



**Planning Commission
Meeting Agenda
January 7, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83138973015>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. December 10th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. WMC Welcome Center and Hotel
Zone 02S
1301 Southeast 8th Street (FP24-0007) | Final Plat |
| 2. Lots 6 and 7 of Simpson Family
Subdivision
Heagerty Road (LS24-0038) | Lot Split |
| 3. Lots 10 and 11, Prime Parc
Subdivision
Southwest Regional Airport Boulevard (LS24-0040) | Lot Split |
| 4. Lots 11 and 12 of Bentonville Heights
Addition
810 Northwest 11th Street (LS24-0044) | Lot Split |
| 5. Lot 15, Block 3 of Lincoln and Rice
Addition
103 Northeast H Street (LS24-0046) | Lot Split |
| 6. Lot 21, Block 1 of Smartt's Addition
407 Southwest A Street (PLA24-0032) | Property Line Adjustment |
| 7. Lot 1 of Airport Road Shopping
Center Subdivision
1261 Southwest Regional Airport Boulevard (PLA24-0025) | Property Line Adjustment |

IV. New Business

Advertised Public Hearings

- | | |
|---------------------------------------|--------------------------------|
| 1. East Central Parking Garage | Conditional Use Permit* |
|---------------------------------------|--------------------------------|

300 E Central Avenue ([CU23-0025](#))

2. **Beiler Family Trust** **Rezoning***

1102 Northwest A Street ([RZ24-0045](#))

Future Land Use Map Amendment: Open Space to High Density Residential

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential

3. **Kelley**

718 West Central Avenue ([RZ24-0047](#))

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

4. **Amazing Land Development** **Rezoning***

1600 and 1602 Northwest 3rd Street ([RZ24-0051](#))

Future Land Use Map Amendment: Open Space to Low Density Residential (LDR)

Rezoning: R-E, Residential Estate to R-1, Low-Density Single-Family Residential

V. **Other New Business**

1. **AMP Sign and Banner** **Waiver**

907 Southeast 21st Street ([WAV24-0016](#))

Waiver 1: Sec. 1400.08 Interior Parking Lot Landscaping

Wavier 2: Drainage Manual

Waiver 3: Sec. 1400.06 Street Frontage Landscaping

Waiver 4: Sec. 1100.02 Access Management

2. **Waiver for the dedication of public right of way for SW G between Central and SW 2nd St** **Waiver**

801 W Central Avenue ([LS24-0052](#))

3. **Lots 52 and 55 of Dicksons Addition** **Property Line Adjustment**

718 West Central Avenue ([PLA24-0001](#))

4. **Thaden Gym** **Large Scale Development**

201 Southeast 10th Street ([LSD24-0046](#))

Waiver 1: Sec. 501.06 Number of Off-street Parking Spaces Required

Waiver 2: Sec. 1100.21.f.i.1 Vertical Articulation

Waiver 3: Sec. 1100.23.d.1.c Glazing

Waiver 4: Sec. 1100.23.d.1.d Corner Architecture

Waiver 5: Sec. 1100.23.d.2.a Building Placement

VI. **Old Business**

VII. **Other Business**

1. **Plan Bentonville - Draft Alignment Policy** **Discussion**

VIII. **Adjournment**



**Planning Commission
Meeting Minutes
December 10th, 2024
Bentonville City Hall
Public Hearing: 3:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/tM3u4gWkoYtbefL8GWI2BBArfo2ILhIWAKTrYIQsvCoxGUwr1Brpa9nIE_RyQYRK.uHuQxUhm7ki6mMYy?startTime=1733864362000

Passcode: *@@B+F2Q

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

Commissioners Absent: Eric Hipp

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Sophie McAdara

I. Call to Order

- Chairman Wright calls the meeting to order at 3:00 pm.

II. Approval of Minutes

1. December 3rd Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Davis, second by Ibekwe.
- Minutes are approved 6-0.

III. New Business

1. *Review of Bylaws*

2. Adopt the 2025 and 1QTR 2026 Planning Commission Calendar

- Motion to Approve by Davis, second by Bryant
- Calendar is approved 6-0

3. Suggestions for Code Amendments

IV. Adjournment

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



Consent Agenda Item [FP24-0007](#)

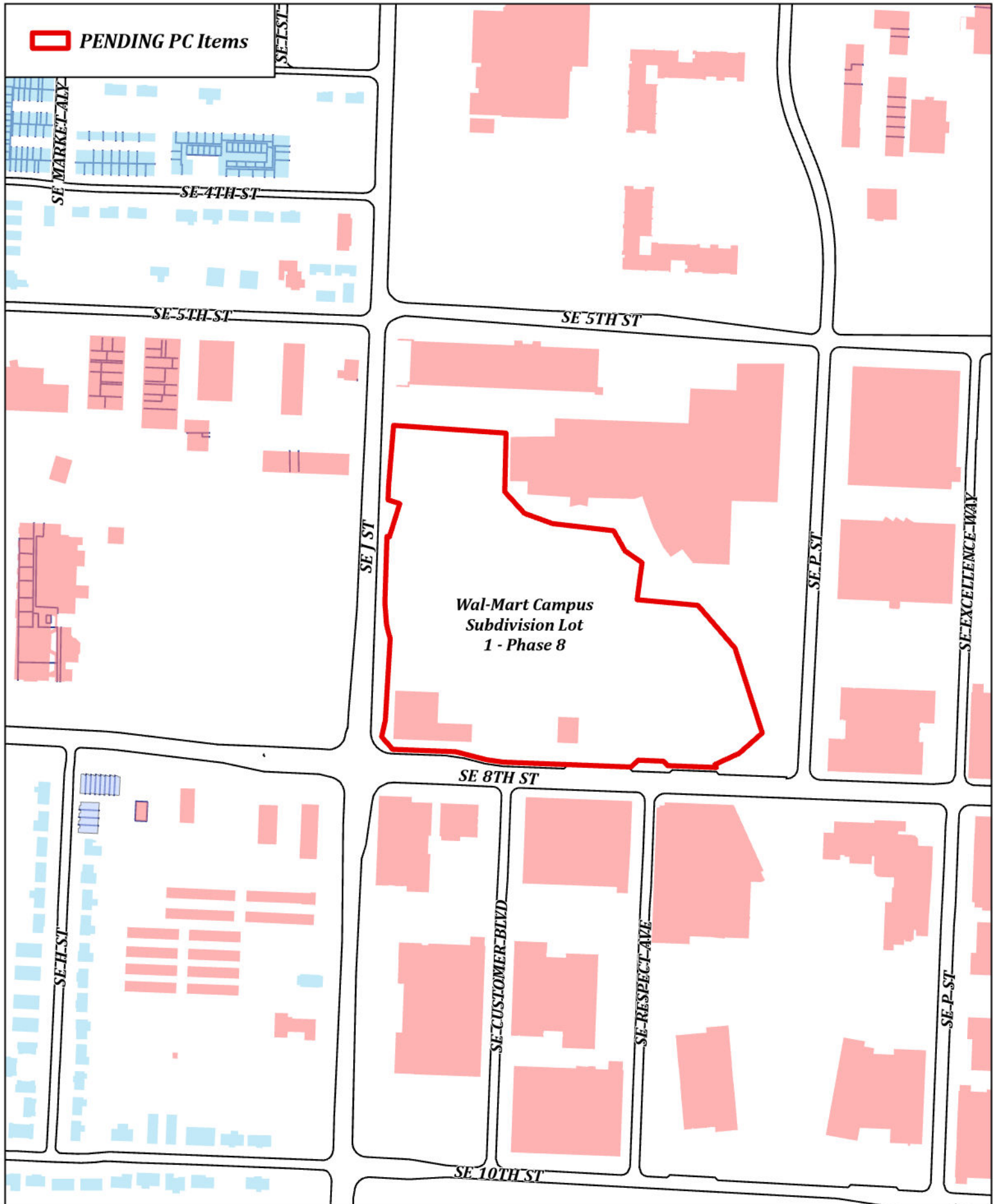
For the Planning Commission meeting on January 7, 2025

Details

Final Plat: Lot 1, Walmart Campus Subdivision, Phase 8 Walmart Campus, Zone 02S, Hotel Ventures Bentonville LLC, Southeast 8th Street, Planned Unit Development (PUD), FP24-0007

A final plat of a portion of the Walmart Campus, creating one new lot. This plat dedicates several utility and drainage easements, as well as right-of-way, and incorporates vacations already approved by City Council. This plat requests no variances or waivers.

 **PENDING PC Items**



FP24-0007
Wal-Mart campus Subdivision Lot 1 Ph 8
Final Plat



Final Plat of Lot 1, Walmart Campus Subdivision, Phase 8 Walmart Campus, Zone 02S

Bentonville, Benton County, Arkansas

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: Walmart Stores Inc.

Print Name: _____

Source of Title: D.R. 2003, Page 22275

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

Notary Public _____ My Commission Expires _____

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Realty Company

Print Name: _____

Source of Title: D.R. 524, Page 831

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

Notary Public _____ My Commission Expires _____

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: Benchmark Realty Advisors Inc.

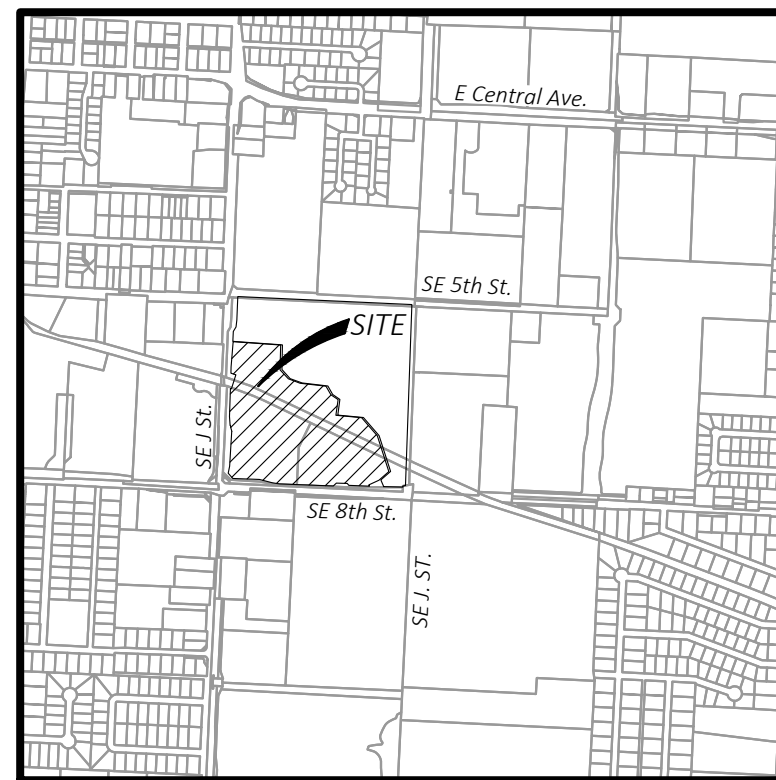
Print Name: _____

Source of Title: D.R. 2016, Page 66641

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

Notary Public _____ My Commission Expires _____

Date of Execution: _____ Signed: _____



VICINITY MAP

NOT TO SCALE

Latitude: 36°21'54"N
Longitude: 94°11'42"W

Owner:
Parcel #01-15905-000
Wal-mart Realty Co.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

Owner:
Parcel #01-10795-000
Hotel Ventures Bentonville LLC
2608 SE J Street
Bentonville, AR 72712
Contact: Joe Allbright, (479) 273-4000

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

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



SHEET INDEX:

1. Cover Sheet
2. Final Plat
3. Final Plat - Easements
4. Tables
5. Notes & Descriptions



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

REVISION		
NO.	DESCRIPTION	DATE
△	1st Sub. Comments	07/19/2024
△	2nd Sub. Comments	08/02/2024
△	Easement Revision	12/04/2024

ATLAS PAGE: 404

City of Bentonville Project # FP24-0007

State Survey Code: 500-20N-30W-0-32-130-04-1618



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

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

Final Plat of Lot 1
Walmart Campus
1301 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	12/3/2024
REVISION	REV-3

Cover Sheet

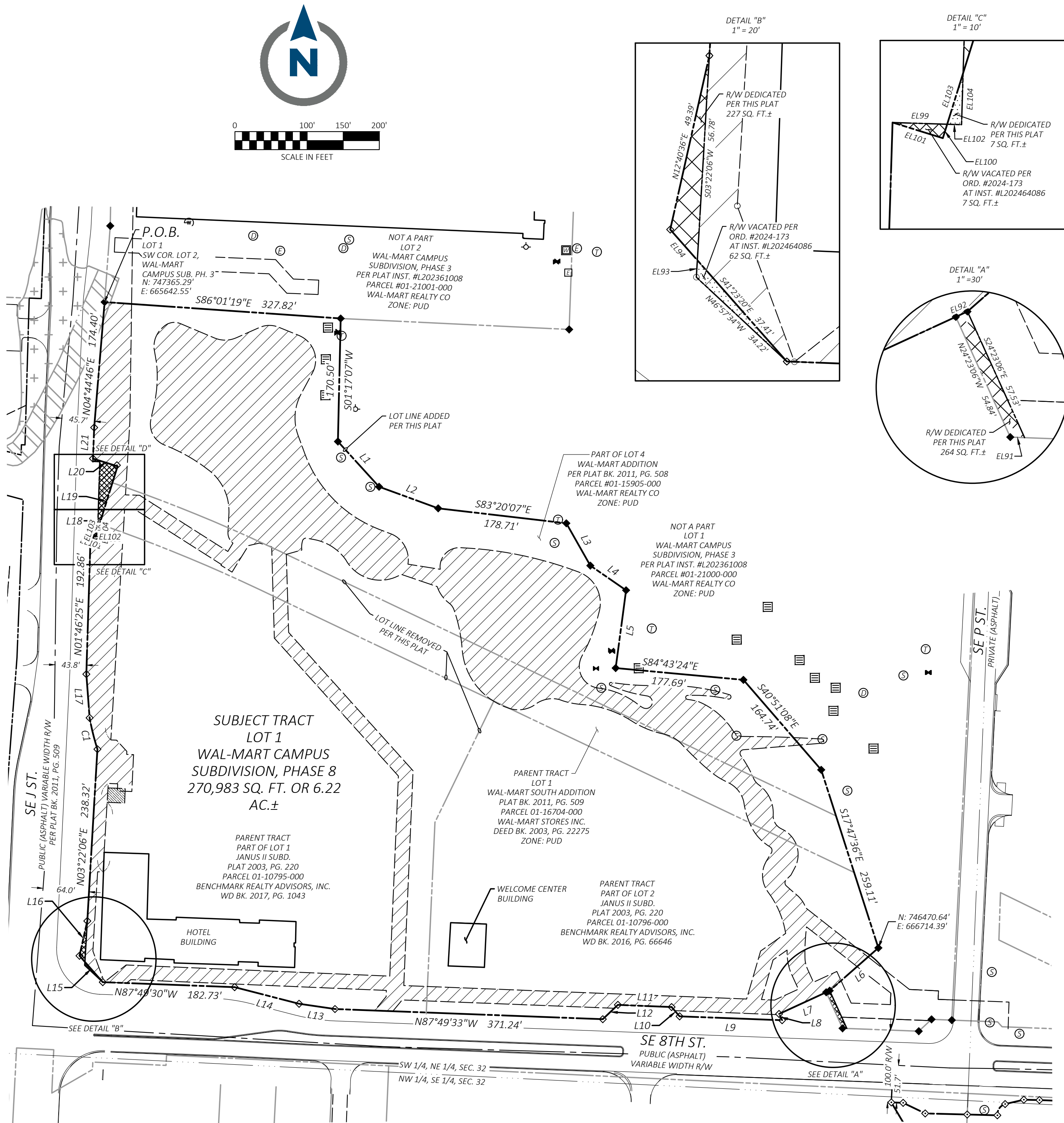
SHEET TITLE

SHEET NUMBER

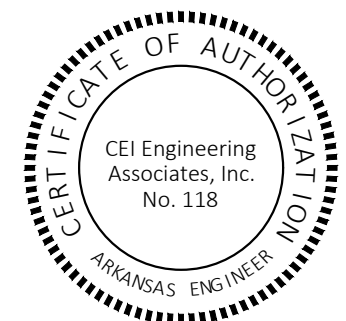
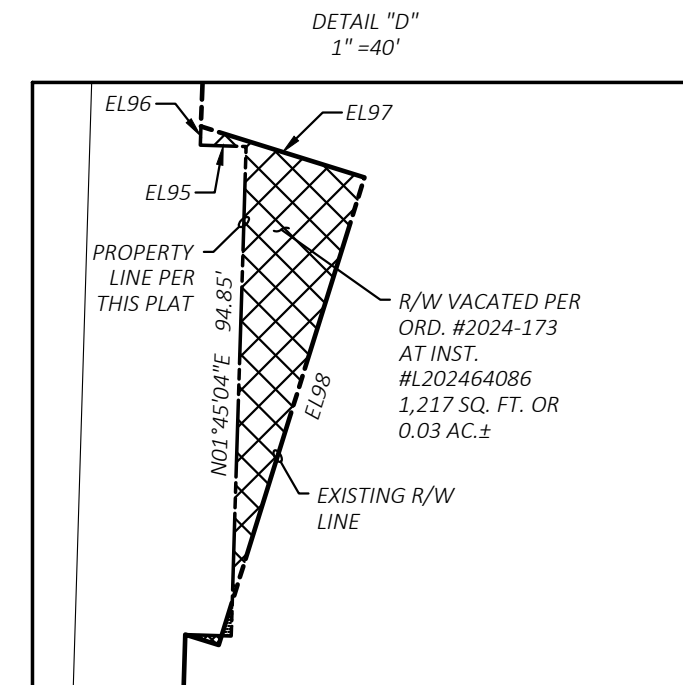
1 OF 5

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

© 2024 CEI ENGINEERING ASSOCIATES, INC.



