEGEND		
	MWP-1	PREFINISHED METAL WALL PANEL
	MWP-2	PREFINISHED METAL WALL PANEL
	MWP-3	PREFINISHED METAL WALL PANEL
	ST	STONE VENEER
	WD	WOOD PANELS
	PC	PRECAST CONCRETE, W/ FLUTING
	GL-1	TINTED GLASS - (LOW-E)



G1 West Elevation - Area A

1/8" = 1'-0"

MATERIAL PERCENTAGES FOR B1 % G1:

METAL PANELS: 42%
STONE VENEER: 7.5%
WOOD PANELS: 13.77%
PRE-CAST CONCRETE: 21.23%
STOREFRONT: 15.5%

B1 West Elevation - Area B

1/8" = 1'-0"

PRELIMINARY
60% SET

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Lower School
Bentonville, AR

DRAWN BY: KA
CHECK BY: CW
ISSUE DATE: 00/00/0000
PROJECT NO. 2335.2
REVISION DATES

EXTERIOR COLOR ELEVATION

SHEET
A4.8

COPYRIGHT 2024
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES, PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT.

H1 NW 10th View

H9 N 10th View

A1 Corner of 10th & Benton View

A9 Entry View

PRELIMINARY
60% SET

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Lower School
Bentonville, AR

DRAWN BY:
KA

CHECK BY:
CW

ISSUE DATE
00/00/0000

PROJECT NO.
2335.2

REVISION DATES

EXTERIOR PERSPECTIVES

SHEET
A4.5

COPYRIGHT 2024
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES,PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT.

H1 Drop-off View

H9 SW Courtyard View

A1 S Courtyard View

A9 Courtyard View

PRELIMINARY
60% SET

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Lower School
Bentonville, AR

DRAWN BY.
KA

CHECK BY.
CW

ISSUE DATE
00/00/0000

PROJECT NO.
2335.2

REVISION DATES

EXTERIOR PERSPECTIVES

SHEET
A4.6

COPYRIGHT 2024
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES,PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT.

Echelon

1602 Northwest 3rd Street

PC Date: 11/19/2024

Staff Report Details

Project Number	PRD24-0004
Applicant / Current Owner	Amazing Land Company, LLC and Jeffery and Kelsey Garrett
Site Area	+/- [3.58] Acres
Current Zoning	R-1 Single Family Low-Density Residential, R-E, Residential Estate
Requested Zoning	PRD, Planned Residential Development
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	Low-Density Residential
Development Type / Use	Planned Residential Development
Related projects	

Property Description

This property is located on Northwest 3rd Street, and currently consists of four parcels, totaling 3.58 acres, and is zoned R-1, Residential Single Family, and RE, Residential Estate. The land use is designated as Open Space. The property has direct access to Northwest 3rd Street and Northwest Appaloosa Avenue.

Project Details

Since the October 15th Planning Commission meeting, the applicant has made adjustments to the originally submitted Planned Residential Development, by removing Lot 23 and revising Lot 22 to contain a single family home, decreasing the unit count from 21 to 20 dwelling units. Dwelling units per acre has decreased from 5.83 to 5.6. The property widths for Lots 18 through 22 were revised to increase green space between the homes. Additionally, the maximum building height was revised in Zone 1 and 2 to match the surrounding districts at 36 feet maximum, meeting the previous staff recommendation as a condition of approval. Utilities have been revised accordingly. New architectural elevations have been submitted with design that more closely mimics the style and feel of the surrounding neighborhoods. Additionally, the applicant has addressed many concerns heard by residents at the October 15th meeting through an exhibit of example covenant language and a breakdown of how they plan to address each concern. The lot frontage directions have been revised and design speed triangles at the intersection of

Project Details

Echelon Street and Northwest 3rd have been added.

The applicant is proposing a Planned Residential Development consisting of attached and detached single-family homes. The 3.58 acre development will have a total of 20 dwelling units, at 5.6 dwelling units per acre, which is consistent with the city's standards for low density residential development (3-8 dwelling units per acre). There will be 10 single-family attached units and 10 single-family detached units.

Included in the plan is a walking trail along the western property line and a neighborhood park along the northern property line. A 7-foot raised pedestrian table will be constructed where Echelon's decomposed granite walkway crosses Appaloosa Avenue, in order to improve pedestrian visibility and act as a traffic-calming feature. A total of 40 garage parking spots will be provided within this development, with each detached and attached single-family home providing garage parking for two dedicated spaces per dwelling unit. Additionally, the driveway length allows for two more cars to be parked directly behind the garage spaces, totaling 4 parking spaces per unit (See attached parking exhibit). This exceeds the R-1 and R-2 zoning code requirements for parking (Code requires 2 spaces per dwelling unit).

Per the narrative, while private, the street cross-sections will be built to conform with Bentonville street standards. The widths of these private streets will vary to best accommodate the garage parking of each unit and to ensure fire truck access for each unit as directed by the Bentonville Fire Department.

Proposed allowable uses include those seen within this proposal, namely single-family detached and attached dwellings as well as neighborhood parks. The proposal also includes conditional and accessory use provisions for cottage courts, accessory dwelling units, and various transportation, communication, and utility functions. The table of uses explicitly disallows short-term rentals to operate within the development.

The attached-single family homes in Zone 1 has a proposed maximum allowed height of 36 feet, the maximum allowable height in R-1 and the same as the surrounding districts. The detached single-family homes in Zone 2 will have a maximum height of 36 feet as well. In order to better match the surrounding neighborhoods, the development will locate the single-family attached units along Northwest 3rd Street. The 2-story detached single family homes will be located to the rear of the property.

The building materials will comply with all requirements of the Bentonville Municipal Code as found in §1100.21(e), but may be
further restricted by covenant.

Please see the applicant's materials for additional information and architectural renderings.

Relationship to the General Plan / Projected Traffic Impact

Traffic will likely increase slightly as this piece of land is developing from previously undeveloped lots. With Northwest 3rd Street designated as a collector street, it is likely to be able to handle any additional traffic. Additionally, the dedicated bike line along Northwest 3rd Street and various nearby amenities connected to the bikeway may allow for more trips to be accomplished by walking and biking.

The Community Plan, in Chapter 4, Land Use and Strategic Growth, identifies this property as within an area of stable growth, where "existing land use, built character, and land use context suggest that they will generally remain the same over the horizon of this plan". However, the map outlines this area to lie entirely within Priority Area 2 of the Strategic Growth Zones, Infill development. Infill Development calls for the development of vacant properties already served by infrastructure within the context of existing

Relationship to the General Plan / Projected Traffic Impact

development.

Chapter 5, Neighborhoods and Housing, calls for various strategies to support affordability within the evolving landscape of Bentonville's Housing landscape. These directives include:

1. Allowing and prioritizing alternative forms of density, such as duplexes or projects that promote a mix of housing types.
2. Providing proximity to, or integration within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
3. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels
4. Providing the residential environments that support the city's economic engine, employment base, and commerce.

This development meets many of these criteria by providing a mix of single-family attached and detached homes on smaller lots which increases the range of pricing. The attached units mimic a single-family home from the street frontage, providing more housing units while still maintaining some consistency with surrounding neighborhoods and the single family detached units located at the rear of the property. Additionally, this development fronts Northwest 3rd Street, which is designated as a regional Bike Connection in Chapter 7 of the Community Plan. The dedicated two-way bike lane provides access to nearby amenities, services, and outdoor recreation, such as the Applegate Trail along Coler Creek located 0.3 miles to the west. The plan also incorporates a neighborhood park, providing a community amenity. This proposal incorporates traditional neighborhood design principles by orienting front entries towards one another and placing rear-loaded garages in alleys where feasible. The homes at the south edge of the project will have primary entrances facing NW 3rd Street, with garages facing the private street.

Additionally, this proposed development meets Chapter 7's recommendation to reduce curb cuts along arterial roadways by decreasing the existing curb cuts from two to one.

The design and location of this development promotes access to alternative modes of transportation as outlined in the Community Plan, Chapter 7.
This project meets the Community Plan objective of increased housing diversity (page 55), by incorporating smaller footprint dwelling units on easier to maintain lots into a single-family style neighborhood.

To address concerns voiced by surrounding residents, the applicant has introduced examples of the covenants they plan to write for the neighborhood to disallow short-term rentals, limit the number of long-term rental properties in the neighborhood to 5%, or one at a time, and keep noise at appropriate levels. The covenants are based on existing covenants of the Scissortail neighborhood in Cave Springs and the Aurora subdivision in Southwest Bentonville. See exhibit for more details regarding this strategy.

While this property is designated as open space on the future land use plan, its prime location along Northwest 3rd Street which accesses a dedicated bike lane and trails, as well as its proximity to the commercial hub along Walton Boulevard, makes this location an ideal opportunity for context-sensitive infill development.

Public Comment

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

Analysis / Waivers

The applicant proposes a single-family attached and detached development that is nearby to existing single-family neighborhoods and has access to developed active transportation routes. The development meets the parking requirements outlined for R-1 zoning districts, provides a mix of attached and detached single-family homes, a neighborhood park, and a walking trail that connects the back of the property to Northwest 3rd Street. The buildings will be composed of both primary and special use primary materials, and parking will be located at the rear of the structures, activating the frontage along Northwest 3rd street.

The proposal demonstrates the criteria outlined in the code for Planned Residential Developments with its mix of housing, high-quality community open space and park, and interconnected narrow street network that is safe and pleasant for pedestrians. The applicants have reviewed and made adjustments to the plan based on the concerns of nearby neighbors.

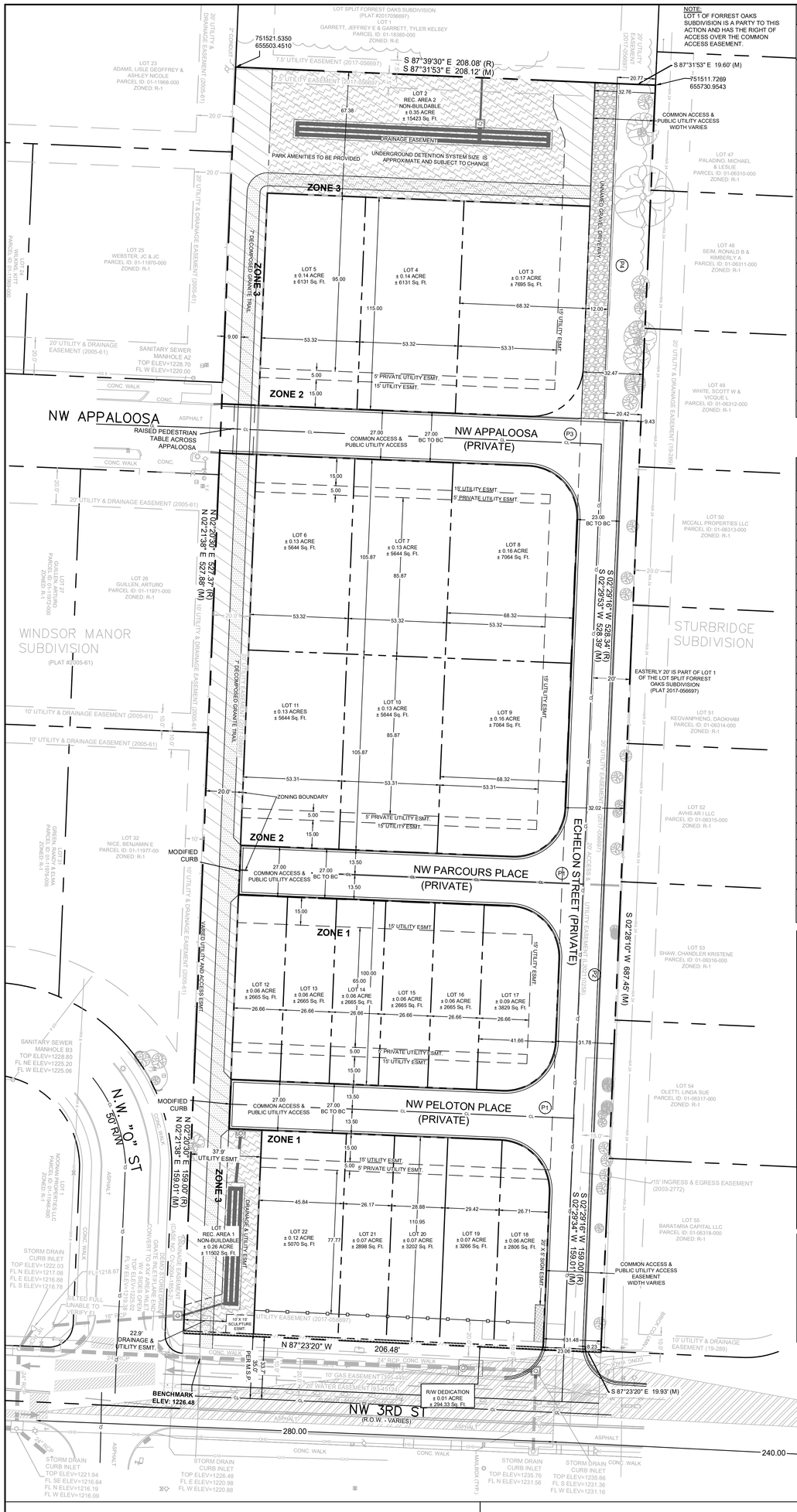
Conclusion

Staff recommends approval of the Planned Residential Development given that it aligns with both the community plan calling for housing diversity and meets the code requirements of the Planned Residential Development criteria.

Additional Details

PRD24-0004
Amazing Land Company LLC
1602 NW 3RD ST

G:\2023\23-106\Survey\23-106.DWG



DEVELOPMENT SUMMARY

AREA/ZONE	SELLABLE LOTS	MAX BUILDING HEIGHT	OFF STREET PARKING	ON STREET PARKING	MAX LOT COVERAGE
SINGLE-FAMILY LOTS ZONE 1	11	36'	2 MIN.	0	70%
DETACHED SINGLE-FAMILY LOTS ZONE 2	9	36'	2 MIN.	0	60%
TOTAL	20				

GREENSPACE TABLE

ZONE/REGION	AREA	
DETENTION, TRAIL, & REC. ZONE 3	0.61	ACRE
EAST COMMON AREA (ECHELONE STREET)	0.14	ACRE
SINGLE FAMILY FRONT YARDS ZONE 1	0.14	ACRE
DETACHED-SINGLE FAMILY FRONT YARDS ZONE 2	0.22	ACRE
REQUIRED 15% OF 3.58 ACRES	0.54	ACRE
TOTAL PROVIDED 27.93% OF 3.58 ACRES	1.11	ACRE

FUTURE LAND USE CLASSIFICATION

LOW DENSITY RESIDENTIAL

DENSITY TABLE

AREA	SELLABLE LOTS	DENISTY
3.58 ACRES	20	6

ZONE SETBACK TABLE

ZONE	FRONT SIDE	INTERIOR SIDE	EXTERIOR SIDE	REAR SIDE	MIN. LOT SIZE
ZONE 1	15'	0'	5'	15'	100' X 20'
ZONE 2	15'	3'	15'	5'	100' X 50'
ZONE 3	0'	0'	0'	0'	N/A

NOTE:
* NO BUILDINGS ALLOWED IN ZONE 3.
* ZONING DISTRICT SETBACK ENCROACHMENTS REGULATIONS SEE SECTION 401.04.(h)& 401.04(i)

UNIT USE	ZONE 1 SINGLE-FAMILY	ZONE 2 DETACHED SINGLE-FAMILY	ZONE 3 GREEN SPACE
AGRICULTURE & ANIMALS			
ANIMAL—DOMESTIC OR HOUSEHOLD	•	•	•
COMMUNITY GARDEN	•	•	•
RESIDENTIAL			
DWELLING - SINGLE FAMILY	•	•	
DWELLING - TOWNHOUSE	•		
DWELLING - TWO-FAMILY	•		
DWELLING—ACCESSORY	A	A	
DWELLING—CONDOMINIUM	•		
DWELLING - COTTAGE COURT	C	C	
HOME OCCUPATION—TYPE A	A	A	
HOME OCCUPATION—TYPE B	C	C	
RECREATION, EDUCATION, & PUBLIC ASSEMBLY			
PARK—MINI			•
PARK—NEIGHBORHOOD			•
PUBLIC SAFETY SERVICES	C	C	C
MOBILE FOOD VENDOR			C
TRANSPORTATION, COMMUNICATION, & UTILITIES			
SOLAR ENERGY SYSTEM	A	A	
UTILITY FACILITY	C	C	C
WIND ENERGY SYSTEM, SMALL	A	A	
WIRELESS COMMUNICATION FACILITY (CELL TOWERS)	C	C	C
OTHER			
DONATION BOX			•
MODEL HOME	•	•	
SHORT-TERM RENTAL			

NOTE:
* WHERE A DOT (•), THE LETTER "C", NOR THE LETTER "A" APPEARS IN A BOX, OR FOR USES NOT INCLUDED IN THE TABLE, THE USE IS NOT ALLOWED.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES, MARKINGS & RECORD DOCUMENTS. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY SIGNIFICANTLY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL MARK LOCATE & MARK UTILITY LINES BEFORE CONSTRUCTION & UNCOVER AS NEEDED.
2. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY & COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
3. ALL WATER LINES & APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BENTONVILLE, WATER UTILITIES DEPARTMENT SPECIFICATIONS, 2021.
4. EXISTING UTILITIES TO REMAIN ARE TO BE PROTECTED & ADJUSTED TO MATCH PROPOSED GRADE AS NEEDED.
5. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS & PAVING TO CITY OF BENTONVILLE &/OR ADA STANDARDS. VERIFY.
6. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
7. SEE ZONE SETBACK TABLE FOR SETBACKS.
8. STREET LIGHTS SHALL BE INSTALLED AND THE POST AND LUMINAIRE TYPES WILL BE COMPATIBLE WITH THE STYLE OF THE DEVELOPMENT.
9. A 10' X 15' SCULPTURE AREA SHALL BE LOCATED AT THE SOUTHEAST CORNER OF LOT 1.
10. A 6' MAXIMUM SEMI-OPAQUE FENCE WILL BE INSTALLED ALONG THE EXISTING UTILITY EASEMENT FOUND AT BOOK 2017, PAGE 056697 AND IS ADJACENT TO LOTS 18 THROUGH 23.

LAYOUT NOTES:

1. THE CONTRACTOR SHALL LAYOUT & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION & RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL" ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT & DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE
6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

MONUMENT SIGN NOTES:

1. SIGN SHALL BE A MAXIMUM HEIGHT OF 6 FOOT WITH A MAXIMUM 72 SQUARE FOOT FACE.
2. SIGN SHALL BE IN A 20' X 5' EASEMENT LOCATED AT THE SOUTHEAST CORNER OF LOT 18.
3. THE REQUIRED LANDSCAPE AREA SHALL BE AT THE BASE OF THE SIGN AND AT LEAST 50 SQUARE FEET IN AREA.
4. THE SIGN DISPLAY AREA SHALL BE COMPLETELY ENCLOSED WITH MATERIALS THAT MATCH THE FAÇADE OF THE PRINCIPAL USE OR SIMILAR QUALITY, COLOR AND TEXTURE AS THE PRIMARY MASONRY MATERIALS USED IN THE EXTERIOR FINISH OF THE RESIDENTIAL STRUCTURES ON SITE.

LOT FRONTAGES:

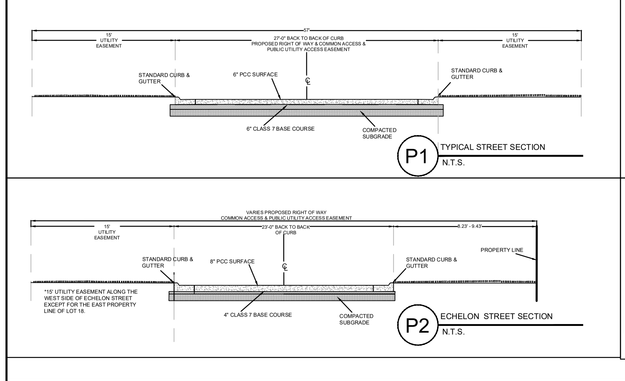
LOTS 3 THROUGH 8 FRONT ALONG NW APPALOOSA.
LOTS 9 THROUGH 17 FRONT ALONG NW PARCOURS PLACE.
LOTS 18 THROUGH 22 FRONT ALONG NW 3RD STREET.

PROPOSED LEGEND

- PLUG
- VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- 5/8" WATER METER
- ELECTRIC METER
- UGE — UNDERGROUND ELECTRIC
- WA — WATER MAIN
- SS 8 — SEWER MAIN
- CURB & GUTTER
- RECREATIONAL/ POND AREA
- 7' TRAIL (DECOMPOSED GRANITE)
- PROPERTY LINE
- UTILITY EASEMENT
- STORM PIPE
- RIGHT OF WAY DEDICATION
- ZONING BOUNDARY
- DRAINAGE EASEMENT
- SIGN EASEMENT

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- WA — WATER LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UGF — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC



OWNER:
AMAZING LAND COMPANY LLC
P.O. BOX 52847
TULSA, OK 74152
TELEPHONE: 918-808-6792
PARCEL ID: 01-18381-000

OWNER:
GARRETT,JEFFREY &
GARRETT, TYLER KELSEY
1600 NW 3RD STREET
BENTONVILLE, AR 72712
PARCEL ID: 01-18380-000

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7880

CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS ENGINEER

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE:
ECHELON
BENTONVILLE, ARKANSAS

SHEET TITLE:
MASTER SITE PLAN - PRD

PROJECT NO.: 24-102
SHEET NO.: PRD-1

REVISIONS

DATE: 11/5/2024
SCALE: 1" = 30'
COPYRIGHT 2024

DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
(479) 444-7880

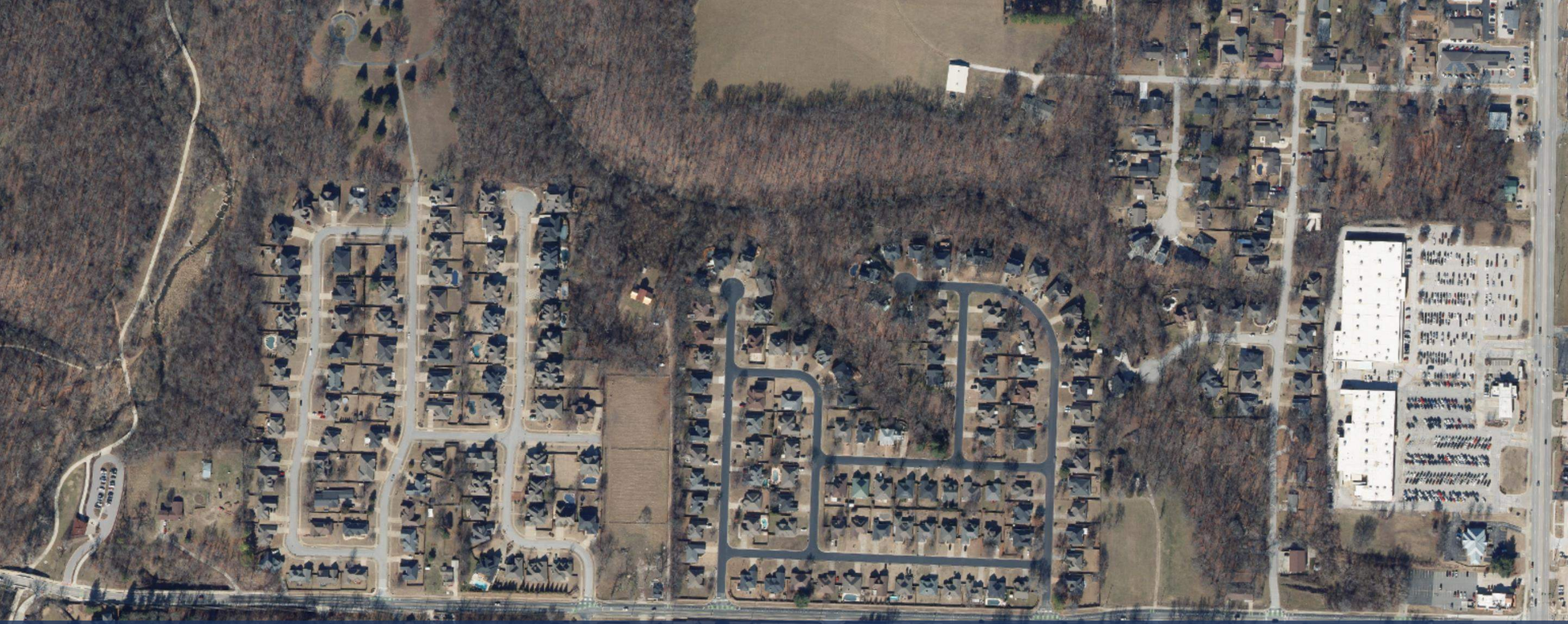
05 November 2024
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Echelon – PRD Narrative of Changes

Please see the below list of changes to the Echelon PRD application.

- Removed Lot 23 and revised Lot 22 to contain a single-family home.
  - Revised utilities accordingly.
- Revised property widths for Lots 18 though Lot 22 to increase space between future homes.
- Revised Zone 1 and Zone 2 max building height.
- Revised Zone 1 and Zone 2 max lot coverage.
- Revised Lot Frontages directions – see table on PRD Site Plan.
- Included design speed sight triangles at the intersection of Echelon St. and NW 3rd St.

ECHELON
Thrilled
HOME BUILDERS
Another
LEADERSHIP
PROPERTIES
community



PRD SUBMISSION

ECHELON

PROJECT NUMBER **2024007**

OWNER:
Leadership Properties, LLC
Thrilled Home Builders, LLC
3405 SW Awakening Ave
Bentonville, AR 72713
P: 918.808.6792

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
Development Consultants, INC.
1 East Center Street, Suite 290
Fayetteville, AR 72701
P: 479.444.7880

ARCHITECT:
Travis Harris Design, LLC.
Travis Harris
10140 S. Hudson Ave.
Tulsa OK, 74137
P: 580.583.4335

Project Description

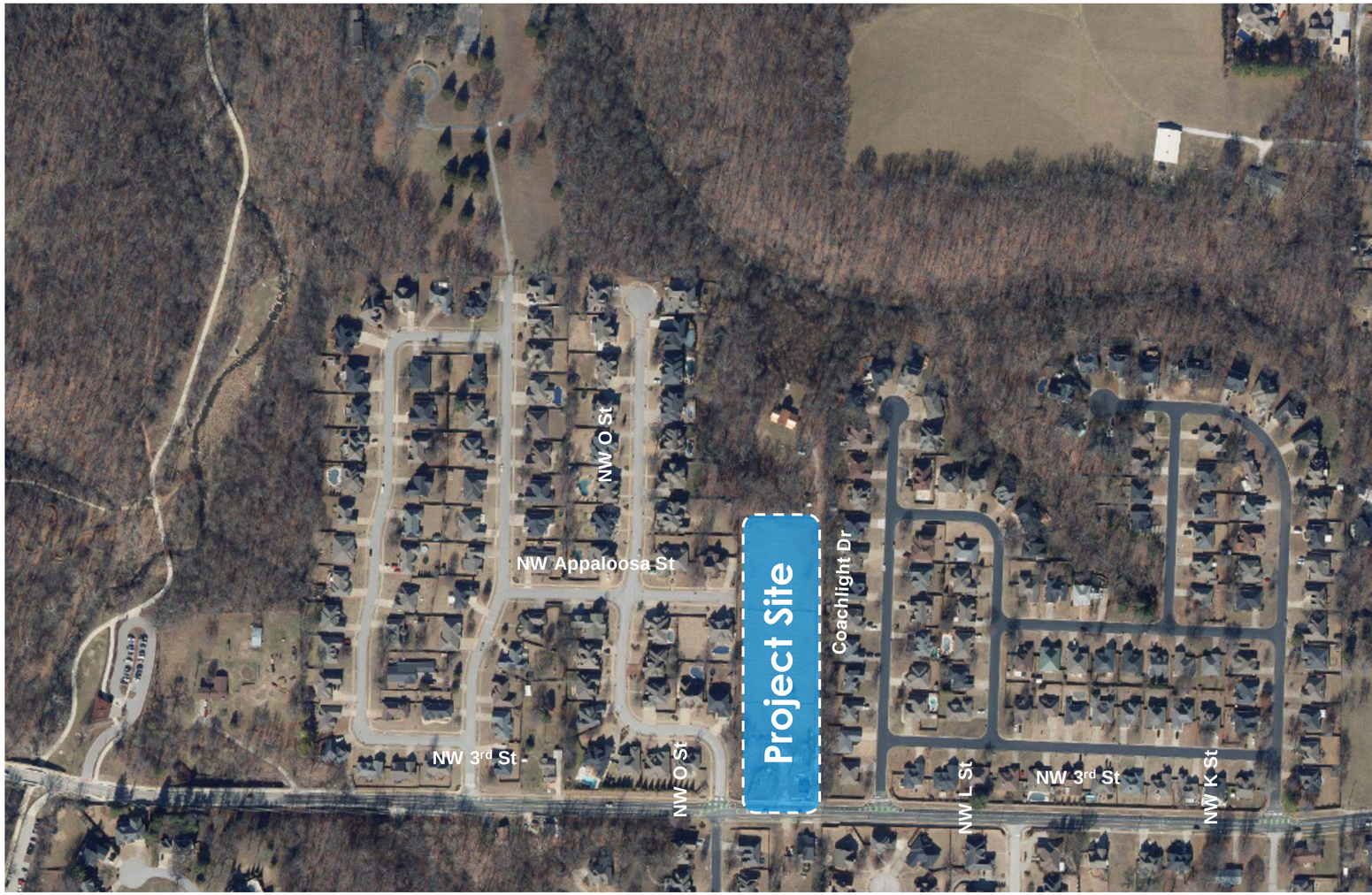
Leadership Properties and Thrilled Home Builders, in collaboration with Development Consultant Inc and Travis Harris Design, LLC, propose a 20-unit Planned Residential Development along NW 3rd Street in Bentonville, Arkansas, known as Echelon.

Echelon will blend active lifestyle elements and thoughtful transitional design to create a premier community for residents who are drawn to outdoor adventure and neighborhood connections.

A mix of detached and attached single-family homes will further the City's goals for appropriate infill development between downtown Bentonville and Coler MTB Preserve by bringing new housing formats not currently available in the area.

Design elements like rear-loaded garages, low maintenance yards, and shared greenspace cater to the modern market demands of active executives and seniors alike. Smaller lots and POA-managed common spaces are carefully balanced to create a transition between the existing neighborhoods along the NW 3rd Street corridor.

The Planned Residential Development approach allows for the tailoring of street and setback dimensions to accommodate the specific size and access needs of the parcels, while allowing for the incorporation of outdoor amenities and place-making efforts. Building styles and materials are presented in the attached documentation and are generally consistent with standard building types for the NW Arkansas community and the adjacent neighborhoods.



ECHELON

Relation to Existing & Surrounding Uses

ECHELON

The proposed project will involve four parcels (01-18382-000, 01-18382-001, 01-18380-000, and part of 01-18380-001) totaling around 3.58 acres and including a vacant 644 sq ft residential structure. The property is served by existing water, sewer, and electric facilities available at the property edge.

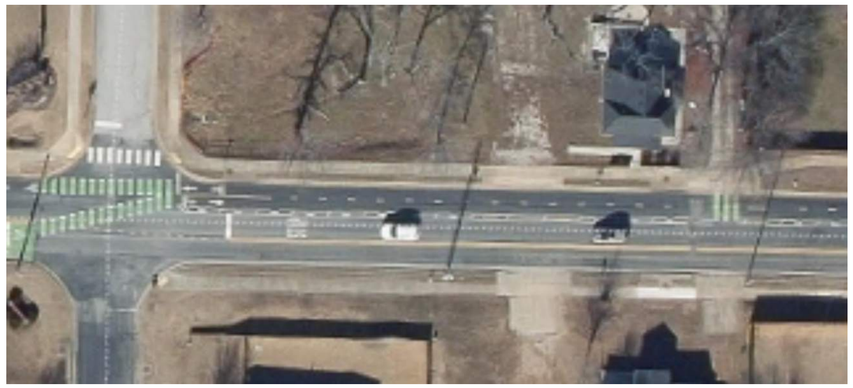
The project is on the north side of 3rd Street, a 2-lane public street with existing sidewalks on both sides and separated bicycle facilities on the north. There are two existing curb cuts along the project frontage that intersect the cycle path. The western curb cut will be abandoned. The other, an existing gravel driveway on the east edge of the development serving the flag lot to the north, will become an improved, paved street. This will provide frontage access to the existing home to the north and a westward street connection to the Appaloosa Ave stub into the Windsor Manor neighborhood. The alignment of this driveway and Appaloosa Ave are the primary drivers of the proposed site layout.

The adjacent subdivisions to the east and west of the proposed development consist of detached single-family homes built between 1995 - 2008 on lots averaging 0.22 acres (Sturbridge) to 0.27 acres (Windsor & Saddlebrook). NW 3rd St is lined with walls and privacy fences along the north side, extending 1320 ft to the east and 1050 ft to the west from the project boundaries. Similarly, the south side of 3rd Street has approximately 900 ft of wall, except for a single-lot gap directly across from the proposed development.

The impact on existing neighborhoods is minimized by placing the highest local density at the front of the project with 2-story attached single-family homes adjacent to NW 3rd Street and transitioning to lower density to the north with 2-story detached single-family homes that more closely mirror the scale of existing homes where Appaloosa Ave enters Windsor Manor.

This proposal incorporates traditional neighborhood design principles by orienting front entries towards one another and placing rear-loaded garages in alleys where feasible. The homes at the south edge of the project will have primary entrances facing NW 3rd Street, with garages facing the private street. While serving as the functional rear loading space, the facades facing the private street are intended to promote connectedness and convey a sense of welcoming entrances by including features such as second story floor balconies and purposeful garage door selections.

Bentonville's Future Land Use Plan designates the project area as "Open Space", however the entire site is within the Bentonville Community Plan's Priority Area 2: Infill. This proposal aligns with the Community Plan's vision of responsibly accommodating future growth by sensitively adding increased residential density to the area. Therefore, in accordance with the Future Land Use Plan and Zoning Districts Alignment Policy, we are requesting an amendment to the FLUP designation to "Low-Density Residential" which indicates 3–8 du / acre. The overall proposed project density is less than 6 du / acre.



ECHELON

Plan Types – Site Plan*

Zone 1:
Attached & Detached
Single-Family Homes

Zone 2:
Detached
Single-Family Homes

*Site Plan for illustration purposes, please see engineering documents for plan with setbacks

Description of Proposed Residential Land Uses

Zone 1:

Zone 1 will consist of ten (10) attached single-family homes on individual parcels and one (1) detached single-family home, with minimum lot sizes ±100'x20', comprising an area of ±0.8 acres. Each lot will have a minimum 15' front setback, 0' interior side setback, 5' exterior side setback, and a 15' rear setback. Each home will have garage parking and a maximum height of 36'. A transparent fence will be installed along the existing utility easement adjacent to Lots 18-22, to enhance the curb appeal of zone 1. Lot 22 will be restricted to a detached home as indicated in attached drawings.

Zone 2:

Zone 2 will consist of nine (9) ±100'x50' minimum lot size, comprising an area of ±1.29 acres, single-family residences with a maximum height of 36'. Each lot will have a minimum 15' front setback, 3' interior side setback, 15' exterior side setback, and a 5' rear setback. The lots will be comprised of mix of single-family residential homes with garage parking.

Zone 3:

Zone 3 will consist of the common green space with walking trail and stormwater management features, comprising an area of ±0.61 acres. The southwest detention area will be a below-grade detention pond, preserving the green space at grade for the enjoyment of the Echelon community. The southwest pond will detain and subsequently discharge into an existing storm sewer system along NW 3rd street in the southwest corner of the property. To further maximizing the available greenspace available for recreational use, the north common area will also feature below-grade detention which will subsequently discharge to the north into an existing drainage swale during storm events. A decomposed granite trail will connect Zones 1 and 2 along the western and northern boundaries of the property, enhanced by public art, plantings, a hammock area, benches, and play structures. These amenities provide recreational opportunities for the residents and surrounding community, increasing the desirability of Echelon and welcoming connection with current residents.

Residential Density:

The maximum overall residential density will be 5.6 units per acre.

Private Streets:

Street cross sections shall be built to conform with Bentonville street standards and will be constructed of Portland cement concrete. The widths of these private streets will vary to best accommodate the garage parking of each units and to ensure fire truck access for each unit as directed by the Bentonville Fire Department.

Structural Design:

All zones within the development are assumed to be transitional style in home design and will be comprised of two-story construction limited to 36' in height. Exterior finish materials will comply with all requirements of the Bentonville Municipal Code as found in §1100.21(e), but may be further restricted by covenant.

Requested Modifications:

The intent of the development will stay within the permitted modifications allowed by the PRD development criteria and will mostly adhere to permitted residential zoning district regulations. The intent is to allow for design flexibility in lot widths and higher residential density. The goal for this development is to provide much needed housing in the area. The requested modifications will include density, building setbacks, and lot sizes as indicated above. Zone 1 is similar to R-2 type zoning requirements. Zone 2 closely reflects R-1 zoning regulations. A table of proposed zoning regulations is provided for comparison.

ECHELON

Zoning Comparison

	Zone 1	**R-2 Medium** Density Residential*	Difference		Zone 2	**R-1 Low Density** Single Family Residential	Difference
	PROPOSED	Standard	Comparison		**PROPOSED**	Adjacent Zone	comparison
Min Lot Area / DU	**2000 SQ FT**	2000 SQ FT	SAME		**5000 SQ FT**	6000 sq ft	< 1000 SQ FT
Min Lot Width	**20 FT**	20 FT	SAME		**50 FT**	60 ft	Reduced 10 ft
Lot Depth	**100 FT**	--	--		**100 FT**	--	
Max Lot Coverage	**70%**	65% / 70%	SAME		**60%**	40% / 50%	Increased 10%
Front Setback	**MATCH UTILITY EASEMENTS**	20 FT	SAME		**15 FT**	20 ft	Reduced 5 ft
Side Setback (Interior)	**0 FT**	7 FT	REDUCED 7 FT		**3 FT**	7 ft	Reduced 4 ft
Side Setback (Exterior)	**5 FT**	20 FT	REDUCED 15 FT		**15 FT**	20 ft	Reduced 5 ft
Rear Setback	**15 FT**	25 FT	SAME		**5 FT**	25 ft	Reduced 20 ft
Max Height	**36 FT**	36 FT	SAME		**36 FT**	36 ft	SAME
Parking / DU	**2**	2	SAME		**2**	2	SAME

Guideline: New infill structures should be constructed at a height that is compatible to the adjacent structures. If possible, the new dwelling should have a height within an acceptable percentage to the Planning commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).

***R-2 Townhouse-unit Building type**

ECHELON

Table of Uses

Use Unit	Zone 1	Zone 2	Zone 3 Green Space
Agriculture & Animals			
Animal – Domestic or Household	•	•	•
Community Garden	•	•	•
Residential			
Dwelling – Single Family	•	•	
Dwelling – Townhouse	•		
Dwelling – Two-Family	•		
Dwelling – Accessory	A	A	
Dwelling – Condominium	•		
Dwelling – Cottage Court	C	C	
Home Occupation – Type A	A	A	
Home Occupation – Type B	C	C	
Recreation, Education, & Public Assembly			
Park - Mini			•
Park - Neighborhood			•
Public Safety Services	C	C	C
Mobile Food Vendor			C
Transportation, Communication, & Utilities			
Solar Energy System	A	A	
Utility Facility	C	C	C
Wind Energy System, Small	A	A	
Wireless Communication Facility (Cell Towers)	C	C	C
Other			
Donation box			•
Model Home	•	•	
Short-Term Rental			

NOTE: * WHERE A DOT (•), THE LETTER "C", NOR THE LETTER "A" APPEARS IN A BOX, OR FOR USES NOT INCLUDED IN THE TABLE, THE USE IS NOT ALLOWED.

Addressing Smart Growth & TND Principles

ECHELON

1. Offer a range of housing opportunities and choices.

Echelon will increase the variety of housing choices in the area by offering residents a home-ownership option with reduced exterior maintenance requirements. Two different housing products, traditional detached single-family homes with small private yards; and attached single-family homes with POA-maintained setback areas, will allow home buyers to select what is right for their family.

2. Foster walkable, “close-knit” neighborhoods.

Echelon is designed for social connection with short private drives creating mini-communities at each access court. A pedestrian trail, separate from the vehicular entrance, connects each row of homes to a common recreational area designed for socializing. Generous patios and balconies will invite residents to interact at the boundary between public and private spaces.

3. Promote distinctive, attractive communities with a “sense of place”.

Nearby Coler Creek MTB and Bentonville’s investments in cycling infrastructure inspired the concept for Echelon. A thematic public art installation will anchor Echelon visually within the community, and the theme will be carried through other recreational amenities and street names.

The developers have established successful signature communities in Bentonville and nearby communities for over the past decade. The exclusive builder for the 20 homes in Echelon has a trusted reputation for creating beautiful homes, and has been recognized by the NWA Home Builders Association with a gold medal quality award, and a gold medal for best home in the anticipated price category.

4. Preserve open space, farmland, and critical environmental areas.

As part of a regional strategy, increasing residential density through small infill projects like Echelon will allow the City of Bentonville to preserve more significant undisturbed open spaces in outlying areas. On site, design considerations have been included for the preservation of a significant 44” oak tree at the northeast corner of the property.

The location for Echelon formerly served as agricultural land but has fallen into disuse over time as the land around it has been developed for other purposes. Proposed stormwater improvements will correct localized flooding issues at the south end of the property and improve water quality as it flows into the ravine on the north end.

5. Strengthen and encourage growth in existing communities.

The City of Bentonville has established planning policies and practices that encourage gentle density increases in infill locations. While the dimensions of this property are challenging to develop under standard zoning, the PRD process allows for the sensitive tailoring of development to fit the site. The Echelon proposal has been carefully considered to address the City’s stated goals, with extensive neighborhood feedback informing each iteration of the design.

6. Provide an interconnected network of narrow streets that are safe for pedestrians, and provide a variety of routes for local traffic.

Echelon will extend the existing stub street at Appaloosa providing a new alternative route from Windsor Manor to NW 3rd St. Traffic calming of any potential cut-through traffic achieved with a raised speed table at the transition between neighborhoods. Additionally, the use of private streets in Echelon allows for narrower widths than the City’s standard street requirements and encourages more attentive driver behavior. Pedestrian circulation through the site is separated from vehicular traffic.

7. Provide high quality public spaces that are an organizing feature and gather place for the neighborhood.

Public space is woven throughout the Echelon community, with significant POA-managed greenspaces at both ends. Located midway between Walton Blvd to Coler Creek MTB, Echelon residents will also benefit from existing City infrastructure that gives them easy access to everything Bentonville has to offer.

The public is invited into the neighborhood via a pedestrian spur that leads from the front green of the homes on NW 3rd St. The trail then runs the length of the neighborhood, providing access for each row of homes to a beautiful gathering space for play, relaxation, and socializing. The farthest home from the park is only a 650’ walk along the trail – that’s less than Bentonville’s maximum one-block length regulation!

Other Considerations

ECHELON

Traffic & Pedestrian Safety:

A 7-foot raised pedestrian table will be constructed where Echelon's decomposed granite walkway crosses Appaloosa Ave, serving to improve pedestrian visibility to motorists, and to act as a traffic calming feature for vehicles passing between Echelon and Windsor Manor. The interior streets cross sections are designed to encourage slower driving through Echelon.

The extension of Appaloosa Ave is proposed to be open to vehicles, with a public access easement along the private streets within Echelon. However, if the Windsor Manor Homeowners' Association chooses in the future to request permission from the City of Bentonville for a gate to limit through-traffic at the end of the public right of way, Leadership Properties would fully support their application, provided the request preserves pedestrian connectivity and emergency vehicle access.

Parking:

No modifications have been requested from the city's minimum parking requirements. Zones 1 and 2 will meet the same minimum of two off-street parking spaces per unit that is standard throughout all traditional residential zoning classifications throughout the City of Bentonville. Additional parking beyond the minimum requirement will be available in driveways, and on-street as allowed by local fire codes.

Privacy:

Residential structures will be set back from the project edges, buffered on the west side by landscaping features and the walking path, and on the east by the existing tree line and new private street. The developers will work with existing property owners to construct or improve fences at shared property lines to create a uniform perimeter.

Proposed maximum height regulations are identical to the adjacent R-1 zoning limits.

Other Considerations

ECHELON

Stormwater Management:

A previous property owner reportedly filled in a drainage swale, causing water and sediment to flow onto adjacent properties during storm events. The proposed stormwater management improvements should improve this condition, by restoring the proper flow and detention of runoff at the project's edge. Underground detention is proposed beneath recreational greenspaces at the north end and the southwest corner of Zone 3 as described earlier. The poorly constructed existing concrete junction box on the southwest corner of the property will be reconstructed to the city's specifications to ensure proper flow into the municipal storm sewer at NW 3rd St and NW O St.

Tree Preservation:

A certified arborist has provided a thorough assessment of the existing trees on site and provided recommendations for tree preservation efforts. The area of greatest impact will be along the east edge of the project at the proposed Echelon St. Preservation efforts in this area will focus on smaller trees that can withstand the root and soil disruption. Most significantly, extra attention will be given to preserve a large healthy 44" Pin Oak on the property line near the north common area. North of Appaloosa, Echelon St will transition from a fully paved street section to a lower-impact improved driveway running along the common area and serving the home to the north.

Covenants & Property Owners Association:

Leadership Properties has extensive experience forming and managing POA organizations to manage covenants in neighborhoods, including in Bentonville. Echelon's POA will manage common space landscaping and upkeep, private street maintenance, and enforcement of construction noise restrictions, on-street parking restrictions, and reasonable limits on rental operations consistent with fair housing laws.

Construction Disruption:

All construction traffic will access the property from NW 3rd St, minimizing the disruption to NW Appaloosa St and Windsor Manor.

ECHELON

Exterior Concept

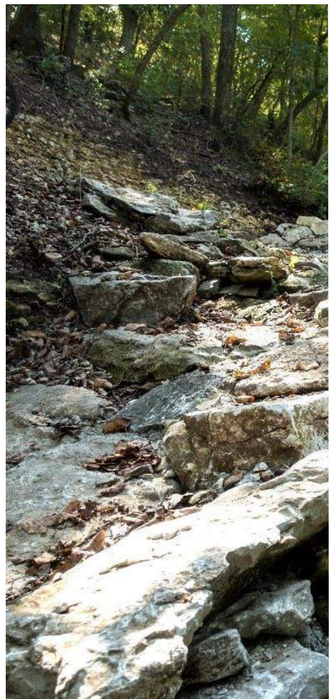
The neighborhood of homes occupies the boundary condition between forest + urban environment; the exterior concept amplifies and makes this contrast visible through the use of material and color.

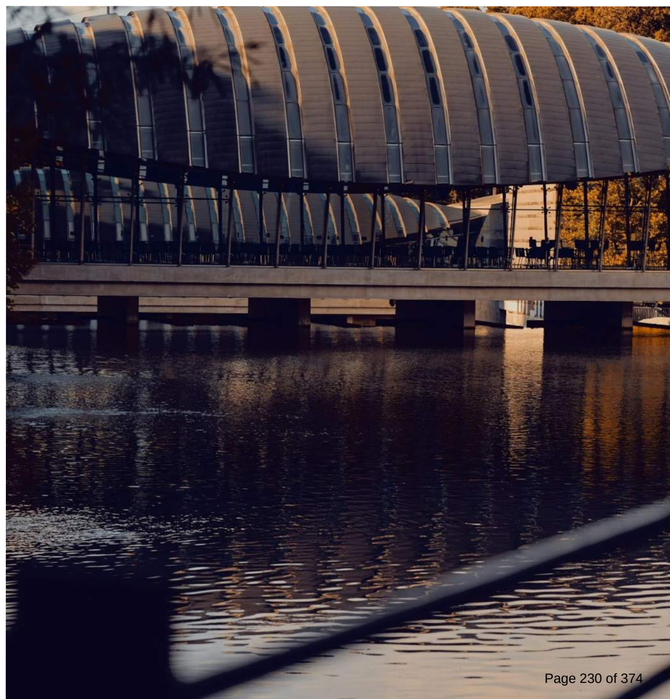
Color palette: **light**, **neutral** color palette punctuated by **darker accents**.

Darker colors anchor the space and draw your eye outward to the surrounding site. These tones dominate the surrounding forest and reinforce shelter.

Lighter tones accentuate the interior volumes, making them feel more expansive.

By contrasting and controlling the balance between these two elements: light and dark, we mimic the qualities found on the building site and shape the experience of the neighborhood.





ECHELON

Exterior Materials

Exterior finish materials will comply with all requirements of the Bentonville Municipal Code as found in §1100.21(e), but may be further restricted by covenant.

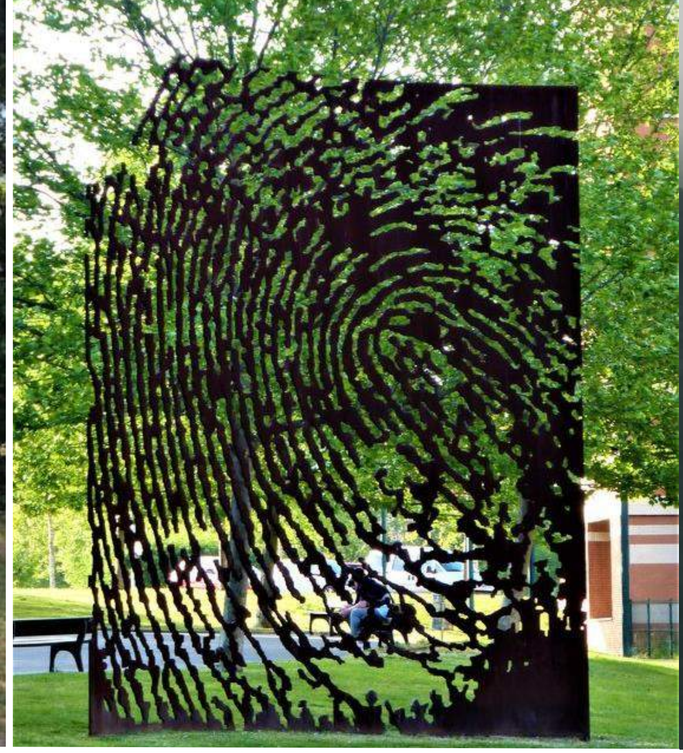
Sample materials palette is for illustrative purposes only and not a comprehensive list.

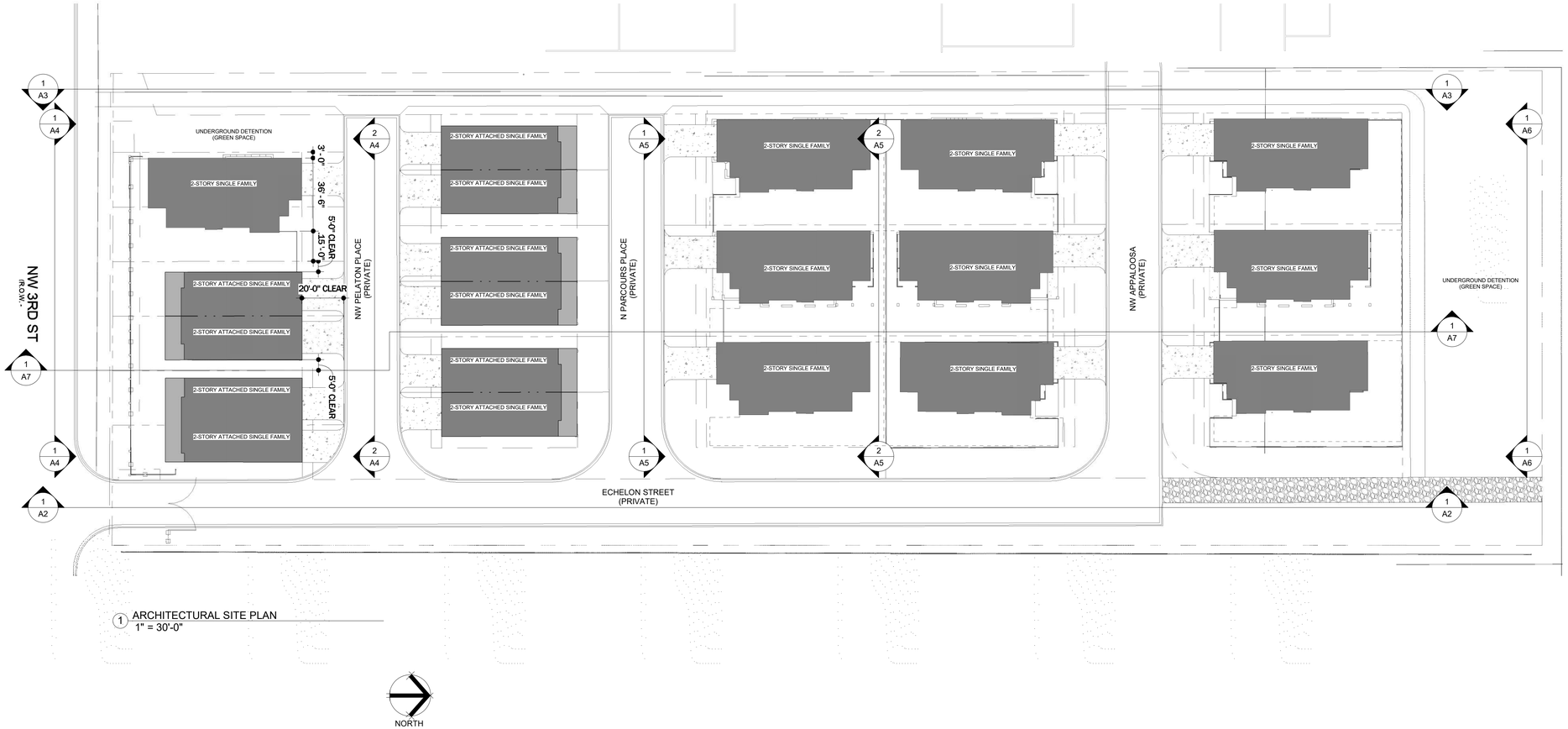
TRAVIS HARRIS DESIGN, LLC

ECHELON

Art Installation

Echelon's art sculpture concept centers around two key concepts: the active Bentonville bike-trail lifestyle, and the town's growth and transformation. This installation will showcase the craftsmanship of local artisans and will serve as a tribute to Bentonville's commitment to sustainability and community. Visitors are invited to walk around the space, becoming part of the artwork while reflecting on the deep connections that tie the community together. It will also be used as an identifiable symbol for the community created by the residence of Echelon.





1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

NORTH

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

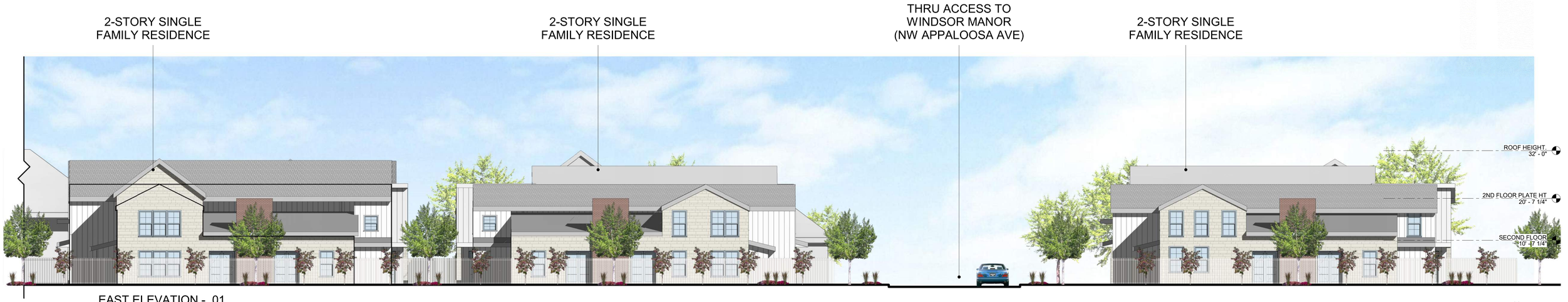
CLIENT
LEADERSHIP PROPERTIES, LLC

ARCHITECTURAL SITE PLAN

SCALE 1" = 30'-0"

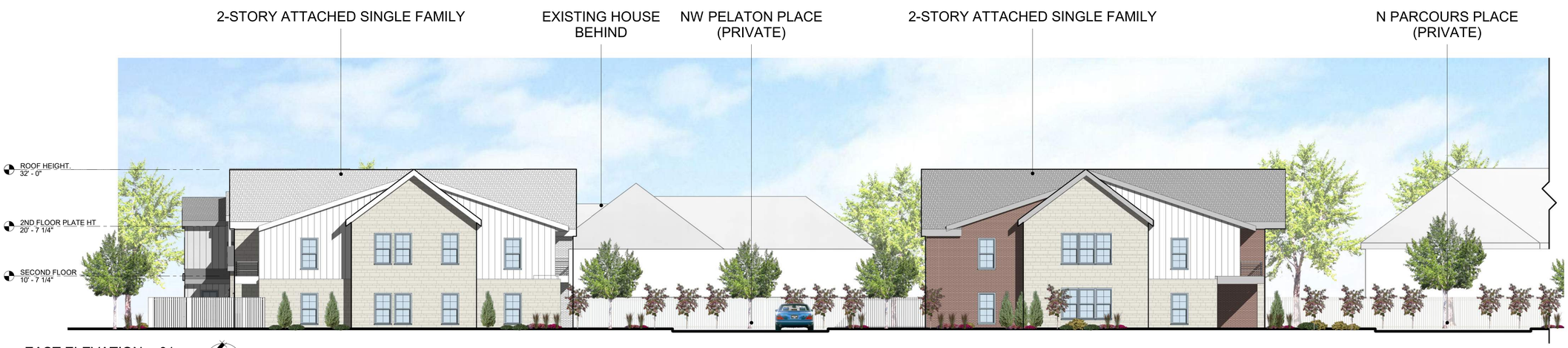
SP

11/7/2024 5:16:01 PM



EAST ELEVATION - 01
FROM WINSOR MANOR

NORTH



EAST ELEVATION - 01
FROM WINSOR MANOR

SOUTH

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

SCALE 3/32" = 1'-0"

A2

11/7/2024 5:15:10 PM

WEST ELEVATION - 01
FROM WALKING TRAIL

WEST ELEVATION - 01
FROM WALKING TRAIL

SOUTH

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

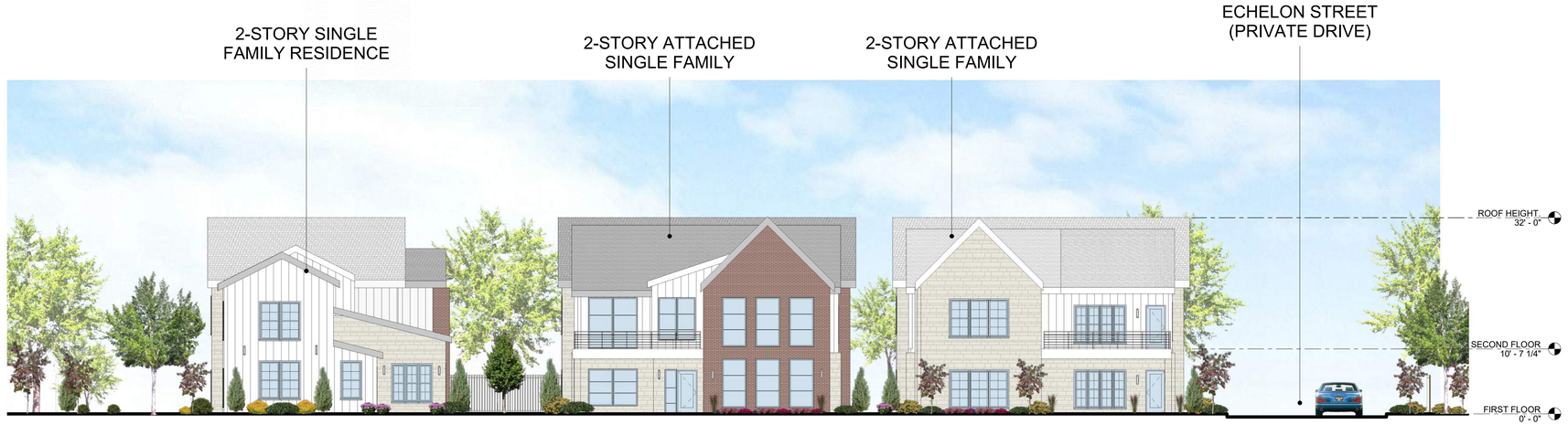
CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

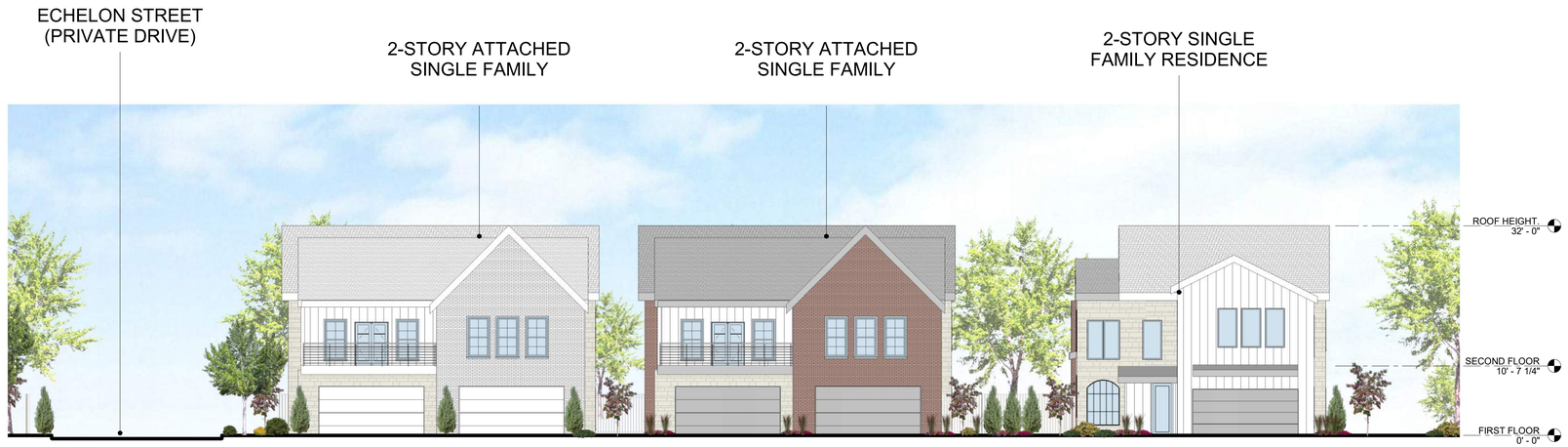
SCALE 3/32" = 1'-0"

A3

11/7/2024 5:15:27 PM



SOUTH ELEVATION - 01
FROM 3RD ST



NORTH ELEVATION - 01
FROM PELATON PLACE

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

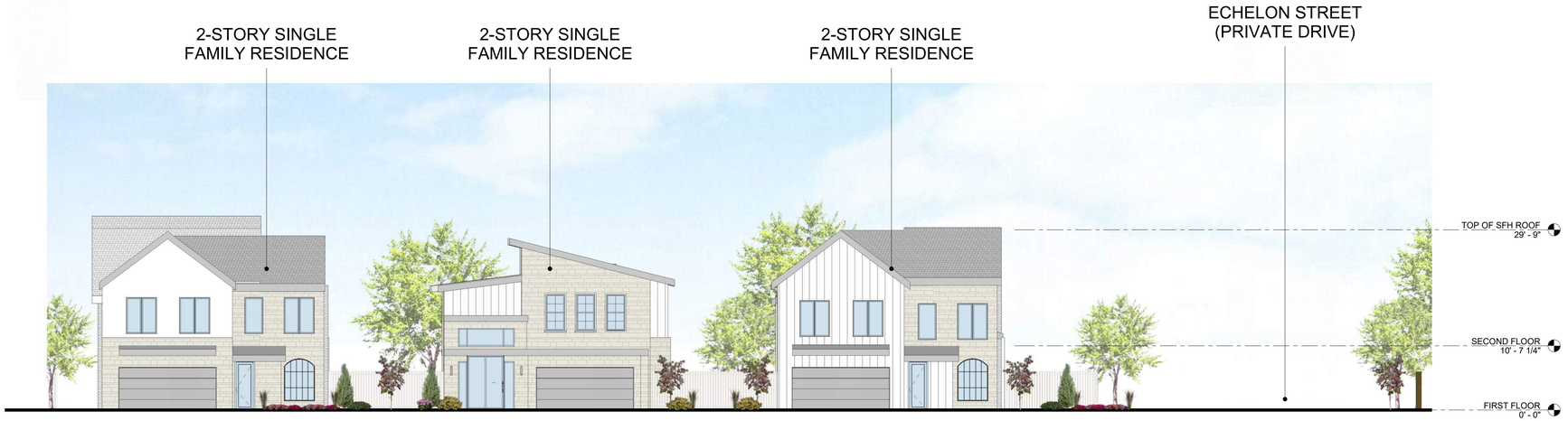
CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

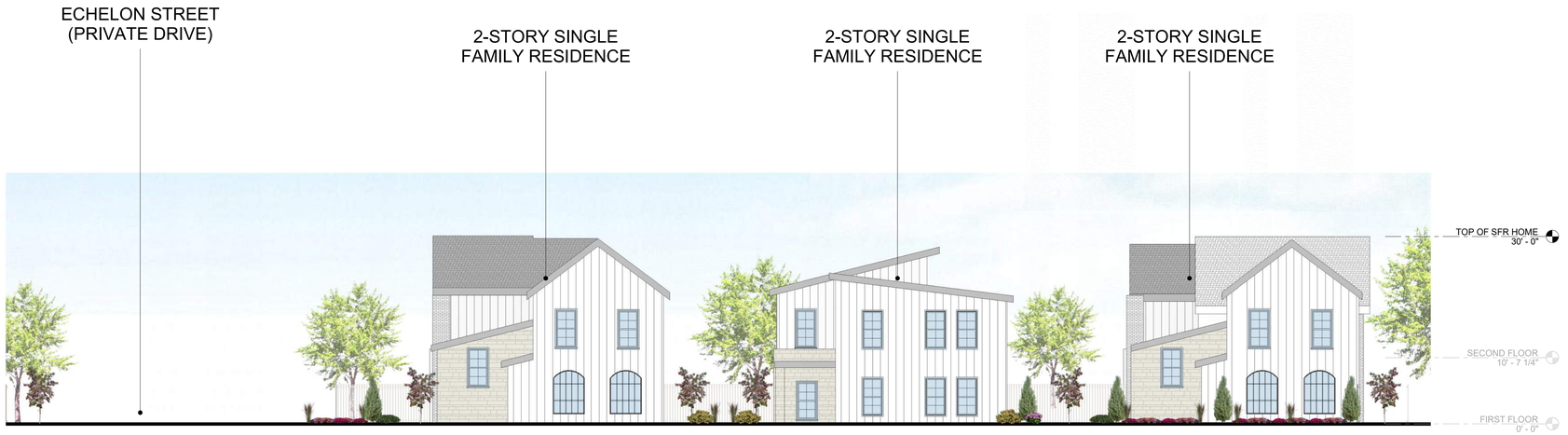
SCALE 3/32" = 1'-0"

A4

11/7/2024 5:15:32 PM



SOUTH ELEVATION - 01
FROM PARCOURS



NORTH ELEVATION - 02
FROM REAR YARD

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

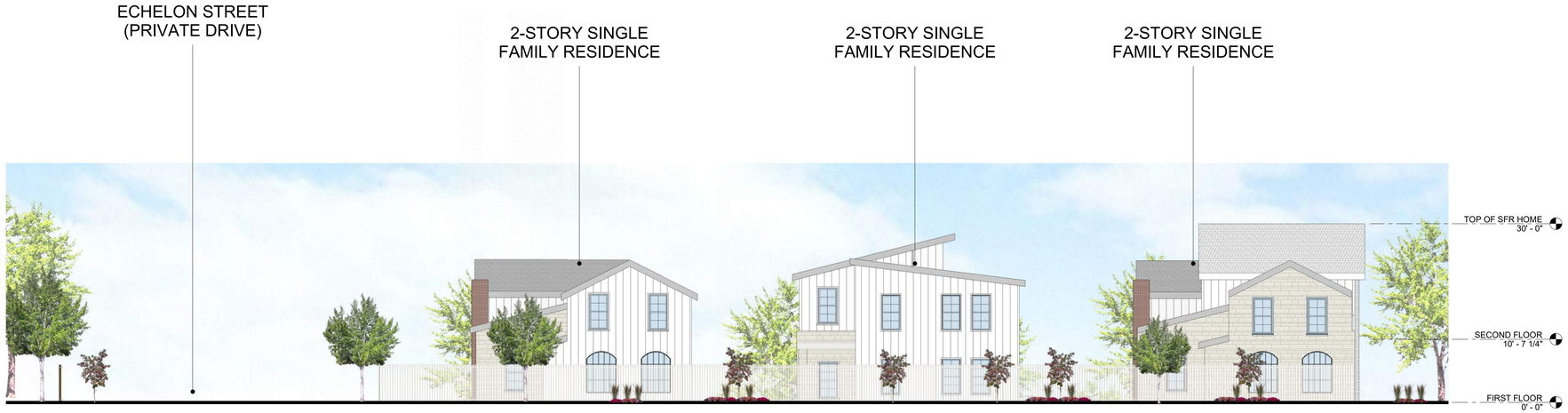
CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

SCALE 3/32" = 1'-0"