Legend	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Centerline
	Found 5/8" Rebar "LS#1618"
	Set 5/8" Rebar "LS#1618"
	Bearing & Distance Change
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Grate Inlet (Circular) (GIC)
	Telephone Manhole (TMH)
	Sewer Manhole (SMH)
	Sewer Clean Out
	Water Valve
	Fire Hydrant
	Water Vault
	Electric Riser
	Electric Vault
	Electric Manhole (EMH)
	Right-of-Way
	R/W to be dedicated per this plat
	R/W to be vacated per this plat
	FEMA Zone "AE"
	FEMA Floodway
	Utility Easement (UE) per Deed Inst. #L202110326



ATLAS PAGE: 404
City of Bentonville Project # FP24-0007

State Survey Code: 500-20N-30W-0-32-130-04-1618



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PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

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

Final Plat of Lot 1
Walmart Campus
1301 SE 8TH St
Bentonville, Benton County, Arkansas

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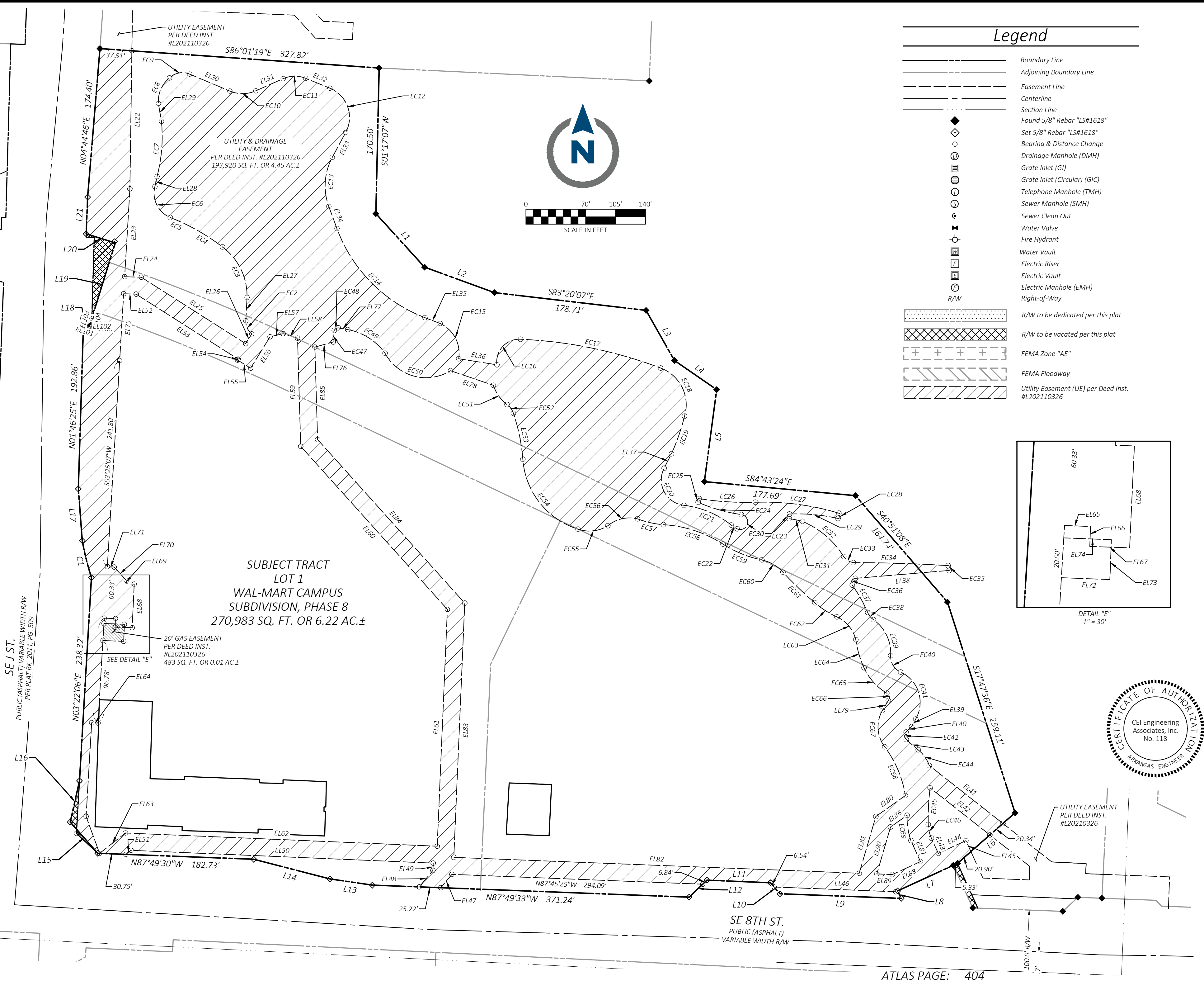
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	12/3/2024
REVISION	REV-3

Final Plat

SHEET TITLE
SHEET NUMBER

2 OF 5

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



CEI ENGINEERING ASSOCIATES, INC.
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Final Plat of Lot 1
Walmart Campus
1301 SE 8TH St
Bentonville, Benton County, Arkansas



Preliminary
This document shall
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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	12/3/2024
REVISION	REV-3

Final Plat - Easements

SHEET TITLE
SHEET NUMBER

3 OF 5

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

Easement Line Table		
LINE	BEARING	DISTANCE
EL22	S00°49'30"W	161.63'
EL23	S03°25'00"W	103.04'
EL24	S88°14'40"E	19.50'
EL25	S57°32'05"E	144.91'
EL26	N31°44'56"E	13.49'
EL27	N02°55'28"E	27.30'
EL28	N11°59'44"E	12.09'
EL29	N09°46'20"W	21.13'
EL30	S67°06'54"E	51.18'
EL31	N66°02'23"E	35.11'
EL32	S67°53'07"E	30.60'
EL33	S28°21'17"W	33.13'
EL34	S20°13'15"E	27.44'
EL35	S69°04'15"E	19.13'
EL36	S81°00'08"E	45.30'
EL37	S27°09'10"W	18.94'
EL38	S85°12'24"W	110.14'
EL39	S28°11'03"W	10.06'
EL40	S45°31'17"W	9.01'
EL41	S51°49'01"E	109.75'
EL42	N51°49'01"W	89.04'

Easement Line Table		
LINE	BEARING	DISTANCE
EL43	S24°23'19"E	19.64'
EL44	N65°17'53"E	35.68'
EL45	S24°23'06"E	14.03'
EL46	N87°45'25"W	142.55'
EL47	S39°42'44"W	20.30'
EL48	N39°42'44"E	24.99'
EL49	N02°13'27"E	8.62'
EL50	N87°34'42"W	354.26'
EL51	S51°56'18"W	7.68'
EL52	N88°14'40"W	14.59'
EL53	N57°31'07"W	141.67'
EL54	N30°44'10"E	1.23'
EL55	N58°15'04"W	17.98'
EL56	S31°44'56"W	43.14'
EL57	S76°49'26"W	15.77'
EL58	N72°50'34"W	17.64'
EL59	N01°40'58"W	126.65'
EL60	N41°59'09"W	256.84'
EL61	N02°27'57"E	277.48'
EL62	S87°34'42"E	365.50'
EL63	N51°44'01"E	38.53'

Easement Line Table		
LINE	BEARING	DISTANCE
EL64	N86°52'46"W	7.44'
EL65	N87°42'09"W	13.05'
EL66	N02°01'08"E	10.00'
EL67	N87°58'52"W	20.00'
EL68	S02°40'38"W	51.15'
EL69	S03°24'37"W	4.15'
EL70	S42°23'14"E	20.96'
EL71	S87°22'19"E	7.98'
EL72	N87°49'33"W	24.35'
EL73	S02°10'22"W	20.00'
EL74	S87°49'38"E	23.91'
EL75	S03°25'00"W	78.30'
EL76	N74°25'42"E	22.30'
EL77	S79°40'33"E	11.38'
EL78	S71°15'17"E	52.86'
EL79	S31°07'42"W	13.60'
EL80	S54°43'52"W	42.42'
EL81	S16°19'40"W	69.21'
EL82	N87°45'25"W	475.21'
EL83	N02°27'57"E	297.87'
EL84	N41°59'09"W	257.68'

Easement Line Table		
LINE	BEARING	DISTANCE
EL85	N01°40'58"W	108.28'
EL86	S54°43'52"W	23.73'
EL87	N24°23'19"W	27.18'
EL88	N65°17'53"E	36.23'
EL89	S87°45'25"E	18.20'
EL90	S16°19'40"W	57.22'
EL91	N87°49'45"W	5.96'
EL92	N65°17'53"E	5.33'
EL93	N03°22'06"E	4.72'
EL94	N41°27'02"W	11.33'
EL95	N88°15'54"W	9.56'
EL96	N01°50'13"E	3.89'
EL97	S72°41'13"E	35.69'
EL98	S17°18'47"W	92.56'

Property Line Table		
Line #	Direction	Length
L1	S42°16'59"E	84.67'
L2	S69°58'16"E	87.24'
L3	S29°31'58"E	67.38'
L4	S55°25'48"E	60.14'
L5	S07°37'10"W	108.74'
L6	S48°42'55"W	89.70'
L7	S65°17'53"W	77.19'
L8	S25°34'07"E	9.67'
L9	N87°49'33"W	142.07'
L10	N40°48'02"W	16.99'
L11	N87°40'00"W	74.45'

Property Line Table		
Line #	Direction	Length
L12	S46°28'19"W	28.83'
L13	N81°40'58"W	50.29'
L14	N75°32'23"W	92.19'
L15	N41°27'02"W	48.78'
L16	N12°40'36"E	49.39'
L17	N04°15'29"W	60.69'
L18	S72°41'19"E	7.29'
L19	N17°18'47"E	102.00'
L20	N72°41'13"W	35.69'
L21	N02°11'23"E	43.10'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	357.85'	44.78'	7°10'11"	N13°59'43"W	44.75'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC2	18.35'	17.46'	54°31'34"	N24°20'19"W	16.81'
EC3	71.13'	68.44'	55°07'45"	N25°58'05"W	65.83'
EC4	240.65'	49.49'	11°46'55"	N58°08'30"W	49.40'
EC5	249.54'	20.87'	4°47'31"	N66°23'21"W	20.86'
EC6	30.95'	44.06'	81°33'49"	N26°28'35"W	40.44'
EC7	182.76'	65.21'	20°26'41"	N4°34'47"E	64.87'
EC8	35.31'	33.92'	55°02'57"	N23°29'35"E	32.63'
EC9	21.62'	25.43'	67°24'53"	N79°10'39"E	23.99'
EC10	38.17'	31.21'	46°50'43"	N89°27'44"E	30.35'
EC11	33.64'	27.06'	46°04'31"	N89°04'38"E	26.33'
EC12	36.97'	62.11'	96°14'23"	S19°45'55"E	55.06'
EC13	70.20'	59.51'	48°34'32"	S4°04'01"W	57.75'
EC14	177.36'	151.21'	48°51'00"	S44°38'45"E	146.68'
EC15	38.47'	50.10'	74°36'45"	S27°41'42"E	46.63'
EC16	26.57'	46.50'	100°15'23"	N42°47'35"E	40.79'
EC17	529.05'	168.26'	18°13'19"	S78°22'54"E	167.55'
EC18	45.80'	69.28'	86°39'59"	S26°28'18"E	62.86'
EC19	260.24'	46.74'	10°17'28"	S19°09'51"W	46.68'
EC20	30.00'	57.87'	110°30'59"	S28°06'20"E	49.30'
EC21	109.03'	60.79'	31°56'35"	S67°23'31"E	60.00'
EC22	41.00'	8.18'	11°26'04"	S57°08'16"E	8.17'
EC23	8.78'	30.20'	197°06'26"	N16°29'35"E	17.36'
EC24	194.37'	52.80'	15°33'47"	N74°05'34"W	52.63'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC25	2.22'	6.41'	165°22'14"	N16°22'26"E	4.41'
EC26	348.66'	66.14'	10°52'10"	S86°22'32"E	66.04'
EC27	305.93'	99.01'	18°32'34"	S82°32'20"E	98.58'
EC28	3.14'	9.06'	165°17'54"	S9°50'20"W	6.23'
EC29	221.01'	57.25'	14°50'28"	N84°51'03"W	57.09'
EC30	2.75'	8.21'	170°57'34"	S2°14'56"W	5.48'
EC31	94.70'	15.87'	9°36'10"	S78°25'46"E	15.85'
EC32	103.88'	64.55'	35°36'11"	S49°31'11"E	63.52'
EC33	17.30'	13.55'	44°53'00"	S58°11'29"E	13.21'
EC34	1866.90'	111.02'	3°24'26"	S88°10'37"E	111.00'
EC35	3.01'	7.91'	150°45'49"	S11°32'13"E	5.82'
EC36	5.00'	10.56'	120°57'22"	S24°43'42"W	8.70'
EC37	166.87'	36.86'	12°39'22"	S29°25'18"E	36.79'
EC38	20.00'	10.81'	30°57'56"	S38°34'35"E	10.68'
EC39	48.03'	48.84'	58°15'59"	S25°42'22"E	46.76'
EC40	20.00'	23.95'	68°36'46"	S31°15'33"E	22.54'
EC41	39.00'	65.13'	95°41'05"	S17°43'24"E	57.82'
EC42	6.00'	9.72'	92°51'13"	S0°54'19"E	8.69'
EC43	289.14'	18.50'	3°40'00"	S49°09'56"E	18.50'
EC44	41.22'	22.77'	31°38'39"	S35°10'37"E	22.48'
EC45	291.26'	42.87'	8°26'02"	S2°54'48"W	42.83'
EC46	41.00'	16.52'	23°05'06"	S12°50'46"E	16.41'
EC47	31.28'	13.74'	25°09'26"	N5°06'10"E	13.63'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC48	5.40'	5.73'	60°46'53"	N57°24'23"E	5.47'
EC49	68.89'	53.00'	44°04'29"	S57°38'19"E	51.70'
EC50	54.63'	88.96'	93°18'31"	S75°03'56"E	79.45'
EC51	46.59'	28.01'	34°26'35"	S35°20'48"E	27.59'
EC52	19.66'	13.13'	38°16'32"	S36°06'15"E	12.89'
EC53	215.59'	54.90'	14°35'30"	S11°36'50"E	54.76'
EC54	92.75'	110.87'	68°29'16"	S38°17'07"E	104.38'
EC55	40.62'	36.36'	51°17'07"	N83°24'52"E	35.15'
EC56	39.70'	37.09'	53°32'02"	N77°01'29"E	35.76'
EC57	106.66'	31.12'	16°42'51"	S77°19'08"E	31.01'
EC58	144.22'	74.22'	29°29'05"	S71°57'06"E	73.40'
EC59	132.47'	49.37'	21°21'16"	S67°53'11"E	49.09'
EC60	46.80'	29.04'	35°32'58"	S59°45'24"E	28.57'
EC61	467.91'	51.69'	6°19'45"	S46°10'44"E	51.66'
EC62	108.80'	30.91'	16°16'32"	S57°28'52"E	30.80'
EC63	39.95'	35.91'	51°30'33"	S39°42'03"E	34.72'
EC64	117.18'	34.31'	16°46'39"	S16°13'41"E	34.19'
EC65	67.29'	40.61'	34°34'49"	S41°54'25"E	40.00'
EC66	6.00'	9.99'	95°26'20"	S11°28'39"E	8.88'
EC67	38.81'	44.95'	66°21'50"	S3°41'10"E	42.48'
EC68	129.91'	62.72'	27°39'46"	S23°02'11"E	62.11'
EC69	83.83'	29.93'	20°27'12"	N8°32'26"W	29.77'



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

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

Final Plat of Lot 1
Walmart Campus
1301 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	12/3/2024
REVISION	REV-3

Tables

SHEET TITLE
SHEET NUMBER

4 OF 5

ATLAS PAGE: 404

City of Bentonville Project # FP24-0007

State Survey Code: 500-20N-30W-0-32-130-04-1618

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

GENERAL NOTES:

1. This plat represents a Final Plat of a portion of Lot 1 of Wal-Mart South Addition per Plat Book 2011, Page 509, a portion of Lot 2 of Janus II Subdivision per Plat 2003, Page 220 and Lot 4 of Wal-Mart East Addition per Replat Book 2011, Page 508 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 Static observations 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 scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
11. No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.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 ensure 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

CITY AND UTILITY CONTACT INFORMATION:

Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com

AT&T: Brent Baldwin, 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com

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

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

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

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

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

Wastewater Dept.: City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161

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

Building and Fire Safety: City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR, (479) 271-3108

City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993

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

PARENT TRACT DESCRIPTIONS:

LOT 4, Wal-Mart East Addition (per Plat Book 2011, Page 508):

Part of Lot 3 of Wal-Mart East Addition, City of Bentonville, Benton County, Arkansas, as shown in Plat Book 2007, Page 954 of the Benton County Records, and being more particularly described as:

Commencing at the SW corner of said Lot 3, said point being on the east right-of-way line of SE "J" Street (Arkansas Highway 112), Thence along a curve to the right, said curve having a radius of 2272.03 feet, a central angle of 00°23'32", an arc length of 15.55 feet, and a chord bearing and distance of S72°08'04"E 15.55 to the POINT OF BEGINNING, Thence N02°35'18" 307.88 feet, Thence N31°03'03"E 35.79 Feet, Thence N06°48'34"E 46.40 Feet, Thence N02°22'20"E 154.28 Feet, Thence N02°26'13"E 9.71 Feet to the south right-of-way line of SE 5th Street, Thence along said South right-of-way line S87°21'21"E 550.43 Feet, Thence continuing along said south right-of-way line S87°21'37"E 649.19 Feet to the west right-of-way line of SE "P" Street, Thence along said west right-of-way line S01°56'51"W 1046.31 Feet, Thence N64°35'41"W 1041.80 Feet, Thence along a curve to the left, said curve having a radius of 2272.03 Feet, A central angle of 07°14'02", an arc length of 286.86 feet, and a chord bearing and distance of N68°19'17"W 286.67 to the POINT OF BEGINNING, containing 961,254.57 square feet or 22.067 acres, more or less.

LOT 1, Wal-Mart South Addition (per Plat Book 2011, Page 509):

Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 North, Range 30 West, City of Bentonville, Benton County, Arkansas, and being more particularly described as:

Commencing at the SE corner of the SW 1/4 of the NE 1/4 of said Section 32, Thence along the east line of said SW 1/4 of the NE 1/4 N01°57'01"E 208.17 Feet, Thence N88°03'09"W 25.00 Feet to the POINT OF BEGINNING, said point being on the west right-of-way line of SE "P" Street, Thence N64°35'41"W 1067.84 Feet, Thence along a curve to the left, said curve having a radius of 2212.03 Feet, a central angle of 06°32'14", an arc length of 252.24 Feet, Thence N02°05'33"W 63.79 Feet, Thence along a curve to the right, said curve having a radius of 2272.03 Feet, a central angle of 07°06'44", an arc length of 282.03 Feet, and a chord bearing and distance of S68°15'37"E 281.85 Feet, Thence S64°35'41"E 1041.80 Feet to the west right-of-way line of SE "P" Street, Thence along said west right-of-way line S01°56'51"W 65.41 Feet to the POINT OF BEGINNING, containing 79,283.60 Square Feet of 1.820 Acres, more or less.

Tract of land being a portion of Lot 1 and Lot 2, Janus II Subdivision, Plat Bk. 2003, Pg. 220; All of Lot 1, Wal-Mart South Addition, Plat Bk. 2011, Pg. 509; All of Lot 4, Wal-Mart South Addition, Plat Bk. 2011, Pg. 508; All of the above described land being situated in City of Bentonville, Benton County, Arkansas and being more particularly described as follows:

COMMENCING at a found railroad spike at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 32, Township 20 North, Range 30 West, according to Plat Book 23L, Page 178; THENCE along the East line of said Southwest Quarter of the Northeast Quarter, North 02°19'49" East 65.65 feet; THENCE leaving said Southwest Quarter of the Northeast Quarter, North 87°40'11" West 25.35 feet to a found mag nail on the North Right-of-Way of SE 8th Street per Deed Bk. 2015, Pg. 51712 and the POINT OF BEGINNING;

THENCE along said North Right-of-Way the following six (6) courses:

- 1.) along a curve to the left, with a length of 79.37 feet, having a radius of 2042.00 feet, through a central angle of 02°13'37" and having a chord which bears North 89°25'16" West, 79.37 feet to a found mag nail;
- 2.) South 89°27'56" West 254.98 feet to a found 60d nail;
- 3.) along a curve to the right, with a length of 108.59 feet, having a radius of 1958.00 feet, through a central angle of 03°10'39" and having a chord which bears North 88°56'45" West, 108.58 feet to a found 60d nail;
- 4.) North 87°19'58" West 442.52 feet to a found 60d nail;
- 5.) North 81°06'59" West 100.58 feet to a found 60d nail;
- 6.) North 87°19'42" West 197.55 feet to a found 60d nail;

THENCE departing said North Right-of-way, North 47°41'26" West 74.98 feet to a found 60d nail to the East Right-of-Way of SE J Street;

THENCE along the East Right-of-Way the following eleven (11) courses:

- 1.) North 02°33'21" East 49.18 feet to a set 5/8" rebar with cap "LS#1759";
- 2.) North 86°53'13" West 2.38 feet to a found chiseled "X";
- 3.) North 02°32'32" East 557.54 feet to a found chiseled "X" according to Plat Book 2011, Page 509;
- 4.) along a curve to the right, with a length of 20.55 feet, having a radius of 2149.76 feet, through a central angle of 00°32'51" and having a chord which bears South 71°32'27" East, a distance of 20.55 feet to a set 5/8" rebar with cap "LS#1759";
- 5.) North 02°03'15" West 64.05 feet to a set 5/8" rebar with cap "LS#1759";
- 6.) along a curve to the left, with a length of 5.11 feet, having a radius of 2209.76 feet, through a central angle of 00°07'57" and having a chord which bears North 71°55'22" West, a distance of 5.11 feet to a set 5/8" rebar with cap "LS#1759" as shown on Plat Book 2011, Page 208;
- 7.) North 02°37'37" East 307.82 feet to a set 5/8" rebar with cap "LS#1759";
- 8.) North 31°05'22" East 35.78 feet to a set 5/8" rebar with cap "LS#1759";
- 9.) North 06°50'53" East 46.39 feet to a set 5/8" rebar with cap "LS#1759";
- 10.) North 02°24'39" East 154.25 feet to a set 5/8" rebar with cap "LS#1759";
- 11.) North 02°28'32" East 9.71 feet to a set 5/8" rebar with cap "LS#1759" on the South Right-of-Way of SE 5th Street according to Plat Bk. 2011, Pg. 508;

THENCE along said South Right-of-Way the following two (2) courses:

- 1.) South 87°19'03" East 550.43 feet to a set 5/8" rebar with cap "LS#1759";
- 2.) South 87°19'19" East 649.19 feet to a found mag nail on the West Right-of-Way of SE P Street according to Plat Bk. 2009, Pg. 94;

THENCE along said West Right-of-Way South 01°58'13" West 1254.23 feet to the POINT OF BEGINNING and containing 1,555,447 square feet or 35.71 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

LOT 1 DESCRIPTION:

Lot 1 Description

A part of Lot 4, Wal-Mart East Addition as shown in Plat Book 2011, Page 508, Lot 1, Wal-Mart South Addition as shown in Plat Book 2011 Page 509, and a portion of Lot 2, Janus Subdivision Phase 2 as shown in Plat Book 2003, Page 220 all in the public records of Benton County, Arkansas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 2, Wal-Mart Campus Subdivision, Phase 3 per Plat Instrument #L202361008; THENCE along the South Line of said Lot 2South 86°01'19" East, 327.82 feet to a 5/8-inch rebar with cap LS1618 found on the South Line of Lot 1, of said Wal-Mart Campus Subdivision;

THENCE along said South Line the following eleven (11) courses:

1. South 01°17'07" West, 170.50 feet to a 5/8-inch rebar with cap LS1618;
2. South 42°16'59" East, 84.67 feet to a 5/8-inch rebar with cap LS1618;
3. South 69°58'16" East, 87.24 feet to a 5/8-inch rebar with cap LS1618;
4. South 83°20'07" East, 178.71 feet to a 5/8-inch rebar with cap LS1618;
5. South 29°31'58" East, 67.38 feet to a 5/8-inch rebar with cap LS1618;
6. South 55°25'48" East, 60.14 feet to a 5/8-inch rebar with cap LS1618;
7. South 07°37'10" West, 108.74 feet to a 5/8-inch rebar with cap LS1618;
8. South 84°43'24" East, 177.69 feet to a 5/8-inch rebar with cap LS1618;
9. South 40°51'08" East, 164.74 feet to a 5/8-inch rebar with cap LS1618;
10. South 17°47'36" East, 259.11 feet to a 5/8-inch rebar with cap LS1618;
11. South 48°42'55" West, 89.70 feet to a 5/8-inch rebar with cap LS1618;

THENCE departing said South Line, South 65°17'53" West, passing through a 5/8-inch rebar with cap LS1618 at a distance of 5.33 feet and continuing for a total distance

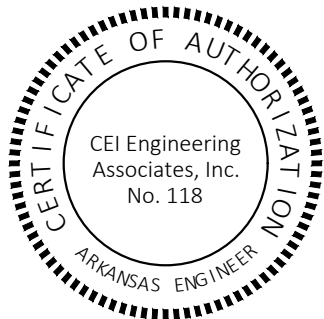
of 77.19 feet to a 5/8-inch rebar with cap LS1618 set on the North Right-of-way of SE 8th Street;

THENCE along said North Right-of-way the following ten (10) courses:

1. South 25°34'07" East, 9.67 feet to a 5/8-inch rebar with cap LS1618;
2. North 87°49'33" West, 142.07 feet to a 5/8-inch rebar with cap LS1618;
3. North 40°48'02" West, 16.99 feet to a 5/8-inch rebar with cap LS1618;
4. North 87°40'00" West, 74.45 feet to a 5/8-inch rebar with cap LS1618;
5. South 46°28'19" West, 28.83 feet to a 5/8-inch rebar with cap LS1618;
6. North 87°49'33" West, 371.24 feet to a 5/8-inch rebar with cap LS1618;
7. North 81°40'58" West, 50.29 feet to a 5/8-inch rebar with cap LS1618;
8. North 75°32'23" West, 92.19 feet to a 5/8-inch rebar with cap LS1618;
9. North 87°49'30" West, 182.73 feet to a 5/8-inch rebar with cap LS1618;
10. North 41°27'02" West, 48.78 feet to a 5/8-inch rebar with cap LS1618 set on the East Right-of-way of SE J Street per Plat Book 2011, Page 509;

THENCE along said East Right-of-way the following

1. North 12°40'36" East, 49.39 feet to a 5/8-inch rebar with cap LS1618;
2. North 03°22'06" East, 238.32 feet to a 5/8-inch rebar with cap LS1618;
3. Northerly along the arc of a curve to the right 44.78 feet, having a radius of 357.85 feet, through a central angle of 07°10'11", having a chord bearing and distance of North 13°59'43" West, 44.75 feet to a 5/8-inch rebar with cap LS1618;
4. North 04°15'29" West, 60.69 feet to a 5/8-inch rebar with cap LS1618;
5. North 01°46'25" East, 192.86 feet to a 5/8-inch rebar with cap LS1618;
6. South 72°41'19" East, 7.29 feet to a 5/8-inch rebar with cap LS1618;
7. North 17°18'47" East, 102.00 feet to a 5/8-inch rebar with cap LS1618;
8. North 72°41'13" West, 35.69 feet to a 5/8-inch rebar with cap LS1618;
9. North 02°11'23" East, 43.10 feet to a 5/8-inch rebar with cap LS1618;
10. North 04°44'46" East, 174.40 feet to the POINT OF BEGINNINGcontaining 725,944 square feet or 16.67 acres, more or less.



ATLAS PAGE: 404

City of Bentonville Project # FP24-0007

State Survey Code: 500-20N-30W-0-32-130-04-1618



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Final Plat of Lot 1
Walmart Campus
1301 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	12/3/2024
REVISION	REV-3

Notes & Descriptions

SHEET TITLE
SHEET NUMBER

5 OF 5



Lots 6 and 7 of Simpson Family Subdivision

Heagerty Road

PC Date:

Staff Report Details

Project Number	LS24-0038
Applicant / Current Owner	Steven W Simpson Trustee
Site Area	+/- 19 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Agriculture
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Existing Lot 2 of Simpson Family Subdivision, Creating New Lots 6 and 7 of Simpson Family Subdivision, Heagerty Road, A-1, Agriculture, LS24-0038

A Lot Split of existing Lot 2 of Simpson Family Subdivision, Creating New Lots 6 and 7 of Simpson Family Subdivision. The plat is dedicating 1,575 square feet of right-of-way along Sears Road and 11,112 square feet of right-of-way along Heagerty Road in accordance to the Master Street Plan.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



Pending PC Item

SEARS RD

*OSAGE
RIDGE LN*

HEAGERTY RD

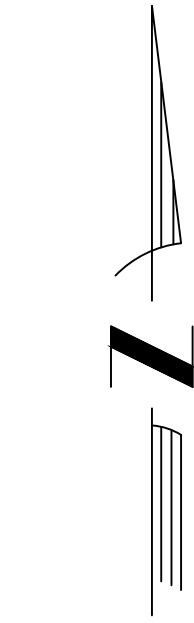
*Lot 2 Simpson
Family
Subdivision*



*LS24-0038
Lot 2 Simpson Family Sub
Heagerty Rd*



RAIL ROAD SPIKE
PLAT 2016-186
PLAT 2018-06468
NW CORNER
NW 1/4, NW 1/4
SECTION 26
T-19-N, R-31-W



PARCEL: 15-18617-000
OWNER: LIGHTHALL, CHRISTIAN &
BRANDER & KUYKENDALL, LEE
10400 OSAGE RIDGE LN
BENTONVILLE AR 72713

HEAGERTY RD. (GRAVEL)
50' R/W PER THE MASTER STREET PLAN

AREA TO BE DEDICATED
PER THIS PLAT. 25' FROM
CENTERLINE.
0.26 ACRES+/-
11,112 SQ. FEET+/-

PARCEL: 15-18618-000
OWNER: LARSON, BENJAMIN
W & DARLA K
10401 OSAGE RIDGE LN
BENTONVILLE AR 72713

COMPUTED POINT
PLAT 2016-186
NW CORNER
SW 1/4, NW 1/4
SECTION 26
T-19-N, R-31-W

PARENT LOT 2 DESCRIPTION:

LOT 2 OF THAT CERTAIN INFORMAL PLAT AS RECORDED IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT NO. L201831197 ON JUNE 18, 2018 AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 45.00 FEET TO A SET 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 1270.87 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°41'31" WEST A DISTANCE OF 1275.81 FEET TO A SET 5/8" REBAR; THENCE NORTH 02°33'05" EAST A DISTANCE OF 621.08 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°27'22" EAST A DISTANCE OF 1241.73 TO A SET 5/8" REBAR; THENCE NORTH 02°38'17" EAST A DISTANCE OF 654.97 TO A SET 5/8" REBAR; THENCE SOUTH 87°33'35" EAST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 812,242 SQUARE FEET OR 18.65 ACRES MORE OR LESS AND BEING FURTHER SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD.

NEW LOT 6 DESCRIPTION:

A PART OF LOT 2 OF THAT CERTAIN INFORMAL PLAT AS RECORDED IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT NO. L201831197 ON JUNE 18, 2018 AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 962.95 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°03'26" WEST A DISTANCE OF 1303.43 FEET; THENCE NORTH 02°27'57" EAST A DISTANCE OF 298.84 FEET; THENCE SOUTH 87°27'22" EAST A DISTANCE OF 1269.31 FEET TO A FOUND REBAR; THENCE NORTH 02°38'17" EAST A DISTANCE OF 654.97 FEET; THENCE SOUTH 87°33'35" EAST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 912,242 SQUARE FEET OR 18.65 ACRES MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD.

NEW LOT 7 DESCRIPTION:

A PART OF LOT 2 OF THAT CERTAIN INFORMAL PLAT AS RECORDED IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT NO. L201831197 ON JUNE 18, 2018 AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 1007.95 FEET TO A SET 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 307.92 FEET TO A FOUND REBAR; THENCE NORTH 87°41'31" WEST A DISTANCE OF 1302.46 FEET; THENCE NORTH 02°33'05" EAST A DISTANCE OF 322.35 FEET; THENCE SOUTH 87°03'26" EAST A DISTANCE OF 1303.43 FEET TO THE POINT OF BEGINNING, CONTAINING 9.43 ACRES OR 410,593 SQUARE FEET MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD.

CITY NOTES:

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

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

SIMPSON EXEMPT TRUST, STEVEN W C/U SIMPSON FAMILY
REVOCABLE LIVING TRUST
HEAGERTY RD

AREA TO BE DEDICATED
PER THIS PLAT. 45' FROM
CENTERLINE.
0.04 ACRES+/-
1,575 SQ. FEET+/-

SEARS RD. (GRAVEL)
90' R/W PER MASTER STREET PLAN

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CLERK, CITY OF BENTONVILLE

7.5' UE
PER DOCUMENT
L201826690

7.5' UE
PER DOCUMENT
L201826690

20' UE
PER DOCUMENT
L201826690

PARCEL: 01-08187-000
OWNER: SIMPSON, JON P TRUSTEE
10380 SEARS RD
BENTONVILLE AR 72713

PARCEL: 01-18514-000
PARENT LOT 2
TOTAL ACREAGE OF PARCELS 01-08215-662 & 01-18514-000
841,769 SQ. FEET+/-
19.32 ACRES+/-

NEW LOT 6
9.61 ACRES+/-
418,489 SQ. FEET+/-

NEW LOT 7
9.43 ACRES+/-
410,593 SQ. FEET+/-

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. 1845

STATE OF ARKANSAS

PARCEL: 01-18515-000
OWNER: MORTENSEN, PAMELA S TRUSTEE
791 SNOWHILL TRL
COPPELL TX 75019
ZONE: A-1
LOT 9

OWNER INFORMATION:
SIMPSON, STEVEN W TRUSTEE
722 E LOWELL AVE
CAVE SPRINGS AR 72718
cssimpson@centurytel.net

100' 0 100'

SCALE: 1" = 100'

ATLAS PAGE: 606

CITY PROJECT: #LS24-0038



Lot Split of Existing Lot 2
Creating New Lots 6 & 7 of Simpson Family Subdivision

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



Notes:

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

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book L201854686 & L201922817 at the Office of the Circuit Clerk Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- 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.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- For the latest zoning/building setback information please check with the City of Bentonville Planning Department at 479-271-3122 or www.bentonvilleplanning.com.
- No attempt was made to show building setback lines graphically on the survey.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0245K. Revised date 6/5/2012.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

Recording Information	
Job Number: 24-230 split final	
Field Work: A.S.	
Drawn By: N.R.	
Checked By: M.J.	
Certificate of Authorization Arkansas Land Surveyor No. 2389	
Date: 9/27/2024	
Scale: 1"=100'	
Basis of Bearings:(NAD83) Arkansas State Plane North Zone	

LEGEND

● MONUMENT FOUND (AS NOTED)

○ MONUMENT SET (AS NOTED)

▲ AHTD P-O-W MONUMENT

⬤ BENCHMARK

⬤ GUARD POST

⬤ UTILITY POLE

⬤ TELEPHONE RISER

⬤ FIBER OPTIC TELEPHONE RISER

⬤ ELECTRICAL RISER

RECORD DISTANCE

(XXX.XXX)

(XXX.XXX)

RECORD BEARING

(XXX.XXX)

RECORD BEARING

(XXX.XXX)

SANITARY SEWER MANHOLE

DECIDUOUS TREE

EVERGREEN TREE

CABLE RISER

TRAFFIC SIGNAL

SIGN

WATER METER

WATER VALVE

FIRE HYDRANT

GAS METER

DRAINAGE MANHOLE

GAS LINE

TELEVISION CABLE

PROPERTY LINES

EX UTILITY EASEMENTS

UTILITY POLE (WITH GUY WIRE)

TREE LINE

WOOD FENCE

CHAIN LINK FENCE

WIRE FENCE

PAINTED STRIPE

EXISTING WATER LINE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE



Lots 10 and 11, Prime Parc Subdivision

Southwest Regional Airport Boulevard

PC Date: 1/7/2025

Staff Report Details

Project Number	LS24-0040
Applicant / Current Owner	
Site Area	+/- 12.5 Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Existing Lot 5 of Prime Parc Subdivision, Creating New Lots 10 and 11 of Prime Parc Subdivision, Southwest Regional Airport Boulevard, Planned Unit Development (PUD), LS24-0040

A Lot Split of existing Lot 5 of Prime Parc Subdivision, Creating New Lots 10 and 11 of Prime Parc Subdivision. The plat is dedicating various utility and access easements to support the new lots.

Project Details

Relationship to the Community Plan

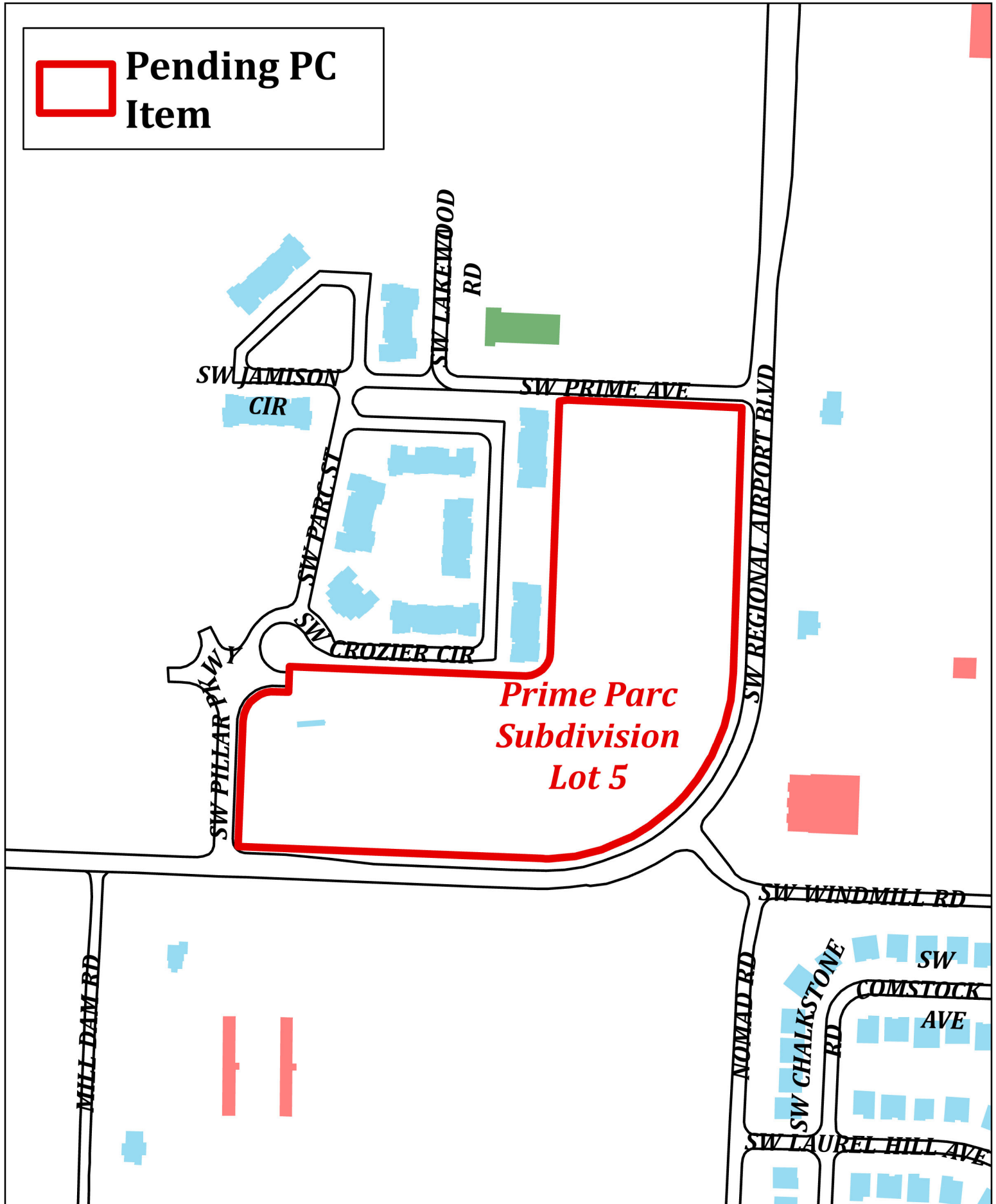
Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



**Pending PC
Item**



LS24-0040
Prime Parc Sub Lot 5
SW Regional Airport Blvd



r:\-swope\23-114 parc flex space\external references\23-114sulotsplit.dwg - Plotted on 12/5/2024 8:47:52 AM @ a scale of 1:1 to dwg to pdf.pc3 by Shannon Foskitt

ORIGINAL LOT 5
SURVEY DESCRIPTION

LOT 5 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTON COUNTY, ARKANSAS ;
THENCE S 02°00'17" W A DISTANCE OF 346.68' TO A POINT;
THENCE S 87°50'30" E A DISTANCE OF 221.57' TO THE POINT OF BEGINNING BEING THE NW CORNER OF LOT 5;
THENCE S 87°49'59" E A DISTANCE OF 373.60' TO A FOUND 5/8" IRON REBAR;
THENCE S 02°01'58" W A DISTANCE OF 543.07' TO A FOUND 1/2" IRON REBAR;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 616.82', WITH A RADIUS OF 386.50', WITH A CHORD BEARING OF S 46°46'03" W, WITH A CHORD LENGTH OF 553.41', TO A FOUND 1/2" IRON REBAR;
THENCE N 87°42'09" W A DISTANCE OF 604.96' TO A FOUND 1/2" IRON REBAR;
THENCE N 02°05'59" E A DISTANCE OF 258.49' TO A FOUND 5/8" IRON REBAR;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 98.54', WITH A RADIUS OF 61.89', WITH A CHORD BEARING OF N 47°25'13" E, WITH A CHORD LENGTH OF 88.46', TO A FOUND 5/8" IRON REBAR;
THENCE S 87°53'23" E A DISTANCE OF 27.21' TO A FOUND 5/8" IRON REBAR;
THENCE N 02°41'57" E A DISTANCE OF 52.20' TO A FOUND 5/8" IRON REBAR;
THENCE S 87°43'14" E A DISTANCE OF 479.74' TO A FOUND 5/8" IRON REBAR;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.75', WITH A RADIUS OF 50.05', WITH A CHORD BEARING OF N 47°04'07" E, WITH A CHORD LENGTH OF 70.87', TO A FOUND 5/8" IRON REBAR;
THENCE N 02°01'17" E A DISTANCE OF 513.49' TO THE POINT OF BEGINNING, CONTAINING 544,519 SQ. FEET, 12.50 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

NEW LOT 10
SURVEY DESCRIPTION

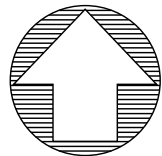
LOT 10, FORMERLY A PORTION OF LOT 5, OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTON COUNTY, ARKANSAS ;
THENCE S 02°00'17" W A DISTANCE OF 346.68' TO A POINT;
THENCE S 87°50'30" E A DISTANCE OF 221.57' TO A FOUND 5/8" REBAR ALSO BEING THE POINT OF BEGINNING BEING THE NW CORNER OF ORIGINAL LOT 5;
THENCE S 87°49'59" E A DISTANCE OF 219.80' TO A POINT;
THENCE S 02°05'28" W A DISTANCE OF 326.52' TO A POINT;
THENCE N 87°52'15" W A DISTANCE OF 21.74' TO A POINT;
THENCE S 02°07'45" W A DISTANCE OF 10.00' TO A POINT;
THENCE N 87°52'15" W A DISTANCE OF 197.61' TO A POINT;
THENCE N 02°01'17" E A DISTANCE OF 336.52' BACK TO THE POINT OF BEGINNING, CONTAINING 73,714 SQ. FEET, 1.69 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

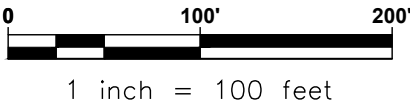
NEW LOT 11
SURVEY DESCRIPTION

LOT 11, FORMERLY A PORTION OF LOT 5, OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF PRIME PARC-BENTONVILLE, A SUBDIVISION IN DELAWARE COUNTY, OKLAHOMA ;
THENCE S 02°00'17" W A DISTANCE OF 346.68' TO A POINT;
THENCE S 87°50'30" E A DISTANCE OF 221.57' TO A FOUND 5/8" REBAR ALSO BEING THE POINT OF BEGINNING BEING THE NW CORNER OF ORIGINAL LOT 5;
THENCE S 02°01'17" W A DISTANCE OF 336.52' TO A POINT ALSO BEING THE POINT OF BEGINNING;
THENCE S 87°52'15" E A DISTANCE OF 197.61' TO A POINT;
THENCE N 02°07'45" E A DISTANCE OF 10.00' TO A POINT;
THENCE S 87°52'15" E A DISTANCE OF 21.74' TO A POINT;
THENCE N 02°05'28" E A DISTANCE OF 191.62' TO A POINT;
THENCE N 02°05'28" E A DISTANCE OF 134.76' TO A POINT;
THENCE S 87°49'59" E A DISTANCE OF 153.80' TO A FOUND 5/8" REBAR;
THENCE S 02°01'58" W A DISTANCE OF 543.07' TO A FOUND 1/2" REBAR;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 616.82', WITH A RADIUS OF 386.50', WITH A CHORD BEARING OF S 46°46'03" W, WITH A CHORD LENGTH OF 553.41', TO A FOUND 1/2" IRON REBAR;
THENCE N 87°42'09" W A DISTANCE OF 604.96' TO A FOUND 1/2" IRON REBAR;
THENCE N 02°05'59" E A DISTANCE OF 258.49' TO A FOUND 5/8" IRON REBAR;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 98.54', WITH A RADIUS OF 61.89', WITH A CHORD BEARING OF N 47°25'13" E, WITH A CHORD LENGTH OF 88.46', TO A FOUND 5/8" IRON REBAR;
THENCE S 87°53'23" E A DISTANCE OF 27.21' TO A FOUND 5/8" IRON REBAR;
THENCE N 02°41'57" E A DISTANCE OF 52.20' TO A FOUND 5/8" IRON REBAR;
THENCE S 87°43'14" E A DISTANCE OF 479.74' TO A FOUND 5/8" IRON REBAR;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.75', WITH A RADIUS OF 50.05', WITH A CHORD BEARING OF N 47°04'07" E, WITH A CHORD LENGTH OF 70.87', TO A FOUND 5/8" IRON REBAR;
THENCE N 02°01'17" E A DISTANCE OF 176.97' BACK TO THE POINT OF BEGINNING, CONTAINING 470,805 SQ. FEET, 10.81 ACRES, MORE OR LESS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.