A5

11/7/2024 5:15:41 PM



NORTH ELEVATION - 01
FROM DETENTION AREA / GREENSPACE

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

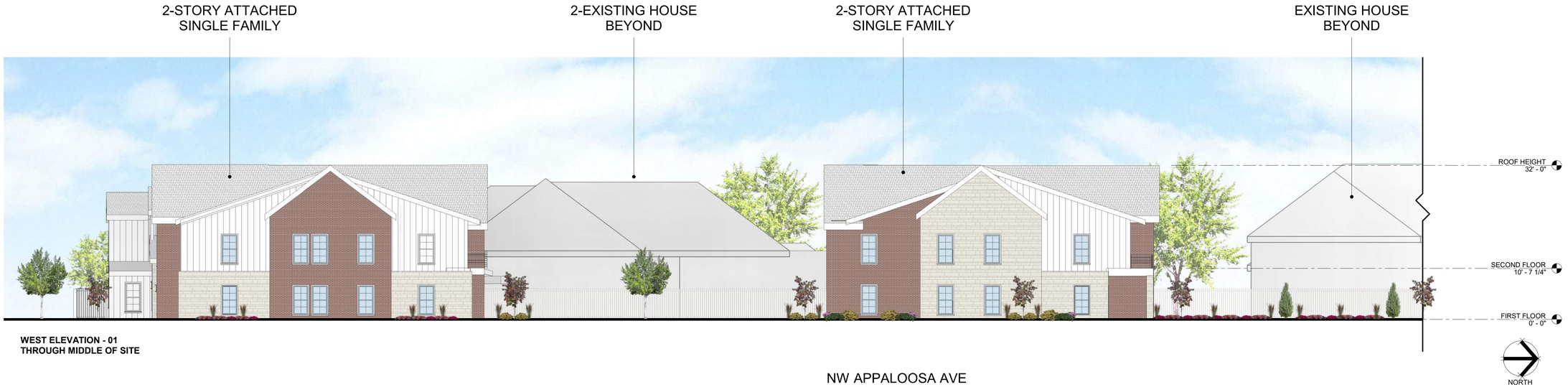
CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

SCALE 3/32" = 1'-0"

A6

11/7/2024 5:15:45 PM



WEST ELEVATION - 01
THROUGH MIDDLE OF SITE

WEST ELEVATION - 01
THROUGH MIDDLE OF SITE

SOUTH

TRAVIS HARRIS DESIGN, LLC

24004
ECHELON DEVELOPMENT

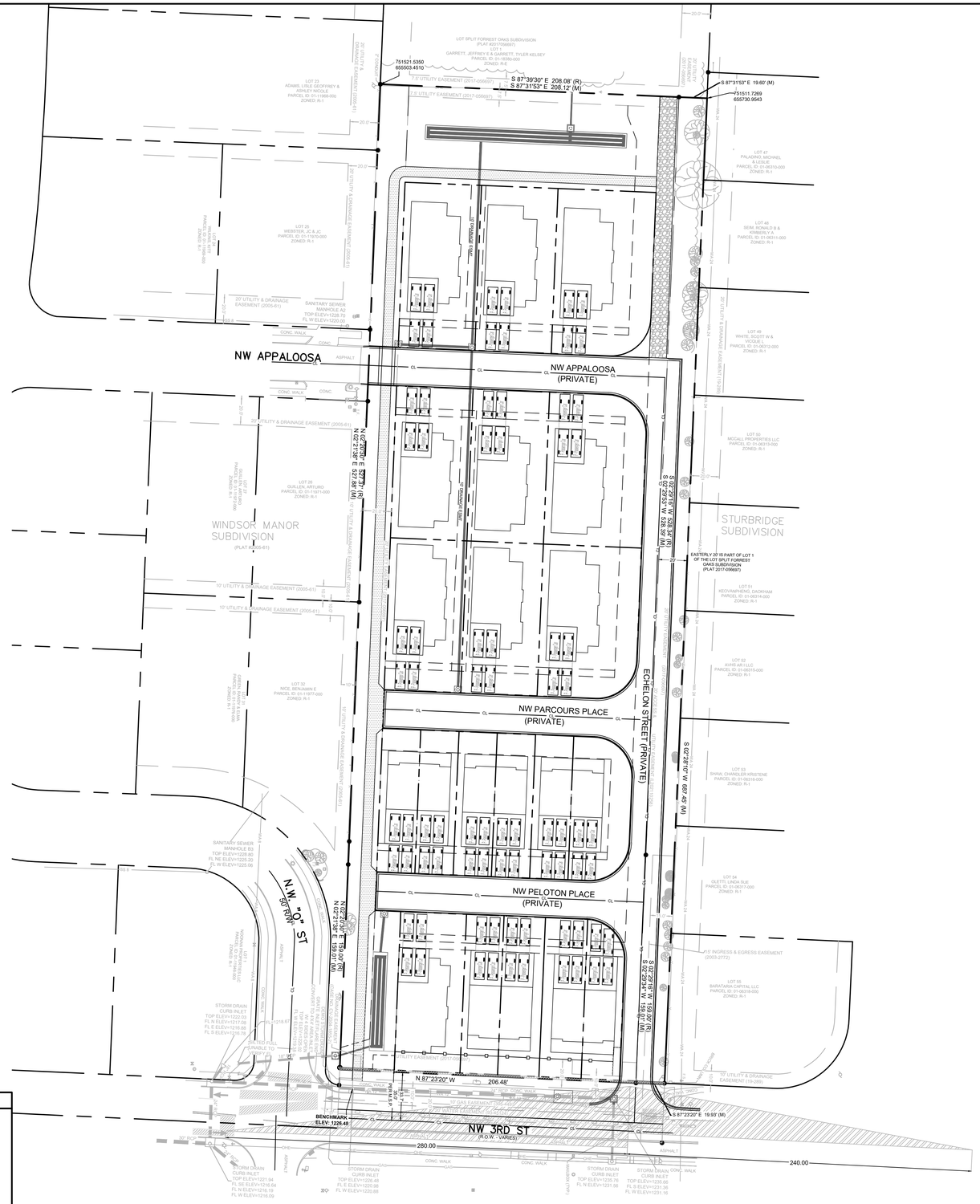
CLIENT
LEADERSHIP PROPERTIES, LLC

EXTERIOR ELEVATIONS

SCALE 3/32" = 1'-0"

A7

11/7/2024 5:15:58 PM



LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- WA — WATER LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC

CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS–ENGINEER

GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet

DEVELOPMENT CONSULTANTS INCORPORATED

REVISIONS

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET
SUITE 290
FAYETTEVILLE, AR 72701
479-444-7580

COPYRIGHT: 2024

SCALE: 1" = 40'

DATE: 11/5/2024

PROJECT TITLE: ECHELON
BENTONVILLE, ARKANSAS

SHEET TITLE: PARKING EXHIBIT

PROJECT NO: 24-102

SHEET NO: E1.01

G:\2023\23-106\Survey\23-106.DWG

Leadership Properties Covenant & Restriction Precedents

The planning commission raised several policy and procedure questions that are customarily managed through Property Owners Association covenants and restrictions. We present here examples from the Covenants of the two active POAs in Leadership Properties neighborhoods to demonstrate how we anticipate handling these issues in Echelon. We recognize that the City does not play a role in the enforcement of private covenants, and no City involvement is implied or requested in this exhibit. It is provided solely for the information of the Planning Commissioners to address their expressed concerns.

<table>
<tr><th></th><th>Scissortail (est. Rogers, now Cave Springs)</th><th>Aurora (Bentonville)</th></tr>
<tr><td colspan="3">Rental Properties – Several residents from adjacent neighborhoods expressed concern about rental properties nearby. Both Scissortail and Aurora regulate the quantity of homes allowed to be non-owner occupied, and both maintain a registry of those properties. A similar 5% policy in Echelon would allow no more than one residence to be rented at any given time.</td></tr>
<tr><td></td><td>4. Leasing of Units. "Leasing, leased, and lease" for purposes of this paragraph, is defined as regular, exclusive occupancy of a Lot by any person, other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. "Owner Occupied Lots" are defined for purposes of this paragraph as Lots occupied solely by the Owner, the members of the family of the Owner or other guests and invitees of the Owner who occupy without the payment of rent, as the occupant's principal residence or second home. This paragraph expressly limits and controls Section 3.4(5) of the Declaration.

4.1 Leasing Restricted. Subject to Declarant's absolute and subjective discretion during the Class B Control Period, and thereafter in the Association, Lots may be leased within the Properties provided the total percentage of leased Lots within the Properties shall not exceed five percent (5%) of the total number of Lots within the Properties. Any Owner seeking to lease a Lot shall submit a written request to the Declarant at the address provided for the Design Review Board requesting the Declarant's approval of the proposed lease and lessee. Upon the occurrence of a decrease below five percent (5%) of non-Owner Occupied Lots within the Properties, Lots will be permitted to be leased on a first bona fide request, first permitted basis, until the number of Lots which are leased reaches five percent (5%), at which time no further Lots shall be leased until the number of leased Lots drops below five percent (5%). Except for the Declarant and Builders who own more than one Lot for the sole purpose of construction of a residences, no single entity (the same Person, individual, investor group, partnership, or corporation, or any affiliate thereof) shall own more than one Lot.

In order to administer the above regulation, all Persons purchasing a Lot within the Properties shall, simultaneous with closing of such Lot, provide the Declarant or Association with a certification stating: (a) that the Lot will not be occupied as the purchaser's principle residence or second home, or (b) covenanting and agreeing with the Association that the purchaser will occupy the Lot as an Owner Occupied Lot.

The Association will keep a record of the Owner Occupied Lots and leased Lots (if any). Each lease shall be for a term of no less than twelve (12) months, shall be in writing, and shall expressly provide that each lessee agrees to the terms of the Governing Documents. Upon execution of any lease, each Owner shall provide the Declarant or, if applicable, the Association, a copy of such lease.</td><td>4. Leasing of Units. "Leasing, leased, and lease" for purposes of this paragraph, is defined as regular, exclusive occupancy of a Lot by any person, other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. "Owner Occupied Lots" are defined for purposes of this paragraph as Lots occupied solely by the Owner, the members of the family of the Owner or other guests and invitees of the Owner who occupy without the payment of rent, as the occupant's principal residence or second home. This paragraph expressly limits and controls Section 3.4(5) of the Declaration.

4.1 Leasing Restricted. Subject to Declarant's absolute and subjective discretion during the Class B Control Period, and thereafter in the Board's discretion, Rentals within the Subdivision shall not exceed 5% of the total number of Lots in the Subdivision (or such other number or percentage as the Board may determine is reasonable). An Owner wanting to rent a dwelling to a Renter must submit a written request on the Board's form requesting the Board's advance approval of the proposed Rental and Renter. If the number of Lots set aside for (previously approved) Renters does not exceed 5% of the Lots in the Subdivision, the application will be reviewed (and approvals considered) on a first-come basis, until the number of Rentals reaches 5% (or whatever the number may then be) of the total Lots. Once the requisite number of Rentals is reached, the Board will not consider new applications for prospective Renters until the number of Rentals drops below the (then current) stipulated number or percentage. Other than the Declarant, or except as permitted by the Declarant, no Person (or affiliate of a Person) shall own more than one Lot at any time: provided, however, this restriction shall not apply to Builders who may own more than one Lot for the purpose of constructing a single-family for sale within the next Year.

In order to administer the above regulation, all Persons purchasing a Lot within the Subdivision shall, simultaneous with closing of such Lot, provide the Declarant or Association with a certification stating: (a) that the Lot will not be occupied as the purchaser's principle residence or second home, or (b) covenanting and agreeing with the Association that the purchaser will occupy the Lot as an Owner Occupied Lot.

The Association will keep a record of the Owner-Occupied Lots and leased Lots (if any). Each lease shall be for a term of no less than twelve (12) months, shall be in writing, and shall expressly provide that each lessee agrees to the terms of the Governing Documents. Upon execution of any lease, each Owner shall provide the Declarant or, if applicable, the Association, a copy of such lease.

Under no circumstances shall a dwelling unit on a Lot be used as a short-term rental of any kind including use of the unit as an AirBNB, VRBO, or similar short-term rental program or arrangement, except that Declarant and its assigns may operate such a program with respect to Lots which it owns.</td></tr>
</table>

Short Term Rentals (AirBNB, etc) – Despite the presence of multiple AirBNB rentals in surrounding neighborhoods, neighbors have requested that they not prohibited in Echelon and expressed doubt at our ability to do so. Scissortail does not specifically restrict short-term rental uses, but it is effectively discouraged in the gated neighborhood. The covenants in Auora take the issue seriously enough to mention it three separate times (in bold, underlined, and large print just for good measure). Additionally, the Table of Uses in the Echelon PRD explicitly excludes short-term rentals and bed & breakfasts in an effort to empower the City with a tool to exercise its zoning authority against short-term rentals if it chooses to do so. Regardless of the City's zoning action, the Echelon covenants will prohibit short-term rentals in a similar manor as below.

1. **General**. Lots in the Subdivision shall be used for single-family residential purposes and related purposes only but which may include, without implied limitation, an information center and a sales office for Declarant's personnel or for any real estate broker retained by the Declarant to assist in the sale of real property described in Exhibit A, offices for any property manager retained by the Association or business offices for the Declarant or the Association) consistent with the Declaration and any Supplemental Declaration. As used herein, the term "**single family residential purposes**" shall be deemed to specifically prohibit, without implied limitation, the use of any Lot for a duplex apartment, a garage apartment or any other apartment, or for any multi-family use or for any business, professional or other commercial activity of any type, unless such business, professional or commercial activity is unobtrusive and merely incidental to the primary use of the Lot and the residential dwelling constructed on such Lot (Residential Dwelling). The term "single family residential purposes" shall also be defined as: (a) one or more individuals related by blood, marriage or adoption, which may include only parents, their children (including foster children and wards), their dependent brothers and sisters, their dependent parents and their dependent grandparents; (b) no more than two unrelated individuals living together as a single housekeeping unit and their children (including foster children and wards), their dependent brothers or sisters, their dependent parents and their dependent grandparents; and (c) in no event shall any Residential Dwelling be occupied by more individuals than the product of the total number of bedrooms contained in the Residential Dwelling multiplied by two. No Owner shall use or permit such Owner's Lot or Residential Dwelling to be used for any purpose that would: (i) void any insurance in force with respect to the Subdivision; (ii) make it impossible to obtain any insurance required by this Declaration; (iii) constitute a public or private nuisance, which determination may be made by the Board in the Board's sole discretion; (iv) constitute a violation of this Declaration or any applicable law; (v) unreasonably interfere with the use and occupancy of the Subdivision by other Owners; or (vi) generate an unreasonable amount of vehicular traffic within the Subdivision.

Under no circumstances shall a dwelling unit on a Lot be used as a short-term rental of any kind including use of the unit as an AirBNB, VRBO, or similar short-term rental program or arrangement.

C-1

2.15 Investment Uses. Use of any Lot for operation of a timesharing, fraction-sharing or similar program whereby the right to exclusive use of the Lot rotates among participants in the program on a fixed or floating time schedule over a period of years, except that Declarant and its assigns may operate such a program with respect to Lots which it owns. Also, under no circumstances shall a dwelling unit on a Lot be used as a short-term rental of any kind including use of the unit as an AirBNB, VRBO, or similar short-term rental program or arrangement, except that Declarant and its assigns may operate such a program with respect to Lots which it owns. No rental of any part of any Lot shall be allowed for events, such as swim parties, weddings, or other types of gatherings;

Garbage & Recycling Receptacles – Homes in Echelon will be designed with adequate space for the out-of-sight storage of garbage and recycling bins. We have confirmed with the City's current contract carrier their willingness to provide curb-side service for each residence despite the private streets and short dead-end designs. Time and placement will be regulated similarly to both of our existing neighborhoods.

	4.40. Trash and Garbage Receptacles. Trash and other receptacles shall be absent from view from any street, any Lot and Common Areas on all days other than designated trash and/or recycling pick up days.	**4.40. Trash and Garbage Receptacles**. Trash and other receptacles shall be absent from view from any street, any Lot, and Common Areas on all days other than designated trash and/or recycling pick up days.

On-Street Parking – In addition to exceeding all of the City's mandated on-site parking requirements and providing additional designated guest parking, overnight and on-street parking outside designated areas may be regulated as below.

	2. Restrictions. The following activities are prohibited at Scissortail unless expressly authorized by and then subject to such conditions as may be imposed by the Board: **2.1 Parking; Vehicles**. Except as otherwise provided in this Declaration, no Owner, lessee, tenant or occupant of a Lot, including all individuals who reside with such Owner, lessee or occupant on the Lot, shall park, keep or store any passenger vehicle, pick-up truck, van, race car trailer, box trailer, bus, farm equipment, tractor trailer, flatbed trailer or other type of vehicle or trailer on a street or on a driveway within the Development for a period for longer than twenty four (24) consecutive hours. For purposes of this Declaration, the term "**passenger vehicle**" is limited to any vehicle which displays a passenger vehicle license plate issued by the State of Arkansas or which, if displaying a license plate issued by another state, would be eligible to obtain a passenger vehicle license plate from the State of Arkansas, and the term "**pick-up truck**" is limited to up to a three quarter (3/4) ton capacity pick-up truck which has not been adapted or modified for commercial use. The Association shall have the right to cause any vehicle in violation of any of the foregoing restrictions to be towed in the manner provided in the Arkansas Transportation Code." No passenger vehicle, pick-up truck, commercial vehicle, mobile home trailer, recreational vehicle, boat or other vehicle of any kind shall be constructed, reconstructed or repaired (including, without implied limitation, oil changes) on any Lot, Common Area, or street, whether or not such street is dedicated, within the Properties. No mobile home trailers, recreational vehicles (whether for land or water), commercial vehicle, boats, boat rigging, trailers or camper shall be parked, kept or stored on any street, whether or not dedicated, for any length of time or on the driveway of any Lot for more than seventy-two (72) hours in any thirty (30) day period;	**2.1 Parking; Vehicles**. Except as otherwise provided in this Declaration, no Owner, lessee, tenant or occupant of a Lot, including all individuals who reside with such Owner, lessee or occupant on the Lot, shall park, keep or store any passenger vehicle, commercial vehicle, recreational vehicle, equipment, trailer, or other type of vehicle trailer on a street or on a driveway within the Subdivision for a period for longer than 24 hours. The Association shall have the right to cause any vehicle in violation of any of the foregoing restrictions to be towed in the manner provided in the Arkansas Transportation Code. No passenger vehicle, commercial vehicle, trailer, recreational vehicle, boat, or other vehicle of any kind shall be constructed, reconstructed, or repaired (including, without implied limitation, oil changes) on any Lot, Common Area, or street, whether such street is dedicated within the Subdivision or not. No mobile home trailers, recreational vehicles (whether for land or water), commercial vehicle, boats, boat rigging, trailers or camper shall be parked, kept, or stored on any street, whether or not dedicated, for any length of time or on the driveway of any Lot for more than 72 total hours in any 30-day period;

Noise Nuisances – Some neighbors expressed concern about the potential for disruptive noises from new residences. While there is no reason to believe the residents of Echelon would be any noisier than the existing neighbors, the Echelon covenants will limit amplified sound as follows.

	2.8 Audible Discharge. Use or discharge of any radio, loudspeaker, horn, whistle, bell or other sound device so as to be audible to occupants of other Lots, except alarm devices used exclusively for security purposes;	**2.8 Audible Discharge**. Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Lots, except alarm devices used exclusively for security purposes;

Amendments – Some neighbors objected to reliance on private covenants to address their concerns, citing the hypothetical possibility that a majority of neighbors could gather to change the restrictions. While this is traditionally how the self-governance of neighborhood associations is conducted, our existing POAs have provisions raising the threshold for certain amendments to two-thirds.

Additionally, Leadership Properties POAs begin with a Declarant Control period during which the developer has unilateral control over the association and covenants. Upon transition to the Resident Control period, the efforts to amend them require notification and participation of first mortgage holders to protect the interests of financial institutions. This effectively limits the ability of a few residents to make radical changes to the status quo. These changes are usually limited to the manner of financial assessments and design rules changes that may impact the value of the real estate asset. We will consider other Planning Commission suggestions for restrictions to be subjected to the heightened threshold for modification if requested.

13.1 Notices of Action.

An institutional holder, insurer or guarantor of a first Mortgage which provides a written request to the Association (such request to state the name and address of such holder, insurer or guarantor and the street address of the Lot to which the Mortgage relates, thereby becoming an "**Eligible Holder**"), will be entitled to timely written notice of:

(i) Any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Lot on which there is a first Mortgage held, insured or guaranteed by such Eligible Holder;

(ii) Any delinquency in the payment of assessments or charges owed by a Lot subject to the Mortgage of such Eligible Holder, where such delinquency has continued for a period of sixty (60) days or any other violation of the Governing Documents relating to such Lot or the Owner or occupant which is not cured within sixty (60) days;

(iii) Any lapse, cancellation or material modification of any insurance policy maintained by the Association; or

(iv) Any proposed action which would require the consent of a specified percentage of Eligible Holders.

13.2 Special FHLMC Provision.

So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing Section. Unless at least sixty-seven percent (67%) of the first Mortgagees or Members representing at least sixty-seven percent (67%) of the total Association vote consent, the Association shall not:

(1) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer all or any portion of the real property comprising the Common Area which the Association owns, directly or indirectly (the granting of easements for utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);

(2) Change the method of determining the obligations, assessments, dues or other charges which may be levied against an Owner of a Lot (a decision, including contracts, by the Board or provisions of any declaration subsequently Recorded on any portion of Scissortail regarding assessments for Communities or other similar areas shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration);

(3) By act or omission change, waive or abandon any scheme of regulations or enforcement pertaining to architectural design, exterior appearance or maintenance of Lots and the Common Area (the issuance and amendment of architectural standards, procedures, rules and regulations or use restrictions shall not constitute a change, waiver or abandonment within the meaning of this provision);

(4) Fail to maintain insurance, as required by this Declaration; or

(5) Use hazard insurance proceeds for any Common Area losses for other than the repair, replacement or reconstruction of such property.

13.1 Notices of Action.

An institutional holder, insurer, or guarantor of a first Mortgage which provides a written request to the Association (such request to state the name and address of such holder, insurer or guarantor and the street address of the Lot to which the Mortgage relates, thereby becoming an "***Eligible Holder***"), will be entitled to timely written notice of:

(i) Any condemnation or casualty loss which affects a Lot on which there is a first Mortgage held, insured, or guaranteed by the Eligible Holder;

(ii) Any delinquency in the payment of assessments or charges owed by a Lot subject to the Mortgage of the Eligible Holder, where such delinquency has continued for a period of 60 days or any other violation of the Governing Documents relating to such Lot or the Owner or occupant which is not cured within 60 days;

(iii) Any lapse, cancellation or material modification of any insurance policy maintained by the Association which continues for a period of 30 beyond the cancellation date; or

(iv) Any proposed action which would require the consent of a specified percentage of Eligible Holders.

13.2 Special FHLMC Provision.

So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing Section. Unless at least 67% of the first Mortgagees or Members representing at least 67% of the total Association vote consent, the Association shall not:

(i) By act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer all or any portion of the real property comprising the Common Area which the Association owns,

42

directly or indirectly (the granting of easements for utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);

(ii) Change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Lot (a decision, including contracts, by the Board or provisions of any declaration subsequently Recorded on any portion of the Subdivision regarding assessments for Communities or other similar areas shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration);

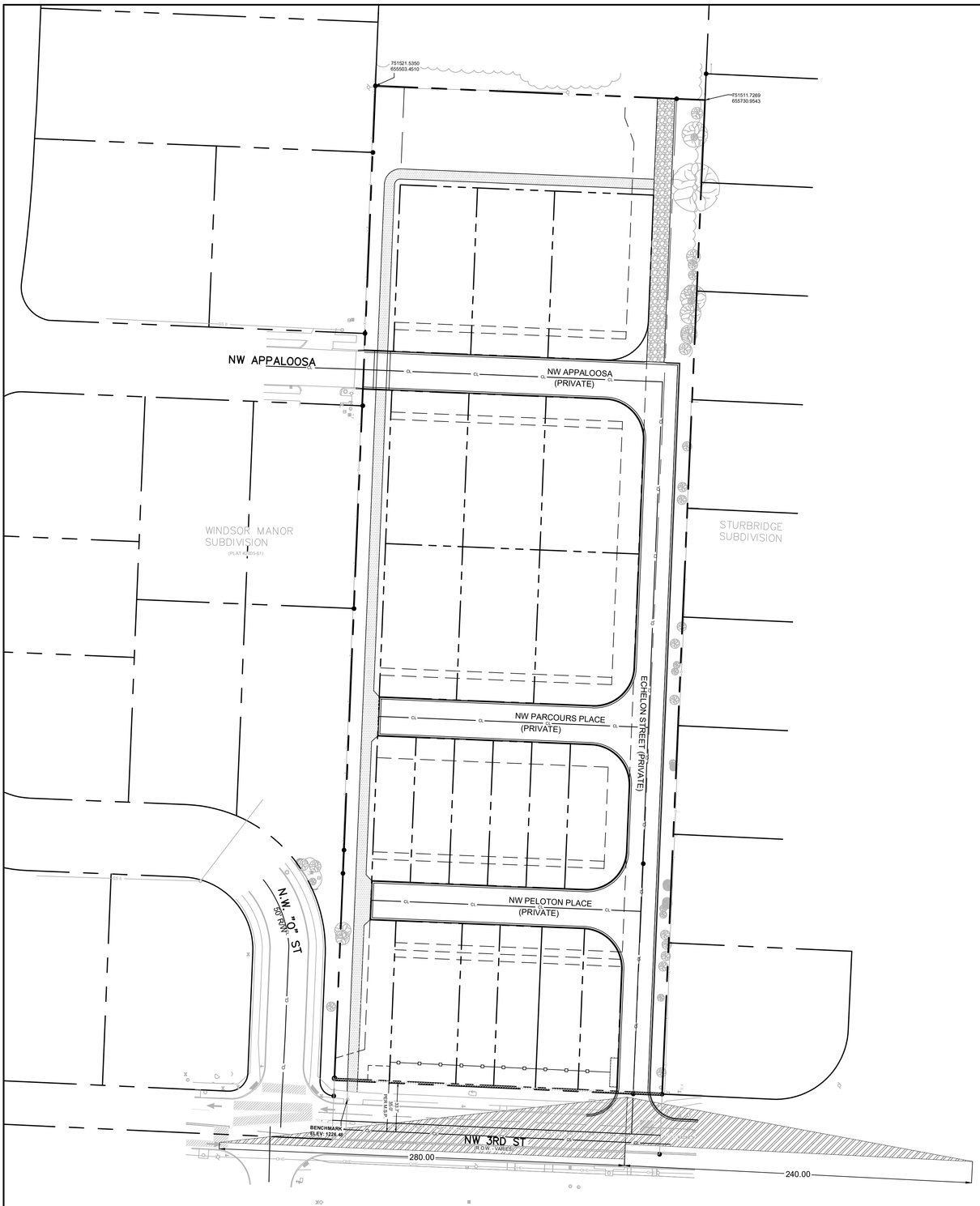
(iii) Change, waive, or abandon any scheme of regulations or enforcement pertaining to architectural design, exterior appearance or maintenance of Lots and the Common Area (the amendment of Governing Documents shall not constitute a change, waiver, or abandonment within the meaning of this provision);

(iv) Fail to maintain insurance, as required by this Declaration; or

(v) Use hazard insurance proceeds for any Common Area losses for other than the repair, replacement, or reconstruction of property.

	(B) The consent of Members representing at least sixty-seven percent (67%) of the Class A votes and of Declarant, so long as Declarant owns any land subject to this Declaration and the approval of Eligible Holders of first Mortgages on Lots to which more than fifty percent (50%) of the votes of Lots subject to a Mortgage appertain, shall be required materially to amend any provisions of this Declaration, the Bylaws or the Articles or to add any material provisions thereto which establish, provide for, govern or regulate any of the following: (i) voting; (ii) assessments, assessment liens or subordination of such liens; (iii) reserves for maintenance, repair and replacement of the Common Area; (iv) insurance or fidelity bonds; (v) rights to use the Common Area; (vi) responsibility for maintenance and repair of Scissortail; (vii) expansion or contraction of Scissortail or the addition, annexation or withdrawal of property to or from the Association; (viii) boundaries of any Lot; (ix) leasing of Lots; (x) imposition of any right of first refusal or similar restriction of the right of any Owner to sell, transfer or otherwise convey his or her Lot; (xi) establishment of self-management by the Association where professional management has been required by an Eligible Holder; or (xii) any provisions included in this Declaration, the Bylaws or Articles which are for the express benefit of holders, guarantors or insurers of first Mortgages on Lots.	**(2) By Members Generally**. Except as provided above and Arkansas law, these Bylaws may be amended only by the affirmative vote or written consent or any combination thereof, of Members representing 51% of the total Class A votes in the Association and the consent of the Class B Member, if such exists. In addition, the approval requirements set forth in Article 14 of the Declaration shall be met, if applicable. Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

G:\2023\23-106\Survey\23-106.DWG



LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- WA — WATER LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC

GRAPHIC SCALE
0
1 inch = 40 feet
40'
80'

PRELIMINARY CERTIFICATE OF AUTHORITY
DEVELOPMENT CONSULTANTS INCORPORATED
No. 128
ARKANSAS REGISTERED ENGINEER NOLLY NOLL

DEVELOPMENT CONSULTANTS INCORPORATED

SHEET NO.: E1.02

PROJECT NO.: 24-102

PROJECT TITLE:
ECHELON
BENTONVILLE, ARKANSAS

SHEET TITLE:
TRIANGLE SIGHT EXHIBIT

ECHELON

REVISIONS

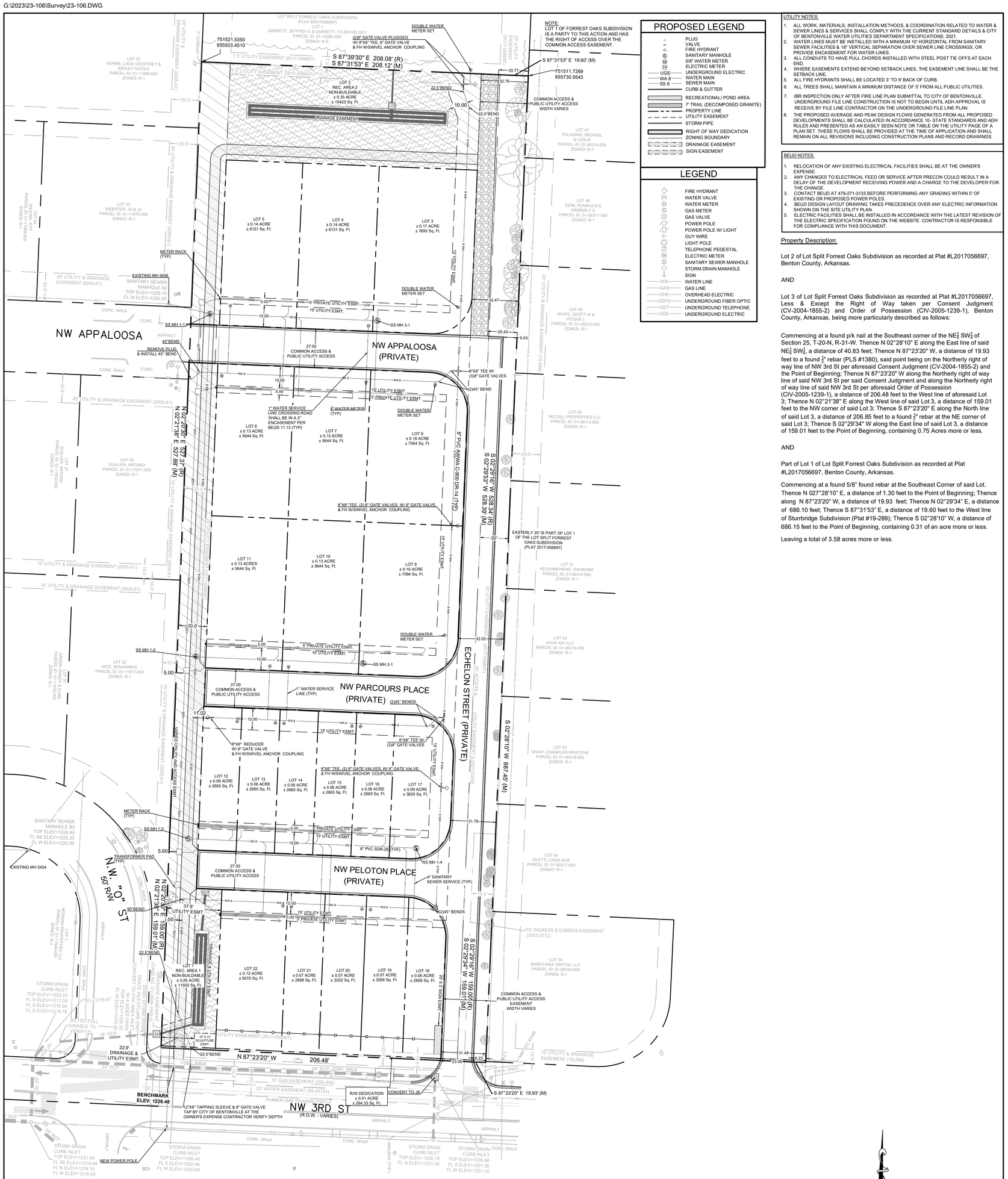
DATE: 11/5/2024

SCALE: 1" = 40'

COPYRIGHT 2024
DEVELOPMENT CONSULTANTS INCORPORATED
4 EASTERN SKIES DRIVE
FAYETTEVILLE, ARKANSAS 72703

DCI DEVELOPMENT CONSULTANTS INCORPORATED

G:\2023\23-106\Survey\23-106.DWG



NOTE:
LOT 1 OF FORREST OAKS SUBDIVISION IS A PARTY TO THIS ACTION AND HAS THE RIGHT OF ACCESS OVER THE COMMON ACCESS EASEMENT.

PROPOSED LEGEND

- PLUG
- VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- 5/8" WATER METER
- ELECTRIC METER
- UGE — UNDERGROUND ELECTRIC
- WA 8 — WATER MAIN
- SS 8 — SEWER MAIN
- CURB & GUTTER
- RECREATIONAL/ POND AREA
- 7' TRAIL (DECOMPOSED GRANITE)
- PROPERTY LINE
- UTILITY EASEMENT
- STORM PIPE
- RIGHT OF WAY DEDICATION
- ZONING BOUNDARY
- DRAINAGE EASEMENT
- SIGN EASEMENT

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- WA — WATER LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC

UTILITY NOTES:

1. ALL WORK, MATERIALS, INSTALLATION METHODS, & COORDINATION RELATED TO WATER & SEWER LINES & SERVICES SHALL COMPLY WITH THE CURRENT STANDARD DETAILS & CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS, 2021.
2. WATER LINES MUST BE INSTALLED WITH A MINIMUM 10' HORIZONTAL FROM SANITARY SEWER FACILITIES & 18" VERTICAL SEPARATION OVER SEWER LINE CROSSINGS, OR PROVIDE ENCASEMENT FOR WATER LINES.
3. ALL CONDUITS TO HAVE PULL CHORDS INSTALLED WITH STEEL POST TIE OFFS AT EACH END.
4. WHERE EASEMENTS EXTEND BEYOND SETBACK LINES, THE EASEMENT LINE SHALL BE THE SETBACK LINE.
5. ALL FIRE HYDRANTS SHALL BE LOCATED 3' TO 9' BACK OF CURB.
6. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
7. IBR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FILE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVE BY FILE LINE CONTRACTOR ON THE UNDERGROUND FILE LINE PLAN.
8. THE PROPOSED AVERAGE AND PEAK DESIGN FLOWS GENERATED FROM ALL PROPOSED DEVELOPMENTS SHALL BE CALCULATED IN ACCORDANCE 10- STATE STANDARDS AND ADH RULES AND PRESENTED AS AN EASILY SEEN NOTE OR TABLE ON THE UTILITY PAGE OF A PLAN SET. THESE FLOWS SHALL BE PROVIDED AT THE TIME OF APPLICATION AND SHALL REMAIN ON ALL REVISIONS INCLUDING CONSTRUCTION PLANS AND RECORD DRAWINGS.