GRAPHIC SCALE



Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	50.05	78.75	70.87	S 47°04'07" W	90°09'24"
C2(M)	61.89	98.54	88.46	S 47°25'13" W	91°13'59"
C3(M)	386.50	616.82	553.41	N 46°46'03" E	91°26'22"

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 02°07'45" E	10.00'
L2(M)	S 87°52'15" E	21.74'
L3	N 40°34'59" W	30.66'

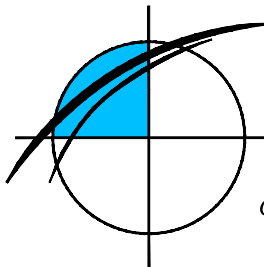
NOTES:

- SURVEYOR CONTACT INFO (479) 877-7388
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT [HTTP://WWW.BENTONVILLEPLANNING.COM/](http://www.bentonvilleplanning.com/) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- OWNER CONTACT INFO
RUCHI BHATJIWALE
RUCHI@OPENFLOOR.COM
(479) 877-7388

SEE SHEET 2 FOR SURVEY DRAWING

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, effective June 5, 2012.



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

Certificate of Authorization No. 2831

Lot Split
For

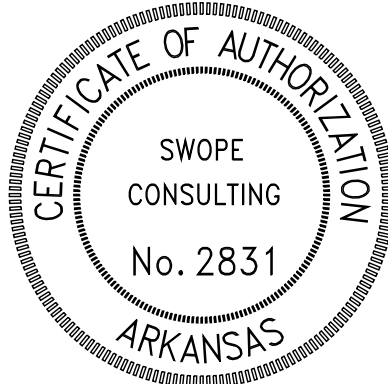
BENCO 12 LLC
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

Parcel #01-15899-001

CERTIFICATE OF SURVEYING ACCURACY

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

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



DRAWN BY: K.W.R.	JOB NUMBER: 23-114
SUBMITTAL DATE: 10/30/2024	City Number: LS24-0040
DRAWING NAME: 23-114suLOTSPLIT.dwg	
SHEET NUMBER: 1 of 2	

r:\-swope\23-114 parc flex space\external references\23-114su\lotsplit.dwg - Plotted on 12/5/2024 8:47:52 AM @ a scale of 1:1 to dwg to pdf.pc3 by Shannon Foskitt

CURVE TABLE

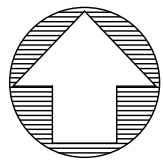
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	50.05	78.75	70.87	S 47°04'07" W	90°09'24"
C2(M)	61.89	98.54	88.46	S 47°25'13" W	91°13'59"
C3(M)	386.50	616.82	553.41	N 46°46'03" E	91°26'22"

LINE TABLE

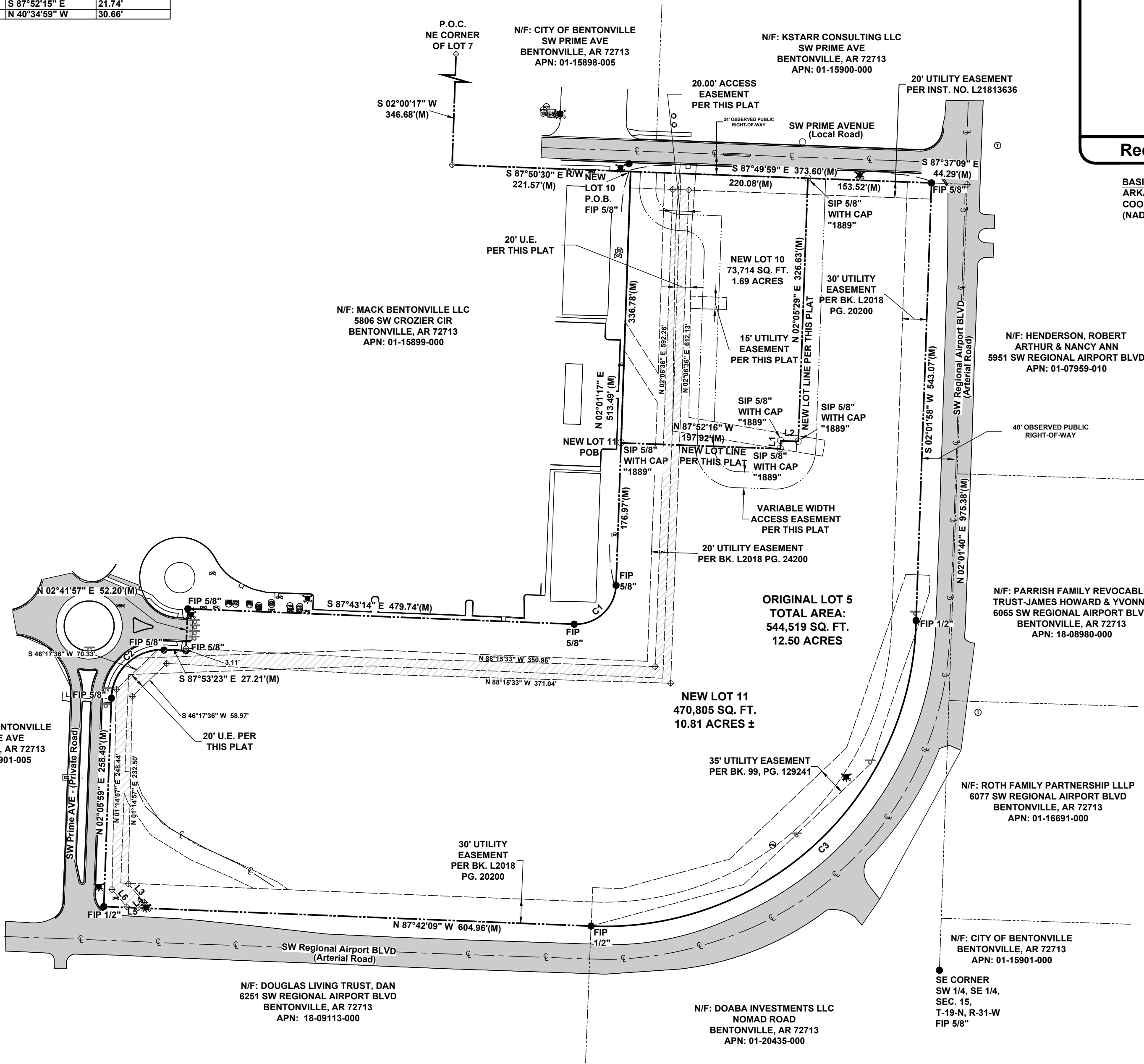
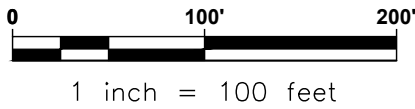
LINE	BEARING	DISTANCE
L1(M)	N 02°07'45" E	10.00'
L2(M)	S 87°52'15" E	21.74'
L3	N 40°34'59" W	30.66'

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	● FOUND REBAR AS NOTED
FORTY LINE	○ SET REBAR AS NOTED
CENTERLINE OF ROAD	⊕ COMPUTED POINT
RIGHT-OF-WAY	
(M) FIELD MEASUREMENT	
(R) RECORDED MEASUREMENT	
N/F NOW OR FORMERLY	
P.O.C. POINT OF COMMENCEMENT	
P.O.B. POINT OF BEGINNING	
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT	SANITARY SEWER
BUILDING SET BACK	STORM MANHOLE
UTILITY EASEMENT	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
OVERHEAD POWER LINE	ASPHALT
	CONCRETE



GRAPHIC SCALE

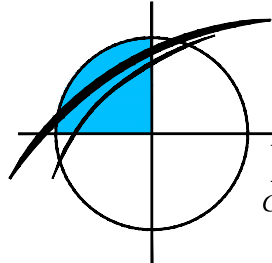


Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, effective June 5, 2012.



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

Certificate of Authorization No. 2831

Lot Split
For

BENCO 12 LLC
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

Parcel #01-15899-001

CERTIFICATE OF SURVEYING ACCURACY

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

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



DRAWN BY:

K.W.R.

JOB NUMBER:

23-114

SUBMITTAL DATE:

10/30/2024

CITY NUMBER:

LS24-0040

DRAWING NAME:

23-114suLOTSPLIT.dwg

SHEET NUMBER:

2 of 2



Lots 11 and 12 of Bentonville Heights Addition

810 Northwest 11th Street

PC Date:

Staff Report Details

Project Number	LS24-0044
Applicant / Current Owner	PHIL SWOPE/SEVENTH LIVING LLC
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Lot Split: Existing Lot 6, Block 5 of Bentonville Heights Addition, Creating New Lots 11 and 12 of Bentonville Heights Addition. SEVENTH LIVING LLC, 810 Northwest 11th Street, DN-1, Downtown Neighborhood Low-Density Single-Family Residential, LS24-0044

A Lot Split of existing Lot 6, Block 5 of Bentonville Heights Addition, Creating New Lots 11 and 12 of Bentonville Heights Addition. The plat is dedicating a 15-foot utility easement along Northwest 11th Street. The right-of-way along Northwest 11th Street is adequate per the Master Street Plan.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



LS24-0044
Bentonville Heights Lots 11 and 12 Block 5
810 NW 11TH ST



r:\survey\24-266 munilxternal references\24-266(nw 11th)(su).dwg - Plotted on 1/2/2025 1:59:30 PM @ a scale of 1:1 to autocad pdf (general documentation).pc3 by Kyle Rodgers

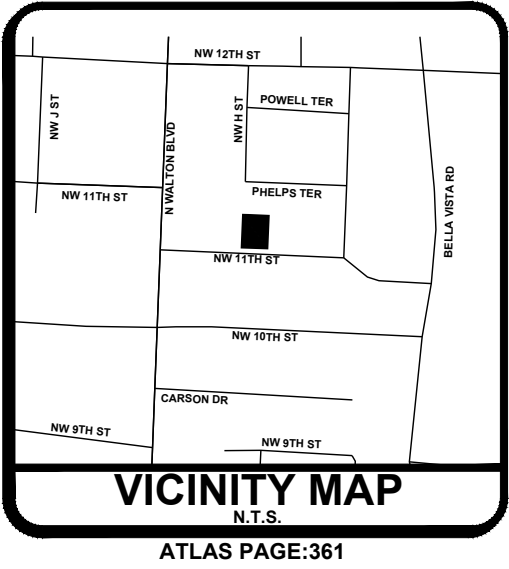
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES,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

DATE OF EXECUTION: _____ NOTARY
SIGNED: _____ State of: _____
PRINT NAME: _____ County of: _____
Subscribed and sworn before me this ____ day of _____, 2024.

Notary Public
My commission expires _____

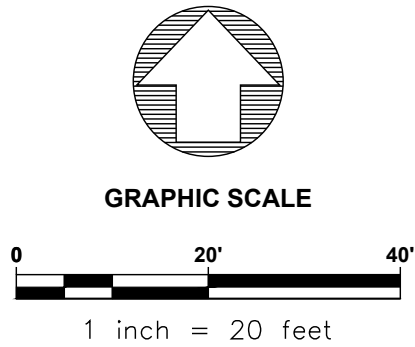
CERTIFICATE OF APPROVAL
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN: _____
BENTONVILLE MAYOR: _____
CITY CLERK: _____



LOT SPLIT OF EXISTING LOT 6, BLOCK 5 CREATING
NEW LOT 11, BLOCK 5 OF BENTONVILLE HEIGHTS ADDITION

N/F: HAWTHORN FAMILY TRUST-JD & CHARLENE
809 PHELPS TERRACE
BENTONVILLE, AR 72713
APN: 01-01312-000
PT LOT 1, BLOCK 5



Recording Block

SURVEYING SYMBOLS		
○ SET/FOUND REBAR	⊠ AIR CONDITIONER	⊗ POWER POLE
⊠ SET/FOUND MAG NAIL	⊠ CLEANOUT	⊗ SANITARY SEWER
⊠ SET/FOUND ALUM. MONUMENT	⊠ ELECTRIC BOX	⊗ SIGN
⊗ SET/FOUND COTTON SPINDLE	⊠ ELECTRIC METER	⊗ SEPTIC LID
▽ SET / FOUND PK NAIL	⊠ FENCE CORNER POST	⊗ STORM WATER
⊠ FOUND STONE	⊠ FIBER OPTIC VAULT	⊗ TELEPHONE PEDESTAL
⊠ STATE MONUMENT	⊠ FIRE HYDRANT	⊗ TRANSFORMER
⊗ FOUND PIPE	⊠ GAS METER	⊗ WATER METER
⊗ COMPUTED POINT	⊠ GAS VALVE	⊗ WATER VALVE
▲ RAILROAD SPIKE	⊗ GAS RISER	
▲ TEMP BENCH MARK (ELEV.)	⊗ GUY ANCHOR	
△ STAKE ON LINE	⊗ IRRIGATION CONTROL VALVE	
○ TREE	⊗ LIGHT POLE	
	⊗ MANHOLE	
FEATURE LINES		
— BOUNDARY LINE	— FLOW LINE	
— FORTY LINE	— FENCE	
— CENTERLINE OF ROAD	— TREE LINE	
— RIGHT-OF-WAY		
— INGRESS & EGRESS EASEMENT		
— UTILITY EASEMENT		
— BUILDING SET BACK		
(M) FIELD MEASUREMENT		
(R) RECORDED MEASUREMENT		

PARENT
LOT 6, BLOCK 5
14,197 SQ. FEET
0.33 ACRES ±

N/F: FEATHERSTON 902 LLC
902 NW 11TH STREET
BENTONVILLE, AR 72713
APN: 01-01301-000
LOT 8, BLOCK 5

NEW LOT 11
7,100 SQ. FEET
0.16 ACRES ±

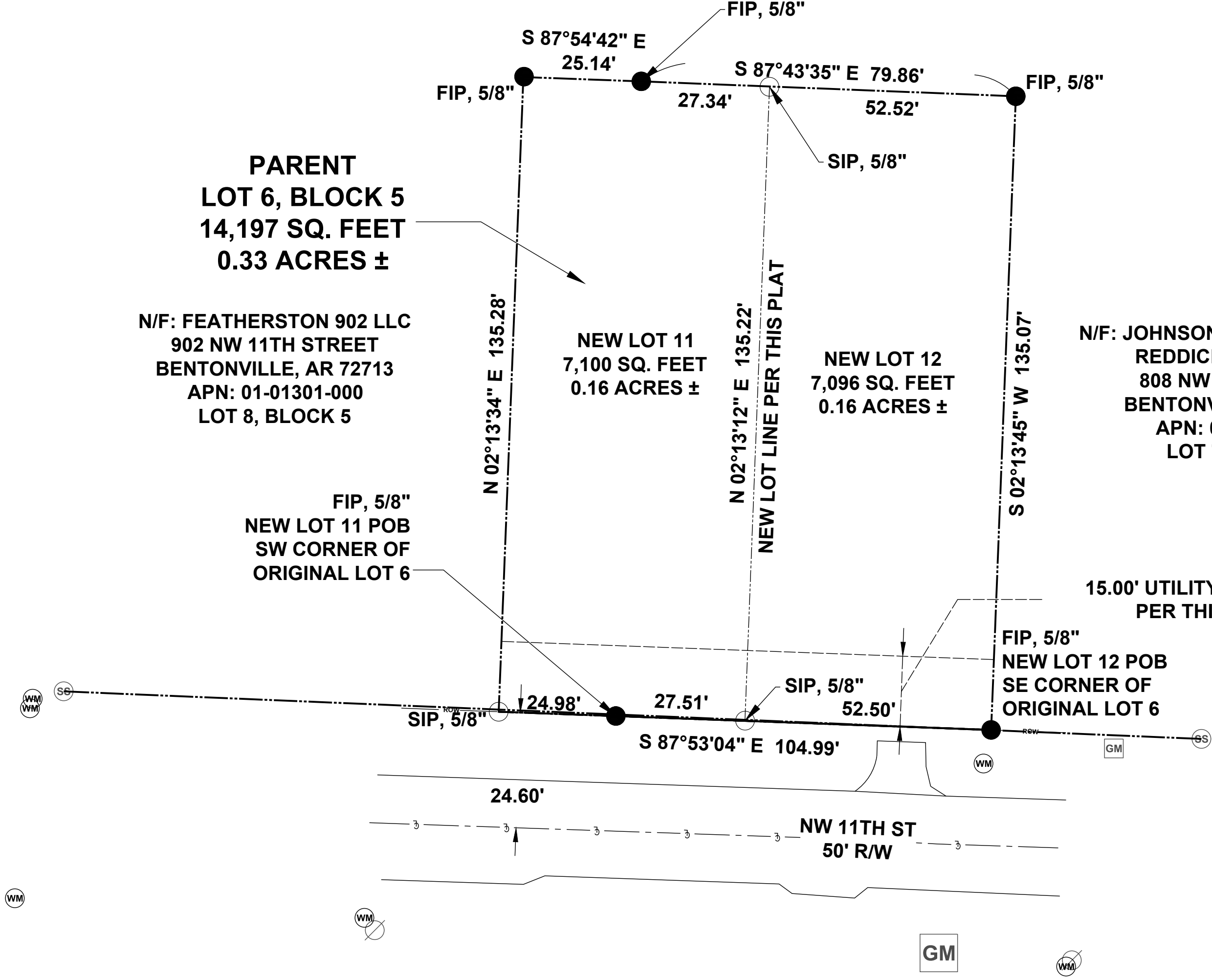
NEW LOT 12
7,096 SQ. FEET
0.16 ACRES ±

N/F: JOHNSON, BRADLEY DEAN &
REDDICK, JENNIFER E
808 NW 11TH STREET
BENTONVILLE, AR 72713
APN: 01-01319-000
LOT 7, BLOCK 5

FIP, 5/8"
NEW LOT 11 POB
SW CORNER OF
ORIGINAL LOT 6

15.00' UTILITY EASEMENT
PER THIS PLAT

FIP, 5/8"
NEW LOT 12 POB
SE CORNER OF
ORIGINAL LOT 6



BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

FLOOD INFORMATION
This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0090J, effective September 28th, 2007.

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

Certificate of Authorization No. 2831

LOT SPLIT
FOR
SEVENTH LIVING LLC
810 NW 11TH ST
BENTONVILLE, AR 72712

PARCEL #01-01318-000

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

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



DRAWN BY: K.W.R.	JOB NUMBER: 24-266
SUBMITTAL DATE: 01/02/2025	City Number: LS24-0044
DRAWING NAME: 24-266(NW 11TH)(SU).dwg	
SHEET NUMBER: 2 OF 2	



Consent Agenda Item [LS24-0046](#)

For the Planning Commission meeting on January 7, 2025

Details

Property Line Adjustment: The south 70' of Lots 1,2 & 3, Block 3 of Lincoln and Rice Addition, creating new Lot 15, Block 3 of Lincoln and Rice Addition, 103 Northeast H Street, R-1, Low-Density Single-Family Residential, LS24-0046

A lot split of the south 70' existing Lots 1 , 2, and 3, Block 3 of Lincoln and Rice Addition, creating new Lot 15, Block 3 of Lincoln and Rice Addition. The plat is dedicating +/- 92 square feet of right-of-way along Northeast H Street as per the Master Street Plan. A 15-foot utility easement along Northeast H Street is being dedicated as well.