BEUD NOTES:

1. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
2. ANY CHANGES TO ELECTRICAL FEED OR SERVICE AFTER PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
5. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATION FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

Property Description:

Lot 2 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas.

AND

Lot 3 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Less & Except the Right of Way taken per Consent Judgment (CV-2004-1855-2) and Order of Possession (CIV-2005-1239-1), Benton County, Arkansas, being more particularly described as follows:

Commencing at a found p/k nail at the Southeast corner of the NE¼ SW¼ of Section 25, T-20-N, R-31-W. Thence N 02°28'10" E along the East line of said NE¼ SW¼, a distance of 40.83 feet; Thence N 87°23'20" W, a distance of 19.93 feet to a found ½" rebar (PLS #1380), said point being on the Northerly right of way line of NW 3rd St per aforesaid Consent Judgment (CV-2004-1855-2) and the Point of Beginning; Thence N 87°23'20" W along the Northerly right of way line of said NW 3rd St per said Consent Judgment and along the Northerly right of way line of said NW 3rd St per aforesaid Order of Possession (CIV-2005-1239-1), a distance of 206.48 feet to the West line of aforesaid Lot 3; Thence N 02°21'38" E along the West line of said Lot 3, a distance of 159.01 feet to the NW corner of said Lot 3; Thence S 87°23'20" E along the North line of said Lot 3, a distance of 206.85 feet to a found ½" rebar at the NE corner of said Lot 3; Thence S 02°29'34" W along the East line of said Lot 3, a distance of 159.01 feet to the Point of Beginning, containing 0.75 Acres more or less.

AND

Part of Lot 1 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas.

Commencing at a found 5/8" found rebar at the Southeast Corner of said Lot. Thence N 02°28'10" E, a distance of 1.30 feet to the Point of Beginning; Thence along N 87°23'20" W, a distance of 19.93 feet; Thence N 02°29'34" E, a distance of 686.10 feet; Thence S 87°31'53" E, a distance of 19.60 feet to the West line of Sturrbridge Subdivision (Plat #19-289); Thence S 02°28'10" W, a distance of 686.15 feet to the Point of Beginning, containing 0.31 of an acre more or less.

Leaving a total of 3.58 acres more or less.

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

OWNER:
AMAZING LAND COMPANY LLC
P.O. BOX 52847
TULSA, OK 74152
TELEPHONE: 479-841-5162
PARCEL ID: 01-18381-000

OWNER:
GARRETT,JEFFREY & GARRETT, TYLER KELSEY
1600 NW 3RD STREET
BENTONVILLE, AR 72712
PARCEL ID: 01-18380-000

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7880

CERTIFICATE OF AUTHORIZATION — DEVELOPMENT CONSULTANTS INC. No.128 — ARKANSAS ENGINEER

DEVELOPMENT CONSULTANTS INCORPORATED

PRD-2 | SHEET NO: 24-102 | PROJECT NO:

PROJECT TITLE:
ECHELON
BENTONVILLE, ARKANSAS

SHEET TITLE:
MASTER UTILITY COORDINATION - PRD

ECHELON

REVISIONS

DATE: 11/5/2024 | SCALE: 1" = 30' | COPYRIGHT 2024

COPYRIGHT DEVELOPMENT CONSULTANTS INCORPORATED. THESE PLANS ARE THE PROPERTY OF DEVELOPMENT CONSULTANTS INCORPORATED AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF DEVELOPMENT CONSULTANTS INCORPORATED.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM OPEN SPACE TO LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD24-0004)

WHEREAS, Amazing Land Company LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of OPEN SPACE to LOW-DENSITY RESIDENTIAL, which property is described as follows:

LOT 2 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. AND LOT 3 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, LESS & EXCEPT THE RIGHT OF WAY TAKEN PER CONSENT JUDGMENT (CV-2004-1855-2) AND ORDER OF POSSESSION (CIV-2005-1239-1), BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P/K NAIL AT THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 25, T-20-N, R-31-W. THENCE N 02°28'10" E ALONG THE EAST LINE OF SAID NE1/4 SW1/4, A DISTANCE OF 40.83 FEET; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET TO A FOUND 1/2" REBAR (PLS #1380), SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 3RD ST PER AFORESAID CONSENT JUDGMENT (CV-2004-1855-2) AND THE POINT OF BEGINNING; THENCE N 87°23'20" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER SAID CONSENT JUDGMENT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER AFORESAID ORDER OF POSSESSION (CIV-2005-1239-1), A DISTANCE OF 206.48 FEET TO THE WEST LINE OF AFORESAID LOT 3; THENCE N 02°21'38" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE NW CORNER OF SAID LOT 3; THENCE S 87°23'20" E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 206.85 FEET TO A FOUND 1/2" REBAR AT THE NE CORNER OF SAID LOT 3; THENCE S 02°29'34" W ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS. AND PART OF LOT 1 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. COMMENCING AT A FOUND 5/8” FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT. THENCE N 027°28'10” E, A DISTANCE OF 1.30 FEET TO THE POINT OF BEGINNING; THENCE N 87°23'20" W, A DISTANCE OF

19.93 FEET; THENCE N 02°29'34" E, A DISTANCE OF 686.10 FEET; THENCE S 87°31'53" E, A DISTANCE OF 19.60 FEET TO THE WEST LINE OF STURRBRIDGE SUBDIVISION (PLAT #19-289); THENCE S 02°28'10" W, A DISTANCE OF 686.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 OF AN ACRE MORE OR LESS. LEAVING A TOTAL OF 3.58 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL AND R-E, RESIDENTIAL ESTATE TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES. (PROJECT NUMBER: PRD24-0004)

WHEREAS, Amazing Land Company 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL and R-E, RESIDENTIAL ESTATE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. AND LOT 3 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, LESS & EXCEPT THE RIGHT OF WAY TAKEN PER CONSENT JUDGMENT (CV-2004-1855-2) AND ORDER OF POSSESSION (CIV-2005-1239-1), BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P/K NAIL AT THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 25, T-20-N, R-31-W. THENCE N 02°28'10" E ALONG THE EAST LINE OF SAID NE1/4 SW1/4, A DISTANCE OF 40.83 FEET; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET TO A FOUND 1/2" REBAR (PLS #1380), SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 3RD ST PER AFORESAID CONSENT JUDGMENT (CV-2004-1855-2) AND THE POINT OF BEGINNING; THENCE N 87°23'20" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER SAID CONSENT JUDGMENT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 3RD ST PER AFORESAID ORDER OF POSSESSION (CIV-2005-1239-1), A DISTANCE OF 206.48 FEET TO THE WEST LINE OF AFORESAID LOT 3; THENCE N 02°21'38" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE NW CORNER OF SAID LOT 3; THENCE S 87°23'20" E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 206.85 FEET TO A FOUND 1/2" REBAR AT THE NE CORNER OF SAID LOT 3; THENCE S 02°29'34" W ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 159.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS. AND PART OF LOT 1 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY, ARKANSAS. COMMENCING AT A FOUND 5/8” FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT. THENCE N 027°28'10” E, A DISTANCE OF 1.30 FEET TO THE POINT OF BEGINNING; THENCE N 87°23'20" W, A DISTANCE OF 19.93 FEET; THENCE N 02°29'34” E, A DISTANCE OF 686.10 FEET; THENCE S 87°31'53” E, A DISTANCE OF 19.60 FEET

TO THE WEST LINE OF STURRBRIDGE SUBDIVISION (PLAT #19-289); THENCE S 02°28'10" W, A DISTANCE OF 686.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 OF AN ACRE MORE OR LESS. LEAVING A TOTAL OF 3.58 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 19, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2024.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Malorie Marrs, City Clerk

Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR

124 Signatures

200 Next Goal

50 people signed this week

Deny PRD Rezoning @ 1602 NW 3rd St. Bentonville AR

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

Started September 17, 2024

Why this petition matters

Started by **Beth Keck**

Echelon by Leadership Properties is asking Bentonville officials to rezone 1602 NW 3rd Street from R-1/R-Estate to Planned Residential Development (PRD). If PRD zoning is approved, the developer will build 9 single family homes and 12 3-story townhouses.

PRD zoning is out of character with surrounding neighborhoods which are zoned R-1 and the City's Future Land Use Plan which zones the area Neighborhood-Suburban.

Sign our petition asking Bentonville City officials to DENY rezoning of 1602 NW 3rd St. to PRD.

change.org Start a petition My petitions Browse Membership

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Cornelis Bosua
1 day ago

I don't believe this area should be rezoned. It doesn't seem to match the surrounding area which is all single family homes, and will greatly affect the neighborhood's style and character.

♡ 0 · Report

Donna Duncan
3 days ago

I live on NW 3rd St. Changes were implemented without input from the residents and they have been awful for many of us! And this possible new rezoning for Echelon will create more issues. We have too much traffic already and they are speeding daily. If 21 units are added it will make traffic even worse. Lastly, it doesn't fit into the type of housing that current exists. Allowing the rezoning and the structures to be built, will set precedence for other similar structures and rezoning to be allowed. I do not want this in my neighborhood.

♡ 0 · Report

Diane Bland
2 weeks ago

I do not want a development like this in our neighborhood area on 3rd street. Everything associated with this does not work for our neighborhoods. The traffic is already bad.

♡ 0 · Report

Name	City	State	Postal Code	Signed On
Beth Keck	Bentonville	AR	72712	9/17/2024
Randy Green	Bentonville	AR	72712	9/17/2024
Brad Anderson	Bentonville	AR	72712	9/17/2024
Vicque White	Bentonville	AR	72712	9/17/2024
Dillon Waters	Bentonville	AR	72712	9/17/2024
Jeanine Duffey	Bentonville	AR	72712	9/18/2024
Renee Harris	BENTONVILLE	AR	72712	9/18/2024
Kelli Crossland	Bentonville	AR	72712	9/18/2024
Michael Simmons	Bentonville	AR	72712	9/18/2024
Benjamin Nice	Bentonville	AR	72712	9/18/2024
Robert Kenny	Bentonville	AR	72712	9/18/2024
Maria Pearson	Bentonville	AR	72712	9/18/2024
Ashley Adams	Bentonville	AR	72712	9/18/2024
Ryan Adams	Provo	UT	84604	9/18/2024
Jose Casasola	Rogers	AR	72758	9/18/2024
Laura Cooper	Kansas City	MO	64124	9/18/2024
Emily Adams	Bentonville	AR	72712	9/18/2024
Kassie Wilkins	Bentonville	AR	72712	9/18/2024
Jacqueline Suggitt	Bentonville	AR	72712	9/18/2024
Tim Williams	Bentonville	AR	72712	9/18/2024
Susan Raines	Bentonville	AR	72712	9/18/2024
Donna Duncan	Bentonville	AR	72712	9/18/2024
Roseanne Kissee	Bentonville	AR	72712	9/18/2024
Lynne Dinas	Bentonville	AR	72712	9/18/2024
Rachel Sargent	Bentonville	AR	72713	9/18/2024
Elizabeth Gillespie	Bentonville	AR	72712	9/18/2024
Cynthia Minardi	Bentonville	AR	72712	9/18/2024
Heather Mason	Bentonville	AR	72712	9/18/2024
Matthew Sargent	Bentonville	AR	72712	9/18/2024
Jennifer Castaneda	Bentonville	AR	72712	9/18/2024
Jennifer Enssle	Bentonville	AR	72712	9/18/2024
Scott Mason	Bentonville	AR	72712	9/18/2024
Paul Schumann	Bentonville	AR	72712	9/18/2024
Jaime Castaneda	Bentonville	AR	72712	9/18/2024
Katherine Ferree	Santa Clara	CA	95051	9/18/2024
Annika Greenwood	Bentonville	AR	72712	9/18/2024
Hoa Bury	Bentonville	AR	72712	9/18/2024
B Reynolds	Bentonville	AR	72712	9/18/2024
Leigh Anne Chitwood	Bentonville	AR	72712	9/18/2024
Kendra Coons	Rogers	AR	72758	9/18/2024
Joseph Dinas	Bentonville	AR	72712	9/18/2024
Julie Rowan	Bentonville	AR	72712	9/18/2024
Claire Gililland	Bentonville	AR	72712	9/18/2024
Dylan Gililland	Bentonville	AR	72712	9/18/2024

Elma Green	Bentonville	AR	72712	9/18/2024
Vickie Salsbury	Fayetteville	AR	72703	9/18/2024
Sam Minardi	Bentonville	AR	72712	9/18/2024
Joni Webster	Bentonville	AR	72712	9/18/2024
Carolyn Mason	Bentonville	AR	72712	9/18/2024
Donna Anderson	Bentonville	AR	72712	9/18/2024
Ronald Bolena	Bentonville	AR	72712	9/19/2024
Gail Cabot	Broken Arrow	OK	74011	9/19/2024
Kitt Wilkins	Kansas City	MO	64124	9/19/2024
Joel Pearson	Rogers	AR	72758	9/19/2024
Brandon Hill	Bentonville	AR	72712	9/19/2024
Diane Bland	Bentonville		72712	9/19/2024
Amanda Estelle	Bentonville	AR	72712	9/19/2024
James Taylor	Johnson	AR	72741	9/19/2024
Jennafer Norris	Springfield	MO	65898	9/19/2024
Patricia Phillips	Bentonville	AR	72712	9/19/2024
Annslee Turley	Bentonville	AR	72712	9/19/2024
Kendra Coons	Bentonville	AR	72712	9/19/2024
Beth Bolena	Bentonville	AR	72712	9/19/2024
Celinda Warren	Bentonville	AR	72712	9/20/2024
Bronwen Dassing	Bentonville	AR	72712	9/20/2024
BILL RAMPY	Bentonville	AR	72712	9/20/2024
Lindsay Mosier	Bentonville	AR	72712	9/21/2024
Jeff Going	Bentonville	AR	72712	9/21/2024
Karen Sinning	Bentonville	AR	72712	9/21/2024
Janet Wilson	Bentonville	AR	72712	9/22/2024
Michael Harris	Bentonville	AR	72712	9/23/2024
Timothy Harrell	Kansas City	MO	64127	9/25/2024
Katie Bouwhuis	Bentonville	AR	72712	9/26/2024
Norman Bouwhuis	Bentonville	AR	72712	9/26/2024
Ann Cenzalli	Bentonville	AR	72712	9/28/2024
Lyle Clapper	Bentonville	AR	72712	9/29/2024
Brendan Sanders	Bentonville	AR	72712	9/30/2024
Kevin McCall	Ozark	MO	65721	9/30/2024
Patricia Bates	Bentonville	AR	72712	10/1/2024

Sarah Alderson	Bentonville	AR	72712	10/1/2024
Elizabeth Ray	Bentonville	AR	72712	10/1/2024
Katie Yen	BENTONVILLE	AR	72712	10/1/2024
Mike Abb	Bentonville	AR	20011	10/1/2024
Nick Tallman	Bentonville	AR	72713	10/1/2024
Mackenzie Tallman	Bentonville	AR	72712	10/1/2024
Greg Coambes	Bentonville	AR	72712	10/1/2024
Gretchen Newton	Bentonville	AR	72712	10/1/2024
Kyle Markowski	Bentonville	AR	72712	10/1/2024
Kirstie Markowski	Bentonville	AR	72653	10/1/2024
Katherine Christensen	Bentonville	AR	72712	10/1/2024
Paige Percer	bentonville	AR	72712	10/1/2024
Marlon Toney	Bentonville	AR	72712	10/1/2024
Liz Owen	Bentonville	AR	72712	10/1/2024
Tyler Garrett	Bentonville	AR	72712	10/1/2024
Robi Brust	Bentonville	AR	72712	10/1/2024
James Dockery	Bentonville	AR	72712	10/1/2024
Taylor Kennedy	Bentonville	AR	72713	10/1/2024
Katherine McEwen ~Going	Bentonville	AR	72712	10/1/2024
Brenda Beam-Ihry	Bentonville	AR	72712	10/1/2024
Connie D'Aubin	Bentonville	AR	72712	10/2/2024
Kim Thompson	BENTONVILLE	AR	72712	10/2/2024
James Ivie	Edmond	OK	73034	10/2/2024
Gina Miller	Bentonville	AR	72712	10/2/2024
David Clements	Bentonville	AR	72712	10/2/2024
JD C	Bentonville	AR	72712	10/2/2024
Leslie Marilyn Huffman	Bentonville	AR	72712	10/2/2024
Nancy Griffith	Bentonville	AR	72712	10/2/2024
Nicole Cracchiolo	Bentonville	AR	72712	10/2/2024
Joseph Lombardo	Bentonville	AR	72712	10/2/2024
Lily Chiang	Bentonville	AR	72712	10/2/2024
Daisy Agosto	Bentonville	AR	72712	10/3/2024
Susan Weller	Yukon	OK	73099	10/3/2024
Nathan Boen	Bentonville	AR	72712	10/3/2024
Tracey Woods	Bentonville	AR	72712	10/3/2024
Cornelis Bosua			3103	10/3/2024
Jordan Bernstein	Bentonville	AR	72712	10/3/2024
Brent Ratelle	Bentonville	AR	72712	10/3/2024
Noah Horowitz	Fort Lauderdale	FL	33308	10/3/2024
Iara Masri	Memphis	TN	38115	10/3/2024
Kevin Wilson	Bentonville	AR	72712	10/3/2024
Amy Mitts	BENTONVILLE	AR	72712	10/3/2024
Thomas Miller	Bentonville	AR	72712	10/3/2024
Kristin Veit	Bentonville	AR	72712	10/4/2024
Tina Brandt	Bentonville	AR	72712	10/4/2024
Travis Robertson	Bentonville	AR	72712	10/4/2024

Outlook

FW: Echelon Development Continued...

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Mon 10/21/2024 8:14 AM
To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Randy A Green <ragreen731@icloud.com>
Sent: Saturday, October 19, 2024 9:53 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon Development Continued...

You don't often get email from ragreen731@icloud.com. Learn why this is important

Hello Again Tyler,

It was nice to finally put a face with the name of the person that I have been communicating with in regards to my opposition to the Echelon Development proposal when I attended the Planning Commission meeting on Tuesday, Oct 15.

As you know, frustratingly I might add, the Planning Commission tabled the Echelon PRD rezoning until its November 19th meeting. Even more frustrating, is that it has been ruled that the 19th meeting will be conducted with NO further public voices being heard.

Given the overwhelming opposition to the Echelon PRD rezoning, shutting out public comment on the modified plan is not acceptable to me or my many neighbors that attended the meeting. It was appalling to see the developers get the "last word" without any dissent, especially when some of their comments about the specifics of R1 requirements were, let's just say…misrepresented to you and the committee.

I heard the comments by the committee, as did everyone else, stating that; this point of order as, "*having always been that way*". I shook my head in disbelief as did the other numerous neighbors that took the time to attend and voice their concerns. The opposition to this project as it is presented, should be given far more consideration than "*we've always done it that way*".

As one of the neighbors impacted by this development, we should be allowed to speak about the modified Echelon PRD rezoning plan. I will attend the November 19th Planning Commission meeting and we seek your help in making public comment possible at this meeting also.

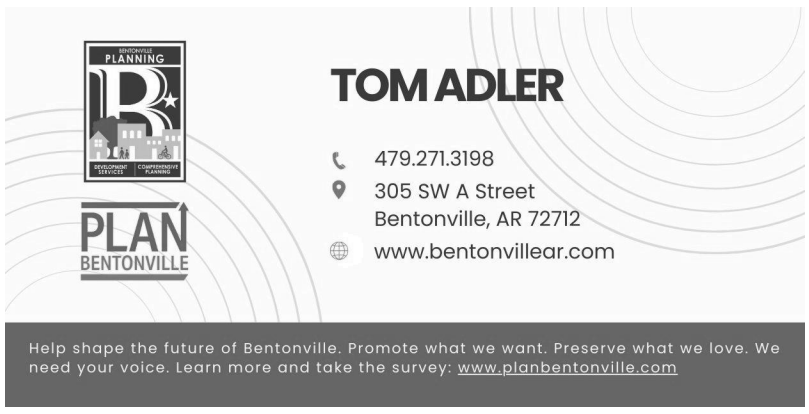
Not one single person that I have spoken to in regards to this project is opposed to a development of the area, they are simply opposed to the size and density that will be allowed to go unchecked should the property be rezoned from R1 to PRD.

Randy A Green
302 NW O St.
Bentonville,, Ar. 72712

Outlook

FW: Planning Commission meeting Nov 19th

From Thomas Adler <tadler@bentonvillear.com>
Date Fri 10/18/2024 8:56 AM
To Sophie McAdara <smcadara@bentonvillear.com>



From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Friday, October 18, 2024 8:56 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: Planning Commission meeting Nov 19th

Begin forwarded message:

From: Lynne Dinas <roses4lynne55@gmail.com>
Date: October 18, 2024 at 6:25:31 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Planning Commission meeting Nov 19th

You don't often get email from roses4lynne55@gmail.com. Learn why this is important

To Mr Bennett,

I was at the Planning Commission meeting on Tuesday, Oct 15, where the Planning Commission tabled the Echelon PRD rezoning until its November 19th meeting **with NO public hearing**.

As you witnessed there was an overwhelming opposition to the Echelon PRD rezoning, **shutting out public comment** on the modified plan is NOT acceptable. We live here and we pay taxes.

As one of the neighbors impacted by this development, **we should be allowed to speak** and be considered regarding the modified Echelon PRD rezoning plan.

I will attend the November 19th Planning Commission meeting alongside my neighbors and seek your help in making public comment possible at this meeting.

As many of my neighbors stated, we understand the land is going to be developed and Bentonville needs more housing but the rezoning to 21 homes in that small property is not appropriate.

Thank you for your attention to this matter.

Lynne Dinas

406 NW O Street

Bentonville Ar 72712

Outlook

Fwd: Reject the Echelon PRD proposal

From Danny Bennett <DBennett@bentonvillear.com>
Date Tue 10/29/2024 8:45 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Kevin Wilson <kevinwilson1709@gmail.com>
Date: October 29, 2024 at 8:08:00 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Reject the Echelon PRD proposal

You don't often get email from kevinwilson1709@gmail.com. Learn why this is important

Mr. Bennett,

Here are my notes from the October 15, 2024 Planning Commission meeting where the Planning Commission recommended “tabling” the Echelon to a meeting on November 19, 2024. We must reject the Echelon PRD request.

Key Objections voiced during the meeting:

1. **Density** – the density of this development does not align with Bentonville’s Master Plan and is incompatible with the surrounding neighborhoods.
    a. Density will drive down property values in adjacent neighborhoods
    b. Density will increase traffic and need for incremental infrastructure investments.
    c. Density will make the intersection of 3rd and “O” street even more dangerous
    d. Density will reduce or even eliminate privacy for adjacent properties.
2. **Greenspace** – the greenspace proposal was an afterthought for this development and is located at the far North end of the property. Based on Commissioner feedback the Echelon plan:
    a. Does not include enough **greenspace (should be 50% development and 50% greenspace),** and,

b. Commissioner **Danny Bennett** recommended that the greenspace be moved to the center of the property.

3. **Trash pickup** – according to the discussion at the meeting Bentonville trash trucks will not back-up to collect trash. Some streets within the Echelon development are dead-end and would require trash trucks to back up. Echelon to follow-up.

4. **Street width** – Keep in mind the streets within the Echelon development are narrow and "private" and will not conform to the public streets we see in ALL the subdivisions that surround this project. Street widths are not to "public" standards.

5. **Parking** – the Echelon plan provides for 2 "off-street" parking spaces (driveways), but the driveways are only 20ft long, which I don't think would easily accommodate most vehicles.

a. I did not see any accommodation for *guest parking*, which is a concern with the narrow private streets.

b. I also did not see *garage depths* and my assumption is that most of these dwellings **would NOT** use their garages for cars, only storage.

c. There will be a minimum of 42 parking spaces needed if each dwelling has 2 vehicles. My concern is that the average number of vehicles will be greater than 2 per dwelling and the development will need *on-street* parking. There is no plan for on-street parking, every day.

6. **Rental concerns** – these dwellings will almost certainly be short-term rentals and AirBnBs, with effectively no restrictions on usage once built.

7. **POA** – this neighborhood will be governed by a Property Owners Association. All street maintenance, "public" greenspace maintenance, security, community events, parking enforcement, dwelling appearance, trash pickup, etc. will be the responsibility of the POA. There was concern expressed that with a POA structure there would be little or no control of the property. Remember that covenants are largely *unenforceable*, so don't rely on covenants to preserve the integrity of the development.

8. Inconsistent proposal information - The commission pointed out that there are several inconsistent and conflicting pieces of information in the Echelon proposal:

a. Roofing materials show composite shingles *and* metal roofing. Need clarity.

b. Use of stone for undisclosed purposes

c. Use of concrete for undisclosed purposes

d. Height changes not rendered correctly

e. Street widths not clearly rendered correctly

f. Second and third story patio sight-line renderings not oriented correctly

g. Second and third story patio privacy protection not rendered correctly

h. "Concepts" of architecture and not *actual* architecture disclosed.

9. **Requirement for Multi-Family** – the developer expressed that the city *requires* multi-family housing for developments. **This is pure fiction**. There is no requirement that any development have multi-family housing.

a. Commission recommended placement of multi-family housing at the rear of the property but developers did not entertain the idea.

b. Placement of the multi-family housing at the front of the property was most likely done to placate the owners of the private house at the rear of the property. Even the former property owners did not want the multi-family housing near them!

10. **Dangerous precedent** – if this project is approved, we can all expect to see more multi-family housing on the north end of this property which is currently undeveloped.

a. As a side note – there is a 5 acre piece of land at the NW corner of 3rd and "J" street that will most certainly be multi-family if the Echelon project is approved. This will create more chaos on 3rd street!

11. **Cottage Courts** – I see in the Echelon documents that "the proposal includes conditional and accessory use provisions for *cottage courts*, accessory dwelling units.." This form of development was not disclosed or discussed in the Planning Commission meeting. I think we need to be vigilant on the changes Echelon may make to the PRD plan. ***We need another PUBLIC meeting.***

Other various concerns:

A. **Profit** - This development is a **pure profit play** and not aligned with the Master Plan

a. We are not responsible for the developers making a profit

b. We should not have our quality of life or property values reduced because of this development.

c. The Planning Commission should be focused on making Bentonville a great place to live for existing residents and not prioritizing out of state investors.

B. Too many qualified promises and commitments. Quotes directly from the Echelon **City Planning Staff** report:

a. "…various nearby amenities connected to the bikeway *may allow* for more trips to be accomplished by walking or biking" This cannot be validated!

b. "…calls for various strategies to support *affordability* with the evolving landscape" is not addressed or even factual!
c. "…mix of single-family attached and detached homes on smaller lots which may increase affordability" is not factual or substantiated in any way!
d. "The design and location of this development promotes access to alternative modes of transportation." This statement is patently false and unsubstantiated!
e. "…interconnected narrow street network.." This development is primarily comprised of dead-end streets, a street that already exists (Appaloosa) and a private drive. I hardly think this qualifies as an "interconnected network!"

Kevin Wilson
479.366.0540

Outlook

RE: Echelon

From Jon Stanley <JStanley@bentonvillear.com>
Date Thu 11/7/2024 10:42 AM
To Lisa Hostetler <wings1758@yahoo.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello Lisa,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Lisa Hostetler <wings1758@yahoo.com>
Sent: Thursday, November 7, 2024 9:55 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon

Dear Mr. Stanley:

We are very grateful that the planning commission has decided to allow us to speak at the November 19th meeting. I think it was impressive how many people were in attendance and represented at the first meeting where this proposed zoning change was tabled. I would like to hope that the committee will respect the long time residents in the surrounding neighborhoods and hear our objections. We understand that growth is necessary, yet this proposed zoning change will not put a dent in the needs for housing.

The Echelon development group has not listened at all to our objections and I hope that you will.

This proposed zoning change to PRD, will NOT be an asset to this area. It simply does not fit. It is out of place to put 3 story townhouses in the middle of single family

homes. A big concern is that it will simply become a rental area for AirB&B's. The proposed project is not conducive to family homes. The lack of parking, lack of yards, and lack of convenient trash removal will not attract home owners to live there long. There is a big sense of community in all of the neighborhoods surrounding this land. Since the developer knew it was zoned R-1 when they purchased the property, I feel that it is not our responsibility to endure this eye sore every day in order for them to make a bigger profit.

I have lived in my home in Foxglove Neighborhood for 30+ years and have watched a lot of growth. We (and our neighbors) have worked hard to keep our neighborhood presentable and friendly. We look our for each other and create the kind of community that I feel we all want in Bentonville. 3rd Street is already becoming an unsafe street due to the addition of bike lanes and the street width becoming way too narrow. People cut through our neighborhood from 3rd to Hwy 72 already. They ignore stop signs making it unsafe for us and our children. Adding the additional cars will only make it worse.

We are adamantly opposed to the property being rezoned to PRD.
Thank you for hearing us out.

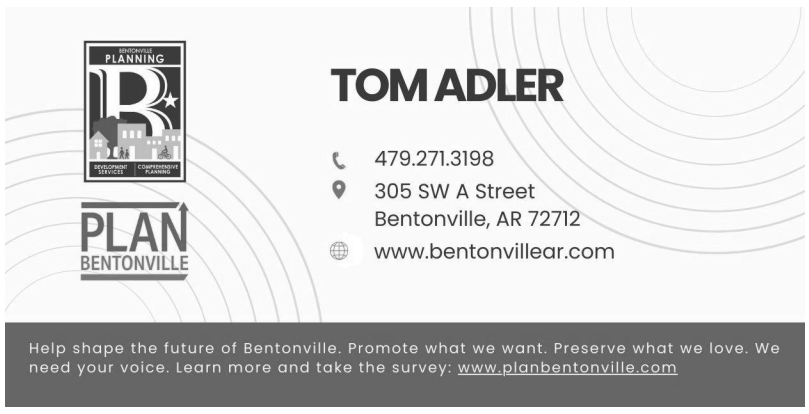
Sincerely,

Lynn and Lisa Hostetler

Outlook

FW: Vote NO Echelon PRD - Allow Public Hearing

From Thomas Adler <tadler@bentonvillear.com>
Date Fri 10/18/2024 7:59 AM
To Sophie McAdara <smcadara@bentonvillear.com>



From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Thursday, October 17, 2024 9:10 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: Vote NO Echelon PRD - Allow Public Hearing

Begin forwarded message:

From: Joni Webster <jcweb21@gmail.com>
Date: October 17, 2024 at 8:55:41 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Cc: Ron Bolena <windsormanoracc@hotmail.com>, Beth Keck <bethkeck719@gmail.com>, Justin Webster <jcweb24@gmail.com>, Ben Nice <Benjamin.nice@gmail.com>
Subject: Vote NO Echelon PRD - Allow Public Hearing

You don't often get email from jcweb21@gmail.com. Learn why this is important

Council Member:

I was so encouraged to see so many of my neighbors show up to the council meeting on October 17 to protest and speak out against the Echelon development (for over 3 hours). However, it was quite disheartening that the council continues to entertain this proposed development. How many people speaking out does it take for the council to heed their concerns? Why are developers who don't even live in this community given preference? Who exactly are you serving in your public office?

Given the overwhelming response from the citizens of this community, I cannot believe there will be no further ability to hear their concerns. I am asking that be reconsidered. In all fairness, 3 minutes per person does not give anyone much time to cover all of the concerns we have with this development. And since we are all just everyday average citizens, our statements had to be limited to our top concerns. I would ask that if the council cannot provide another public hearing, then allow the citizens to appoint a spokesperson who may speak for up to 15 minutes at the next meeting. Please consider this request and let us know.

Since the citizens of this community may not have the opportunity to speak, I would like to address some of the comments made by the developer during the meeting and additional thoughts.

1.
2.
3. The representatives for Echelon said multiple times they want to be "good neighbors"
4. but that has not been the case thus far. They have not taken care of the property since they purchased it and we have called the city twice to come mow the grass. They have removed the windows from the farm house, so that it now looks like a derelict crack
5. house. They also had several trees that fell during the storm that have not been addressed. The owners themselves could not even be bothered from their vacation to even call into the meeting. If I had so much money invested in this deal, I think I could
6. have attended at least via zoom. By all indications, these are not good neighbors or people who care about the community. They just want to make as much money as possible.
7.
8.
9.
10. As some council members noted, one of the major requirements of a PRD is to promote harmony
11. amongst the neighborhood. The representative for Echelon made a statement that harmony is about different notes. I would like to add that harmony is about different notes working together to make a pleasing sound. This project is not harmonious among the
12. existing neighborhood, but more embodies discord, which is different notes that lack harmony and create dissonance. That is what this project will do.
13.
14.
15.

16. The developer said they will produce a copy of the POA agreement and limit the rentals.
17. POAs can be changed by the majority of homeowners at any time. They can impose no restrictions on their ability to change. So regardless of what they put in the POA agreement, the owners will be able to change on day 1. This is a significant concern because
18. this will open the door to short term rentals and with that comes parties on the deck that disturb the voters and tax payers of this community. And not just that, but short term renters need not pass any security check and can be convicted sex offenders.
19. And while the developer thinks they will price a 2000 sq ft condo at $800,000 to reduce that risk, that is not the reality of what they will get. The 4000 - 5000 sq ft single family homes in the area are priced between $800,000-$1,000,000. Why would someone
20. pay that much for so little? They won't, and the prices will be reduced. I have no issue with affordable housing and agree that we need more of it, but we are in the midst of a housing shortage because the affordable homes are being purchased by investors,
21. not families as their primary residence. Allowing this only adds to the supply for investors, not affordable housing for the people of Bentonville. The housing shortage is a bigger issue outside of this council, but please recognize why there is a shortage
22. in the first place. If you really want to help, impose a city ordinance on number of property rentals an individual or corporation can have. At least half of those units would be purchased by investors. The only way to really keep investors out is if the
23. price at a point so high that it does not make financial sense to purchase. Again, while they say they will price them around $800k, the market will not support that for a 2,000 sq ft condo that looks like an army barracks with no green space.
24.
25.
26.
27. As covered during the public hearing and in the numerous letters to the council, the
28. design is terrible. The representative for the developer said that the homes are being built in a modern style because it is 2024. There is plenty of new construction every year that is built with traditional materials and blends elements of new and old
29. architecture that look great and fit within the neighborhoods. The developers have chosen these designs and materials because they are cheap and they want to maximize their profit. They barely even have windows, with windows only on the front and back of
30. most of the units due to the townhouse design. They have tried to say this is modern design. The problem with modern design is that unless it is truly a work of art, it's just cheap. Their designs are no work of art and will not age well. In fact, they
31. will look terrible from the beginning. I will point out The Howard, the new apartments on Central right off the square. This is not a work of art, but a complete eye sore, and it is the cheapest, ugliest construction I've ever seen in this town (same architect?).
32. I cannot believe that space was used for such an atrocity. If I had Walton money, I would buy it just to tear it down, as a trash heap would have more appeal. Unfortunately, it's been built and now we're stuck with it for the next 40 - 50 years or more.
33. While I could point out many other terrible designs throughout the city, I will stop there, but I will ask the committee really consider some of these designs before approving them. Bentonville is fast on its way to becoming "the shipping container homes"
34. capital of the world.
35.
36.
37.
38. Parking is absolutely going to be an issue and not just for guests. As you drive around
39. an area, notice homes where cars park in the driveway or on the street, instead of in the garage. It is smaller homes where this occurs most frequently because they use the garage space as storage. With a 2,000 sq ft home, people will need to use all of
40. their garage space for storage, leaving their vehicles in their drive. That means their guests will not park in their drives, but on too narrow of streets or on neighboring streets. One of the developers reps said people will want these small places with
41. no lawns when they downsize. I have worked with a lot of people who downsize and it seems they still keep the same amount of stuff, they just cram it into a smaller space and fill their garage to the rafters. Although, the reality is that no retiree is going
42. to buy a 2,000 sq ft, $800k condo, so that point is probably moot.
43.
44.
45.
46. They have intentionally designed the property to fit as many units as possible leaving
47. practically no green space. Their reasoning was so that people would not have to take care of a lawn. If the POA is going to pay to take care of the green space in the back, would the POA not pay for other greenspaces throughout the property? Again, that
48. is just an excuse to build more units. But this lack of sufficient green spaces brings a bigger issue and that is drainage. There is a slope from this parcel into the below neighborhoods of Windsor Manor and Saddlebrook. Even with a large field, there is
49. still runoff that already washes out several yards. With that much concrete and hard materials in that space now, the runoff is going to become a major issue to the point that it could flood some houses. We sit next to the property and there is already an
50. issue of water coming into our garage during heavy rains.
51.
52.
53.
54. This proposal does not even fit with the guidelines of a PRD, as Mr. Davis noted. In
55. my reading of PRD requirements, they should:
56.

a.
b.
c. Enhance the design of residential development that improve public health, safety and
d. welfare. I would say that with the increased traffic at an already busy and dangerous intersection, the design does none of those things.
e.
f.
g.
h. Have high quality design (see above).
i.
j.
k.
l. Preserve open spaces and provide high quality public spaces. Nope - doesn't do that.
m. The strip of grass in the back for dogs to do their business doesn't seem to be high quality.
n.
o.
p.
q. Strengthen and encourage growth in the existing community - I would say it doesn't do
r. that and it will actually reduce the value of the surrounding homes. Lovely single family homes sitting next to high density, industrial style apartments with 2x as many people crammed onto the same sized plot do not improve values. In all honesty, we are
s. considering selling and moving out of Bentonville if this happens, which is incredibly sad as we love our home and neighborhood.
t.
u.
v.
w. Must include all parking on and off street (see above)
x.