**Pending PC
Item**

NE 2ND ST

*South 70' of
Lots 1-3 Block
3 Lincoln
Rice Addt.*

NE H ST

E CENTRAL AVE

SE G CT

SE H ST



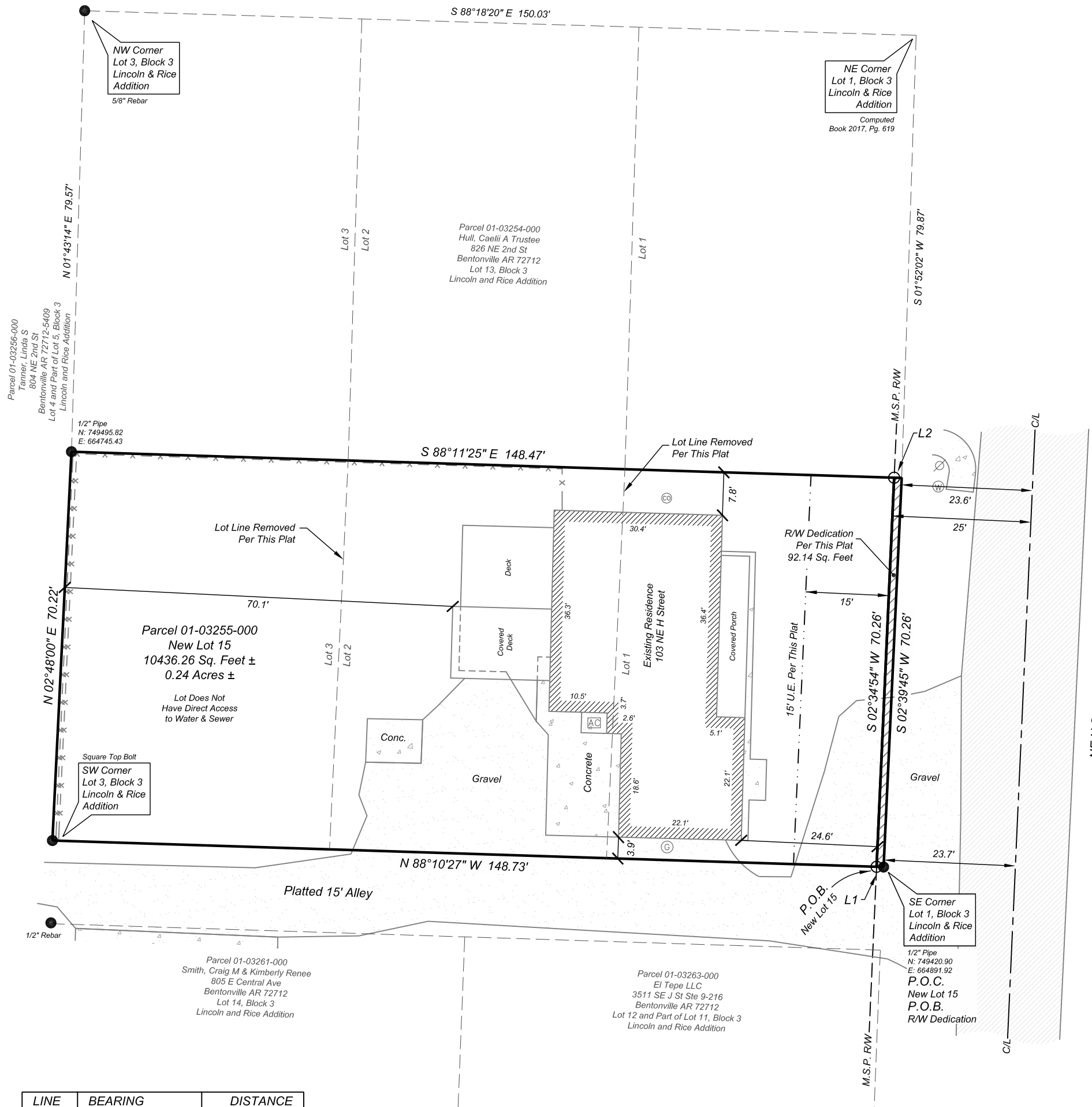
LS24-0046

***South 70' of Lots 1-3 Bk 3 Lincoln Rice Addt
103 NE H ST***



PROPERTY LINE ADJUSTMENT

The South 70' of Lots 1, 2, & 3, Block 3 Lincoln and Rice Addition Creating New Lot 15, Block 3



LINE	BEARING	DISTANCE
L1	S 88°11'25" E	1.36'
L2	N 88°10'27" W	1.26'

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF 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: _____

PRINT NAME: _____

ADDRESS: _____

DATE OF EXECUTION: _____

SIGNED: _____

PRINT NAME: _____

ADDRESS: _____

Zoning & Setbacks

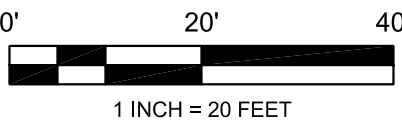
CURRENT ZONING:
R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

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

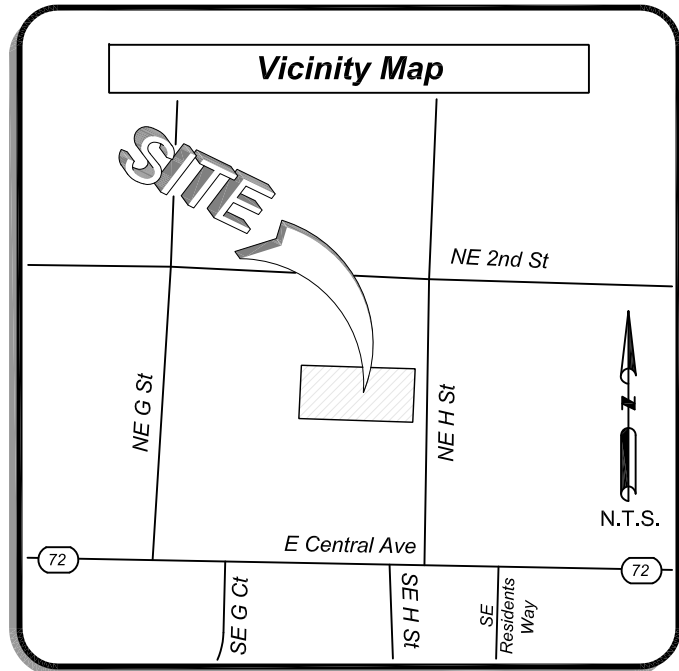
Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (CL)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- POWER POLE
- GAS METER
- WATER METER
- CLEANOUT
- AIR CONDITIONER
- EXISTING MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.S.P. MASTER STREET PLAN

NE H Street
20' Asphalt - 60' Platted R/W
M.S.P. - (Local Downtown) - 50' R/W



BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
CONVERGENCE ANGLE: -14.46000"
CONVERGENCE: -0.00000"
COMBINED SCALE FACTOR (GROUND TO GRID) = 0.999972450
LATITUDE: 36°22'21.08973"
LONGITUDE: -94°11'58.90012"



Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-29-320-04-1873

COMPLETED FIELD WORK:
OCTOBER 18, 2024

REFERENCE DOCUMENTS:

- WARRANTY DEED FILED AS INSTRUMENT NO. L202451101.
- SURVEY PLAT FILED IN PLAT RECORD BOOK 2 AT PAGE 103.
- SURVEY PLAT FILED IN PLAT BOOK 2006 AT PAGE 619.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT INSURANCE.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNERS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

ATLAS PAGE 362.

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

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

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.

LOT HAS RIGHT TO MAINTAIN ACTIVE SERVICES, BUT THERE CAN BE NO NEW WATER AND SEWER SERVICES MADE IN FAVOR OF NEW DEVELOPMENT WITHOUT MAINLINE EXTENSIONS OF BOTH WATER AND SEWER.

DATE	REVISION
12/1/24	PER CITY COMMENTS

Utility Notes

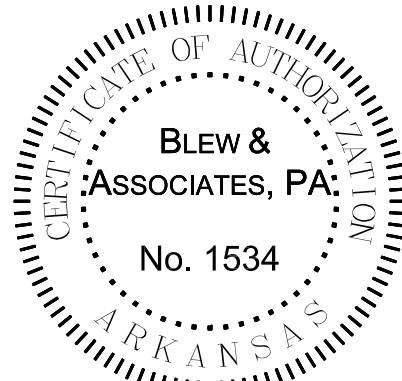
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

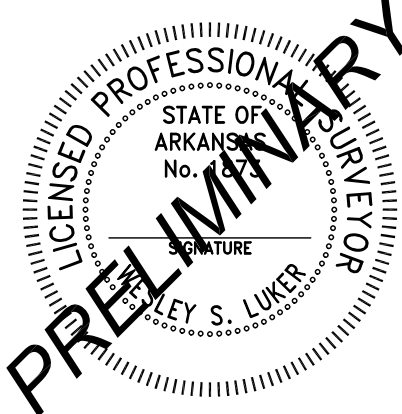


Owner/Developer

CRIFE, BRADEN & DOW, HANNAH
103 NE H ST
BENTONVILLE AR 72712
(612) 581-4542



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 20____.



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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE: J.C. - 10/21/2024	REVIEWED BY: W.L.	SURVEYED BY: R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 24-7871	
LOCATION: SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST		

FOR THE USE AND BENEFIT OF:

BRADEN CRIFE

LS24-0026



Lot 21, Block 1 of Smartt's Addition

407 Southwest A Street

PC Date: 1/7/2025

Staff Report Details

Project Number	PLA24-0032
Applicant / Current Owner	Roberts Property Development
Site Area	+/- .36 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	NA
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	LSD24-0040

Property Description

Property Line Adjustment: Combining Lots 10 and 11, of Block 1 Smartt's Addition creating Lot 21, Block 1 of Smartt's Addition, 407 Southwest A Street. DC, Downtown Core, PLA24-0032

A Property Line Adjustment combining Lots 10 and 11, of Block 1 Smartt's Addition creating New Lot 21, Block 1 of Smartt's Addition. The plat is dedicating a 3.7 foot wide pedestrian easement along Southwest A Street. The Right of Way along Southwest A Street is adequate per the Master Street Plan. A 12.5 foot access and utility easement is being dedicated per this plat.

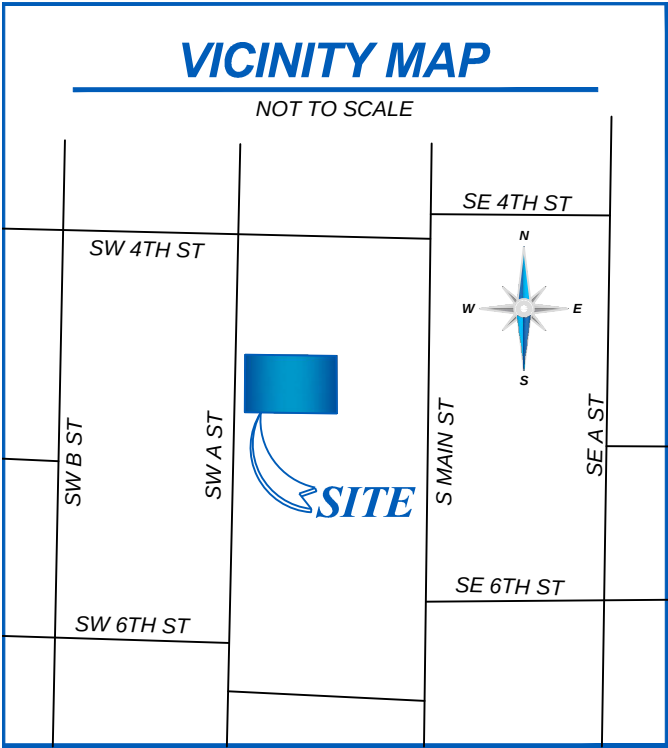
Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



PROPERTY LINE ADJUSTMENT COMBINING LOTS 10 AND 11, BLOCK 1 SMARTT'S ADDITION CREATING LOT 21, BLOCK 1 SMARTT'S ADDITION

407 SOUTHWEST A STREET, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712

RECORD DESCRIPTION (PARENT TRACT)

INSTRUMENT NO. L202329434
LOT 10, BLOCK 1, SMARTT'S ADDITION, BENTONVILLE, BENTON COUNTY ARKANSAS.

AND

LOT 11, BLOCK 1, SMARTT'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS.
TOGETHER WITH RIGHTS, TITLE, AND INTEREST TO A SANITARY SEWER EASEMENT MORE
FULLY SET OUT IN BOOK 2002, PAGE 11324 OF THE RECORDS OF BENTON COUNTY,
ARKANSAS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF
ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATION AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION

LOT 21, BLOCK 1
A PART OF LOT 10, LOT 11, BLOCK 1, SMARTT'S ADDITION, BENTONVILLE, BENTON COUNTY,
ARKANSAS. TOGETHER WITH RIGHTS, TITLE, AND INTEREST TO A SANITARY SEWER
EASEMENT MORE FULLY SET OUT IN BOOK 2002, PAGE 11324 OF THE RECORDS OF BENTON
COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 10,
THENCE S01°31'16"W 99.62 FEET TO A FOUND 5/8" REBAR; THENCE N87°20'30"W 159.21 FEET TO
A FOUND CHISELED "X" IN CONCRETE LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF
SOUTHWEST "A" STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N02°24'12"E 99.60 FEET TO
A FOUND 5/8" REBAR; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE S87°20'30"E 157.68
FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 15,780 SQ. FEET OR 0.362
ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EASEMENT DESCRIPTION

PROPOSED 12.5' ACCESS & UTILITY EASEMENT:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 10,
SMARTT'S ADDITION, PLAT BOOK G, AT PAGE 243, THENCE ALONG THE EAST LINE OF SAID
LOT 10 S01°31'16"W 12.58 FEET; THENCE N88°28'44"W 4.91 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUING N88°28'44"W 10.09 FEET; THENCE S01°31'16"W 7.41 FEET;
THENCE N87°42'59"W 106.57 FEET; THENCE N57°17'39"W 41.90 FEET; THENCE S87°20'30"E 24.96
FEET; THENCE S57°17'39"E 16.89 FEET; THENCE S87°42'59"E 110.02 FEET; THENCE S30°00'00"E
5.86 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 1,720 SQ. FEET OR 0.039
ACRES MORE OR LESS.

PROPOSED 15' ACCESS & UTILITY EASEMENT:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 10,
SMARTT'S ADDITION, PLAT BOOK G, AT PAGE 243, THENCE ALONG THE EAST LINE OF SAID
LOT 10 S01°31'16"W 12.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°31'16"W 15.00
FEET; THENCE DEPARTING FROM SAID EAST LINE N88°28'44"W 15.00 FEET; THENCE
N01°31'16"E 15.00 FEET; THENCE S88°28'44"E 15.00 FEET RETURNING TO THE POINT OF
BEGINNING, CONTAINING 225 SQ. FEET OR 0.005 ACRES MORE OR LESS AND SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPOSED 3.7' PEDESTRIAN ACCESS EASEMENT:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 10,
SMARTT'S ADDITION, PLAT BOOK G, AT PAGE 243, THENCE ALONG THE NORTH LINE OF SAID
LOT 10 N87°20'30"W 157.68 FEET; THENCE DEPARTING FROM SAID NORTH LINE S02°24'12"W
25.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE S87°35'04"E 3.70 FEET; THENCE
S02°24'56"W 85.60 FEET; THENCE N87°35'04"W 3.70 FEET; THENCE N02°24'56"E 85.60 FEET
RETURNING TO THE POINT OF BEGINNING, CONTAINING 317 SQ. FEET OR 0.007 ACRES MORE
OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 10,
SMARTT'S ADDITION, PLAT BOOK G, AT PAGE 243, THENCE ALONG THE NORTH LINE OF SAID
LOT 10 N87°20'30"W 157.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING
FROM SAID NORTH LINE S02°24'12"W 99.60 FEET; THENCE N87°20'30"W 6.79 FEET; THENCE
N01°31'16"E 99.62 FEET; THENCE S87°20'30"E 8.32 FEET RETURNING TO THE POINT OF
BEGINNING, CONTAINING 752 SQ. FEET OR 0.017 ACRES MORE OR LESS AND SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-120-04-1926

COMPLETED FIELD WORK:
OCTOBER 28, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED RECORDED AS FILE NO. L202329434.
2. SURVEY PLAT RECORDED AS PLAT BOOK G AT PAGE 243.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON
ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE
FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS
THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT
POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS
SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING
WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS,
OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF
SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR
OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN
ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED
HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN
ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE
PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE
KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE
SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR
EXPRESSED."

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR
AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF
BENTONVILLE TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO
ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT
TIME OF BUILDING PERMIT ISSUANCE.

THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN
ANY DRAINAGE EASEMENTS.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL
ELECTRIC LINES.

TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO WAIVERS, VARIANCES
AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR
PLAN.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION
EASEMENT OVER THE ENTIRETY OF THIS (SUBDIVISION, LOT SPLIT,
PROPERTY LINE ADJUSTMENT) PURSUANT TO MUNICIPAL CODE SECTION
401.12 AND 401.13.

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

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN
900.08 OF THE STREET SPECIFICATIONS.

LAND AREA

15,780 SQ. FEET ±
0.362 ACRES ±

SIGNATURE BLOCKS

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 AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING

SIGNED: _____
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I, CLAYTON M. MCKELVIN, 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

CLAYTON M. MCKELVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1926
STATE OF ARKANSAS

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K,
WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL
FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON
FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY
LEVEE FROM 100-YEAR FLOOD.

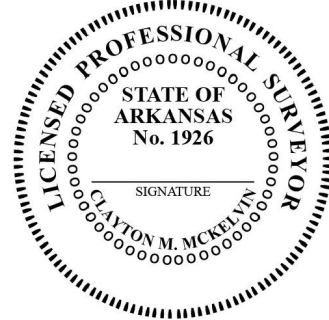
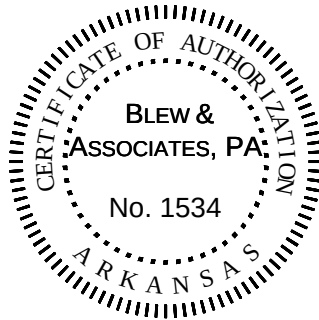
UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED
EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR
WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND
MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

OWNER/DEVELOPER

NOW OR FORMERLY: PRISM DESIGN STUDIO, LLC
ADDRESS: 407 SOUTHWEST A STREET, BENTONVILLE, AR 72712
EMAIL: JENNY.BURBIDGE@PRISMDS.COM
PHONE: 479-636-4838
APN: 01-04224-000; 01-04225-000

I, CLAYTON M. MCKELVIN, PROFESSIONAL
SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS,
HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 3RD DAY OF DECEMBER, 2024.



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

BLEW & ASSOCIATES, P.A.

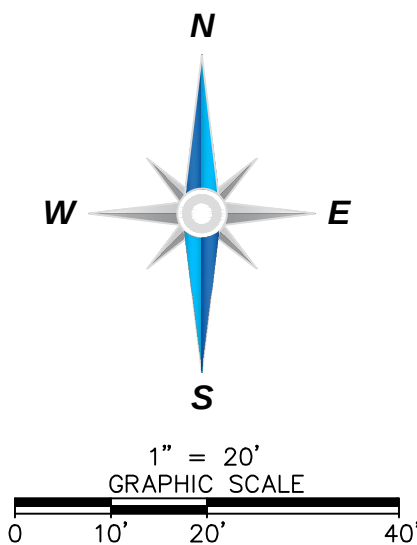
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 - FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 24-7735	SURVEY DRAWN BY: BDM - 10/30/2024
11/05/2024	CLIENT COMMENTS	BDM	SURVEY REVIEWED BY: TPN	SCALE: 1" = 20'
12/02/2024	PLANNING COMMENTS	BDM	FOR THE USE AND BENEFIT OF: PRISM DESIGN STUDIO, LLC	CITY OF BENTONVILLE PROJECT NO.: PLA-24-0032

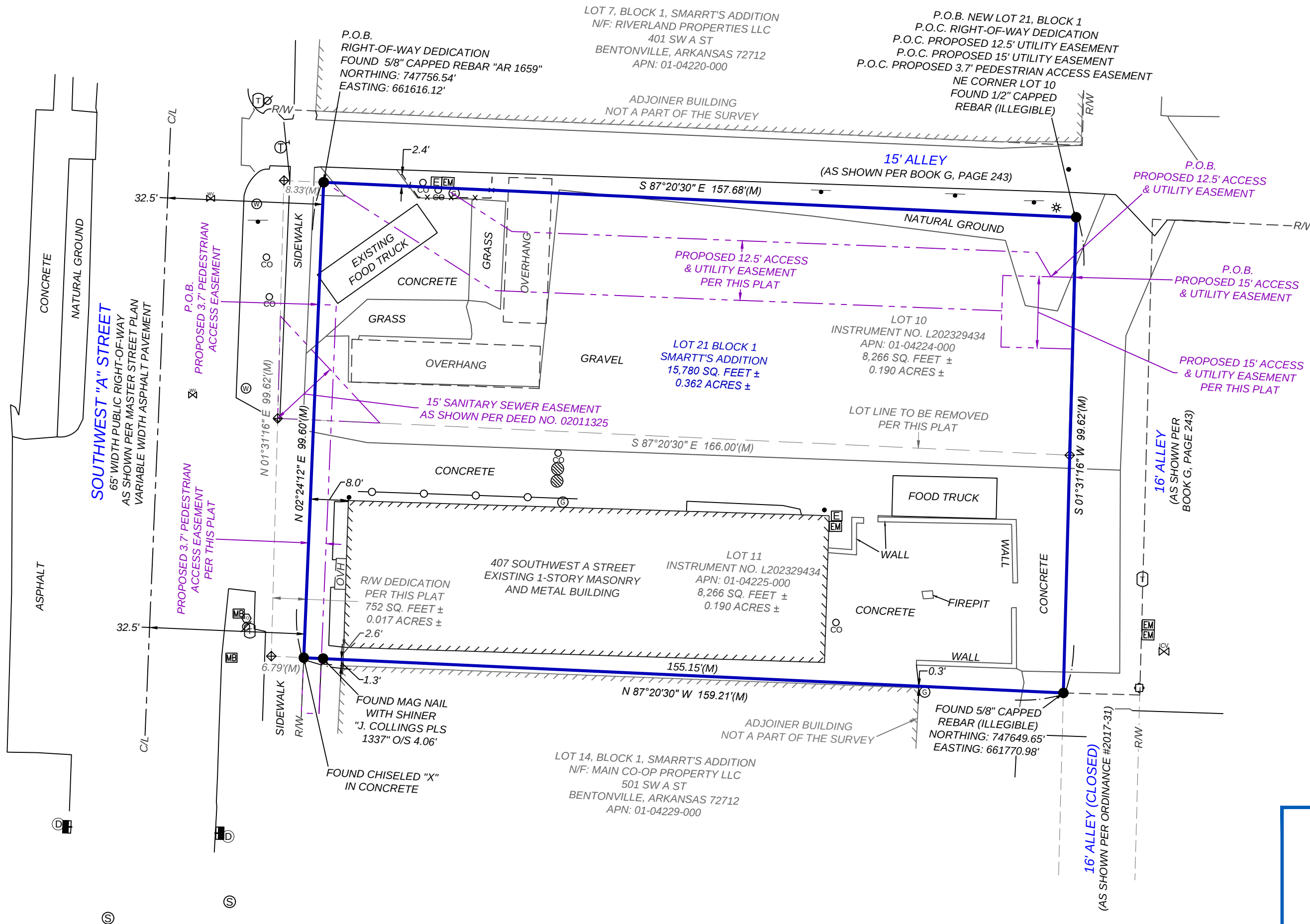
PROPERTY LINE ADJUSTMENT COMBINING LOTS 10 AND 11, BLOCK 1
SMARTT'S ADDITION CREATING LOT 21, BLOCK 1 SMARTT'S ADDITION

407 SOUTHWEST A STREET, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712

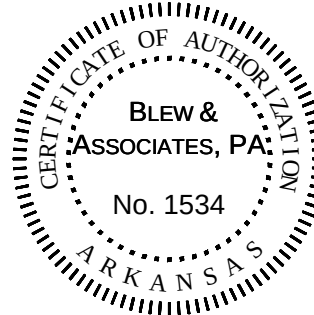


LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- SIGN
- ⊕ WATER VALVE
- ⊕ SANITARY MANHOLE
- ⊕ BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ MAILBOX
- ⊕ ELECTRIC CABINET
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- ⊕ TELEPHONE PEDESTAL
- ⊕ CLEANOUT
- ⊕ TELEPHONE MANHOLE
- ⊕ GREASE TRAP
- ⊕ ELECTRIC BOX
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIBER OPTIC VAULT
- OVH
- P.O.C.
- P.O.B.
- (M) MEASURED/CALCULATED DIMENSION
- BOUNDARY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- x — x — x — FENCE LINE
- GUARDRAIL
- C/L — CENTERLINE OF ROAD



I, CLAYTON M. MCKELVIN, PROFESSIONAL
SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS,
HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 3RD DAY OF DECEMBER, 2024.



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

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 - FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-7735	SURVEY DRAWN BY: BDM - 10/30/2024
SURVEY REVIEWED BY: TPN	SCALE: 1" = 20'
FOR THE USE AND BENEFIT OF: PRISM DESIGN STUDIO, LLC	CITY OF BENTONVILLE PROJECT NO.: PLA-24-0032



**Pending PC
Item**

SW 4TH ST

SW A ST

S MAIN ST



PLA24-0032
Smartt's Addition Creating Lot 21 Block 1
407 SW A ST





Lot 1 of Airport Road Shopping Center Subdivision

1261 Southwest Regional Airport Boulevard

PC Date: 1/7/2025

Staff Report Details

Project Number	PLA24-0025
Applicant / Current Owner	JP Specialty LLC
Site Area	+/- 3.5 Acres
	C-1, Neighborhood Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Creating New Lot 1 of Airport Road Shopping Center Subdivision, JP Specialty LLC, 1261 Southwest Regional Airport Boulevard, C-1, Neighborhood Commercial, PLA24-0025

A variable width Utility Easement and a variable width Drainage Easement is dedicated per the plat. Right of Way per the Master Street Plan has been dedicated per separate instrument.

Project Details

Relationship to the Community Plan

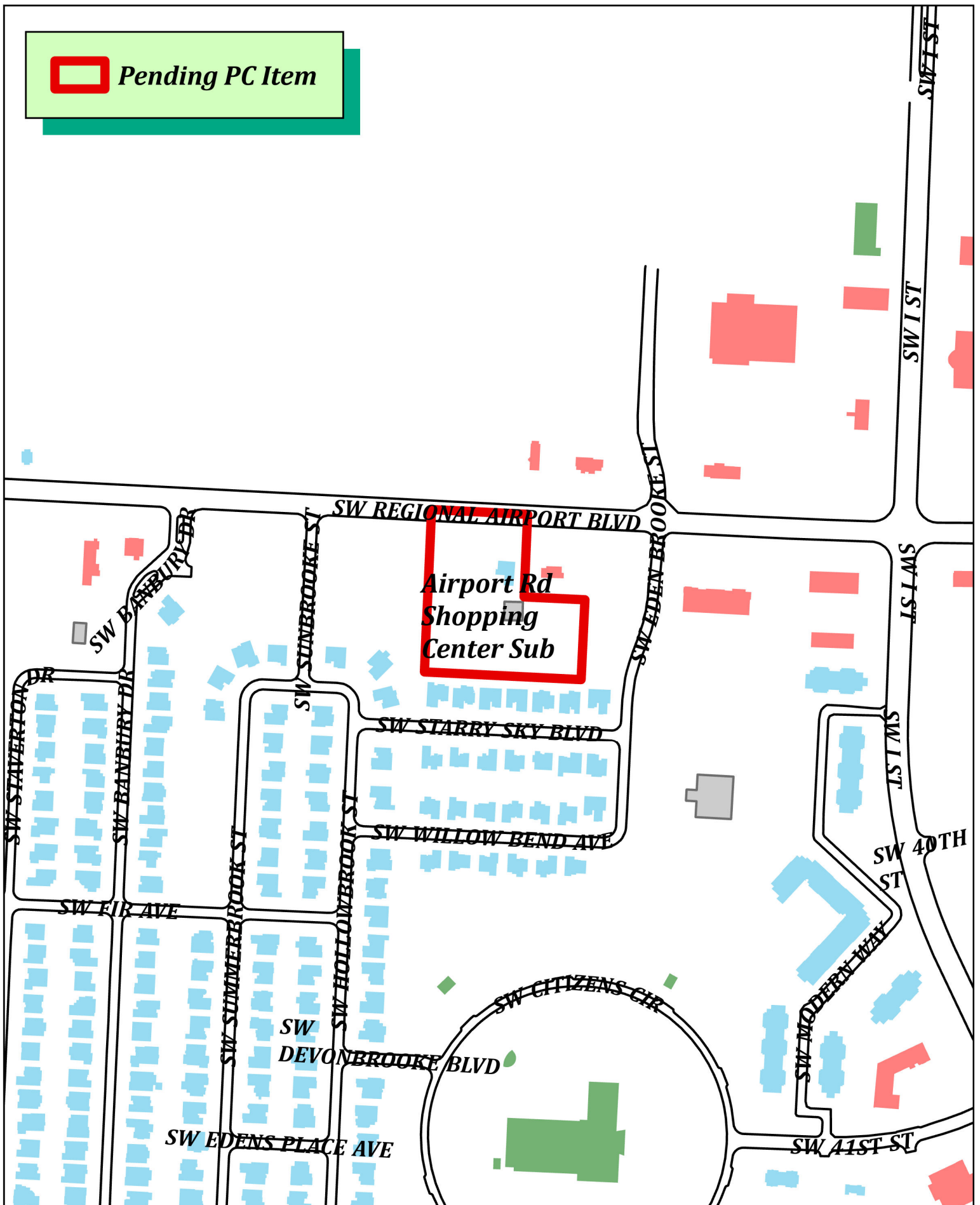
Public Comment

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

Analysis / Waivers**Conclusion****Additional Details**



Pending PC Item



PLA24-0025

Airport Rd. Shopping Center Sub
1261 SW REGIONAL AIRPORT BLVD



PROPERTY LINE ADJUSTMENT CREATING NEW LOT 1 OF AIRPORT ROAD SHOPPING CENTER SUBDIVISION

ADJACENT LAND OWNERS

1) HARMON, DENNIS D & BARBARA J
1662 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
PARCEL #18-08905-000
2) WAL-MART REAL ESTATE BUSINESS TRUST
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15860-002
LOT 22
ZONED: C-2
3) 909 FRANKLIN STREET LLC
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15860-001
LOT 21
ZONED: C-2
4) ROSE PROPERTIES LLC
1253 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-07948-000
ZONED: C-2
5) NWA WIRED LLC
1101 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-12789-000
LOT 3
ZONED: C-2
6) BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE, AR 72703-0051
PARCEL #01-12790-000
LOT 4
ZONED: C-1
7) DIGIACOMO, ROBER FRANK & MARIA MARGARET
1202 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12792-000
LOT 6
ZONED: R-1
8) SURE, SREDEVI & VANTERU, SRINIVASULU REDDY
1204 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12793-000
LOT 7
ZONED: R-1

9) SHELTON, HEATHER HIERS & MICHAEL WAYNE
1306 STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12794-000
LOT 8
ZONED: R-1
10) HENNESSEY, IAN EDWARD & KLOSS, ABIGAIL LYNN
1300 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12795-000
LOT 9
ZONED: R-1
11) ZEIDAN, KHALED RIDA ABDUL
1302 STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12796-000
LOT 10
ZONED: R-1
12) JOHN, JAMES JOHNSON
1304 SW STARRY SKY BLVD
BENTONVILLE, AR
PARCEL #01-12797-000
LOT 11
ZONED: R-1
13) LIDDEKKE, MICHAEL
1400 SW SUMMERFIELD AVE
BENTONVILLE, AR
PARCEL #01-15085-000
LOT 3
ZONED: R-1
14) LAM, JACK M & CHERYL
1402 SW SUMMERFIELD AVE
BENTONVILLE, AR
PARCEL #01-15085-000
LOT 3
ZONED: R-1
15) BELLA T ERRA LLC
SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR
PARCEL #01-15083-000
LOT 1
ZONED: C-1

PLAT NOTES:

- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2024-3802 WHERE POSSIBLE. SOME BEARINGS & DISTANCES CANNOT BE SHOWN DUE TO RIGHT-OF-WAY ACQUISITION.
- 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- 3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
- 4) THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OF PLAN.
- 5) WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- 6) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- 7) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 8) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER & ELECTRIC SERVICE.
- 9) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 10) ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- 11) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SURVEY DESCRIPTIONS:

PREVIOUS PARCEL #01-07949-000:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°19'34"E 2176.36' TO AN EXISTING REBAR, THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 116.94' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°41'51"E 235.87', THENCE S87°08'24"E 273.89', THENCE S02°40'13"W 234.97' TO AN EXISTING REBAR, THENCE N87°19'47"W 274.00' TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTHWEST REGIONAL AIRPORT BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #01-07950-000:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°19'34"E 2176.36' FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 116.94' TO AN EXISTING REBAR, THENCE S87°19'47"E 447.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 227.22' TO AN EXISTING REBAR, THENCE N87°12'04"W 446.38' TO THE POINT OF BEGINNING, CONTAINING 2.33 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 1:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°19'34"E 2176.36' FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 303.57' TO THE SOUTH RIGHT-OF-WAY IN SOUTHWEST REGIONAL AIRPORT BOULEVARD/ARKANSAS HIGHWAY #12, THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY S87°06'29"E 273.91', THENCE LEAVING SAID RIGHT-OF-WAY S02°40'13"W 185.58' TO AN EXISTING REBAR, THENCE S87°19'47"E 173.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 227.22' TO AN EXISTING REBAR, THENCE N87°12'04"W 446.38' TO THE POINT OF BEGINNING, CONTAINING 3.50 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°19'34"E 2176.36', THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 303.57' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°41'51"E 49.24', THENCE S87°08'24"E 273.89', THENCE S02°40'13"W 49.39', THENCE N87°06'29"E 273.91' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIABLE WIDTH DRAINAGE EASEMENT PER THIS PLAT:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°19'34"E 2176.36', THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 34.89' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°41'51"E 268.69', THENCE S87°06'29"E 39.65', THENCE S02°49'46"W 156.82', THENCE S87°18'04"E 83.69', THENCE S02°41'53"W 34.30', THENCE N87°18'07"W 64.49', THENCE S02°41'53"W 7.17', THENCE S87°40'32"W 41.61', THENCE S03°21'39"W 70.00', THENCE N87°18'06"W 16.07' TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

VARIABLE WIDTH UTILITY EASEMENT PER THIS PLAT:

A VARIABLE WIDTH UTILITY EASEMENT LOCATED IN A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 A VARIABLE WIDTH UTILITY EASEMENT LOCATED IN A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID EIGHTY ACRE TRACT AND RUNNING THENCE N02°19'34"E 2176.36', THENCE N02°18'25"E 109.29' TO AN EXISTING REBAR, THENCE N02°41'51"E 16.92', THENCE S87°17'46"E 21.14', THENCE N02°41'53"E 11.80', THENCE S87°18'07"E 28.00', THENCE S02°41'53"W 21.82', THENCE S87°16'44"E 33.05', THENCE N47°42'14"E 20.33', THENCE N02°39'29"E 115.48', THENCE N87°17'46"W 28.83', THENCE N02°42'14"E 20.00', THENCE S87°17'46"E 28.83', THENCE N02°42'14"E 11.99', THENCE S87°29'19"E 19.86', THENCE S02°40'13"W 153.29' TO AN EXISTING REBAR, THENCE S87°19'47"E 173.37' TO AN EXISTING REBAR, THENCE S02°45'35"W 32.36' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS.

BEUD NOTES:

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

OWNER'S CERTIFICATION:

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

JP BENTONVILLE LLC
174 W STAVE MILL RD
ROGERS, AR 72756

PROPERTY OWNER/DEVELOPER:
JP BENTONVILLE LLC
174 W STAVE MILL RD
ROGERS, AR 72756

SOURCE OF TITLE: WARRANTY DEED L202403802

CONTACT INFO:
josan-gurmeet@yahoo.com

DATE OF EXECUTION: _____

PRINTED: _____

SIGNED: _____

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

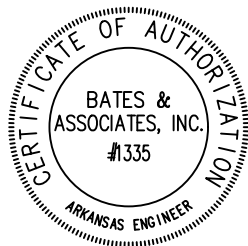
CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____

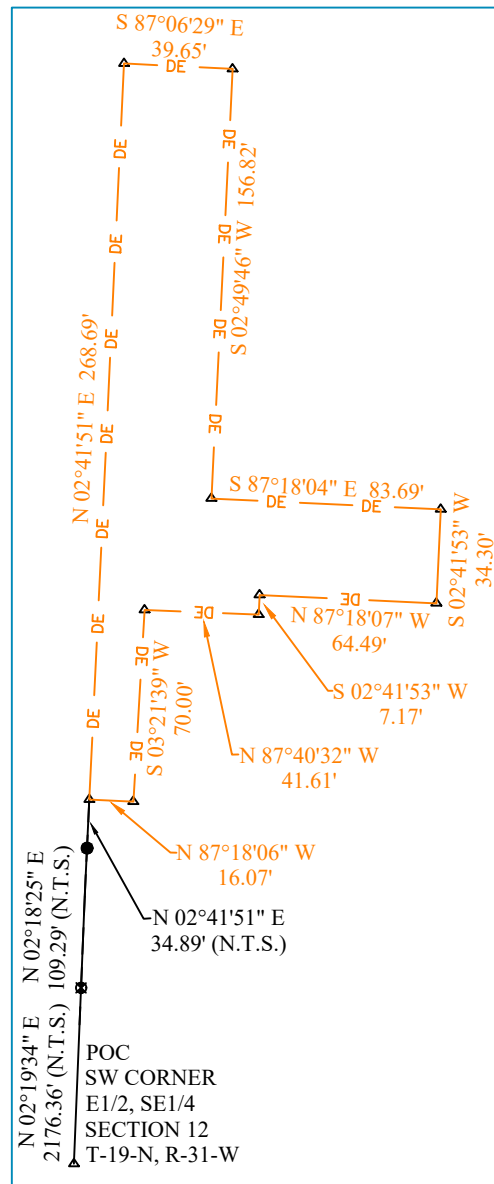
DERRICK THOMAS - REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS



DATE: _____

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

D.E. DETAIL (N.T.S.)