So please, I am asking the council to deny this PRD request. That land should be used to build more single family homes that are consistent with the neighborhood. Large, mid to high end homes will not be bought by investors, keeping neighborhoods safe and fostering community.

Sincerely,
Joni Webster
1604 NW Appaloosa Ave.

From: Tyler Overstreet
To: Kevin Wilson
Cc: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: RE: Opposition to "Echelon" project
Date: Friday, August 16, 2024 9:36:22 AM
Attachments: image001.png

Kevin,

Thank you for your comments. I'm copying other team members to ensure that your comments are included in the packet when this item comes through for approval.

Regards,

From: Kevin Wilson <kevinwilson1709@gmail.com>
Sent: Friday, August 16, 2024 9:22 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to "Echelon" project

> You don't often get email from kevinwilson1709@gmail.com. Learn why this is important

Mr. Overstreet,

I attended a community town hall meeting last night regarding a proposed development called "Echelon by Leadership Properties." The proposed development is on the northeast corner of NW 3rd street and "O" street. The proposed development would include 21 living units (9 single family homes and 12 townhomes) on 3.2 acres.

I am opposed to this proposed development for the following reasons:

1. The townhomes and lot sizes are **inconsistent** with all the contiguous properties and would create downward value pressure on adjacent homes.

2. The **density** of this project is also incompatible with all the properties that border this project. Approximately 1 living unit per .15 acres. This would allow for

effectively no privacy and very narrow roadway widths within the development.

3. **Traffic** is already awful on 3rd street with the bike lanes occupying one-third of the roadway and with an extra 50 to 60 vehicles needing to use 3rd street, (at a single access point) on the bike lane side, this development would be a significant **safety** concern for people on the sidewalk, bike lanes or driving on 3rd street. Keep in mind that 3rd street is also the bus route for Elm Tree Elementary and Ardis Ann Middle School.

4. The plan did not show **adequate parking** in the development, and parking was not discussed in the townhall meeting. My fear is that this development will result in cars parked along the narrow streets, which would be another safety concern, and not accretive to adjacent home values.

5. **Drainage** always seems to be an issue in Bentonville and this project would only exacerbate this problem. Jamming 21 living units into 3.2 acres will only create more flooding/draining problems.

6. My fear is that these townhomes, which were rendered as **3 story buildings**, and open roof access, will result in noise issues, **loss of privacy** for adjacent properties and result in depressing home values in the area.

7. The developer's materials state **"None of the units will be rentals."** This is completely unenforceable, incorrect and deceptive. I encourage you to please warn developers/builders that this language is misleading and false.

8. The developers were also somewhat deceptive on the size and values of the single family homes and townhomes. My belief is that they **inflated the estimated values** of the project to try to address opposition.

9. This plan **does not align with Bentonville's Master Plan**. This area is currently zoned as Residential Estate and R-1. The developers want to change this designation which requires a PRD Planned Residential Development rezoning effort. Again, all the other properties surrounding this proposed development are Residential Estate or R-1, single family homes on at least .25 acres.

My overarching concern is that this development is **purely profit oriented**. Bentonville has a Master Plan for the city and this project clearly is not aligned to **improving the livability** of the city, **adding value** to the neighborhood, or creating **consistency across the city**.

What I would like for you to do is to **reject this proposal, reject the PRD** and work with the developers to create a plan that is consistent with adjacent properties, consistent with the Master Plan, get rid of multi-family **(rental)** townhome properties and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking, safety, etc.)

Perhaps 6 homes, 2 stories max, each on a half acre, with a value of $1.5 to $2 million would yield a similar return, increase the value of adjacent homes and not negatively impact infrastructure needs. That would be a project to be proud of!

Finally, I applaud the folks at Echelon by Leadership Properties for reviewing their plans in front of a group of neighbors tonight. They received a lot of negative feedback but at least they tried to be upfront about the project.

Best regards,
Kevin Wilson
479.366.0540

From: Tyler Overstreet
Sent: Friday, August 16, 2024 2:09 PM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Letter in opposition to the Echelon development on NW. 3rd St.

Regards,

From: Janet Atwood <atwoodjanet@gmail.com>
Sent: Friday, August 16, 2024 2:07 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Letter in opposition to the Echelon development on NW. 3rd St.

> You don't often get email from atwoodjanet@gmail.com. Learn why this is important

Letter in opposition to the Echelon development on NW 3rd Street

I am Janet Atwood and I live at 1705 Carolyn Street in the Foxglove Neighborhood. I built the home and moved into it April 1994. I am a past chair of the Board of Adjustment and as the owner of Atwood Design, LLC (now retired) I have worked on many, many remodel and new residential construction projects in the city of Bentonville.

Please do not allow the PRD plan for the Echelon development to be approved.

These are some of my concerns:

1. The properties surround the 3.2 acres are all zoned R1. The introduction of a PRD zoning is to provide:

- "A maximum choice in the types of environment and living units available to the public" - we were told all units would have 2500 to 3000 sq ft and all would be 2 or 3 story. There was no mention of handicapable, single story, pocket parks, walkways or native water saving green spaces.
- "A variety of housing types that effectively meets the varying price points of the community" - there is no attempt to meet varying price points per their letter announcing last night's meeting - "These townhomes/homes will be crafted with premium design and finishes, aiming to enhance your neighborhood's overall appeal with prices beginning around $800,000. All units will be single-family-owned homes. None of the units will be rentals."
- "Energy-efficient site design or building features" - we were looking at an artists rendering of the 21 units and couldn't tell what the actual front, rear, and side setbacks were between the buildings but it didn't appear to allow for shade trees, covered patios. We didn't actually have enough information on this aspect. The requirements for setbacks per the Bentonville website for PRD is "As proposed by applicant and shown on the approved site plan." over and over in every section of this part.
- "A minimum of fifteen percent (15%) common, useable open space and recreation areas" - in last nights's meeting, we were told that the green space at the back was for the purpose of a detention pond, not usable and not recreational.
- "A pattern of development which preserves natural features and prevents soil erosion" - according to the concept drawings that we were shown last night the coverage of the property with structures and paving allow very little absorption of water. In fact, the explanation of how the current erosion will be cured by the catchment tank that will tie water runoff into the system that exists under Northwest O Street would seem to cause that water runoff system to be overwhelmed.
- "A creative approach to the use of land and related physical development" - there doesn't seem to be much creativity in a barracks style approach as shown in the concept drawings.
- "Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs" - simply increasing density and having dead end alley driveways does not feel efficient. Instead of lowering costs, the developer seems to be maximizing square footage and their income.
- "An environment of stable character in harmony with the surrounding development" - 6 of the units will be three-story with patios on the third floor. Without seeing an actual site plan and floorplans for the units, it is hard to know if any of the homes have patios, balconies, or any outdoor space.

- "Efficient use of infrastructure" - there are two curb cuts onto 3rd St however only one is in actual use. The western curb cut on 3rd St is too close to the four-way stop and opens onto the two-way bike lane. Appaloosa has been stubbed in to continue into the Echelon property, and I understand that the city has told Echelon that it is not to put a gate between the Windsor and the Echelon developments. Thank you for that. The driveway that is used by the parcel to the north is not owned by Echelon, and it was not made clear what the relationship is with that property owner and Echelon with regard to a permanent right of way for the Echelon units. Is it being dedicated to the city for an actual road? Or is it a shared driveway for the 21 Echelon units and however many units are developed in the future for parcel 01-18380-001.
- "High quality architectural design, placement, relationship and orientation of structures" - judging by the concept drawings it's hard to imagine the views from the windows, enjoyable spaces for landscaping and lawn furniture, and other design elements.
-
- 2. "Smart Growth and Traditional Neighborhood Design (TND): The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development." It doesn't appear to.
-
- 3. "Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line." - this appears at the end of the PRD and appears to be in conflict with "Garage Setbacks: As proposed by applicant and shown on the approved site plan." which is in the set-backs section. There are no driveways or garage setbacks shown on the concept drawings in the presentation. There is no guest parking. The roads appear to be access alleys with no turn-around space, so that if you didn't have a garage to pull into you would have to back out of the dead end. And 2500 to 3000 sq ft houses often have more than 2 car drivers in the family and visitors who arrive by car.

Sent from my iPhone

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:14 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Proposed Echelon PRD rezoning

Regards,

From: Diane Phillips <nanas_living_garden@yahoo.com>
Sent: Sunday, August 18, 2024 8:23 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Proposed Echelon PRD rezoning

> You don't often get email from nanas_living_garden@yahoo.com. Learn why this is important

Tyler,

As an official of Bentonville, I know you must constantly receive letters requesting assistance in varying matters around town. I appreciate your time and assistance with a matter of importance to me and my neighbors.

Last week I attended a meeting hosted by Leadership Properties concerning its proposed rezoning of a property a block from my house on NW 3rd Street to a Planned Residential Development called Echelon. From what I saw on their plans and heard in the discussion, I feel strongly that this development would be out of line with the development plans the city has to continue to grow our city to stay the family friendly, safe place to live it has always been.

As I'm sure you know from driving down NW 3rd street west of Walton Blvd, the houses from Walton to Elm Tree Road past Coler Bike Park, are all single-family homes. We all have yards, garages, trees (what's left of them anyway) and enjoy living in a safe, comfortable neighborhood environment. The subdivisions most closely impacted are Windsor Manor, Sturbridge, Foxglove and Denali Park. The property is currently zoned Residential Estate and we want it to continue to be single family homes.

The plans for Echelon are to be 21 units on 3.2 acres – 12 townhomes and 9 single family homes. Here are a few of the issues this brings to mind:

- Traffic safety – 3rd Street contains a large bike path and the two private drives they propose would cross the bike path in very close proximity to the intersection of NW "O" and NW 3rd. This is already a busy intersection with the School Bus Barn down 3rd Street as well as two schools and a very popular bike/walking trail park. The bike path crosses from the south side to north side in the middle of the intersection and then to add 20-40 additional cars pulling out into traffic (not at the intersection) will further congest an already busy street.
- Density - The Townhouses face 3rd street and appear more like apartments than "townhomes". This would give the appearance that the entire area behind are apartments. The single-family homes are not visible from the road. I know I would not purchase a single-family home behind apartments.
- Parking – This was not addressed in the meeting but it was evident from the plans they showed that there was no additional parking other than in the garages and on the very narrow private drives. Additional vehicles will be forced to park in the adjacent neighborhoods. Houses of 2500 – 3000 sq ft will often have more than two cars and certainly have company they will need parking for. The plans they showed did not show any room at all for this.
- Neighborhood design – The plans they showed appear as if they crammed as many building into the 3.2 acres as they possibly could. It did not at all resemble a "neighborhood" in any sense of the word. Look out their windows and you simply see another building. And a close one at that. This

model does not fit with any of the adjoining properties in any conceivable way.

- Profit – Lets be honest. Most of us have worked in business way too long not to see the fact that they are maximizing the property for their gain to the detriment of the surrounding homes and community. So, I will be honest too. The density that is proposed will, within 10 years or less, start to deteriorate and it will take the value of my property down as well. This is my forever home and I wish to live here as long as my God permits me to have the health and ability to do so. I need this neighborhood to remain stable. Safe. Clean. Well kept.

Solution – There are other options available to them. They could easily build 6 or 7 single family homes on this beautiful piece of property that could sell for well over a million dollars. They need a different design.

Request – Please do not allow the PRD plan for the Echelon development to be approved. PLEASE! Protect our community. Protect our neighborhoods. Protect us.

Thank you for your time and I am sure you will do the right thing when these plans are presented for approval or denial.

Dennis and Diane Phillips
1707 Carolyn St.
479-640-0235

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Opposition to "Echelon" project

Regards,

From: Marge Griffin <mcgriffin50@gmail.com>
Sent: Saturday, August 17, 2024 7:21 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to "Echelon" project

> You don't often get email from mcgriffin50@gmail.com. Learn why this is important

I was unable to attend the community town hall meeting the other night due to the start of school this past week. I was interested in the proposed development called “Echelon by Leadership Properties.” This development is on the northeast corner of NW 3rd street and “O” street and would include 21 living units (9 single family homes and 12 townhomes) on 3.2 acres.

I am opposed to this proposed development for MANY reasons:

1. The townhomes and lot sizes are **inconsistent** with all the surrounding properties and would create downward value pressure on adjacent homes.
2. The **density** of this project is also incompatible with all the properties that border this project. Approximately 1 living unit per .15 acres. This would allow for effectively no privacy and very narrow roadway widths within the development.
3. **Traffic** is already awful on 3rd street with the bike lanes occupying one-third of the roadway (Who's great idea was that, since 3rd street is the thoroughfare for the School District's bus system), and with an extra 50 to 60 vehicles needing to use 3rd street, (at a single access point) on the bike lane side, this development would be a significant **safety** concern for people on the sidewalk, bike lanes or driving on 3rd street.

4. The plan did not show **adequate parking** in the development, and parking was not discussed in the town hall meeting. My fear is that this development will result in cars parked along the narrow streets, which would be another safety concern.

5. **Drainage** always seems to be an issue in Bentonville and this project would only exacerbate this problem. Jamming 21 living units into 3.2 acres will only create more flooding/draining problems.

6. My fear is that these townhomes, which were rendered as **3 story buildings**, and open roof access, will result in noise issues, **loss of privacy** for adjacent properties and result in depreciating home values in the area.

7. The developer's materials state **"None of the units will be rentals."** This is completely unenforceable, incorrect and deceptive. I encourage you to please warn developers/builders that this language is misleading and false. Especially when it's basically right next to Coler MOUNTAIN BIKE Preserve.

8. The developers were also somewhat deceptive on the size and values of the single family homes and townhomes. My belief is that

they **inflated the estimated values** of the project to try to address opposition.

9. This plan **does not align with Bentonville's Master Plan**. This area is currently zoned as Residential Estate and R-1. The developers want to change this designation which requires a PRD Planned Residential Development rezoning effort. Again, all the other properties surrounding this proposed development are Residential Estate or R-1, single family homes on at least .25 acres.

This development is **purely profit oriented**. Bentonville has a Master Plan for the city and this project clearly is not aligned to **improving the livability** of the city, **adding value** to the neighborhood, or creating **consistency across the city**.

What I would like for you to do is to **reject this proposal, reject the PRD** and work with the developers to create a plan that is consistent with adjacent properties, consistent with the Master Plan, get rid of multi-family **(rental)** townhome properties and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking, safety, etc.)

Perhaps 6 homes, 2 stories max, each on a half acre, with a value of $1.5 to $2 million would yield a similar return, increase the value of adjacent homes and not negatively impact infrastructure needs. That would be a project to be proud of!

Best regards,

Marge Griffin
Foxglove Home Owner

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Deny Echelon PRD @ 1602 NW O St.

Regards,

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Saturday, August 17, 2024 2:54 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: Deny Echelon PRD @ 1602 NW O St.

Begin forwarded message:

> **From:** Beth Keck <bethkeck719@gmail.com>
> **Date:** August 17, 2024 at 12:11:15 PM CDT
> **To:** Danny Bennett <DBennett@bentonvillear.com>
> **Subject: Re: Deny Echelon PRD @ 1602 NW O St.**

You don't often get email from bethkeck719@gmail.com. Learn why this is important

Dear Mr. Bennett - A correction: Deny Echelon PRD @ 1602 NW 3rd St.
Sincerely,
Beth Keck

On Sat, Aug 17, 2024 at 11:51 AM Beth Keck <bethkeck719@gmail.com> wrote:

Dear Mr. Bennett,

My name is Beth Keck and I live at 207 NW O Street. I attended the community meeting hosted by Leadership Properties concerning its proposed Planned Residential Development rezoning called Echelon. The developers told us that they plan to build 12 townhomes and 9 single family homes on the 3.24 acre parcel. From what I learned at the meeting the Echelon PRD plan is ill conceived and incompatible with our surrounding neighborhoods.

I ask that you vote against the Echelon PRD rezoning for 1602 NW 3rd Street.

My first concern is that the design of the development is 'urban' and completely out of step with our surrounding traditional single family home neighborhood. The plan includes three-story townhouses that would tower over our homes, intruding on our privacy and increasing noise from their open party balconies.

Furthermore, the rezoning request is incompatible with our neighborhood. The homes in this part of Bentonville are zoned R-1 and consist of two-story single-family homes with yards, garages and driveways. We also have public streets that meet city width standards. Granting the PDR would allow this developer to cram too many homes on this acreage, build private narrow roads and increase traffic by potentially 50 to 60 more cars through two additional cuts across the bike lane on NW 3rd street.

Importantly, this rezoning request is incompatible with the Future Land Use plan currently under development. The Future Land Use plan, including the Echelon parcel, designates our neighborhoods as "Neighborhood-Suburban". Let's keep it "Neighborhood-Suburban."

For several years I have submitted 311 complaints to the City about stormwater runoff on this property. (see attached photo) I was very surprised to hear the developer say he just learned about this runoff problem at this community meeting. Furthermore, we learned that

Leadership Properties has no experience with this type of development. Their lack of due diligence concerning key components such as stormwater runoff and lack of experience with high density is a major red flag.

I would like to circle back to the safety issues. As proposed, the developer plans for each unit to have a two-car garage. In driving around any neighborhood, especially those with smaller square footage, we know that garages become living and storage space. At the same time it is common for families, especially those with teenagers, to have three cars and everyone likes to have guests. Without driveways where are these cars going to park? If the developer is allowed to have 'private roads', these roads can be narrow and will be clogged with cars. How are our fire and EMS vehicles going to respond if there is an emergency?

Another important safety issue is access onto NW 3rd Street. The developer has proposed using two cuts on NW 3rd Street between Coachlight and NW O Street. Both of these cuts cross our bike lane which is used daily by many bikers, including families biking their children to school. Allowing an additional 50 to 60 cars a day to cut across the bike lane is irresponsible and a fatal accident is waiting to happen.

In closing, I want to commend the City on requiring connectivity with the existing road, Appaloosa. Our neighborhoods should be connected! I also ask City officials to hold the line to the current zoning of R-1 Estate and that the developer respect the existing zoning of R-1 Estate and build the six homes previously proposed for this parcel.

Thank you for your attention to this matter.

Sincerely,
Beth Keck
207 NW O St.
Bentonville, AR

Email: bethkeck719@gmail.com
Mobile +1 479-366-3068

From: Tyler Overstreet
Sent: Monday, August 19, 2024 8:15 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: 1602 NW O St - Deny

Regards,

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Friday, August 16, 2024 11:24 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: 1602 NW O St - Deny

Begin forwarded message:

> **From:** Ken Leonard <kenleonard57@gmail.com>
> **Date:** August 16, 2024 at 8:11:45 PM CDT
> **To:** Danny Bennett <DBennett@bentonvillear.com>
> **Subject: Re: 1602 NW O St - Deny**

You don't often get email from kenleonard57@gmail.com. Learn why this is important

Hi Mr. Bennet,
The subject line should have been 1602 NW 3rd St. My apologies for this error.
Greetings, Ken Leonard

On Fri, Aug 16, 2024 at 7:27 PM Ken Leonard <kenleonard57@gmail.com> wrote:

> Dear Mr. Bennet,
>
> It has come to my attention that a property (1602 NW 3rd Street) at the northeast corner of NW O Street and NW 3rd Street has plans to be developed under the name Echelon by Leadership Properties. The current zoning for this property is R1 Estate. On the future city plan map the property is indicated as Neighborhood Suburban. Both designations call for single family homes on lots with space for yards, off street parking, etc. It is my understanding that these designations do not allow high density development such as townhomes or high-density single-family homes.
>
> The plan that the developer has presented to the community for this parcel is a PRD with high density homes and townhomes, some being three stories, creating an additional 21 housing units on this, according to the developer, 3.24-acre parcel. The plan as presented does not conform to the existing or future zoning requirements and it does not conform to the existing development in the community, which is single-family homes on lots with space for yards, off-street parking, etc. This nonconformity is the first reason for asking the city to deny this development plan.
>
> As presented, this development plan calls for two curb cuts (roads) to be made on NW 3rd Street. This would create four road entry points on NW 3rd Street from Coachlight Drive to NW 3rd Street. This is a very short distance on a busy road that includes car, school bus, truck and bicycle traffic. This would create a dangerous traffic choke point. One should also remember that this is a School Bus Stop for neighborhood children. Furthermore, one of the road entry points would be very close to an existing four way stop intersection, creating an additional hazard. The creation of this precarious traffic situation is the second reason for asking the city to deny this development plan.
>
> In the public meeting held by the developer on 15 August 2024, the developer said that they purchased 3.24 acres. In the plan that they presented at this meeting there are 15 lots. The developer stated that each

lot would be 0.22 acres. Fifteen lots times 0.22 acres equals three point three (3.3) acres. It is easy to see that something is wrong, since according to the developer there are 3.24 acres. Furthermore, on the developer's plan as presented there are roads and a retention pond. One can safely assume that these structures would also take up part of the property. On the surface this plan and the information presented by the developer lacks integrity. This lack of integrity is the third reason for asking the city to deny this development plan.

Drainage and stormwater runoff would also be an additional problem for this development plan. Currently without any hard nonpermeable surfaces this property has runoff problems. Even with the vegetation and permeable surfaces that are present, water and sediment flows on the sidewalk and road at NW O and 3rd Streets, creating a mess at best and during the wintertime dangerous icy conditions. Again, this intersection is a School Bus Stop for neighborhood children. This development plan would create a huge amount of nonpermeable surfaces and rooftops that could overwhelm the existing stormwater/drainage infrastructure, causing even more problems than already exist at this busy intersection. This is the fourth reason for asking the city to deny this development plan, The Echelon by Leadership Properties.

It is my understanding that the initial development plan created for this property called for 6 homes to be built on this parcel. I cannot speak for the community, but I do feel safe in saying that the community would support this plan. I am not opposed to development, but the development should fit into the existing community. The plan presented; The Echelon by Leadership Properties does not even come close to fitting into the community. I request that the city deny any request for waivers and permits for Leadership Properties for 1602 NW O Street and its surroundings. Thank you for your service.

Sincerely,

Ken Leonard
207 NW O St.
Bentonville, AR 72712
479-366-9929
kenleonard57@gmail.com

--
Ken Leonard
479-366-9929
kenleonard57@gmail.com

--
Ken Leonard
479-366-9929
kenleonard57@gmail.com

August 18, 2024

Tyler Overstreet
305 NW A Street
Bentonville, AR 72712

Re: Vote NO to Planned Residential Development for Echelon
1603 NW 3rd Street/ 1603 NW Appaloosa Ave

Dear Mr. Overstreet:

The Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning plan for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. Please vote NO to this planned development for the following reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The 6 foot privacy fences currently in place will do no good for 3 story units that will peer over into neighbors yards, making existing neighbors backyard space no longer private. Also, the design does not meet the City's criteria for a PRD and goes against the City of Bentonville's Master Plan.

In addition, the Echelon Group has stated that none of these properties will be rentals. Without a HOA, how are they going to enforce that? They cannot. I point to the development of Elm Tree Townhomes at 3102 SW 2nd Street as an example of how that was not enforced. All of the townhomes were purchased and became rentals. The properties were nice enough with landscaping, but because they are not owner occupied, the grounds around the property are not well maintained. The green area between the sidewalk and the road is often overgrown and there are large "NOW LEASING" signs hanging off of the buildings.

The urban design of the properties are also not in keeping with the style of the surrounding neighborhoods. The design is modern and trendy, which will pass in a few years. They will become an eye sore and out of place with the traditional homes in

the neighborhoods.

Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.

The Echelon group is trying to say that the lots are comparable to the surrounding area, but they are taking into consideration roads and a common space. In measuring the total space of the Echelon development against Windsor Manor to make an apples to apples comparison, the numbers are as follows:

Windsor Manor	Area Acreage 12.66 acres	Homes 31 = .40 acres per home
Echelon	Area Acreage >4 acres	Homes 21 = .19 acres per home

Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.

Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.

In addition, traffic on NW O Street and Appaloosa Avenue will increase dramatically. There are mostly families with children along these streets and this will increase the risk of a child being hit in traffic. People do not let their children play near NW 3rd Street due to the traffic, but this will increase the traffic so much there will be no safe areas for the children along this new route to play.

Noise: Adding homes with open balconies will increase noise in our neighborhood. It is likely that many of these properties will become rentals and thus "party pads" as evidenced by their own presentation that states "porch living". This will be a disturbance and will increase the number of calls to Bentonville police for noise complaints. The homes down NW 3rd are just that - homes. They are not apartments or weekend getaways. People live here. Allowing a development that will be rentals and AirBnBs will take away from the neighborhood and introduce an unwanted element. As neighbors that have already had to contact the city about keeping the lot mowed, this will only

increase.

Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Drainage/Storm Water: Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.

Misrepresentations by Echelon: The Echelon Group have already made several misrepresentations about the property to the point that we cannot trust what they say. Those are as follows:

- They state that the prices will begin at $800,000. The current price per square foot of the homes in the surrounding area is around $200. If they build a 2400 sq ft townhouse, that is $432/sq ft. Comps for townhomes do not support this at all except within a few blocks of the square, and it is higher than even those. Comps at a comparable distance from the square are in the $150 - 180/sq ft range, which puts the price point around $400k. At $400k, the properties will attract real estate investors and they will become short term rentals.
- They state all will be owner occupied and no rentals. Because there will not be an HOA, that is unenforceable and the price point as stated above will make these perfect investments for real estate investors.
- As covered above, they stated that each home will have a similar footprint to those of the surrounding neighborhoods. That is false as they are taking into account the entire acreage that includes roads.
- They stated in their letter to the neighbors that they would build a gate on Appaloosa for emergency vehicles only. In the meeting, they said they could not get a gate because it was against city ordinance, but those present pointed out there are gates in numerous neighborhoods and there is just an exception process.
- They stated in their letter that they would share copies of the plan if asked. Numerous people requested prior to the meeting, but they never received them. It was not until after the meeting they provided the presentation.
- They have done nothing to maintain the property since purchasing. Windsor neighbors had to call the City of Bentonville to just get them to cut the grass in the lot, which was a fire hazard. They also have several trees down on the

property since the tornado and have done nothing to clean them up.

I am not opposed to the development of the land, but it needs to be in keeping with the surrounding neighborhoods of single family homes. This is just Echelon Group squeezing as many properties onto that plot of land so they can make as much money as possible. This is just greed that will only decrease the quality of life for those who currently live here. Vote NO for the Echelon PRD.

Sincerely,

Justin Webster

Resident, Windsor Manor

CC: Windsor Manor HOA

FW: Echelon Development on 1602 NW 3rd Street

Jon Stanley <JStanley@bentonvillear.com>
Tue 8/20/2024 3:22 PM
To:Sophie McAdara <smcadara@bentonvillear.com>

From: Ashley Adams <adams_ana2@hotmail.com>
Sent: Tuesday, August 20, 2024 9:49 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon Development on 1602 NW 3rd Street

You don't often get email from adams_ana2@hotmail.com. Learn why this is important

Dear Mr. Stanley,

I would ask that you consider voting no on the proposed plan for Echelon Development at 1602 NW 3rd street, it is a bad idea and incompatible with the area that it is planned for. Along with this I offer the following thoughts.

- It is entirely too big for the lot size. With single family homes lining both sides of the property it doesn't add any value to the area. The reason I chose to purchase the property I live at was because there were not high-density living properties. To add one takes away from the homey neighborhood appeal and does not fit with the current zoning of this area. Additionally, there is already a high-density complex being added at the intersection of 3rd and Walton which will make an already congested area even more so.

- Traffic along 3rd street is already tricky with the added bike lane. The proposed development will add an additional burden to an already congested area. The current number of bikes and vehicles makes for sometimes dangerous situations. Additional homes will create additional vehicles and that is irresponsible. With the number of properties they are planning to add there will be no additional space for parking thus leading to extra congestion in the already narrow streets of the surrounding neighborhoods. Should there ever be a fire it will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.

- The drainage ditch on the property was filled in and has caused flooding of debris on to the sidewalk leading into Windsor Manor. I've seen firsthand bikes that have wrecked because of the additional debris on the sidewalk. I can't imagine what the drainage will be like when the proposed 21 units are added.

People are moving to Bentonville in droves and it's wonderful, but the city needs to plan responsibly for this growth. Putting high-volume complexes into and around already established neighborhoods is not only disrespectful of the current property owners, but also takes away from the wonderful feel that makes Bentonville so great. I ask that you think about it as if it were your own neighborhood, and a large complex was added to your backyard. Please consider these factors as the city continues to grow and flourish.

Warm Regards,
Ashley Adams

RE: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street

Jon Stanley <JStanley@bentonvillear.com>
Wed 8/21/2024 9:31 AM

To:Randy A Green <ragreen731@icloud.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Mr. Green,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Randy A Green <ragreen731@icloud.com>
Sent: Wednesday, August 21, 2024 9:27 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street

You don't often get email from ragreen731@icloud.com. Learn why this is important

Hi Jon-

I hope you are doing well-

I write to you today to ask for you to consider voting no on the planned expansion of townhome adjacent to my home just off of 3rd Street. I live on O street and would be the second house away from the proposed expansion. I have many concerns with the development of 3 story townhomes as do most of my neighbors. The top floor of these townhomes would be looking down into my backyard and many others. Aside from that invasion of privacy, here is a list of other concerns.

- Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. The proposed development plan does not meet the city's purpose for a PRD
- Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.
- Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
- Traffic: 21 units could result in 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.
- Noise: Adding homes with open balconies will increase noise in our neighborhood.
- Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.
- Drainage/Storm Water: Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by storm water, which flows over NW O Street. Increasing density will create more flooding and storm water problems.

Needless to say, the traffic along 3rd street is already heavy as it is a main access to Coler park and the trails. As residents, we frustratingly see more often than not, cars blow through the stop signs at the intersection of 3rd and O. This proposed rezoning would certainly exacerbate that problem.

Randy A Green
ragreen731@icloud.com

From: Tyler Overstreet
Sent: Wednesday, August 21, 2024 10:55 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: Opposition to Proposed PRD at 1602 NW 3rd Street

Regards,

From: Ben Nice <benjamin.nice@gmail.com>
Sent: Wednesday, August 21, 2024 10:32 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposition to Proposed PRD at 1602 NW 3rd Street

> You don't often get email from benjamin.nice@gmail.com. Learn why this is important

Dear Mr. Tyler Overstreet-

I am writing to express my strong opposition to the proposed Planned Residential Development (PRD) for 1602 NW 3rd Street, put forth by Leadership Properties under the name "Echelon" (PRD24-0004 & WAV24-0012). My land is directly adjacent to this new proposed development and would greatly impact my home and my family. This development proposes to introduce 21 high-density residential units—9 single-family homes and 12 townhomes—into an area currently zoned as a mix of Residential Estate

and R-1. I urge you and the City Council to vote against this PRD proposal for the following reasons:

1.
2.
3. **Safety Issues**:
4. I think we can all agree that safety is always the number one priority and this plan is very concerning. The proposed layout, including two access points onto NW 3rd Street, poses significant safety risks. These access points are positioned too close to existing
5. crossroads and on a slope which make it very hard to see oncoming traffic, bicycles and pedestrians as you try to pull out. This would almost certainly lead to more accidents at this location. The design would also impede emergency services, particularly fire
6. trucks. The proximity of these access points to a heavily used bike path, frequented by families during school hours, exacerbates these concerns.
7.
8.
9.
10. **Design Incompatibility**:
11. Bentonville's Master Plan and the current zoning designation for this area make much more sense than this PRD. One required feature of a PRD is to "Strengthen and encourage growth in existing communities" and I would argue that this proposal would do the opposite.
12. The design fails to meet the spirit of Bentonville's PRD guidelines, which aim to ensure harmonious integration with surrounding communities and would be like trying to fit a square peg in a round hole.
13.
14.
15.
16. **Privacy Concerns:**
17. This urban plan includes many three-story townhomes with rooftop decks which will lead to a significant loss of privacy for adjacent homeowners, disrupting the character of our well-established residential area. As one of those landowners, I am very worried
18. about so many people, especially those in short term rentals, being able to look straight down on my backyard as my young children play.
19.
20.
21.
22. **Density Concerns**:

23. The density of the Echelon plan is vastly inconsistent with neighboring properties, which generally feature .25-acre lots with ample yards and driveways for off-street parking. The Future Land Use Plan designates the area as “Neighborhood-Suburban,” consistent
24. with the surrounding residential properties, not the high-density proposal put forth.
25.
26.
27.
28. **Traffic Congestion**:
29. Introducing 21 new residential units could add 40 to 60 vehicles to NW 3rd Street, a road already experiencing long backups during peak hours. That traffic will inevitably spill over into the surrounding neighborhoods, leading to more safety concerns. The
30. increase in traffic will further strain an already congested area, making daily commutes more difficult for current residents.
31.
32.
33.
34. **Parking and Road Width**:
35. The development’s plan does not address adequate parking provisions. With only two garages and no driveways, residents and visitors will be forced to park on the streets and surrounding neighborhoods. Furthermore, without clarification on whether roads will
36. be public or private, there are concerns about the adequacy of road width and parking availability.
37.
38.
39.

40. **Drainage and Stormwater Management**:

41. My land sits at the corner of 3rd and O Street and has been directly affected by the stormwater issues since the drainage ditch at 3rd and O Street was filled in by previous property owners. Increasing the density of this development will likely exacerbate

42. flooding problems, negatively impacting both the Windsor Manor neighborhood and the broader community.