LINE	BEARING	DISTANCE
L1	N 42°03'04" W	16.92'
L2	S 47°42'14" W	11.63'
L3	N 02°47'45" E	30.00'
L4	S 87°17'46" E	23.87'
L5	N 02°41'53" E	11.80'
L6	S 87°18'07" E	28.00'
L7	S 02°41'53" W	21.82'
L8	S 87°16'44" E	33.05'
L9	N 47°42'14" E	20.33'
L10	N 02°42'14" W	28.83'
L11	N 02°42'14" W	28.83'
L12	S 87°17'46" E	28.83'
L13	N 02°42'14" W	11.86'
L14	S 87°29'19" E	19.86'

REFERENCE DOCUMENTS:

- 1) RIGHT-OF-WAY AGREEMENT FILED IN BOOK 279 AT PAGE 618
- 2) PLAT OF SURVEY PREPARED BY BATES & ASSOCIATES FOR NWA WIRED, LLC, DATED 11/19/19; JOB #19-361
- 3) PLAT OF SURVEY FILED AS STATE DOCUMENT #20204190760
- 4) RIGHT-OF-WAY ACQUISITION MAP FOR HWY 71B - SHELL ROAD, JOB #090251
- 5) FINAL PLAT OF EDEN'S BROOKE SUBDIVISION PHASE II FILED IN BOOK 2005 AT PAGE 1183
- 6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 330
- 7) PLAT OF SURVEY FILED IN BOOK 30 AT PAGE 60
- 8) PLAT OF SURVEY FILED IN BOOK 1 AT PAGE 454
- 9) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 300
- 10) FINAL PLAT OF EDEN'S SUBDIVISION PHASE III FILED IN BOOK 2006 AT PAGE 922
- 11) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 3802
- 12) CORRECTION FOR A GRADING, DRAINAGE, UTILITY, & TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 45879
- 13) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 45106
- 14) WARRANTY DEED FILED IN BOOK 98 AT PAGE 75763
- 15) UTILITY EASEMENT AND RIGHT-OF-WAY GRANT FILED IN BOOK 2014 AT PAGE 20158
- 16) GRADING, DRAINAGE, UTILITY & TEMPORARY CONSTRUCTION EASEMENT GRANT FILED IN BOOK 2009 AT PAGE 27738
- 17) WATER & SEWER EASEMENT FILED IN BOOK 97 AT PAGE 55899
- 18) ASSIGNMENT OF WATER & SEWER EASEMENTS FILED IN BOOK 2001 AT PAGE 94606
- 19) CORRECTION WARRANTY DEED FILED IN BOOK 2009 AT PAGE 45883
- 20) WARRANTY DEED FILED IN BOOK 2009 AT PAGE 27735



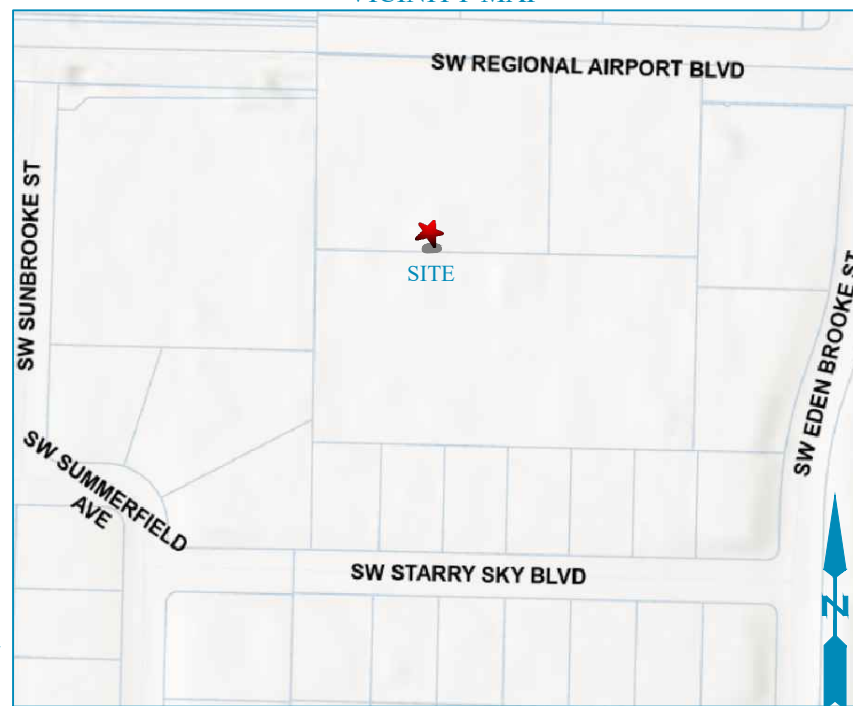
GRAPHIC SCALE (IN FEET)

1 Inch = 50ft.

STATE RECORDING NUMBER:
500-19N-31W-0-12-210-04-1642

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

VICINITY MAP

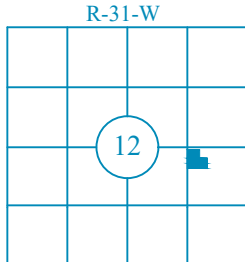


VICINITY MAP NOT TO SCALE
BENTONVILLE PROJECT #PLA24-0025

LEGEND:

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DISTANCE.
- (R) RECORD BEARING & DISTANCE
 - (M) MEASURED BEARING & DISTANCE
 - (F) FOUND 5/8" REBAR
 - (S) SET 5/8" REBAR CAP
 - (C) COMPUTED POINT
 - (O) OLD LOT OWNER
 - (A) AC CONDENSER UNIT
 - (W) WATER VALVE
 - (B) BACKFLOW PREVENTER
 - (F) FIBER OPTIC VAULT

Location Map:



BATES
Engineers - Surveyors



7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479-442-9350
This is a preliminary drawing for the project. It is not to be used for construction. The project is subject to change without notice. Bates & Associates, Inc. is not responsible for any errors or omissions in this drawing. Any flood evidence or any other fact which a competent and accurate title search may disclose. Any flood investigation for assessments of record, circumstances, restrictive covenants, easements, title evidence, or any other fact which a competent and accurate title search may disclose. Any flood investigation for assessments of record, circumstances, restrictive covenants, easements, title evidence, or any other fact which a competent and accurate title search may disclose. Bates & Associates, Inc. represents the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:

GURMEET JOSAN

ADDRESS:

DATE: 10/09/24

SCALE: 1"=60'

SURVEYED/DRAFTED:

SECTION: 12

TOWNSHIP: 19 NORTH

RANGE: 31 WEST

DRAFT DATE: 10/09/24

REVIEWED: DT

COA #1335

DRAWING #22-005 INC. SUB 2024

	East Central Parking Garage
	300 E Central Avenue
	PC Date: 1/7/2025

Staff Report Details	
Project Number	CU23-0025
Applicant / Current Owner	CDI Contractors LLC/Tuckers Corner, LLC
Site Area	+/- 1.05 Acres
Current Zoning	DC, Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	Downtown Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Parking Garage
Related projects	LSD22-0039

Property Description
The subject property is located on East Central Avenue, across from the County Administration building. It is currently zoned DC, Downtown Core with a future land use of Downtown Commercial. The property has direct access to East Central Avenue and Southeast B Street.

Project Details
On August 15, 2023, the Planning Commission approved a conditional use permit for 35 overnight concrete pours for the East Central Parking Garage project (LSD22-0039). The applicant has used 11 of the approved 35 and seeks an extension of time for the remaining 24 pours. The applicant cites weather, rebar redesign and unforeseen unsuitable soils as reasons for the delays in the project schedule (see attached letter dated 11/26/24). The applicant requests that the conditional use permit be extended until the end of August 2025.

Relationship to the Community Plan

Public Comment

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

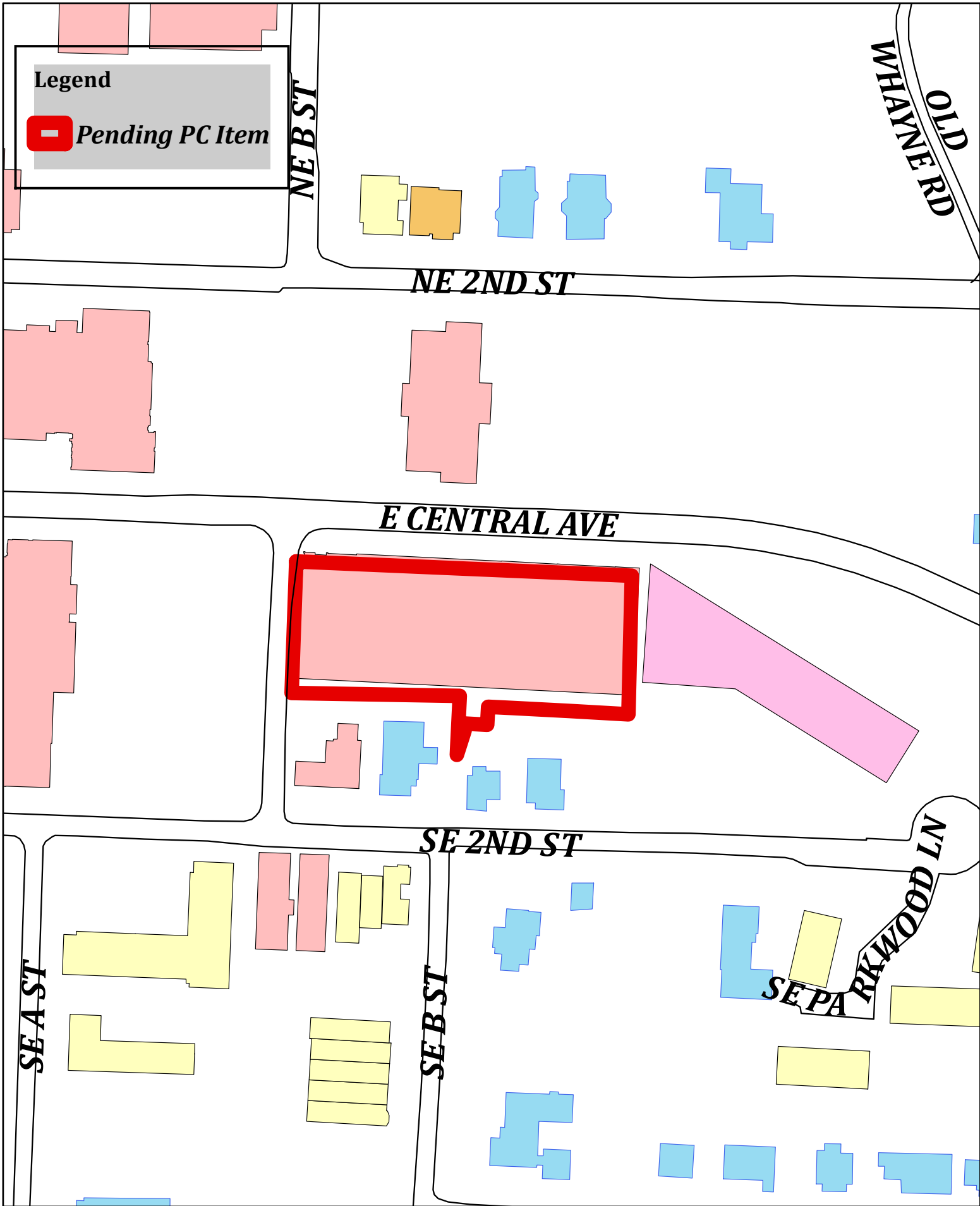
Analysis / Waivers

Conclusion

Previously approved Conditions of Approval:

1. Max of 35 overnight conc. pours
2. 72 hrs notice to adjacent owners for each pour
3. Any construction lighting during the pours needs to be directed away from the south and east.

Additional Details



Legend

 Pending PC Item

CU23-0025

**East Central Parking Garage
300 E. Central Ave**

1 inch = 120 feet

Page 39





CDI CONTRACTORS, LLC • 3000 CANTRELL ROAD • LITTLE ROCK, ARKANSAS 72202 • 501.666.4300

November 26, 2024

VIA Email toverstreet@bentonvillear.com

Tyler Overstreet
Planning & Community Development Coordinator
The City of Bentonville
SW 14th Street
Bentonville, AR, 72712

Project: CDI Job #020984- East Central Parking Garage
Subject: Conditional Use Permit Extension

Mr. Overstreet,

This letter is a request for extension of the East Central Parking Garage Conditional Use Permit approved 8/15/2023.

The East Central Parking Garage project has had a total of 223 days of schedule impact consisting of the following:

Weather – 61 calendar days
Rebar design changes through submittal process – 71 calendar days
East side Unforeseen Condition (Unsuitable Soils) – 91 days

CDI has utilized 11 of the 35 requested off hour concrete placements between midnight and 6:00 am that were approved per the initial Conditional Use Permit. We are requesting the Conditional Use Permit be extended till the end of August 2025.

Please let us know if we can provide any further details or clarifications regarding this request.

Sincerely,
CDI CONTRACTORS, LLC.

Scott Belt
Sr. Superintendent

CC: Ryan Heiges – CDI Contractors
Derek Armer – CDI Contractors



Beiler Family Trust

1102 Northwest A Street

PC Date: 1/7/2025

Staff Report Details

Project Number	RZ24-0045
Applicant / Current Owner	Will Kellstrom / Beiler Family Trust
Site Area	+/- 0.72 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	N/A
Related projects	N/A

Property Description

The subject property is located at 1102 Northwest A Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Open Space. The property has direct access to Northwest A Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, east, and west, R-E, Residential Estate to the south and DN-2, Downtown Medium Density Residential to the southeast.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential. The applicant states in their narrative they are requesting the rezoning in order to make the lot more conducive to development as well as be in line with the zoning trend of the surrounding area.

Relationship to the Community Plan

The property is presently designated as Open Space and is surrounded by Medium Density Residential

Relationship to the Community Plan

(MDR) to the south and west and Open space to the north and south.

The applicant is requesting a future land use map amendment from Open Space to High Density Residential to allow the property to be more developable, stating that the increase in lane use is agreeable due to being on the corner of an arterial street and collector street.

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.

High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

This zoning request does not align with the Future Land Use Map, recommending Open Space, as an appropriate zoning designation, though there is currently a structure on the property. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

The applicant states that there are no plans for development yet. Due to this, there is no knowledge if an increase in traffic will occur.

Public Comment

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

Analysis / Waivers

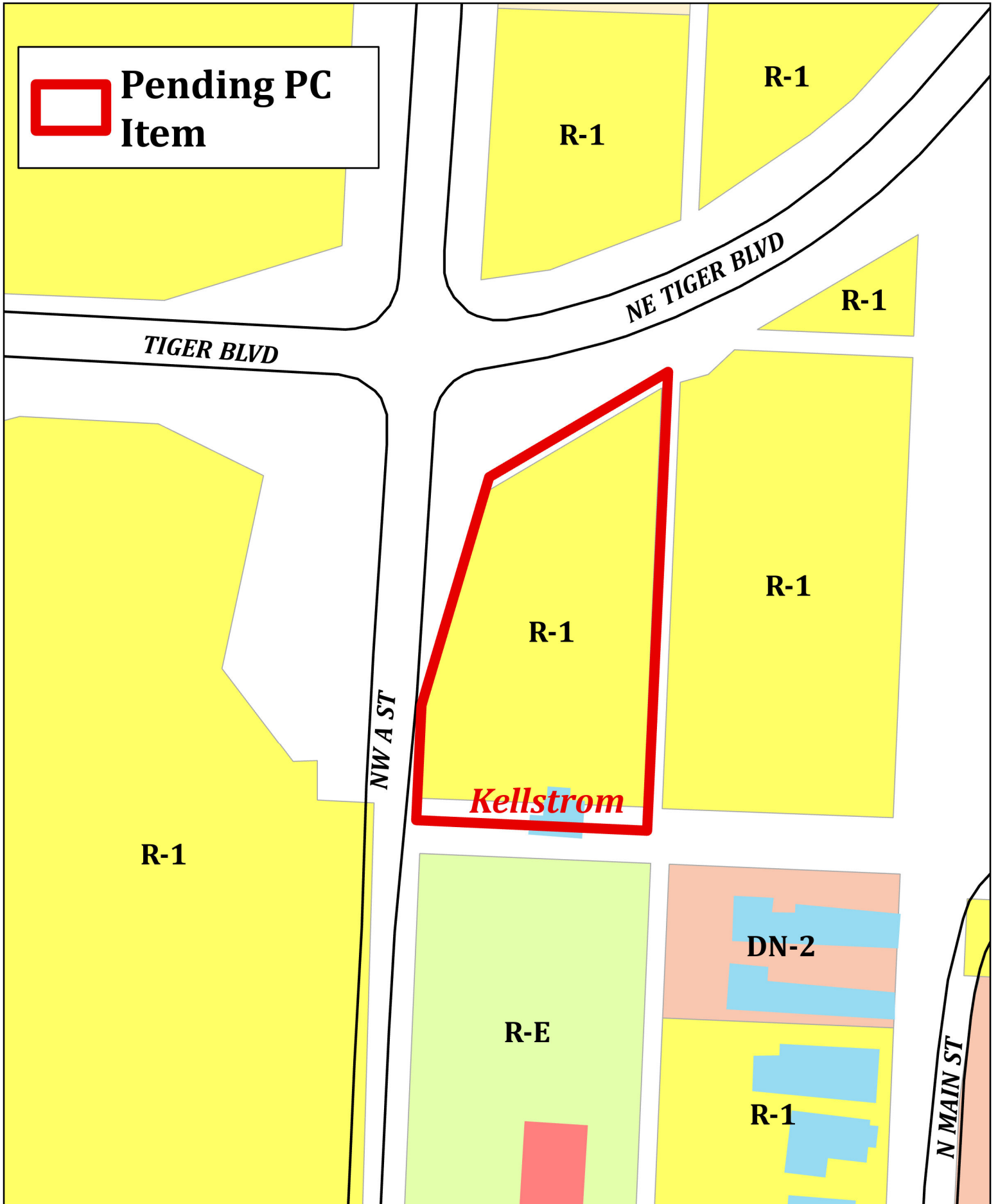
This rezoning request does not match the current land use plan designation for this area, but the surrounding built environment is similar to the proposed rezoning requested. Future development in the area is likely and could support this rezoning request.

Conclusion

Additional Details



Pending PC
Item



RZ24-0045
Kellstrom
1102 NW A Street



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

October 16, 2024

City of Bentonville
Planning and Community Development
305 SW A St.
Bentonville, AR 72712

**RE: Rezoning Parcel Nos. 01-04526-000, 01-04525-000, & 01-04525-001 from R-1,
Low Density Residential Single Family to DN-3, Downtown High Density
Residential**

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Beiler Family Trust, with respect to this rezoning request. The applicant is requesting that the property, Parcel Nos. 01-04526-000, 01-04525-000, & 01-04525-001 (hereinafter "the Property"), be rezoned from R-1, Low Density Residential Single Family to DN-3, Downtown High Density Residential.

I. Rezoning.

Several properties between NE A Street and NW A Street in northwest Bentonville have already been rezoned to DN-2 in recent years. This rezoning would be a continuation of the trend of moderately increasing density in the area. The purpose for requesting DN-3 zoning, rather than DN-2 is due to the challenges inherent in developing the Property. It has a large amount of slope on the northern end, and difficult frontage along NW A Street. Additionally, a large portion of the Property was previously taken for right of Way at the intersection of NW A St. and Tiger Boulevard, resulting in an awkwardly shaped property. The slightly more flexible lot regulations of DN-3, along with the ability to build townhomes mid-block by right would give the Property the ability to be developed at a similar density to what has recently been developed in this neighborhood.

The Applicant has no crystallized plans to develop the Property, and is merely attempting to obtain a zoning that will make the Property more developable. Lastly, there are twelve inch (12") water and sewer lines available on NWA A St.

II. Future Land Use Amendment.

In order to facilitate a rezoning to DN-3, the Future Land Use Map (“FLUM”) designation would need to be changed from “Open Space” to “High Density Residential” (“HDR”). The current FLUM designation renders the land essentially useless, and would only facilitate use of the Property as public or park space. Changing the FLUM designation to HDR would be more in line with recent rezonings in the neighborhood, and would be appropriate due to the Property’s location on a corner of a Collector and an Arterial roadway. The applicant therefore requests that the FLUM designation for the Property be amended from Open Space to High Density Residential.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:

pc:

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

Dear Planning Staff,

I am writing to formally oppose the proposed rezoning application for [1102 NW A St](#) from R-1 Low Density to DN-3 Downtown High Density residential. As a resident of 1059 N Main St., I am concerned about the zoning that allows apartment buildings and other high density uses which are not an appropriate or safe use given the location and characteristics of the lot.

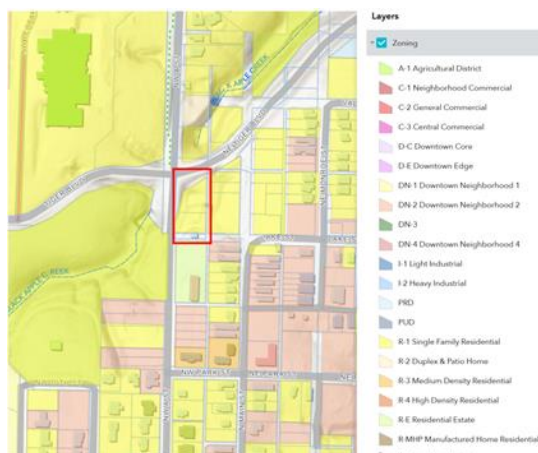
Summary of Objections to Re-Zoning:

- **Land Use Conflict:** The proposed rezoning of high-density conflicts with the area's low to medium density residential character and Bentonville's Future Land Use Map designation of Open Space.
- **Increased Traffic and Safety Risks:** Rezoning will increase congestion and heighten accident risks at NW A and Tiger Blvd due to limited points of egress, slope, and a blind spot. See Article 601 (promoting public health, safety, and welfare).
- **Insufficient Infrastructure:** Current infrastructure, including drainage and parking, cannot support high-density development. Development of parking/loading will exacerbate existing drainage challenges. See Article 501 (off-street parking/loading).

The current rezoning proposal states "The Applicant has no crystallized plans to develop the Property, and is merely attempting to obtain a zoning that will make the Property more develop-able. There are no plans to develop meaning no increase in traffic". While there are not crystalized plans, we must assume that current or future owners of a DN-3 zoned property will build to the highest use of the property, which may include an apartment building. Uses such as an apartment building (or 12 units/acre) is not appropriate for this lot. Furthermore, if there are no development plans, then why propose rezoning?

Detailed Objections to Re-Zoning:

Land Use Conflict: Rezoning to DN-3 clashes with the surrounding R-1 zoning, which emphasizes single-family homes and open spaces. Adjacent DN-2 lots have been subdivided and developed into single-family homes that are essentially R1 in use, reinforcing the area's character. There is no high-density zoning nearby, and this rezoning would disrupt the established pattern and character of the neighborhood. The submission admits that the property shows as open space on the future land use map, which we agree with this designation due to the slope of the property and shape of the parcel which limits ingress and egress.



Increased Traffic and Safety Risks: The lot's steep slope and limited road access make safe traffic patterns unfeasible for high-density development. Key concerns include:

- **Collector Road Limitation:** The collector road serving the property is a **single-lane driveway** with an exceptionally steep grade, unsuitable for high-density traffic. Expanding or modifying it to handle larger volumes is not practical.
- **Blind Spot Hazard:** The slope of the lot and surrounding area creates a blind spot from the current collector road merging onto NW A, making this dangerous today notwithstanding additional development. This issue is further exacerbated by the parcel's single point of egress directly onto NW A Street and the already high traffic nature of NW A and Tiger which regularly experience congestion throughout the day.
- **Limited Points of Egress:** Currently, the only point of egress from this property is via the existing collector road that dumps onto NW A. As previously described, this collector road is a single-lane driveway that is unsuitable for high-density traffic. Even with investment, there are no viable secondary points of egress from this property because the property's only additional road access is NW A on the west side. This means that all points of egress would effectively dump onto NW A, aggravating the aforementioned Blind Spot Hazard and Public Health and Safety concerns.
- **Pedestrian and Cyclist Risk:** NW A and Tiger Blvd are heavily used by pedestrians and cyclists. Increased vehicle traffic will heighten risks for these users, posing serious safety concerns.
- **Public Health and Safety:** Article 601 of the zoning code promotes public health, safety, and welfare. This rezoning undermines those goals by introducing preventable traffic hazards and increasing infrastructure strain.