43.

Given these concerns, the proposed Echelon PRD is ill-conceived and out of sync with the needs and existing characteristics of our community. I respectfully request that you and the City Council reject the proposed zoning change and uphold the integrity of our neighborhood.

Thank you for considering my concerns.

Sincerely,

Benjamin Nice
300 NW O Street
Bentonville, AR 72712
benjamin.nice@gmail.com
(479) 866-4210

RE: Echelon: New Development Next to Winsor Manor

Jon Stanley <JStanley@bentonvillear.com>

Wed 8/21/2024 1:29 PM

To:Art Guillen <Aguillen_2691@outlook.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Hi Art,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Art Guillen <Aguillen_2691@outlook.com>
Sent: Wednesday, August 21, 2024 11:25 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon: New Development Next to Winsor Manor

You don't often get email from aguillen_2691@outlook.com. Learn why this is important

Hello Mr. Senior Planner, Jon Stanley,

My name is Art Guillen, and I have lived at 1603 NW Appaloosa Ave since 2006. My property is directly adjacent (West) to the property known as 1602 NW 3rd Street where it is intended to create a residential development called Echelon by Leadership Properties. Throughout the years said property has been sold and acquired by many and has created many challenges to my family and me due to lack of maintenance.

Recently I received a letter from Leadership Properties explaining plans they have for the lot and then we met downtown at the Arvest conference room on 8/15 for a townhall meeting. In the meeting they explained that they plan to build 12 Townhouses, 9 Traditional Homes and a Recreation Area. Our neighborhood, Windsor Manor, comprised of around 36 houses is a calm, peaceful, safe neighborhood where we know and look after each other. I personally am delighted that finally the lot next to my house is being developed; however, the plan that was presented to my neighbors and I is worrisome given the following:

- High Density – The proposed 12 Townhouses and 9 homes crammed into a limited space means that many people will live there, perhaps more than live in my neighborhood. As you are well aware new population in a location have needs as; Utilities, mobility, high human interaction and not to mention future subleasing homes, Air B&B's, etc.
- Structural Quality, design, and value – Our properties were built by Wayne Mumford and are well made, are of great quality with ample yards and value. Having a dense neighborhood with smaller houses, townhouses, smaller yards affect the value of our properties.
- Traffic – As mentioned our neighborhood is calm, peaceful, and safe and having so many people in the adjacent neighborhood and being connected to our neighborhood through NW Appaloosa Ave, there will be a huge increase in traffic which will be annoying and unsafe to our children who are used to being safe on Appaloosa Ave and O Street. We were hoping that they would have a gate that would be used only for emergencies and service, but not for everyday traffic. 3rd street as it is with you bright idea of enhanced bike trail is dangerous and very narrow.
- Drainage/Storm Water - Ever since previous property owner filled the drainage ditch at 3rd and O St, the Windsor Manor neighborhood has had issues stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.
- Property Line Enclosure - Echelon should have a heavy-duty Fence along their property line in order to protect their side as well as our side from all the activity that will be taking place on their neighborhood. Should the easement be an issue, I would be willing to remove my fence.

- Safety – As a +18-year resident of Winsor Manor and being adjacent to the mentioned property, I am concerned about the changes that will take place if you authorize the current Echelon planned proposal. My family and I have lived in this house safe and peaceful for +18 years and we have a 5-year-old son, and we oppose to this radical, high-density proposal which is not in line with the community we live in.

In conclusion:

- We urge you not to accept the Planned Residential Development (PRD) for Echelon - Have them go back to the drawing board and come up with a plan that is more commensurate to Neighborhoods surrounding, and consider our concerns and requests.
- Please do not prioritize companies' ambition to maximize profits over resident taxpayers and their families.

Thank you in advance for your support and attention to this matter,

Art Guillen
1603 NW Appaloosa Ave
Bentonville, AR 72712
Cell: (479) 544 3040

FW: 1602 NW 3rd Street-PRE

Tyler Overstreet <toverstreet@bentonvillear.com>

Fri 8/23/2024 9:05 AM

To:Beverly Hall <bhall@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Jon Stanley <JStanley@bentonvillear.com>;Keegan Stanton <kstanton@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Beth Allar <bethallar@yahoo.com>
Sent: Thursday, August 22, 2024 10:44 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: 1602 NW 3rd Street-PRE

You don't often get email from bethallar@yahoo.com. Learn why this is important

Good Evening;

First, I'd like to thank you for your service and dedication to the City of Bentonville. My husband, our two boys, and I have lived in Bentonville for 16 years. We have a graduate of BHS, and a current senior at BHS, my husband and I are both involved with city organizations and we both work in Bentonville. Simply put, we are invested in our city and are proud of it.

We are not opposed to growth and development. We support it and understand the 1602 NW 3rd Street property was one day going to be developed. What I disagree with is the proposed plan. Please VOTE NO on the Echelon Planned Residential Development.

Here are a few facts and opinions about why I feel the PRD should not be approved:

1) City Plan. The proposed Echelon plan does not fit into the year-long conversations that the city is presenting to the residents on how and where we want to grow. Specifically, it does not fall into the Place Type of the Neighborhood Center which is broken down into the Urban, Walkable, or Suburban neighborhood plan. Townhomes three levels high with open rooftops do not fit in the mix of the current residential single-family home format. It is obvious the city planning committee has put much time, taxpayer money, and thought into the plan and I think it is detrimental to implement the city plan.

2) Safety. The proposed development will add burden to an already congested area. I understand the current number of needed entrances/exits in a neighborhood due to safety, however, by adding an entrance on Appaloosa, it will be utilized by all 21 families in Echelon due to the access of bikes and vehicles traveling east and west on 3rd Street has tripled since the opening of the Coler Bike Hub. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads with limited vision because of a hill. The bike path is heavily used, *as it was intended,* therefore we should take into consideration the safety of bikers.

3) Proposed traffic flow through Windsor Manor Subdivision on Appaloosa: I understand the need for two four-way stops on 3rd Street.

Thank you for considering as our city continues to grow and thrive,
Beth Bolena
404 NW O Street
(908)-872-8349

RE: Echelon Planned Residential Development

Jon Stanley <JStanley@bentonvillear.com>
Fri 8/23/2024 10:20 AM

To:Leslie Nice <leslienice12@gmail.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Leslie,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Leslie Nice <leslienice12@gmail.com>
Sent: Friday, August 23, 2024 10:14 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon Planned Residential Development

You don't often get email from leslienice12@gmail.com. Learn why this is important

Hello Mr. Stanley,

I hope this message finds you well. My name is Leslie, and I'm writing to express my deep concerns regarding the proposed Echelon development at 1602 NW 3rd Street, which is planned to include 21 living units on less than 4 acres of land. As a resident of Windsor Manor, the neighborhood directly adjacent to this development, I want to share the impact this project could have on my family, our neighborhood, and the surrounding communities.

As a mother of three young children who love to ride their bikes and play outside, I'm particularly worried about the potential increase in traffic. The proposed plan includes a new road that would open directly into our neighborhood. Our streets are already busy, and adding more vehicles would not only worsen the traffic but also heighten safety concerns, especially with children around. I fear that more cars speeding through our streets will create a dangerous environment for my kids and others in the community.

Privacy is another major concern. The proposed townhomes include three-story units with rooftop terraces that will overlook my yard and those of my neighbors. This loss of privacy is deeply unsettling, as our yards are where we spend a lot of family time. It's where my children play, and I worry about the lack of security that these elevated structures could bring.

Additionally, the density of this development is out of character with the surrounding neighborhoods, which consist of single-family homes on more spacious lots. The current zoning reflects a more suburban, family-friendly environment, which is why we chose to live here. Allowing a high-density development like this one would not only disrupt the aesthetic and character of our neighborhood but also go against the city's vision for this area, as laid out in the Master Plan.

Beyond these personal concerns, I am also troubled by the broader implications for safety and infrastructure. The increased density will strain our already narrow streets, making it difficult for emergency vehicles to navigate, particularly

if cars are parked on the street. This could be a serious issue in case of a fire or other emergencies. Moreover, there is an existing stormwater drainage problem caused by changes the previous property owner made, which has worsened over time. Whenever it rains, the inadequate drainage causes water to overflow onto the sidewalks and our land, creating a mess and potential hazards. I am deeply concerned that the construction of a dense development on that plot will exacerbate this issue, leading to even more significant flooding and damage. This situation needs to be addressed with careful consideration of the impact on our land and community.

Lastly, I worry about the impact of noise and congestion from the additional residents, particularly those with open balconies, which will inevitably bring more activity and disturbances to our peaceful neighborhood.

In light of these issues, I respectfully urge you to **vote against the rezoning request for the Echelon PRD**. While I understand the need for growth and development, it should not come at the cost of the safety, privacy, and character of existing neighborhoods.

Thank you for taking the time to consider my concerns. I appreciate your attention to this matter and your commitment to preserving the integrity of our community.

Sincerely,

Leslie Nice
300 NW O Street
815.622.8681

FW: Please VOTE NO on the Echelon Planned Residential Development/1602 NW 3rd St. -PRD

Tyler Overstreet <toverstreet@bentonvillear.com>

Mon 8/26/2024 7:17 AM

To:Beverly Hall <bhall@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Jon Stanley <JStanley@bentonvillear.com>;Keegan Stanton <kstanton@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Ron Bolena <bolenar@yahoo.com>
Sent: Friday, August 23, 2024 11:12 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Please VOTE NO on the Echelon Planned Residential Development/1602 NW 3rd St. -PRD

You don't often get email from bolenar@yahoo.com. Learn why this is important

Good Evening;

First, I'd like to thank you for your service and dedication to the City of Bentonville. My husband, our two boys, and I have lived in Bentonville for 16 years. We have a BHS graduate and a current senior. My husband and I are involved with city organizations and work in Bentonville. Simply put, we are invested in our city and are proud of it.

We are not opposed to growth and development. We support it and understand the **1602 NW 3rd Street property** will one day be developed. What I disagree with is the proposed plan. ***Please VOTE NO on the Echelon Planned Residential Development.***

Here are a few facts and opinions about why I feel the PRD should not be approved:

1) City Plan. The proposed Echelon plan fits outside the year-long conversations the city presents to the residents on how and where we want to grow. Specifically, it does not fall into the Place Type of the Neighborhood Center, broken down into the Urban, Walkable, or Suburban neighborhood plan. Townhomes three levels high with open rooftops do not fit in the mix of the current residential single-family home format. The city planning committee has put much time, taxpayer money, and thought into the plan, and I believe that the current plans submitted by Echelong need to meet city standards.

2) Safety. The proposed development will add burden to an already congested area. I understand the current number of needed entrances/exits in a neighborhood due to safety; however, by adding an entrance on Appaloosa, all 21 families in Echelon will utilize it due to bikes and vehicles traveling east and west on 3rd Street, which has tripled since the opening of the Coler Bike Hub. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing

crossroads, and the vision is limited because of the hill. The bike path is heavily used, *as it was intended;* therefore, we should consider the safety of bikers.

3) Proposed traffic flow through Windsor Manor Subdivision on Appaloosa: I understand the need for two four-way stops on 3rd Street.

Thank you for considering as our city continues to grow and thrive.

Ron Bolena

908-391-8882

bolenar@yahoo.com

RE: Opposition to: 1602 NW 3rd Street by Echelon by Leadership Properties

Jon Stanley <JStanley@bentonvillear.com>
Mon 8/26/2024 8:21 AM

To:jamesc.dockery@gmail.com <jamesc.dockery@gmail.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Hello James,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: jamesc.dockery@gmail.com <jamesc.dockery@gmail.com>
Sent: Saturday, August 24, 2024 8:12 AM
To: jamesc.dockery@gmail.com
Subject: Opposition to: 1602 NW 3rd Street by Echelon by Leadership Properties

Some people who received this message don't often get email from jamesc.dockery@gmail.com. Learn why this is important

Dear Planning Commissioner

I am writing to express my strong opposition to the proposed high-density Planned Residential Development (PRD) zoning designation for 1602 NW 3rd Street by Echelon by Leadership Properties. This development plan, which includes 21 living units consisting of 9 single-family homes and 12 townhomes, is ill-conceived and incompatible with the surrounding neighborhoods for several reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories tall, are entirely out of character with the surrounding neighborhoods. This urban design will significantly reduce the privacy of adjacent homeowners. Additionally, the proposed development plan does not align with the city's stated purpose for a PRD.

Density: The density of the proposed Echelon plan is not in harmony with surrounding properties, which typically feature .25-acre lots with yards and driveways that allow for off-street parking. The proposed development is inconsistent with Bentonville's Master Plan. The property is currently zoned as a mix of Residential Estate and R-1, and the zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban," which matches the zoning of the surrounding neighborhoods.

Safety: The development plan raises significant safety concerns. Parking on the narrow streets within the proposed development will likely cause issues for emergency vehicle access, particularly fire engines. Additionally, the plan calls for two cuts onto 3rd Street, which crosses a heavily used bike path. These cuts are too close to existing crossroads and are located on an incline, further exacerbating the safety risks, especially during peak hours when families use the bike path to transport their children to and from school.

Traffic: With 21 units potentially resulting in 40 to 60 additional vehicles, the increased traffic on 3rd Street is likely to cause even longer backups during peak hours. The current traffic situation on 3rd Street is already strained, and this development will only worsen the congestion.

Noise: The addition of homes with open balconies will inevitably increase noise levels in our neighborhood, further disrupting the quiet, residential character of the area.

Parking and Road Width: The plan does not provide adequate parking solutions. With only two garages and no driveways, residents and their guests will be forced to park on the streets. Moreover, the plan fails to clarify whether the roads within the development will be public or private. Private roads can often be narrow and lack sufficient parking spaces.

Drainage/Storm Water: The Windsor neighborhood has experienced persistent stormwater issues ever since previous property owners filled the drainage ditch at 3rd and O Street. Increasing the density on this property will likely exacerbate flooding and stormwater problems, further threatening our community.

In summary, the proposed development at 1602 NW 3rd Street by Echelon is incompatible with the character, safety, and well-being of the surrounding neighborhoods. I respectfully urge you as a member of the Planning Commission to deny the request for a high-density PRD zoning designation to preserve the integrity of our community.

Thank you for considering my concerns. I hope you will stand with the hundreds of families living along the 3rd Street Corridor and the thousands of bikers and pedestrians who rely on 3rd Street to access Coler.

Sincerely,

James C. Dockery
401 NW O St
Bentonville, AR 72712

RE: Please vote no on Echelon 3rd St Development

Jon Stanley <JStanley@bentonvillear.com>
Tue 8/27/2024 10:06 AM

To:Sandra Hutchens <sandrahutchens49@gmail.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Hello Sandra,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

-----Original Message-----
From: Sandra Hutchens <sandrahutchens49@gmail.com>
Sent: Monday, August 26, 2024 8:45 PM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Please vote no on Echelon 3rd St Development

[You don't often get email from sandrahutchens49@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

August 27, 2024

Mr. Stanley,
Please vote no on the Echelon Planned Residential Development for 1602 NW 3 Street.

I already personally experience concerns regarding cars and bicycler safety as I travel 3rd Street from my Cross Creek Street residence several times a day. I try to drive 3rd Street during times that attempt to avoid the heavy use of school buses as they travel 3rd Street. The additional car traffic needing 3rd Street access, should the Echelon project proceed, would cause greater congestion and add to the already huge safety concerns I have with the interactions of cars, walkers, strollers, and bikers. The bike lanes have helped but many times bikers use the car traffic lanes and weirdly I've witnessed cars getting confused and accessing bike only lanes. My point is the present shared street is already challenging without adding to the congestion that would come with the Echelon Development for 1602 NW 3rd Street. Please vote no.

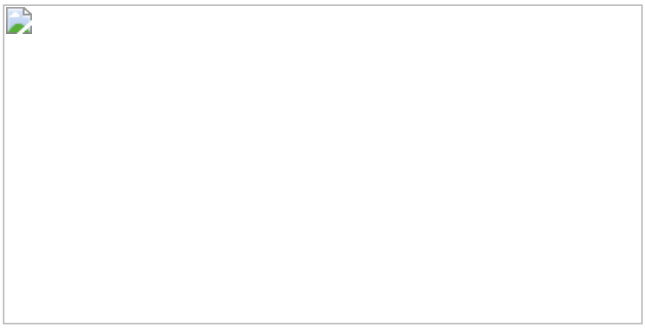
Thank you.
Sandra Hutchens
505 Cross Creek Drive
Bentonville

RE: No Planned Residential Development (PRD) for Echelon

Jon Stanley <JStanley@bentonvillear.com>
Mon 8/26/2024 8:40 AM
To:Jackie Suggitt <jlondon6@gmail.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Good morning Jackie,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.



From: Jackie Suggitt <jlondon6@gmail.com>
Sent: Friday, August 23, 2024 3:29 PM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: No Planned Residential Development (PRD) for Echelon

You don't often get email from jlondon6@gmail.com. Learn why this is important

Good Afternoon - Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning designation for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. As a resident of Saddlebrook Estates, adjacent to the property in question, I have strong concerns about the proposed development.

High Level Summary: As a parent of three young kids, one of whom I bike to Kindergarten everyday along the protected 3rd street bike lane, I am very concerned for my family's safety by adding in two additional entry/exit driveways along a very busy bike lane, especially one heavily used by children.

My Address: 415 NW Palomino Street; Bentonville, AR 72712

Key Ask: Please VOTE NO on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street.

Additional Reasoning:

-
- Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
  Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The proposed development plan does not meet the city's purpose for a PRD
- Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.
- Traffic: 21 units could result in 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.
- Noise: Adding homes with open balconies will increase noise in our neighborhood.
- Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Thank you for your consideration.

Jackie Suggitt
jlondon6@gmail.com
479.715.7267

FW: Echelon

Jon Stanley <JStanley@bentonvillear.com>
Thu 8/29/2024 10:56 AM
To:Sophie McAdara <smcadara@bentonvillear.com>
Cc:Bradley Gavrielides <bgavrielides@bentonvillear.com>
She included her address on this one.

From: Lynne Dinas <roses4lynne55@gmail.com>
Sent: Thursday, August 29, 2024 10:54 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Re: Echelon

You don't often get email from roses4lynne55@gmail.com. Learn why this is important
Lynne Dinas
406 NW O Street Bentonville ar

Dear John Stanley,

I am writing in hopes you will consider and address my concerns regarding "The Echelon Development"

And ask you to vote NO

First is the proposed town-homes and single-family homes, are three stories and are not the same as all the current residents in the surrounding neighborhoods.

Second, the proposed development plan does not meet the city's purpose. Most homes in the surrounding area typically have .25-acre lots with yards and driveways for off-street parking. As far as I can see the proposed plan does not seem to align with Bentonville's master plan. And from what I understand the property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is"Neighborhood-Suburban" and is the same as surrounding neighborhoods.

I am also concerned about safety, what happens if there's a fire, parking on narrow streets will cause a lot of safety issues, and I feel confident fire engines will have problems accessing the newly proposed property.

When reviewing the plan it calls for two cuts on 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. I walk that street every day and it is heavily used by families biking their children to and from school during peak hours. And also many people here ride to Coler to use the bike paths.

With 21 units there could be a minimum of 40 to 60 additional vehicles needing access to 3rd Street, which already has long backups during rush hour. Not to mention additional noise

I am not an expert but it seems like there isn't enough room in the parking plan. With only two garages and no driveways, where will their company park?

I ask you to please keep the integrity of the surrounding neighborhoods

L Reply Forward
Add reaction

FW: VOTE NO to the Echelon Planned Residential Development

Tyler Overstreet <toverstreet@bentonvillear.com>
Tue 9/3/2024 8:11 AM

To:Beverly Hall <bhall@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Monday, September 2, 2024 1:11 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: FW: VOTE NO to the Echelon Planned Residential Development

From: Cameron Dassing <ctdassing@gmail.com>
Sent: Wednesday, August 21, 2024 8:49 PM
Subject: VOTE NO to the Echelon Planned Residential Development

Some people who received this message don't often get email from ctdassing@gmail.com. Learn why this is important

Dear Bentonville Leaders. As a resident of the Foxglove Neighborhood, I am asking that you **VOTE NO** on the Echelon Planned Residential Development (PRD) for 1602 NW 3rd Street. I love living and working in Bentonville and am excited about the growth of the city and the ways in which we are diversifying our offerings for those who are moving to the area. I'm sure this type of development would be attractive to newcomers. However, I have several concerns about bringing this type of development specifically to this part of town.

- **Design:** Design of the proposed townhomes and single-family homes, some of which are three stories, is incompatible with surrounding neighborhoods. It is an urban design that will create a *loss of privacy* for adjacent homeowners. The design does not meet the City's criteria for a PRD.
- **Density**: The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways for off street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" which is the same as surrounding neighborhoods.
- **Safety:** In case of a fire, parking on the narrow streets will cause a major safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.
- Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street which already has long backups during peak hours.
- **Noise:** The addition of homes with open balconies will increase noise in our neighborhood.
- **Parking and Road Width:** The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.
- **Drainage/Storm Water:** Ever since previous property owners filled the drainage ditch at 3rd and O St, both the Windsor and Foxglove neighborhoods have been plagued by storm water which flows over NW O Street. Increasing density will create more flooding and storm water problems.
- **Property Values:** While some of the homes will be listed as single-family homes, the combination of townhomes and single-family homes on very small lots will likely have a negative effect on property values overall, specifically for the surrounding neighborhoods.

I would recommend having this property zoned the same as surrounding neighborhoods and encourage one of the following options.

- Build housing similar to the new Trail Ridge neighborhood, reducing privacy concerns, limiting traffic, and improving property values for all surrounding neighborhoods.

- Large park / playground area similar to Mt Hebron Park in Rogers for the children on this side of town to enjoy.

Thank you for considering this, I look forward to sharing more ideas with you on 08/28 and to the decision not to allow this development to proceed at this location.

FW: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street

Tyler Overstreet <toverstreet@bentonvillear.com>

Tue 9/3/2024 8:12 AM

To:Beverly Hall <bhall@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Monday, September 2, 2024 6:21 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fwd: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street

Begin forwarded message:

> **From:** Brad Anderson <brada32017@gmail.com>
> **Date:** September 2, 2024 at 5:36:12 PM CDT
> **To:** Danny Bennett <DBennett@bentonvillear.com>
> **Subject: Echelon by Leadership Properties - Request for zoning 1602 NW 3rd Street**
>
> You don't often get email from brada32017@gmail.com. Learn why this is important
> Echelon by Leadership Properties is planning to ask the Bentonville Planning Commission to rezone 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zoning.
>
> I am asking you to deny this request for the following reasons.
>
> a. Zoning: The proposed plan does not align with Bentonville's current Master plan and Future Land Use plan. All surrounding neighborhoods are zoned R-1. The property is zoned as a mix of Residential Estate and R-1. In the City's proposed Future Land Use Plan, the zoning of the Echelon parcel and surrounding neighborhoods is "Neighborhood-Suburban."
>
> b. PRD Criteria: Echelon plan does not meet City criteria for PRD zoning.
>
> c. Design: Design of the proposed townhouses and single-family homes is barracks style and incompatible with surrounding neighborhoods. The 3-story townhouses create a loss of privacy for adjacent homeowners.
>
> d. Density: The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways, and roads wide enough for guest parking.
>
> e. Safety: In case of a fire, parking on the narrow streets will cause major safety issue as fire engines will have problems accessing the property. The plan calls for cuts on 3rd Street crossing the bike path. The cuts are too close to existing crossroads. The bike path is heavily used by families biking their children to and from school during peak hours.
>
> f. Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street which already has backups during peak hours.
>
> g. Noise: The addition of homes with open balconies will increase noise in our neighborhood.
>
> h. Parking and Road Width: The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.
>
> i. Drainage/Stormwater: Previous property owners filled the drainage ditch at 3rd and O St, the Windsor Manor neighborhood

has been plagued by stormwater which flows across NW O Street. Increasing density will create more flooding and stormwater problems.

Appreciate your time and consideration,

Brad Anderson
403 NW Saddlebrook Drive, Bentonville AR 72712

FW: Echelon Residential Development Plan

Tyler Overstreet <toverstreet@bentonvillear.com>
Tue 9/3/2024 8:12 AM

To:Beverly Hall <bhall@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Donna Anderson <dandersonar19@gmail.com>
Sent: Monday, September 2, 2024 7:11 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon Residential Development Plan

You don't often get email from dandersonar19@gmail.com. Learn why this is important

Dear

My name is Donna Anderson and I live at 403 NW Saddlebrook Drive. Last week, I attended a neighborhood meeting regarding the Echelon Residential Development plan at 1602 NW 3rd Street. This development includes 9 single family homes and 12 3-story townhomes on 3.2 acres. So about .15 acre per home.
I am opposed to this development for the following reasons:

1. Echelons plan does not meet City criteria for PRD zoning.

2. Design of the proposed townhomes and single-family homes, some is barrack style are incompatible with the surrounding neighborhoods The three-story townhomes will create a loss of privacy for the adjacent homeowners.

3. The density of the proposed Echelon plan is incompatible with surrounding properties which typically have .25 acre lots with yards and driveways, and road wide enough for guest parking.

4. The proposed plan does not align with Bentonville's current master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning in the City's proposed Future Land Use Plan is, "Neighborhood-Suburban: which is the same as surrounding neighborhoods.

5. In case of fire, parking on the narrow streets will cause major safety issues as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street crossing the bike path. The cuts are too close to existing crossroads. The bike path is heavily used by families biking their children to and from school during peak hours.

6. Twenty-one units will result in approximately 50 to 60 additional cars needing access to 3rd street which already has backups during peak hours.

7. The addition of homes with open balconies will increase noise in our neighborhood.

8. The plan does not provide adequate parking. With only two car garages and no driveways, residents and their guests will be parking on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow with no parking.

9. Ever since previous property owners filled the drainage ditch at 3rd and O Street the Windsor Neighborhood has been plagued by stormwater which flows across NW O Street. Increasing density will create more flooding and storm water problems.

My concern is this proposed project is purely profit oriented. Bentonville's Master Plan for the city is to improve the livability of our city and this proposal does not align.

VOTE: NO ON PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR ECHELON. Work with Echelon to develop a plan consistent with the Master Plan, get rid of multi-family (PRD) and focus on projects that don't further strain our infrastructure (streets/traffic, water runoff, parking and safety).

Best regards,

Re: PRD rezone

Elizabeth Gillespie <gillespiemgsr5@gmail.com>

Tue 9/3/2024 8:36 AM

To:Jon Stanley <JStanley@bentonvillear.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

You don't often get email from gillespiemgsr5@gmail.com. Learn why this is important

Appreciate you both!

On Tue, Sep 3, 2024 at 8:13 AM Jon Stanley <JStanley@bentonvillear.com> wrote:

> Hello Elizabeth,
>
> Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.
>
>
>
>
> ---
>
> **From:** Elizabeth Gillespie <gillespiemgsr5@gmail.com>
> **Sent:** Monday, September 2, 2024 11:55 AM
> **To:** Jon Stanley <JStanley@bentonvillear.com>
> **Subject:** PRD rezone
>
> You don't often get email from gillespiemgsr5@gmail.com. Learn why this is important
>
> Hi!
>
> I'm writing to ask that the development on 1602 3rd Street does not get rezoned for PRD. This plot of land is close enough to Downtown but not close enough. Not only will it create an eye sore, congestion and school rezone nightmare but it takes away from our small quaint 3rd street. There is so many multi family options in this town going up we don't need another one. At a certain point the multi family is great but not on 3rd street. We live in Angel Falls if this gets passed for PRD the small farms will go up for sale and developers will want to build three stories there too. Please stop the bleeding now.
>
> Elizabeth Gillespie

Fwd: Echelon Planning Request on 3rd Street

Danny Bennett <DBennett@bentonvillear.com>
Thu 9/5/2024 10:01 AM

To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Lisa Hostetler <wings1758@yahoo.com>
Date: September 5, 2024 at 9:38:31 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Echelon Planning Request on 3rd Street

You don't often get email from wings1758@yahoo.com. Learn why this is important

Dear Mr. Bennett:

We would like to express our objection to the proposal from Echelon Developers to rezone the property of 1602 NW 3rd Street from Residential Estate and R-1 to Planned Residential Development (PRD).

We passionately object to this for several reasons. This plan does not fit at all with the surrounding neighborhoods. It makes no sense to put in townhomes (which are essentially 3 story condos) No one wants condos in the middle of our neighborhood. There are obviously parking issues with this proposal as well. It looks like there will be an additional 45-60 vehicles that will not have sufficient places to park. There won't be options for street parking either. Vehicles will also create an issue with access to and from 3rd Street. The density of housing in this small space is way too much.

The design is flawed. When you put in housing with NO yards (they call it low maintenance) you are not attracting families as they imply. Townhomes with three stories create a loss of privacy for homeowners. There is also a safety issue. The bike lane already is dangerous as people attempt to enter 3rd Street from different access points. Adding two more entrances doesn't make sense.

There is a big issue with trust. People buy homes in this area and look at the zoning and expect that to be carried out. We have lived in our home for 30 years. We know all of the neighbors in our block and beyond. Please keep the zoning to Estate Residential and R-1.

Sincerely,

Lynn and Lisa Hostetler

Fwd: Echelon Neighborhood Proposal Preview

Danny Bennett <DBennett@bentonvillear.com>
Wed 9/4/2024 11:23 AM
To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Begin forwarded message:

From: "Echelon, Another Leadership Properties Neighborhood" <echelon@leadershipproperties.com>
Date: September 4, 2024 at 10:29:36 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Echelon Neighborhood Proposal Preview

You don't often get email from echelon@leadershipproperties.com. Learn why this is important

Dear Commissioner Bennett,

I'm Kyle Smith, project manager with Leadership Properties. By now, I'm sure you have heard of our proposed neighborhood for NW 3rd St called Echelon! We know Bentonville is in the middle of big planning activities, and we want to make sure we understand your goals and priorities for housing development in the city.

Echelon is still a few weeks away from its first public hearing, but we would love to have an opportunity to visit with you before then to share our current plans and get your initial reactions. We want to be proactive about addressing any feedback you may have about the design, and you may even see opportunities for us to make improvements and to get a jump on some of the evolving issues in the ongoing planning talks.

We'd like to meet with you sometime next week (Sept 9-13) if you're available. You're welcome to join us at the model home at Aurora (one of our other Bentonville neighborhoods), or we're happy to meet you somewhere more convenient for you. We're pretty flexible. Please let us know what works well for you and I'll get it on our calendars - it'll most likely be me and one of our owners - Bob or Julie.

We are petty excited about this neighborhood and look forward to sharing our vision with you!

Kyle Smith
Leadership Properties Project Manager

3403 Awakening Ave, Bentonville
www.LeadershipPropertiesNWA.com
479-274-8881

PS - When I saw your name on the Planning Commission list, I had to check with my mom and see if I was remembering correctly. But Doris Smith says hello!

FW: NW 3rd St. proposed development- Echelon

Danny Bennett <DBennett@bentonvillear.com>
Tue 9/3/2024 2:32 PM
To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

From: Vicque <vicque57@gmail.com>
Sent: Tuesday, September 3, 2024 2:28 PM
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: NW 3rd St. proposed development- Echelon

You don't often get email from vicque57@gmail.com. Learn why this is important

Dear Planning Commision Member Bennett,

My home, within the Sturbridge Subdivision backs up to parcel #01-18380-000 located on 3rd St. NW.
In October 2017, the parcel was re-zoned from rural to estate homes.
That would allow for 2 or 3 homes with large lots to be built there.
I was ok with that.

Recently I received a letter from Leadership about their proposal to develop that parcel.
They invited me, as a homeowner within 200 ft. of that parcel, to attend a community town hall 8/15/24. Leadership Properties were going to present to the surrounding community their plans to develop that parcel.
I attended.

Their proposal is to change the current zoning to make it a PRD. They propose 6, two and three story modern farmhouse styled townhome buildings; plus 9 similar styled two story homes, a small greenspace with hammock stations, bike path, plus a two lane paved road with spaced out parallel parking on it.
The parcel is approximately 3.38 acres.

The subdivisions along 3rd St. NW are traditional styling, with trees, flower beds, yards, and for the most part are quiet and safe places.

The traffic along 3rd street NW is busy due to the number of homes along the street, buses from the elementary and middle school on Elm Tree, Coler Creek entrance, and the bike path routes.

I think bringing in multifamily homes on that parcel will change the character of the surrounding neighborhoods bringing in more traffic, more noise, and more people in a small space.

I would like for the parcel to remain zoned for estate homes.

Thank you,
Vicque White
vicque57@gmail.com

Fwd: Request for Support

Danny Bennett <DBennett@bentonvillear.com>
Thu 8/22/2024 1:25 PM
To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>

Begin forwarded message:

From: "Harris, Renee" <renee.harris@astellas.com>
Date: August 22, 2024 at 12:19:52 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Request for Support

You don't often get email from renee.harris@astellas.com. Learn why this is important

Dear Mr. Bennett,

I am writing to you today to request your support in **Voting No** to the proposal for the **Echelon development** (1602 NW 3rd Street Bentonville AR). The proposal is seeking to rezone this area differently than the surrounding neighborhoods. It appears the proposal is designed to maximize profit for the builder and does not reflect a thoughtful approach to the long-term impact this development will have to the area.

One of my biggest concerns is that this proposal will overpopulate a very small space with a mix of condos and single-family homes unlike the communities surrounding it which are comprised solely of single-family homes with at least .25 acre lots and plenty of space for parking. With 21 units there could be a minimum of 40 to 60 additional vehicles needing space to park and access to 3rd Street as their main entrance and exit. The entrance to the development will undoubtably cut into the bike lanes leading to Coler with high potential to cause accidents as there would not be enough distance between that access point and the Stop sign at NW O St to add another break point in the traffic.

I would be happy to see this area developed to support single-family homes with comparable lot sizes to the surrounding area. To date the property owner has left the lot in complete disarray and caused flooding into our neighborhood by improperly filling in the drainage ditch on the property.

Thank you in advance for your support.

Sincerely,
Renee Harris
406 NW O St
Bentonville, AR 72712

Renee Harris
Executive Director, Omnichannel Engagement and Strategic Planning

Astellas Pharma
Cell/Mobile: 479-321-6477

August 18, 2024

Tyler Overstreet
305 NW A Street
Bentonville, AR 72712

Re: Vote NO to Planned Residential Development for Echelon
1603 NW 3rd Street/ 1603 NW Appaloosa Ave

Dear Mr. Overstreet:

The Echelon by Leadership Properties is planning to ask the City of Bentonville to approve a high-density Planned Residential Development (PRD) zoning plan for 1602 NW 3rd Street. The proposed development includes 21 living units - 9 single family homes and 12 townhomes. This plan is ill-conceived and incompatible with surrounding neighborhoods. Please vote NO to this planned development for the following reasons:

Design: The proposed townhomes and single-family homes, some of which are three stories, are incompatible with surrounding neighborhoods. This urban design will create a loss of privacy for adjacent homeowners. The 6 foot privacy fences currently in place will do no good for 3 story units that will peer over into neighbors yards, making existing neighbors backyard space no longer private. Also, the design does not meet the City's criteria for a PRD and goes against the City of Bentonville's Master Plan.

In addition, the Echelon Group has stated that none of these properties will be rentals. Without a HOA, how are they going to enforce that? They cannot. I point to the development of Elm Tree Townhomes at 3102 SW 2nd Street as an example of how that was not enforced. All of the townhomes were purchased and became rentals. The properties were nice enough with landscaping, but because they are not owner occupied, the grounds around the property are not well maintained. The green area between the sidewalk and the road is often overgrown and there are large "NOW LEASING" signs hanging off of the buildings.

The urban design of the properties are also not in keeping with the style of the surrounding neighborhoods. The design is modern and trendy, which will pass in a few years. They will become an eye sore and out of place with the traditional homes in

the neighborhoods.

Density: The density of the proposed Echelon plan is incompatible with surrounding properties, which typically have .25 acre lots with yards and driveways for off-street parking. The proposed plan does not align with Bentonville's Master plan. The property is currently zoned as a mix of Residential Estate and R-1. The zoning for this property in the City's proposed Future Land Use Plan is "Neighborhood-Suburban" and is the same as surrounding neighborhoods.

The Echelon group is trying to say that the lots are comparable to the surrounding area, but they are taking into consideration roads and a common space. In measuring the total space of the Echelon development against Windsor Manor to make an apples to apples comparison, the numbers are as follows:

Windsor Manor	Area Acreage 12.66 acres	Homes 31 = .40 acres per home
Echelon	Area Acreage >4 acres	Homes 21 = .19 acres per home

Safety: In case of a fire, parking on narrow streets will cause a significant safety issue as fire engines will have problems accessing the property. The plan calls for two cuts onto 3rd Street, crossing the bike path. The cuts are too close to existing crossroads and on an incline. The bike path is heavily used by families biking their children to and from school during peak hours.

Traffic: 21 units will result in approximately 50 to 60 additional vehicles needing access to 3rd Street, which already has long backups during peak hours.

In addition, traffic on NW O Street and Appaloosa Avenue will increase dramatically. There are mostly families with children along these streets and this will increase the risk of a child being hit in traffic. People do not let their children play near NW 3rd Street due to the traffic, but this will increase the traffic so much there will be no safe areas for the children along this new route to play.

Noise: Adding homes with open balconies will increase noise in our neighborhood. It is likely that many of these properties will become rentals and thus "party pads" as evidenced by their own presentation that states "porch living". This will be a disturbance and will increase the number of calls to Bentonville police for noise complaints. The homes down NW 3rd are just that - homes. <u>They are not apartments or weekend getaways. People live here.</u> Allowing a development that will be rentals and AirBnBs will take away from the neighborhood and introduce an unwanted element. As neighbors that have already had to contact the city about keeping the lot mowed, this will only

increase.

Parking and Road Width: The plan does not provide adequate parking. With only two garages and no driveways, residents and their guests will park on the streets. The plan does not provide information about whether the roads will be public or private. Private roads can be narrow and have no parking.

Drainage/Storm Water: Ever since previous property owners filled the drainage ditch at 3rd and O St, the Windsor neighborhood has been plagued by stormwater, which flows over NW O Street. Increasing density will create more flooding and stormwater problems.

Misrepresentations by Echelon: The Echelon Group have already made several misrepresentations about the property to the point that we cannot trust what they say. Those are as follows:

- They state that the prices will begin at $800,000. The current price per square foot of the homes in the surrounding area is around $200. If they build a 2400 sq ft townhouse, that is $432/sq ft. Comps for townhomes do not support this at all except within a few blocks of the square, and it is higher than even those. Comps at a comparable distance from the square are in the $150 - 180/sq ft range, which puts the price point around $400k. At $400k, the properties will attract real estate investors and they will become short term rentals.
- They state all will be owner occupied and no rentals. Because there will not be an HOA, that is unenforceable and the price point as stated above will make these perfect investments for real estate investors.
- As covered above, they stated that each home will have a similar footprint to those of the surrounding neighborhoods. That is false as they are taking into account the entire acreage that includes roads.
- They stated in their letter to the neighbors that they would build a gate on Appaloosa for emergency vehicles only. In the meeting, they said they could not get a gate because it was against city ordinance, but those present pointed out there are gates in numerous neighborhoods and there is just an exception process.
- They stated in their letter that they would share copies of the plan if asked. Numerous people requested prior to the meeting, but they never received them. It was not until after the meeting they provided the presentation.
- They have done nothing to maintain the property since purchasing. Windsor neighbors had to call the City of Bentonville to just get them to cut the grass in the lot, which was a fire hazard. They also have several trees down on the

property since the tornado and have done nothing to clean them up.

I am not opposed to the development of the land, but it needs to be in keeping with the surrounding neighborhoods of single family homes. This is just Echelon Group squeezing as many properties onto that plot of land so they can make as much money as possible. This is just greed that will only decrease the quality of life for those who currently live here. Vote NO for the Echelon PRD.

Sincerely,

Joni Webster

Resident, Windsor Manor

CC: Windsor Manor HOA

Fwd: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

Tyler Overstreet <toverstreet@bentonvillear.com>
Thu 9/12/2024 10:00 AM

To:Sophie McAdara <smcadara@bentonvillear.com>;Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>
Cc:Jon Stanley <JStanley@bentonvillear.com>

Get Outlook for iOS

From: Tina Brandt <littlemax321@att.net>
Sent: Thursday, September 12, 2024 9:48:08 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Fwd: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

You don't often get email from littlemax321@att.net. Learn why this is important

Sent from my iPad

Begin forwarded message:

From: Tina Brandt <littlemax321@att.net>
Date: September 12, 2024 at 5:50:02 AM CDT

Subject: Deny Planned Residential Development (PRD) zoning for 1602 NW 3rd Street

We are Tina and Doug Brandt, living at 102 NW O Street in Foxglove. We ask that you vote against the Echelon PRD rezoning for 1602 NW 3rd Street for the reasons listed below.

1. Safety is a major concern. The bike path is used by many individuals and families. The plan calls for two cuts into 3rd street, crossing the bike path. These cuts are too close to existing crossroads. Two narrow traffic lanes make vehicle travel difficult especially with the numbers of school busses, construction vehicles, trucks and car traffic. Traffic has increased heavily in recent months. There are children standing on corners early morning waiting for school busses and school busses dropping off children in the afternoon. The plan calls for 21 units consisting of 12 3-story townhomes bordering NW 3rd and 9 single family homes causing 50 to 60 more vehicles needing access to 3rd street where there are already backups during peak hours.

2. Another concern that ties in to #1 above is that the plan calls for no guest parking, no driveways or yards. Without driveways, where are cars going to park? On the narrow streets of this development!! Consider fire and ambulance vehicles trying to respond through these clogged streets!

3. Drainage and stormwater: We learned in the community meeting that Windsor Manor has experienced problems with stormwater flowing across NW O Street. We are all too familiar with drainage issues on NW O St. The Echelon project will increase density adding to more flooding and storm water problems as well as decreasing home values in our area. We also learned that the developers of this plan have had no experience with stormwater runoff and high density!

4. The addition of homes with open balconies overlooking surrounding yards will increase the noise level in the neighborhood and decrease privacy.

5. From a design standpoint I can't picture from the drawings that there would be acceptable views or outdoor spaces for entertaining. Furthermore the proposed townhomes and single family homes in barracks style are not consistent or compatible with surrounding neighborhoods.

6. The Echelon plan does not meet the City criteria for PRD zoning. It does not align with Bentonville's current Master Plan and Future Land Use plan.

To sum up, Zoning, Safety, increased Traffic and Congestion which we believe would cripple the area at peak times, increased Stormwater and Drainage, Loss of Privacy, Noise are all Major issues to closely consider and Deny the Planned Residential Development (PRD) Zoning for 1602 NW 3rd Street.

Sincerely,

Doug and Tina Brandt
102 NW O Street
Bentonville, AR

Outlook

Fwd: Urgent Request Regarding Zoning at 1602 NW 3rd Street

From Danny Bennett <DBennett@bentonvillear.com>
Date Fri 9/20/2024 8:04 AM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Angela Mensah <angela.mensah1803@outlook.com>
Date: September 20, 2024 at 8:00:41 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Urgent Request Regarding Zoning at 1602 NW 3rd Street

You don't often get email from angela.mensah1803@outlook.com. Learn why this is important

Dear Planning Commissioner Bennett,

I hope this message finds you well. I am writing to express my deep concern regarding the proposed Planned Residential Development (PRD) zoning for 1602 NW 3rd Street. As a dedicated member of the Bentonville community, I truly believe our city prioritizes family values and the well-being of its residents over mere profit.

Bentonville has earned its reputation as the "Biking Capital of the World," a title that resonates with our commitment to family-friendly activities and safety. However, the proposed development raises significant safety concerns, particularly for families and children who use the bike paths daily. I urge you to consider the potential consequences of increased traffic and congestion on our streets, which could put lives at risk.

In addition, I commute to work in Fayetteville before 8 a.m. If I leave after 6:30 a.m., I face the risk of being late or worse, being involved in an accident due to the congestion that I have witnessed many times while living in the area. This situation is a daily concern for many residents, and I hope that you will prioritize our safety.

Here are some key reasons to deny the PRD zoning:

1. **Alignment with Master Plan:** The proposed plan does not align with Bentonville's Master Plan and Future Land Use Plan. Surrounding neighborhoods are zoned R-1, and the property itself is a mix of Residential Estate and R-1. The Future Land Use Plan designates this area as "Neighborhood-Suburban," which is inconsistent with the high density proposed.

2. **PRD Criteria Compliance**: The Echelon plan fails to meet the city's criteria for PRD zoning, which is designed to maintain the character and integrity of our neighborhoods.

3. **Design Compatibility**: The proposed barracks-style design of the townhouses and homes is incompatible with the surrounding architecture, impacting the privacy and quality of life for adjacent homeowners.

4. **Density Issues**: The plan's density does not match that of nearby properties, which typically feature .25-acre lots with ample yards and driveways, contributing to a community-oriented environment.

5. **Safety Concerns**: Narrow streets may hinder emergency access, especially in fire situations. Additionally, the plan includes two cuts onto 3rd Street that cross a heavily used bike path, raising the risk of accidents during peak travel times.

6. **Traffic Impact**: The addition of 21 units is projected to generate an influx of 50 to 60 additional vehicles on 3rd Street, exacerbating existing congestion and safety risks.

7. **Noise Pollution**: The presence of open balconies in the proposed homes would likely increase noise levels, disrupting the peaceful atmosphere of our neighborhood.

8. **Parking and Road Width**: The development offers inadequate parking solutions, relying on narrow streets that may not accommodate guest vehicles. Furthermore, without clear information on road ownership, we face uncertainty about future accessibility.

9. **Stormwater Management**: Historical issues with stormwater drainage in the Windsor Manor neighborhood have not been resolved, and increased density could further exacerbate flooding concerns.

As a community that has always championed safety and family values, I implore you to prioritize the well-being of our residents over development. Let us maintain the compassionate credibility that Bentonville is known for. I trust that you will make a decision that reflects the best interests of all parties involved.

Thank you for your consideration of this urgent matter. I look forward to your thoughtful response.

Warm regards,

Angela Mensah, Ph.D.
1803 NW Mustang Avenue
angela.mensah1803@outlook.com
479-360-8660
September 20, 2024

Outlook

FW: Echelon Comments & Context for Oct 15

From Danny Bennett <DBennett@bentonvillear.com>
Date Tue 9/24/2024 3:21 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

1 attachments (12 MB)
Echelon - Public Comment Review & Additional Context.pdf;

From: Kyle Smith <Kyle@leadershipproperties.com>
Sent: Tuesday, September 24, 2024 12:53 PM
To: Eric Hipp <ehipp@bentonvillear.com>; Ifeoma Ibekwe <iibekwe@bentonvillear.com>; Douglas Bryant <dbryant@bentonvillear.com>; Reginald Wright <rwright@bentonvillear.com>; Danny Bennett <DBennett@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>; Elaine Kerr <ekerr@bentonvillear.com>
Cc: Bill Burckart <bburckart@bentonvillear.com>; Gayatri Agnew <gagnew@bentonvillear.com>; Beckie Seba <Bseba@bentonvillear.com>; Octavio Sanchez <OSanchez@bentonvillear.com>; Chris Sooter <csooter@bentonvillear.com>; Holly Hook <hhook@bentonvillear.com>; Aubrey Patterson <apatterson@bentonvillear.com>; Cindy Acree <cacree@bentonvillear.com>; Robert David <bob@leadershipproperties.com>; Julie Vaught <julie@leadershipproperties.com>; Angela Belford <angela@leadershipproperties.com>
Subject: Echelon Comments & Context for Oct 15

Some people who received this message don't often get email from kyle@leadershipproperties.com. Learn why this is important

Dear Planning Commissioners & City Council members:

Our proposed 21-home Echelon neighborhood development has not yet made its way to your agenda, but I know you have already received a significant number of emails from neighbors near and far! The Leadership Properties team hosted about 50 residents at a town hall on August 15 to preview our plan. Since then, we have been listening to their feedback and working to reasonably accommodate as many of the concerns that have been raised as possible. We've invited the same group - plus anyone who's letters were provided to us by Planning Staff - to come next Thursday, Oct 3 and take a look at the changes we have made.

We hope to be on your (Planning Commission) agenda on Oct 15. In the meantime, I wanted you to know that we are actively working to make this a project Bentonville can be proud of. Please take a look at the attached overview of our public engagement efforts, a summary of the comments that have been shared with us so far, and some additional context about how Echelon will fit with the surrounding area.

The complete PRD application will be on your official agenda soon. If you would like to see a working copy sooner – or if you have any questions, concerns, or suggestions – please don't hesitate to reach out to me.

Thank you for your dedicated service,

Kyle Smith
Leadership Properties
Project Manager
kyle@leadershipproperties.com
479-274-8881

Outlook

Fwd: Opposition to updated "Echelon" development

From Danny Bennett <DBennett@bentonvillear.com>
Date Wed 9/25/2024 5:06 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Kevin Wilson <kevinwilson1709@gmail.com>
Date: September 25, 2024 at 4:56:55 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Opposition to updated "Echelon" development

You don't often get email from kevinwilson1709@gmail.com. Learn why this is important

Mr. Bennett,

I am writing to express my **strong opposition to the PRD and rezoning** necessary to accommodate the proposed multi-unit housing construction project ("Echelon") near our suburban neighborhood of Fox Glove, based on an "updated" proposal from Echelon dated 9.6.24. While I understand there may be some need for housing development, I believe the "Echelon" project is not suitable for our community or neighborhood for several reasons.

1) Impact on Traffic and Infrastructure:
Our suburban area is not equipped to handle the significant increase in traffic that a multi-unit housing and high-density project would bring. The existing roads and infrastructure are ***already strained***, and additional traffic could lead to congestion, increased accidents, and a decline in the quality of life for area residents.

a) Please note that the area of this proposed project also contains a 2-way bike lane on the north side of 3rd street, the same side as the proposed Echelon development.
b) Also note that 3rd street is the main thoroughfare for school buses going to and from Elm Tree Elementary School and Ardis Ann Middle School and for parents taking their children to either of these two schools.

2) Significant design flaws:
a.) Setbacks and lot sizes – setbacks of 0ft (zero) and lot widths of 20ft. The narrow townhouses would be about the same width as a trailer house. I don't believe this is consistent with the suburban areas that surround this proposed project.

a) Transparent fences? - "A *transparent fence* will be installed along the existing utility easement adjacent to Lots 18-23, to enhance the curb appeal of zone 1." Does this make any sense?
b) Parking – "No modifications have been requested from the city's minimum parking requirements." I fail to see how there could be 2 off-street parking spaces per unit in a narrow "Private" street to accommodate the *basic* parking requirements.
c) Street width – I do NOT see any street widths given in the "updated" Echelon plan. I only see that "The widths of these private streets will vary to best accommodate the garage parking of each units…" Best for whom? Also, keep in mind that the streets will be "private" so all maintenance will be the responsibility of the tenants. This is a way for the builders to absolve themselves of any future responsibility of maintenance or upkeep of the streets.
d) Garage parking – while the images portrayed in the stylized renderings show 2 car garages, I fail to see how any of these units could accommodate a 2 car garage, much less 2 off-street parking spaces. Please provide details with dimensions.
e) POA – this statement is included in the materials for Echelon: "Leadership Properties has extensive experience forming and managing POA organizations to manage covenants in neighborhoods…" However, covenants in neighborhoods are ***not legally unenforceable*** by any city or county entity. This entire development will be rental property (short-term and long-term) which is totally inconsistent with the surrounding neighborhoods.
f) Request Modifications - The plans contain this statement: "The goal for this development is to provide much needed housing in the area." Really? I've lived within 500 ft of this proposed development for the past 24 years and never once thought we needed more housing in the area.

3. Environmental Concerns:
The construction and subsequent increase in population density could have adverse effects on our local environment. The loss of green spaces, increased pollution, more stormwater issues, and potential harm to local wildlife are significant concerns that need to be addressed.

4. Preservation of Community Character:
Our neighborhood is characterized by its suburban charm, with single-family homes and open spaces that foster a sense of community. Introducing a multi-unit housing project would fundamentally alter the character of our neighborhood, potentially leading to a decline in property values and community cohesion.

5. Communication of Changes:
I understand that this plan has changed from the initial submission but I could not easily identify what changes were made. In the future, when changes to proposed developments are made I think it would be beneficial, for everyone, to note the changes for easy comparative purposes.

6. Alternative Solutions:
I urge the commission to consider alternative solutions that would address potential housing needs without compromising the integrity of our suburban area. This could include smaller-scale developments, with larger houses, more green spaces, adding to the property value of the surrounding neighborhoods. Again, let's build large homes on large lots that we can be **proud** of and will add value to the neighborhoods that surround the development.

In conclusion, I respectfully request that the city planning commission **deny the application for a PRD and rezoning** for the multi-unit housing construction project in our suburban neighborhood. I believe that preserving the character and quality of life in our community is of utmost importance, and I trust that the commission will take these concerns into serious consideration.

Thank you for your attention to this matter.

Sincerely,

Kevin Wilson

479.366.0540

Fwd: Please Vote NO to Re-Zone the Echelon Residential Development to PRD. Vote to Keep Current Zoning, R-1 and R-Estate

Danny Bennett <DBennett@bentonvillear.com>

Mon 9/30/2024 6:56 PM

To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: artist2773@gmail.com
Date: September 30, 2024 at 5:36:17 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Please Vote NO to Re-Zone the Echelon Residential Development to PRD. Vote to Keep Current Zoning, R-1 and R-Estate

[You don't often get email from artist2773@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Bentonville Planning Commission Member,

Mr. Danny Bennett,

As a 45 year resident of Bentonville, retired Walmart Senior Manager

in the Home Office and homeowner in Bentonville, I am making an

appeal to you on the development of the Echelon Planned Residential

Development (PRD) for 1602 NW 3rd street. VOTE "NO" for the re-zoning of Echelon and maintain the current zoning of R-1 and R-Estate.

Here are my reasons for this request:

1) PRD Criteria: Echelon's plan with 3-story townhomes, does not meet

city criteria for PRD zoning, as it will be "SANDWICHED" between 2

current residential communities; Sturbridge and Saddlebrook. The plan calls for packing as many people into the space as possible. It doesn't appear that the plan calls for the "Lot and Area Standards" as well as minimum setbacks for R-1 and R-Estate rules and is incompatible with surrounding Sturbridge, Saddlebrook, Denali, Windsor Manor and Foxglove's .25 acre lots.

2) No "Green Space" as stated in the PRD requirement, as directly specified on the bentonvillear.com website, specifically states:

a) Must preserve open space, farmland, natural beauty and critical environmental areas.

b) Must provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards and streets that are an organizing feature and gathering place for the neighborhood.

There is no such "green" space that I can see on the plan. It appears there will be a "packing in" of as many residents as possible in the approximately 4 acre area.

3-Story town-homes will also have an environmental affect the homes in Sturbridge and they will be so close to the west side homes that it will block western sun to these homes in the evening. This violates the environmental preservation maintenance clause as stated on the bentonvillear.com website. How can Sturbridge homeowners enjoy their current homes and back yards without sunshine and at the same time have increased noise?

3) Safety: Fire trucks will not be able to access properties due to

narrow roads and the many cars that will be parked in the streets. Two cuts into the 3rd street bike path is too many and they are too close to existing crossroads. The bike path is not only used by bikers going to and from Coler Trail, but are also used by families that bike their children to and from school.

4) Traffic: 21 Units will result in 50-60 additional vehicles needing

to access to 3rd street which already backs up during peak hours.

5) Parking and Road Width: Residents in Echelon will probably use Sturbridge and Saddlebrook streets for overflow parking. Echelon plan does not provide adequate parking with only two-car parking and no driveways, so residents and guests will be parking in the streets and in neighboring streets.

6) Drainage/Stormwater: Previous property owners filled in the drainage ditch at 3rd and O street, the Windsor Manor neighborhood has been plagued by stormwater which flows across NW "O" Street. Increasing density will create more flooding and water problems.

7) Density/Over-population: Two huge apartment complexes have recently been erected near this location. One at Walton and 3rd and another across from the Walmart Supercenter. People are coming in by droves and traffic is already out of control on Walton Blvd. Residents are already concerned about the influx of people in cars in such a small area and the addition of these 21 units crammed into an already dense area is going to disturb the peace and livability of the current residents.

Our Sturbridge neighborhood is very disturbed by the possibility of the new Echelon being crammed in between us and Saddlebrook. We currently are dealing with the growth issues with the bike lane and additional traffic along with 2 huge apartment complexes being erected near us. Please hear our pleas for no packing-in of people with the PRD zoning and please keep the zoning as is: R-1 and R-Estate.

Thank you so much for keeping the happiness and wishes of the current residents in mind.

Best Regards,

Roseanne Kissee

305 Old Forge Drive

Sturbridge Subdivision

Bentonville, AR

479-381-5957

Outlook

Fwd: Rezoning 1602 NW 3rd St

From Danny Bennett <DBennett@bentonvillear.com>
Date Tue 10/1/2024 8:55 AM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Jeff Going <Jeffgoing1@outlook.com>
Date: October 1, 2024 at 8:46:49 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Rezoning 1602 NW 3rd St

You don't often get email from jeffgoing1@outlook.com. Learn why this is important

The Echelon rezoning request is inconsistent with zoning of surrounding neighborhoods and the City's Future Development Plan. Existing homes in the surrounding neighborhoods have at least 1/4 acre lots and cramming in 3 story townhomes and small homes with no yards is a shame. Our cities infrastructure is already stressed. I believe there should be more concentration on improving our roads and traffic problems before filling every remaining green area into high density housing. I'm 69 years old and I've seen what happens to neighborhoods when this type of housing is put smack dab in the middle of them. Beautiful neighborhoods who many bought their homes based upon how the area is zoned. These types of projects will only decrease the values of the homes surrounding them. Please deny Planned Residential Development (PRD) rezoning for 1602 NW 3rd Street.
Jeffrey Going
308 Old Forge Drive
Bentonville, AR

Sent from my iPhone

Fwd: Zoning for 1602 NW 3rd St.

Danny Bennett <DBennett@bentonvillear.com>
Tue 9/17/2024 7:03 PM

To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Ty Garrett <tygarrett72@gmail.com>
Date: September 17, 2024 at 6:27:41 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Zoning for 1602 NW 3rd St.

You don't often get email from tygarrett72@gmail.com. Learn why this is important

Honorable Commissioner Bennet, I reside at 1600 NW 3rd St, and I am the Original owner of 1602 NW 3rd St My Name is Tyler Garrett, I urge you to vote against Amazing land Company LLC plans to rezone the property I live directly behind the affected plot of land and will have to live with the ramifications of rezoning for the foreseeable future if approved by what Mr. Bob David is planning I and my neighbors are saying no to this rezoning, and I urge you to vote a solid no on this Agenda item.

Tyler Garrett
1600 NW 3rd St.
Bentonville, AR
72712

Triple Oaks LLC
210 Northwest "O"
Bentonville, AR 72712
479-877-0299
tim@tripleoaksinvestments.com

Danny Bennett
Member Bentonville Planning

Dear Sir,

My name is Tim Harrell and I reside at 210 Northwest O Street in Bentonville Ar. I am writing this to you today to tell you that I am very opposed to the PRD rezoning for 1602 Northwest 3rd street. I have lived in this residence since I built it in July of 1994. This area has grown up all around us and the subdivisions are all R-1 in designation. I am a General Contractor and Developer myself. This plan that Leadership properties is proposing in no way fits the land usage set forth by the city nor is it in any way conducive to the tranquil R-1 neighborhoods that surround this property. Some points to consider are as follows:

1. The proposed plan does in no way align with Bentonville's current Master Plan and Future land use. As stated above all the surrounding properties are zoned R-1 and have much more constrictive regulations for building size, height, setback and green space. The property is currently zoned R-E and R-1 mixed which does align with the area. In conversations with John Stanley he has said that the area right now is slated for a green belt and he opposes the rezoning as proposed. This area is a suburban neighborhoods designed for family living.

2. The design of the 3 Story town homes and "single family homes" are Barracks style homes designed to maximize square footage in a minimized area. This is incompatible with the surrounding neighborhoods and is an urban design that is trying to be shoved into a suburban area. IT DOES NOT FIT.

3. The noise that will be created from the open two story Balconies will be disruptive and infringe on the privacy of surrounding homes.

4. The road with and parking areas will be greatly reduced with this type of design and zoning request. This will only add to the congestion of this area.

As previously stated I am a General Contractor and Developer myself and know the difficulties of trying to do such a project. The developers are clearly trying to cram an urban development into a Suburban area.

As for me personally this will affect my privacy and only add Nosie to my residence. The 3 Story balconies that they have planned overlooking 3rd street look directly into my back yard. I appreciate you time and service to our community and hope that you will vote no on this rezoning proposal.

If you have any questions please feel free to contact me with the numbers above.

Sincerely

Timothy A Harrell
Foxglove Resident

FW: Echelon Development - 1602 NW 3rd St - DENY re-zoning request

Danny Bennett <DBennett@bentonvillear.com>
Wed 10/2/2024 4:01 PM

To:Tyler Overstreet <toverstreet@bentonvillear.com>;Thomas Adler <tadler@bentonvillear.com>
Cc:Sophie McAdara <smcadara@bentonvillear.com>;Stephanie Orman <SOrman@bentonvillear.com>

From: Joni Webster <jcweb21@gmail.com>
Sent: Wednesday, October 2, 2024 2:22 PM
To: Danny Bennett <DBennett@bentonvillear.com>
Cc: Stephanie Orman <SOrman@bentonvillear.com>; Beth Keck <bethkeck719@gmail.com>; Justin Webster <jcweb24@gmail.com>; Ron Bolena <windsormanoracc@hotmail.com>; Ben Nice <Benjamin.nice@gmail.com>
Subject: Echelon Development - 1602 NW 3rd St - DENY re-zoning request

Hello Mr. Bennett,

I am following up with you regarding the Echelon Development at 1602 NW 3rd Street that will be presented at the October 15 planning commission meeting. I have reviewed the revised submission and request that you DENY the rezoning request. I plan to be at the meeting, but I wanted to make a couple of additional points prior to the meeting.

First, as has been discussed and everyone is aware, the development is asking for a rezoning that is not only significantly divergent from the current area and zoning, but also against the Bentonville Master Plan for the area. I am not sure who created the Master Plan that has the area zoned as suburban, but I am assuming it was created by people with years of experience as civil engineers and city planners. I also assume that its purpose was to ensure responsible and thoughtful development that helps keep Bentonville a nice place to live for its residents. So what I would like the council to consider as you weigh this request is that if you vote for this request, it is setting the precedent that the Bentonville Master Plan doesn't matter. That the purpose and intent for this city are not as important as the profit of developers and as long as any developer speaks to the right people and makes enough personal promises, they can do whatever they want, regardless of the plan. What happens when someone buys land downtown (or next to your own home) and decides to put a pig farm on it? So please do consider carefully what the planning commission is agreeing to - it is not just this parcel of land, it is the entire plan for the city that is at stake and either that plan matters or it doesn't.

Second, while any developer wants to maximize their profit, this developer may need to put as many units on the land as possible to cover the cost they paid for the land. I am sure it was a significant amount. If that is the case, I consider that a bad business decision on their part and they should be the only ones to suffer the consequences of that decision. The surrounding families should not have to pay the price for their poor business judgment. I am sure they are putting a lot of pressure on the council for this rezoning because they need it. Building 5 new houses instead of 21 is simply not going to cover their cost. But that was their decision and however it works out, only they should be impacted by it. They seem very confident in getting this passed, which makes me wonder why. Are they arrogant, foolish or do they have connections that can help push this through? Either way, the losers in this scenario are the neighboring families, which is simply not right. And again, this is setting the precedent and it is not just these neighborhoods, but will impact other Bentonville residents and neighborhoods in the future.

Finally, I have called every member of the council and left voicemails to grab coffee and discuss my concerns. As of today, I have not received a single callback from any member. The only member that took my call that I was able to speak with was Eric Hipp. I also have sent emails and written letters, of which no members of the planning council have responded to. I would like to ask if any council members have spoken to any of the other residents who reached out to them? I would also like to ask if any of the council members have spoken with representatives for the developer? That has been disappointing and I have copied Mayor Orman here since the council members have been appointed by her.

Look forward to seeing you all at the October 15 meeting.

Sincerely,
Joni Webster
Resident Windsor Manor

Outlook

Fwd: Stop Rezoning of 1602 NW 3rd St.

From Danny Bennett <DBennett@bentonvillear.com>
Date Thu 10/3/2024 7:24 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Cornelius Pratt <cornelius.pratt@gmail.com>
Date: October 3, 2024 at 6:33:27 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>, dbennet@bentonvillear.com
Cc: wanita pratt <wanita.pratt@gmail.com>
Subject: Stop Rezoning of 1602 NW 3rd St.

[You don't often get email from cornelius.pratt@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mr. Danny Bennett,

Thanks so much for your continual hard work and dedication to public service. We appreciate your commitment to excellence and the advancement of our city.

The purpose of this email is to simply to express our disagreement to the Rezoning request for "1602 NW 3rd Street".

The reason for the disapproval is that the proposed project or product is grossly inappropriate for the current R1 Zoning of the neighborhood.

Thanks for your kind consideration.

Kind regards,
Cornelius and Wanita Pratt
500 Coachlight Drive
Bentonville, AR 72712.

Outlook

Fwd: Proposed Echelon Development

From Danny Bennett <DBennett@bentonvillear.com>
Date Sun 10/6/2024 10:16 AM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Karen Sinning <sinning8@aol.com>
Date: October 6, 2024 at 9:07:11 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Re: Proposed Echelon Development

You don't often get email from sinning8@aol.com. Learn why this is important

Mr. Bennett,

As a member of the Bentonville Community who travels NW 3rd Street a minimum of 2x per day, including weekends, I am concerned with the proposed change in zoning for 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone. My concerns include, but are not limited to:

1. Proposed egress for the development is too close to existing crossroads. The safety of the community who use 3rd street and those families who transport their children to and from school via the existing bike lanes would be at increased risk to accident and/or incident.
    1. As a frequent user NW 3rd Street, it is almost daily I witness cars running 4-way stop signs, speeding or actually driving in the two-lane bike path due to driver confusion regarding the placement of the bike lanes when making a right-hand turn from any of the streets joining NW 3rd Street from the north.
2. Increased traffic from the proposed community onto an already congested street during peak hours. Community members already turning from NW J Street at the 4-way stop are not able to turn due to traffic being stopped at the streetlight at the corner of Walton Blvd. and NW 3rd Street causing significant backup and unnecessary chances impacting public safety including children and families riding their bikes to school.
3. Proposed plan change does not align with Bentonville's current Master plan and future Land Use plan. All surrounding neighborhoods are zoned R-1. The property is currently zooned as a mix of Residential Estate and R-1 and the City's proposed Future Land Use Plan calls for this plot of land is "Neighborhood-Suburban."
4. Stormwater including mud and debris from the existing 1602 NW 3rd street property runs onto the sidewalk. Increased elevation to accommodate the proposed development has the possibility to increase the runoff with storm debris causing a safety issue for community members using the sidewalk and bike lanes. Increasing density will create more flooding and storm water problems that will need to be addressed by the city as they occur.
5. Design, including the material used in the construction of the buildings, of the proposed townhomes and single-family homes is not compatible with the surrounding neighborhoods. The addition of 3-story townhouses creates a loss of privacy for adjacent homeowners, including those who live the homes across NW 3rd Street to the south.
6. Parking and road width within the proposed plan does not provide adequate parking, nor does it allow for street parking for residents and their guests.

Please vote no to the proposed rezoning of the property at 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone.

Sincerely,

Karen Sinning

Outlook

RE: Echelon PRD submission and the City Planning Office Staff Report

From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 10:27 AM
To Randy A Green <ragreen731@icloud.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello randy,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Randy A Green <ragreen731@icloud.com>
Sent: Wednesday, October 9, 2024 8:30 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon PRD submission and the City Planning Office Staff Report

You don't often get email from ragreen731@icloud.com. Learn why this is important

Dear Jon:

I wrote to you earlier and I have been unable to find a response, so I will follow up again to express my concerns.

As one of the closest residents to the proposed development on 3rd st, I have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. I ask the Planning Commission to listen to me, the community and deny this PRD. The Echelon Development fails on all accounts and this PRD should be denied. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.

I am not opposed to more affordable housing, however, this development does not meet that criteria and it does not conform well with it's surroundings. We have a beautiful city with incredible citizens that require much more critical thought on your behalf in regards to this project.

Please understand that I am adamantly opposed to the current proposed development.

Sincerely,
Randy A Green
302 NW O St.
Bentonville, Ar. 72712

Outlook

RE: Echelon Project

From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 10:25 AM
To Sandy Brust <mabeljoplin@gmail.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello Sandy,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Sandy Brust <mabeljoplin@gmail.com>
Sent: Wednesday, October 9, 2024 9:03 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon Project

You don't often get email from mabeljoplin@gmail.com. Learn why this is important

Dear Planning Commission Member:
I have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. I am asking the Planning Commission to ***PLEASE*** *listen to the community and* ***deny*** *this PRD. The Echelon Development fails on all accounts and this PRD should be denied.* ***The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.***
On a very personal note, 3rd street already has so much traffic (I am a biker and live in Sturbridge). The added number of families will intensify that problem and I have a lot of concern for the safety of all of the bikers who frequent Coler!
Thank you for considering this request!

Sandy Brust
Medicare Made Simple

Sandy Brust
Medicare Broker
918.724.6997
mabeljoplin@gmail.com

Outlook

RE: Deny Echelon 1602 NW 3rd Street PRD

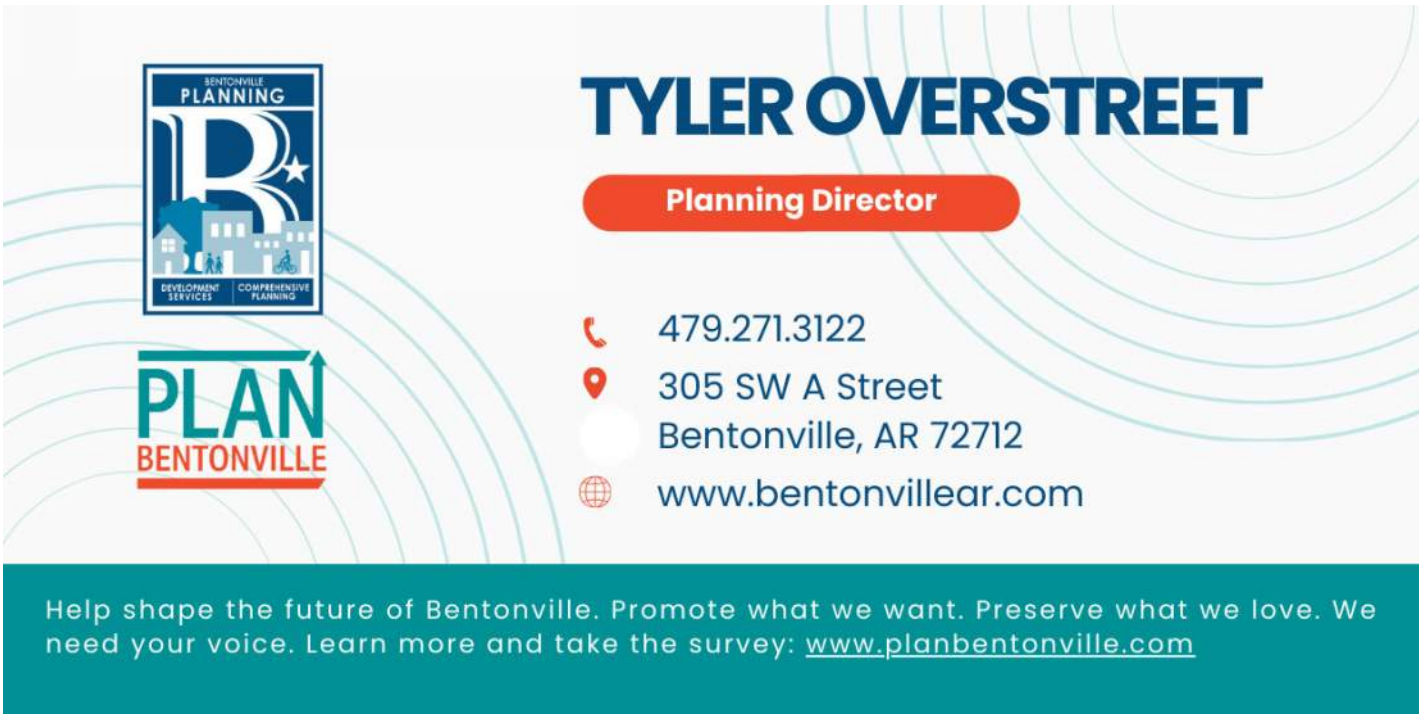
From Jon Stanley <JStanley@bentonvillear.com>
Date Wed 10/9/2024 7:54 AM
To kenleonard57@gmail.com <kenleonard57@gmail.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Hello Ken,

Thank you for your comments. We will ensure that your comments are included in the packet when this item goes to Planning Commission for consideration.

From: Tyler Overstreet <toverstreet@bentonvillear.com>
Sent: Tuesday, October 8, 2024 5:36 PM
To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: Fw: Deny Echelon 1602 NW 3rd Street PRD

Regards,



From: Ken Leonard <kenleonard57@gmail.com>
Sent: Tuesday, October 8, 2024 11:31 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Deny Echelon 1602 NW 3rd Street PRD

You don't often get email from kenleonard57@gmail.com. Learn why this is important

Dear Mr. Overstreet,

Why is the quality-of-life index declining? Might the answer to this question be: planning commissions and planning departments are not listening to the community. They are only listening to the developer. The Echelon project at 1602 NW 3rd Street is a perfect example.

The Planning Department's own language states that development should be within the context of existing development. Three story townhomes are not even close to the existing development in this community. Furthermore, the Planning Department suggests in their own words that three story townhomes better match the surrounding neighborhoods. There is not a single three story townhouse anywhere near this site.

Regarding affordable housing or even moderately priced housing, the Planning Department states that their strategies call for the support of affordable housing. Of course, $700,000 to $800,000 homes are not affordable and they are not even moderately priced.

The Planning Department also mentions the effort to support aging in place development strategies. Common sense tells us that two- and three-story structures which make up the Echelon development plan do not support aging-in-place strategies.

The Echelon development plan fails on all accounts. This PRD rezoning should be denied. It does not fall within existing development characteristics, existing zoning, proposed future zoning, affordable housing and aging in place strategies.

We ask the Planning Commission to listen to the community and deny PRD rezoning for the Echelon development. Thank you for your service.

Sincerely,
Ken Leonard
207 NW O St
Bentonville, AR 72712
479-366-9929
Kenleonard57@gmail.com

Sent from my iPad

Outlook

Fwd: NW 3rd street - we OPPOSE the rezoning of a few acres to a PRD request (ECHELON) - please keep as R-1

From Danny Bennett <DBennett@bentonvillear.com>
Date Tue 10/8/2024 6:45 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

> **From:** "Ben.gretchen" <ben.gretchen@gmail.com>
> **Date:** October 8, 2024 at 1:58:53 PM CDT
> **To:** Danny Bennett <DBennett@bentonvillear.com>
> **Subject: NW 3rd street - we OPPOSE the rezoning of a few acres to a PRD request (ECHELON) - please keep as R-1**

Outlook

Fwd: Request to Deny Rezoning for Echelon Development

From Danny Bennett <DBennett@bentonvillear.com>
Date Tue 10/8/2024 6:42 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: "Harris, Renee" <renee.harris@astellas.com>
Date: October 8, 2024 at 11:59:51 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Request to Deny Rezoning for Echelon Development

You don't often get email from renee.harris@astellas.com. Learn why this is important

Dear Mr. Bennett,

We have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. We ask the Planning Commission to listen to the community and deny this PRD. The Echelon Development fails on all accounts and this PRD should be denied. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies. Thank you.

Takeaways from the Staff Report:

- The Planning Department Staff Report states that development should be within "the **context of existing development**". Furthermore, it states "In order to better match the surrounding neighborhoods, the development will locate the taller, 3-story single-family attached units along Northwest 3rd Street…" Three story townhouses are not even close to the existing "land use and built character" of our neighborhoods. There is not a single three-story townhouse anywhere near this site.

- The Staff Report states that our neighborhoods are in Priority Area 2 designated for "Infill development**". Infill development does not equate to PRD.** According to the City's own criteria, infill development should be compatible zoning with the existing land use and "built character". Based upon this, the zoning should be R-1 or with the Future Land Use Plan zoned as Neighborhood Suburban.

- The Staff Report calls out the need for strategies to **support affordability.** These $700,000 and $800,000 homes are not affordable. The nearby Foxglove

and Sturbridge homes are half that amount. Echelon units will be out of reach for many people.

- The Staff Report discusses supporting **"aging in place."** Common sense says that two and three-story structures are not aging in place homes.

- The Staff Report states that **Northwest 3rd Street is "designated as a collector street".** The addition of the bike lane took away the middle turning lane. When you travel east down NW 3rd Street during rush hour cars are backed up blocks from the traffic light at Walton Blvd.

Thank you very much for your support.
Renee

Renee Harris
Executive Director, Omnichannel Engagement and Strategic Planning

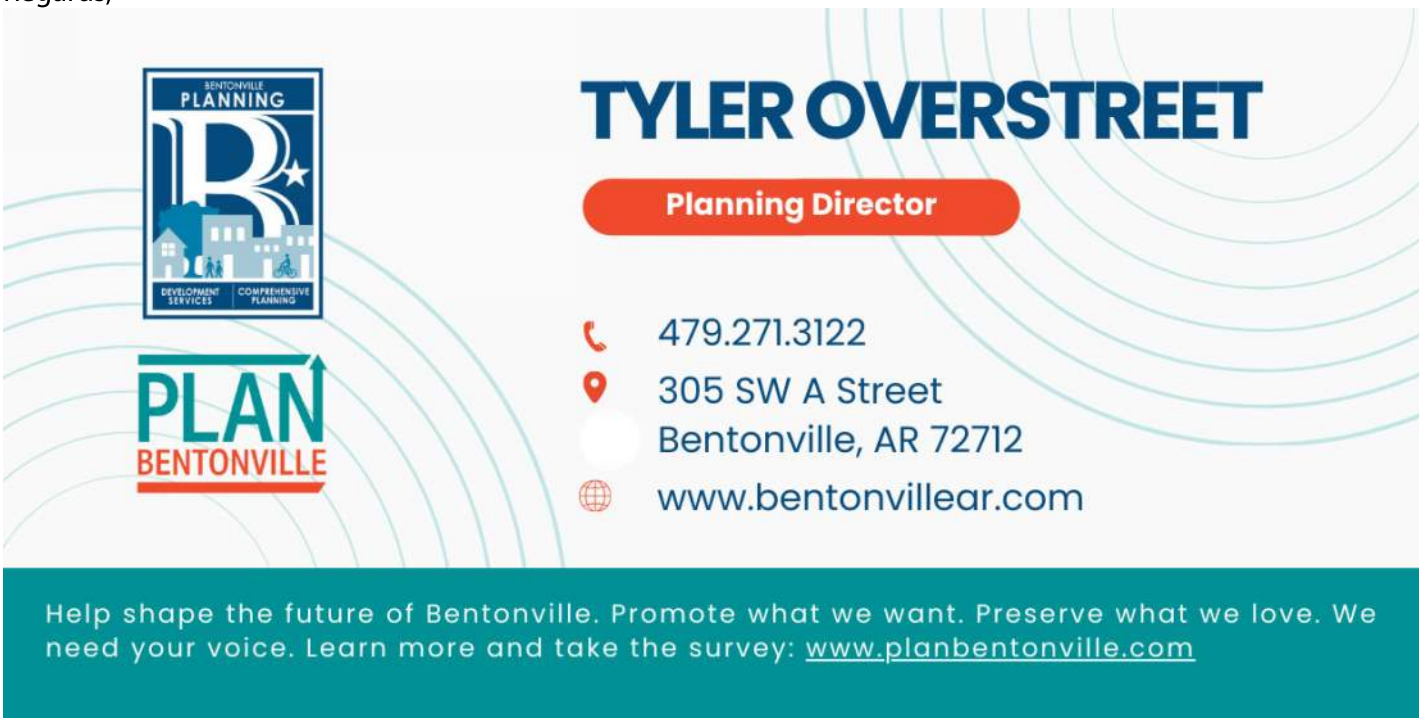
Astellas Pharma
Cell/Mobile: 479-321-6477

Outlook

FW: Echelon Development

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Tue 10/8/2024 4:14 PM
To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



From: Donna Duncan <funbkrbabe479@gmail.com>
Sent: Tuesday, October 8, 2024 1:20 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon Development

You don't often get email from funbkrbabe479@gmail.com. Learn why this is important

I do not want this Development brought into my neighborhood. We already have way too much traffic, that are driving way too fast on a road that is supposed to be 25 MPH. The Development does not fit in with the current housing. And allowing this Development will just open up the area for other builders to request the same type of rezoning, which again, we DO NOT want!

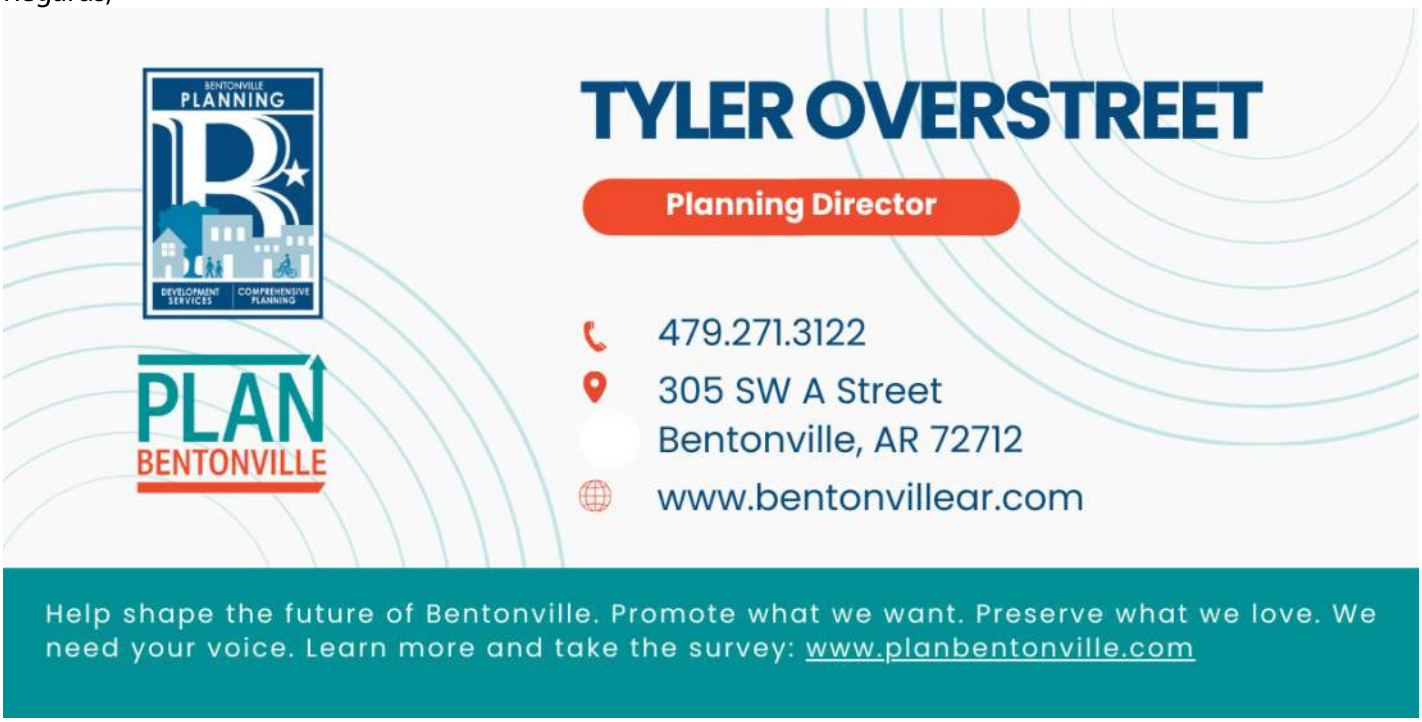
Donna Duncan
1301 NW 3rd St, Bentonville, AR 72712
479-366-0156
Funbkrbabe479@gmail.com

Outlook

FW: ECHELON PRD

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Thu 10/10/2024 11:51 AM
To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



From: MARY HUBBLE <hubblem@cox.net>
Sent: Thursday, October 10, 2024 10:42 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: ECHELON PRD

You don't often get email from hubblem@cox.net. Learn why this is important

Dear Mr. Overstreet, Planning Director:

I have reviewed the revised Echelon PRD submission and the City Planning Office Staff report and ask the Planning Commission to listen to the community and deny this PRD. The Echelon Development is not appropriate for this area and would be a safety concern for residents and everyone that travels 3rd Street. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.

I live in the Highland Park subdivision located at 3rd and Elm Tree and know first hand the large amount of both car and bike traffic daily on 3rd Street. 3rd Street isn't designed to handle the additional traffic this development would add nor provide any parking that would run over from this development.

The Echelon PRD fails on all accounts and this PRD should be denied.

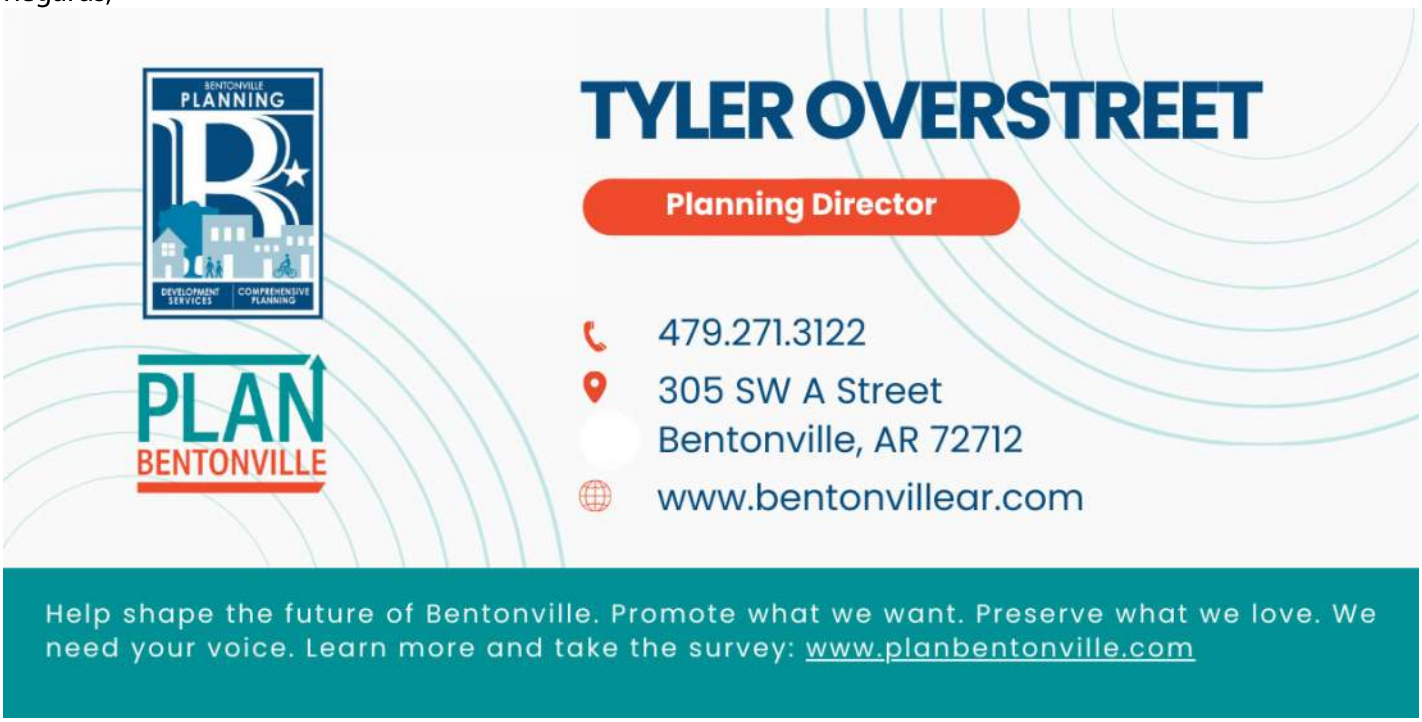
Thank you,
Mary Hubble

Outlook

FW: Echelon PRD NW3rd St

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Thu 10/10/2024 11:51 AM
To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,



From: Jeff Going <Jeffgoing1@outlook.com>
Sent: Thursday, October 10, 2024 10:32 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon PRD NW3rd St

You don't often get email from jeffgoing1@outlook.com. Learn why this is important

The Echelon PRD proposal on NW 3rd Street doesn't come even remotely close to fitting in with the surrounding environment and communities. Homeowners on all sides of the proposed rezoning area take pride in caring for their beautiful lawns and homes which makes this community so unique. Very expensive, high density, multiple story housing with $800k- $700k price tags are far different from the average $300k - $500k homes in the surrounding neighborhoods. The thought that these three and two story units sitting on lots that are not much bigger than their footprints will blend in with the surrounding homes is ridiculous. The thought that these multiple story units will cater to the elderly and using the term "Aging in Place" is even more ridiculous. Obviously the developers are not seniors. I'm 69 y/o and the last thing I'd want to do is climb up and down stairs. I put multiple story homes behind me 8 years ago. There are much larger areas in Bentonville where high density housing would fit in without cramming them right in the middle of existing communities with homes on 1/4 - 1/3 acre lots. NW 3rd Street is already a dangerous street to drive on. It's even worse since they installed a bike lane that took away the center lane where you could make your turns. Please listen to the

community, those of us who are directly impacted by too much growth for a stagnant infrastructure. The Echelon Development fails to come close to existing zoning or proposed future zoning. The Echelon Development will add to traffic and there will most definitely be parking problems that will likely lead to disputes. I'm asking the Planning Commission to listen to the community and deny this PRD.

Jeff Going
308 Old Forge Dr.
Bentonville

Sent from my iPad

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

Traffic, Compatibility, Safety, Drainage, Noise, Established Privacy, Design, Density, Emergency services, diminished property values

R A Green — **302 NW O St. Bentonville, Ar. 72712**

Signature and Physical Address

Elma Green — **302 NW O St. Bentonville Ar. 72712**

Signature and Physical Address

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

1 NW 3rd St traffic ~~has~~ is already bad w/ bike lanes + dealing w/ Cotter traffic, 2 The Echelon project doesn't fit the area 3 Parent are biking there kids to school making unsafe with additional traffic

Donna Anderson
Signature and Physical Address

Brad Lamb
Signature and Physical Address

403 NW Saddlebrook Dr.

94

4. Not consistant with surrounding neighborhoods.

5. The plan is to dense

6. Noise the balconies will increase noise in the neighborhood.

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

This area should be aligned with the surrounding neighborhoods as Neighborhood-Suburban. The density of the proposed plan is incompatible and will cause traffic and parking issues.

Signature and Physical Address

406 NW O St
Bentonville, AR

Signature and Physical Address

34

Outlook

Fwd: Tuesday's planning meeting agenda

From Danny Bennett <DBennett@bentonvillear.com>
Date Sun 10/13/2024 9:16 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: dennis phillips <dennislphillips@yahoo.com>
Date: October 13, 2024 at 8:40:46 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Tuesday's planning meeting agenda

You don't often get email from dennislphillips@yahoo.com. Learn why this is important

Thank you for your time to read this email concerning a planned development.

This is concerning rezoning the property at 1602 NW 3rd Street from R-1 to PRD. The plans the developers have for this property are not appropriate and it does not stay in the context of existing development. The plans do not meet with the existing land use and the zoning should stay R-1 and not be changed to PRD.

The Townhouses face 3rd street and appear more like apartments than “townhomes”. This would give the appearance that the entire area behind are apartments. The single-family homes are not visible from the road. I know I would not purchase a single-family home behind apartments. Nor would anyone paying as much for a home as they say the homes will be sold for.

Also, looking at the “private roads” as opposed to city streets, there is no parking allowed for any guests for the residents. Where are they going to park? There is a bike lane in front of the property and I would hope they would not try to park there but there really is no where else available to park.

There are other options available to them. They could easily build 6 or 7 single family homes on this beautiful piece of property that could sell for well over a million dollars. This would be a more appropriate use of the property. They just need a different design.

PLEASE DO NOT GRANT THE REZONING REQUEST TO PRD. PLEASE KEEP THE PROPERTY AS R-1.

Thank you,

Dennis Phillips
1707 Carolyn St.
479-640-0235

Outlook

Fwd: Eschelon Revised Plan

From Danny Bennett <DBennett@bentonvillear.com>
Date Sat 10/12/2024 7:56 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Tina Brandt <littlemax321@att.net>
Date: October 12, 2024 at 5:24:48 PM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Fwd: Eschelon Revised Plan

You don't often get email from littlemax321@att.net. Learn why this is important

From: Tina Brandt <littlemax321@att.net>
Date: October 12, 2024 at 4:50:37 PM CDT

My husband and I have reviewed the above revised plan and still do not agree with Eschelon's request for Rezoning. Please consider the following reasons:

1. Number 1 and vitally important is Safety. I drive NW 3rd every day to and from my job. The placement of the bike lane caused the narrowing of the two lanes. Construction vehicles, fire trucks, garbage trucks, vehicles with wide trailers, large SUVs, school busses barely pass. I see school children on the corners waiting to be picked up each morning. They are quite close to the curbs. Traffic has increased considerably. Vehicles now cut thru NW O street for a short cut to Central or NW 3rd. The addition of 3 story homes along NW 3rd will only add to current problems.

2. It is not within the context of existing development. There are no 3 story townhouses near this site. They are not within the land use and built character of our neighborhoods. Further, infield development should be compatible zoning with existing land use. It clearly follows that the zoning should remain R-1 or with the future land use plan zoned as Neighborhood Suburban.

3. These homes are not affordable! Nearby homes are half the 700,000 to 800,000 cost of the proposed homes. Plus the fact that these homes do not support aging in place as has been discussed.

4. In reference to traffic cited in No. 1 above, I can attest to the fact that vehicles are already in a backed up situation during rush hour, blocks from the traffic light. Eschelon's plan will create a nightmare of increased density, traffic problems, safety issues with the narrowed lanes and entry to the bike lane, and houses sitting empty because of affordability.

The Eschelon development fails in every aspect. We respectfully request that this PRD be denied.

Thank you.

Tina and Doug Brandt

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

This is not an appropriate use of PRD zoning. The future land use plan has designated this area as "Neighborhood-Suburban" but the Echelon Development will turn us into a Urban area. It will increase already elevated traffic & parking issues, create additional safety concerns, invade the privacy of all neighbors and stick out like a sore thumb. Please see additional pages for details.

[signature] 300 NW O. ST. BENTONVILLE
Signature and Physical Address

[signature] 300 NW O ST. Bentonville
Signature and Physical Address

Benjamin and Leslie Nice
300 NW O St.
Bentonville, AR 72712
October 11, 2024

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

Dear Members of the Planning Commission,

We are writing as residents and homeowners of Bentonville since 2014 to express our serious concerns regarding the proposed rezoning and development plan for the property adjacent to our home. As you consider the developer's request to rezone this land, we feel it is important to highlight the negative impacts this project will have on our neighborhood, with privacy and safety being our primary concerns.

As parents of 3 small children we feel that the proposed 3-story townhouses are incompatible with the character of the surrounding area, which consists entirely of single-family homes on larger lots. Our backyard has been a safe haven for our kids to run and play freely but, these towering structures will overlook our property and those of our neighbors, causing a significant invasion of privacy for all of us. Unlike the current zoning, which allows for homes that complement the neighborhood's layout and character, the proposed design places multi-story buildings at an uncomfortably close proximity to existing homes, allowing future residents or worse, short term renters, a direct view into our backyards, patios, and windows. The loss of privacy is not only frustrating, but also disheartening for those of us who have invested in the peaceful, suburban environment that this part of Bentonville offers.

Furthermore, the density and design of this development would severely disrupt the established character of our neighborhood. All surrounding areas are zoned R-1, and this development would introduce an incompatible housing style (i.e. barracks-style townhouses) that the City's current and future land use plans do not support. This intrusion of high-density housing brings not only privacy concerns but also the potential for increased traffic, noise, and safety issues—particularly given the lack of adequate parking and the heavy use of the nearby bike path by families and schoolchildren.

The new developers want you to believe that they are doing everything that they can to *minimize* any privacy, safety, traffic and noise concerns but if they weren't requesting a rezoning that would make this area stick out like a sore thumb but instead were adhering to the current zoning and future plan for the city of Bentonville then they wouldn't have to worry about these concerns at all.

In closing, we urge the Planning Commission to reject this rezoning request and development plan. It is essential to preserve the privacy, safety, and character of our neighborhood. This project, in its current form, is simply not appropriate for the area and will create significant

NOTICE OF INTENT TO REZONE

AMAZING LAND COMPANY LLC & GARRETT, JEFFREY & GARRETT, TYLER KELSEY has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E & R-1 to PRD

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1602 NW 3RD STREET, BENTONVILLE +/- 3.58 ACRES

The public hearing will be held OCTOBER 15TH, 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:

This would be inappropriate for the current R1 neighborhood and unsuitable for the area.

CORNELIUS W. PRATT, II
500 COACHLIGHT DRIVE
~~BENTONVILLE, AR~~ 72712

Signature and Physical Address

Signature and Physical Address

Outlook

FW: Echelon Rezone Request

From Jon Stanley <JStanley@bentonvillear.com>
Date Mon 10/14/2024 10:22 AM
To Sophie McAdara <smcadara@bentonvillear.com>

From: Lisa Hostetler <wings1758@yahoo.com>
Sent: Monday, October 14, 2024 9:54 AM
To: Jon Stanley <JStanley@bentonvillear.com>
Subject: Echelon Rezone Request

You don't often get email from wings1758@yahoo.com. Learn why this is important

Dear Jon Stanley:

We adamantly oppose Echelon's request to rezone the 3rd street property from R-1 to PUD. We believe it is evident by looking at a map that this would be way out of place. This lot is right in the middle of all R-1. If you look at an aerial view of the land all you would see would be R-1 lots all around this plot. To put townhouses in this would not be appropriate use of the land. We are a block away from this land and hope that we can keep this area R-1 as it has been.

We appreciate your consideration of this concern we have. The previous email I sent goes in to more detail our objections. But no matter how they sugar-coat the request, it is still objectionable.

Sincerely,

Lynn and Lisa Hostetler

Outlook

Fwd: Proposed Echelon Development

From Danny Bennett <DBennett@bentonvillear.com>
Date Sun 10/13/2024 12:43 PM
To Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Cc Sophie McAdara <smcadara@bentonvillear.com>

Begin forwarded message:

From: Karen Sinning <sinning8@aol.com>
Date: October 13, 2024 at 8:56:03 AM CDT
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: Re: Proposed Echelon Development

You don't often get email from sinning8@aol.com. Learn why this is important

Mr. Bennett,

I have reviewed the revised Echelon PRD submission and the City Planning Office Staff Report. I ask the Planning Commission to listen to the community and deny this PRD. The Echelon Development fails on all accounts and this PRD should be denied. The Echelon PRD does not meet existing development characteristics, existing zoning, proposed future zoning, nor meet affordable and aging-in-place housing strategies.

Thank you.

Karen Sinning

On Sunday, October 6, 2024 at 09:07:06 AM CDT, Karen Sinning <sinning8@aol.com> wrote:

Mr. Bennett,

As a member of the Bentonville Community who travels NW 3rd Street a minimum of 2x per day, including weekends, I am concerned with the proposed change in zoning for 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone. My concerns include, but are not limited to:

1. Proposed egress for the development is too close to existing crossroads. The safety of the community who use 3rd street and those families who transport their children to and from school via the existing bike lanes would be at increased risk to accident and/or incident.
    1. As a frequent user NW 3rd Street, it is almost daily I witness cars running 4-way stop signs, speeding or actually driving in the two-lane bike path due to driver confusion regarding the placement of the bike lanes when making a right-hand turn from any of the streets joining NW 3rd Street from the north.
2. Increased traffic from the proposed community onto an already congested street during peak hours. Community members already turning from NW J Street at the 4-way stop are not able to turn due to traffic being stopped at the streetlight at the corner of Walton Blvd. and NW 3rd Street causing significant backup and unnecessary chances impacting public safety including children and families riding their bikes to school.
3. Proposed plan change does not align with Bentonville's current Master plan and future Land Use plan. All surrounding neighborhoods are zoned R-1. The property is currently zooned as a mix of Residential Estate and R-1 and the City's proposed Future Land Use Plan calls for this plot of land is "Neighborhood-Suburban."
4. Stormwater including mud and debris from the existing 1602 NW 3rd street property runs onto the sidewalk. Increased elevation to accommodate the proposed development has the possibility to increase the runoff with storm debris causing a safety issue for community members using the sidewalk and bike lanes. Increasing density will create more flooding and storm water problems that will need to be addressed by the city as they occur.
5. Design, including the material used in the construction of the buildings, of the proposed townhomes and single-family homes is not compatible with the surrounding neighborhoods. The addition of 3-story townhouses creates a loss of privacy for adjacent homeowners, including those who live the homes across NW 3rd Street to the south.
6. Parking and road width within the proposed plan does not provide adequate parking, nor does it allow for street parking for residents and their guests.

Please vote no to the proposed rezoning of the property at 1602 NW 3rd Street from a mix of R-1/R-Estate zoning to a Planned Residential Development (PRD) zone.

Sincerely,

Outlook

Re: Echelon PRD Rezoning -- Please deny this

From Sophie McAdara <smcadara@bentonvillear.com>
Date Mon 11/18/2024 8:16 AM
To marieclapper@gmail.com <marieclapper@gmail.com>
Cc Thomas Adler <tadler@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>; Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>

Marie,

Thank you for your comments. I will be sure to include these in the public comment section for the upcoming Planning Commission meeting.

Best,

Have questions about zoning and development?
Book a meeting here

From: Tyler Overstreet <toverstreet@bentonvillear.com>
Sent: Monday, November 18, 2024 7:58 AM
To: Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: FW: Echelon PRD Rezoning -- Please deny this

Regards,

From: Marie Clapper <marieclapper@gmail.com>
Sent: Saturday, November 16, 2024 10:03 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon PRD Rezoning -- Please deny this

You don't often get email from marieclapper@gmail.com. Learn why this is important

I live in Sturbridge, a sub-division that will be negatively impacted if the proposed Echelon PRD rezoning is approved.

You have heard already the reasons this should NOT be approved:

- noise
- traffic
- safety
- many garbage cans and no ability to easily retrieve it
- short-term rentals leading to further dissolution of the neighborhood
- opposition from residents

Please support the overwhelming opposition by the people who live nearby.

Warmest regards,
Marie Clapper
1505 Sanford Drive
Bentonville

Outlook

FW: Echelon PRD review 19 Nov

From Tyler Overstreet <toverstreet@bentonvillear.com>
Date Mon 11/18/2024 2:01 PM
To Beverly Hall <bhall@bentonvillear.com>; Bradley Gavrielides <bgavrielides@bentonvillear.com>; Brittany Chue <bchue@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Regards,

From: Ken Leonard <kenleonard57@gmail.com>
Sent: Saturday, November 16, 2024 4:36 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Echelon PRD review 19 Nov

You don't often get email from kenleonard57@gmail.com. Learn why this is important

Dear Mr. Overstreet. 16 November 2024

On 15 October 2024 the Planning Commission reviewed the Echelon PRD development proposal (1602 NW 3rd St, Bentonville). During this meeting much was made of the term “harmony”. The developer attempted to make the argument, that the Echelon PRD development created “harmony” in this community of R-1 zoning. This high-density PRD development obviously does not create “harmony” in any way shape or form in this R-1 and R-Estate (R-E) neighborhood. The Echelon PRD is a sour note, a broken string. The only harmony the proposed Echelon PRD has created is the unanimous opposition to this proposed PRD by the neighbors / neighborhoods surrounding this proposed PRD. We are asking the Planning Office to respect this overwhelming public objection to this proposed PRD, and to deny this PRD.

Furthermore, there is absolutely no reason to build a PRD on these two parcels of land, one zoned R-1 and the other R-E. These two parcels could be successfully developed as R-1 which would be a major concession to the existing zoning, R-1 and R-E. Developing the parcels under R-1 would also adhere to the future proposed land use plan, suburban neighborhood.

Another reason to deny this PRD is tree cover. As you know the City of Bentonville was and is working hard to increase tree cover. This proposed PRD would upend this effort. This high-density PRD will not promote tree cover in these parcels. R-1 development requires that tree cover be included in the development. We hope that the Planning Office will support the City of Bentonville’s effort to improve tree cover and deny this PRD.

As you know, building affordable housing is another area where the City of Bentonville would like to see improvement. The Echelon PRD would not even provide moderately priced housing. The developer stated during a community meeting on 13 November 2024 that the price range for homes in the Echelon PRD would be in the million-dollar range, a far cry from affordable or moderately priced. Deny this PRD.

These are just several reasons why the Echelon PRD should be denied. I imagine that you will hear other reasons from the community that unanimously objects to this unnecessary zoning change. We are asking that the Planning Office support and respect existing and future land use plans, harmonious community development, city initiatives such as tree cover and affordable housing and the unanimous objection to this PRD by the neighbors / neighborhoods that surround this proposed Echelon PRD, by denying this PRD request.

Sincerely,
Ken Leonard
207 NW O St
Bentonville, AR 72712

--
Ken Leonard
479-366-9929
kenleonard57@gmail.com