Insufficient Infrastructure: Infrastructure, including water management, is another issue.

- The City of Bentonville recently invested in a water management and mitigation project at the corner of North Main and Lake Steet (see photo below) which routes water westward via a greenspace ravine / utilities easement and drains directly onto open space on the [1102 NW A Street](#) parcels for dispersion into groundwater. Additional development on this parcel would disrupt this mitigation and cause rainwater to flood directly onto NW A or Tiger Blvd.
- Article 501 of Bentonville's zoning code outlines off-street parking and loading requirements, which this development will not meet due to the only collector road being a driveway. Lack of sufficient parking and loading zones could lead to overflow on public streets, adding to congestion and further reducing safety



I urge the Planning Commission to consider the long-term effects of this rezoning. I respectfully request that this application be denied.

Thank you for your attention and time.

Sincerely,
Andrew Mainer & Ariane Grazian



Kelley

718 West Central Avenue

PC Date: 1/7/2025

Staff Report Details

Project Number	RZ24-0047
Applicant / Current Owner	Mark Kelley
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	NA
Development Type / Use	Single-family
Related projects	

Property Description

The subject property is located at 718 W Central Avenue. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Low Density Residential. The property has direct access to Northwest 2nd Street and West Central Avenue. Surrounding zoning districts include R-1, Low Density Single Family Residential to the east, west, and south, as well as some RO, Residential Office to the north.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-1, Downtown Neighborhood Low Density Residential. The applicant states in their narrative they are requesting the rezoning in order to develop a downtown-style single-family home.

Relationship to the Community Plan

The property is presently designated as Low Density Residential and is surrounded by Low Density residential to the south, east, north, and west.

Relationship to the Community Plan

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

This zoning request aligns with the Future Land Use Map, recommending DN-1, Downtown Neighborhood Low 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-1 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? : **No**

Analysis / Waivers

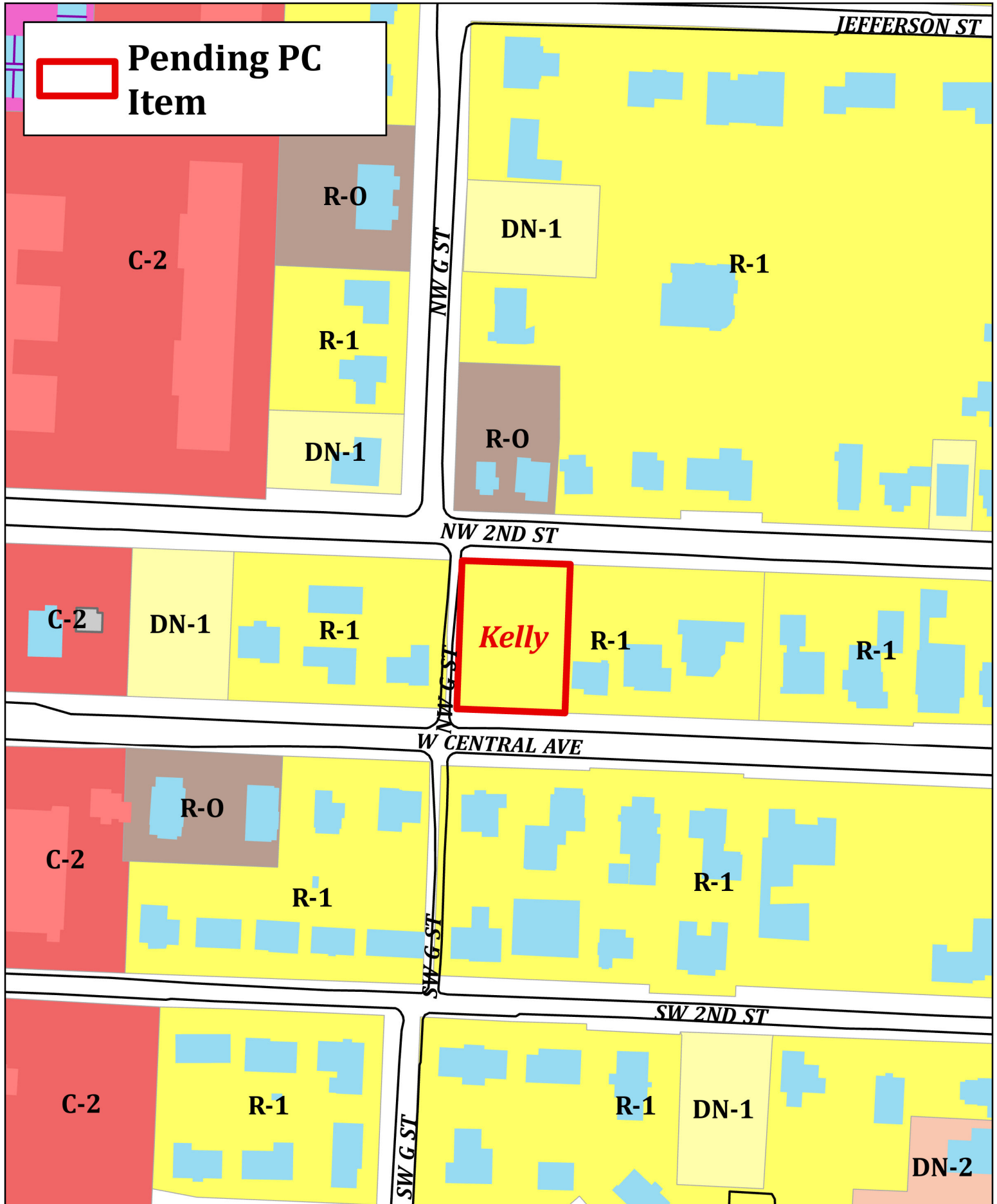
Conclusion

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

Additional Details



**Pending PC
Item**



RZ24-0047
Mark Kelly R-1 to DN-1
716 and 718 W. Central Ave.





October 23rd, 2024

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Rezone Narrative, 716 & 718 W Central Ave
Zoning from R-1 to DN-1

To whom it may concern:

Please accept this rezoning of the subject land. The developer intends to develop downtown-style homes at the subject address. This rezone will accompany a proposed lot line adjustment, which will include dedication of G Street right-of-way. After the dedication, only enough land remains to split into 50'-wide lots, thus requiring DN-1 zoning.

The newly zoned property will fit in well with surrounding properties, as those range from R-1 to R-O.

The Future Land Use Plan calls for low-density residential in this area, and DN-1 zoning is an acceptable classification.

The following bullet points apply.

Intended use of this property will be single-family residential.

- The change in traffic for this area will not change beyond its current zoning. No new/extra lots are proposed with this rezone or the proposed lot-line adjustment.
- No signage is proposed.
- The appearance of these homes will be in-keeping with the surrounding area and the desired look for downtown homes.
- Public water is available on both Central and SW 2nd Streets. Sewer is available on Central and SW G Street.

Please accept this summary narrative, as directed by the city's rezone application, in support of rezoning approval. Please let me know if you have any questions or concerns, so we can address those before and at the public hearing.

Sincerely,

Phil Swope, PE
Project Engineer

NOTICE OF INTENT TO REZONE

Mark Kelley

has requested the Bentonville

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

R-1

to

DN-1

The legal description of the property is as follows:

716 W Central Ave

Legal Description: PART OF LOT 12, DICKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "Q" AT PAGE 22, DESCRIBED AS BEGINNING AT A POINT 60 FEET EAST OF THE SW CORNER OF SAID LOT 12 AND RUN THENCE EAST 60 FEET; THENCE NORTH 165 FEET, MORE OR LESS TO SECOND STREET N.W.; THENCE WEST 60 FEET; THENCE SOUTH 165 FEET, MORE OR LESS, TO WEST CENTRAL AVENUE TO THE POINT OF BEGINNING.

718 W Central Ave

Legal Description: THE WEST 60 FEET OF LOT 12 DICKSONS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "Q" AT PAGE 22.

The common description of the property is: 716 & 718 W Central Ave

The public hearing will be held January 7th, 20 25 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:

Lisa Perkins Frank
Signature and Physical Address

712 NW 2nd St.
Bentonville, AR

72712

Todd Dull
Signature and Physical Address

Same



Amazing Land Development

1600 and 1602 Northwest 3rd Street

PC Date: 1/7/2025

Staff Report Details

Project Number	RZ24-0051
Applicant / Current Owner	Amazing Land Company LLC
Site Area	+/- 2.5 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	Open Space
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located along Northwest 3rd Street. The property is presently zoned R-E, Residential Estate, with a land use designation of Open Space. The property has direct access to Northwest 3rd Street and Northwest Appaloosa. Surrounding zoning districts include R-1, Low Density Single Family Residential.

Project Details

The applicant has requested a rezoning of the property from R-E, Residential Estate to R-1, Low-Density Single-Family Residential. The applicant states in their narrative they are requesting the rezoning in order to develop a single-family subdivision,

Relationship to the Community Plan

The property is presently designated as Open Space and is surrounded by Low Density residential to the south, east, north, and west.

Relationship to the Community Plan

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 agricultural as an appropriate zoning designation. But, the location is within Priority Area 2 of the Community Plan, Infill Development which calls for investment into properties that already have access to city services.

From a built environment lens, R-1 and its supported housing types fits within the surrounding development.

The applicant states there is a minimal increase in traffic from the zoning change.

Public Comment

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

Analysis / Waivers

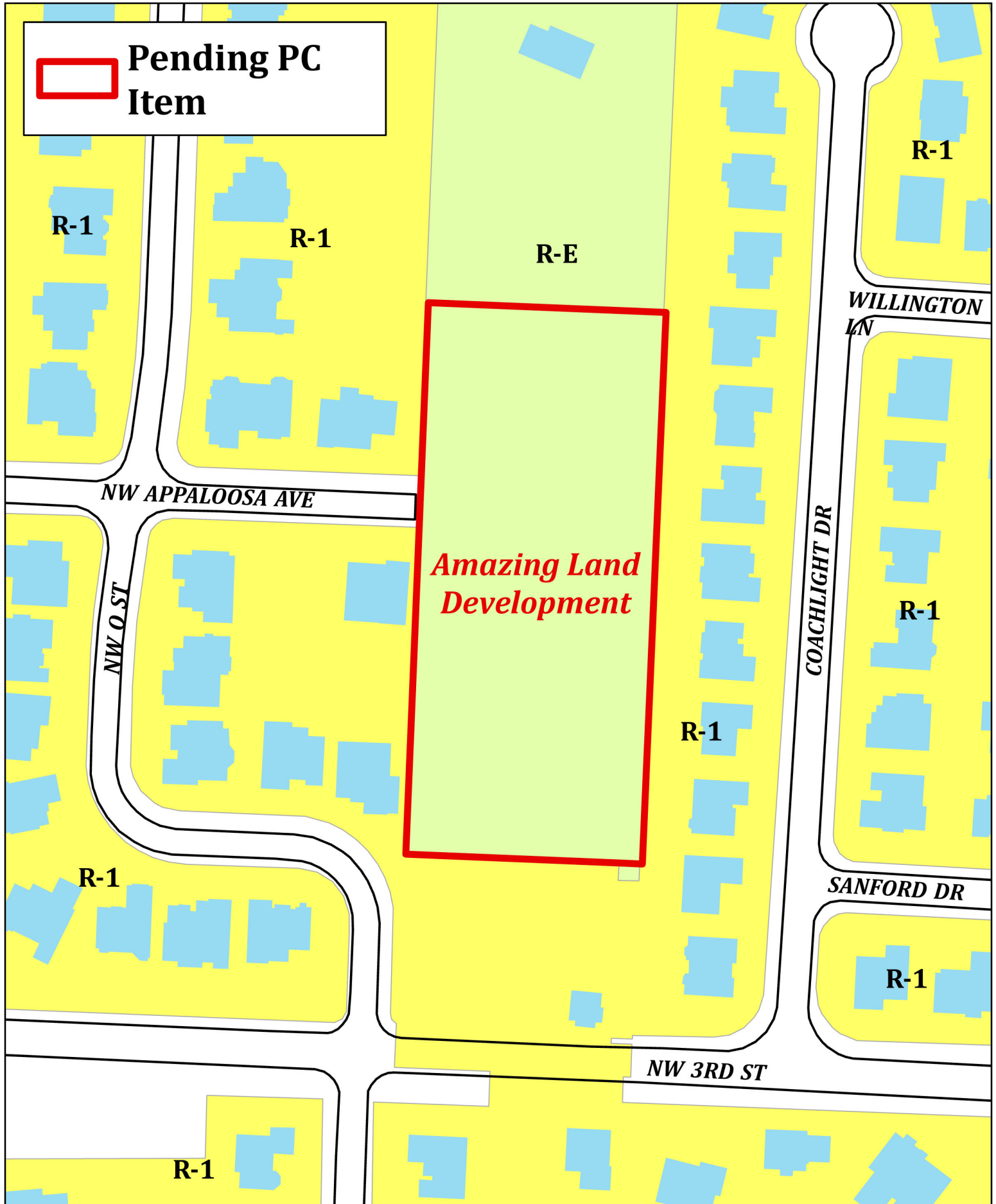
Conclusion

While the rezoning is not consistent with the Future Land Use Plan, given this property's location within low density housing types, staff recommends approval of this request.

Additional Details



**Pending PC
Item**



RZ24-0051
Amazing Land Development
R-E to R-1



27 November 2024
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Amazing Land Development Rezone Narrative

Below is the narrative of the rezone of Lot 2 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas and a portion of Lot 1 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas located on NW 3rd Street. Please accept this narrative for review in conjunction with the rezone application.

Intent:

Amazing Land Company, LLC, in collaboration with Development Consultants, Inc., are proposing a rezone of Lot 2 and a portion of Lot 1 of Lot Split Forrest Oaks Subdivision along NW 3rd Street in Bentonville, Arkansas. The current zone is R-E, residential estate, and the proposed zoning is R-1, low density single family residential. The rezone is being requested to help fulfill Bentonville's future plan for smart infill by providing R-1 homes which matches the zoning of the surrounding residential neighborhoods. The proposed Future Land Use map shows this parcel as Suburban Neighborhood which closely resembles the R-1 zoning being proposed. The 2018 Land Use Plan denotes the parcel as open space, but as noted above, an R-1 zone is fully compatible with Low-Density Residential. Traffic impacts are expected to be minimal as the size and shape of the lot limits the number of buildable lots that conform to R-1 standards. Signage and appearance will conform to Bentonville UDC standards for the R-1 designation. A 12" water line is available along NW 3rd Street and an 8" water line is available at NW Appaloosa. An 8" sewer main is also available at NW Appaloosa.

If you have any questions regarding the request of this letter, please do not hesitate to reach out to me at 479-444-7880, or at ChaseH@DCIUS.PRO

Sincerely,



Chase Henrichs, P.E.

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 to R-1

The legal description of the property is as follows:

EXHIBIT A - PROPERTY DESCRIPTION

The common description of the property is: 1600 & 1602 NW 3RD STREET, BENTONVILLE +/- 2.75 ACRES

The public hearing will be held January 7th, 2025 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:

MMJ 501 Coachlight
Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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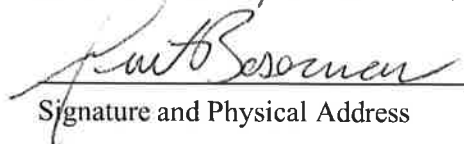
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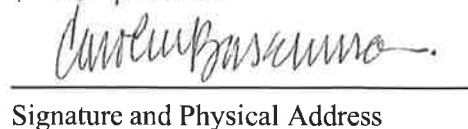
☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

As explained, We are against the rezoning proposed for the future build located at 1600 & 1602 NW 3rd St and feel that changing the zoning of this plot would not be in our community's best interest at this time.


Signature and Physical Address

503 coachlight Drive
Bentonville, AR 72712


Signature and Physical Address

503 coachlight Drive
Bentonville, AR 72712



Pending PC
Item

R-1

R-1

R-E

R-1

WILLINGTON
LN

NW APPALOOSA AVE

NW Q ST

*Amazing Land
Development*

COACHLIGHT DR

R-1

R-1

R-1

SANFORD DR

R-1

NW 3RD ST

R-1



RZ24-0051

*Amazing Land Development
R-E to R-1*





AMP Sign and Banner

907 Southeast 21st Street

PC Date: 1/7/2025

Staff Report Details

Project Number	WAV24-0016
Applicant / Current Owner	Sand Creek Engineering - Dan Cole/Sooter, John W Trustee
Site Area	+/- 0.48 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Light Industrial
Requested Future Land Use Map Designation	
Development Type / Use	Parking Lot/Existing Structure
Related projects	

Property Description

The subject property is located at 907 Southeast 21st Street and is presently zoned C-2, General Commercial with a future land use designation of Light Industrial. The property has direct access to Southeast 21st Street.

Project Details

The applicant is requesting 4 waivers for this proposed project to expand the parking lot. They are as follows:

1. Sec. 1400.08 Interior Parking Lot Landscaping. The applicant is requesting this waiver due to space constraints between the street and the building. Minimal space is available to accommodate required parking and maneuvering area.
2. Drainage Manual. The applicant is requesting this waiver as the improvements will increase post-developed flows but claims the increase is insignificant to construct detention facilities. Engineering staff is in support of this waiver since low impact tools were implemented. An additional water quality

Project Details

area has been added at the low point of the site, consisting of a depressed landscape area with sand / compost backfill. In addition, storm water is routed along 265 linear feet of grass swale for further infiltration and vegetative contact.

3. Sec. 1400.06 Street Frontage Buffer Landscaping. The applicant is requesting this waiver as the existing limits of pavement did not account for this buffer requirement when it was built, and limitations stemming from the existing site layout tie up space that could be set aside for this requirement. Trees are still proposed within the provided greenspace.

4. Sec. 1100.02 Access Management Standards. The applicant is requesting this waiver as the location of the existing curb cuts do not meet separation requirements nor frontage requirements. The applicant has provided stub outs internally to both the east and west to allow those sites to tie in should they redevelop in the future.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Staff supports the requested waivers. There are existing constraints to the installation of parking due to the building placement and the applicant has made good faith efforts to bring the site more into compliance with the installation of sidewalk and providing stub outs for access management.

Additional Details



Pending PC Item

SE 21ST ST

*AMP Sign and
Banner-Sooter*

SE 21ST ST

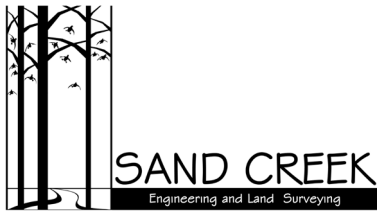
SE J ST

SE 22ND ST



WAV24-0016
AMP Sign and Banner
907 SE 21st St





August 26th, 2024

City of Bentonville Planning Commission
Waiver Request

Re: Waiver Request

Sec. V 5.1 Stormwater Detention – Waiver
Sec. 1400.08 (c), (e) Interior Parking Lot Landscaping – Waiver
Sec. 1400.06 Street Frontage Buffer Landscaping – Waiver
Article 900.2 Street Specifications: Sidewalks – Waiver
Sec. 1100.02 Access Management Standards – Waiver

907 SE 21st Street, Bentonville, AR
Sand Creek Project # 21014

To whom it may concern:

- Interior Parking Lot Landscaping:
 - (c) The current greenspace requirements require an 8% of parking area dedicated to interior greenspace. A waiver is being requested to allow minimum site parking count and circulation distances for parking aisle width and stall depth. The site's special condition is that the current distance from front of building and minimum parking stall count limits the amount of area to be dedicated to greenspace.
 - (e) Secondly, planting islands or landscaping buffers are required at the end of parking rows. A waiver is being requested due to the same usable space constraints as (c). Minimum site parking count and circulation distances reduce available space.

Similar site conditions exist in this existing commercial subdivision and will not impact site aesthetics. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area. Granting this waiver will not have the effect of preventing orderly subdivision of other land in the area.

- Stormwater Detention: The site improvements as indicated will increase post-developed flows above pre-developed flows. However, the increase is insignificant and poses no adverse impacts to adjacent downstream properties. Attempting to mitigate this increase would be both impractical and against acceptable engineering practices. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area. Granting this waiver will not have the effect of preventing orderly subdivision of other land in the area. See attached Drainage Report.
- Street Frontage Buffer: The minimum buffer width between street and parking lot shall be a minimum of twenty (20') per code. The future distance is proposed to be seventeen foot five and a half inches (17.46'). A waiver for the minimum distance is requested. The hardship is due to the available space from front of building to allow conforming parking stall depth and access aisle. There are a variety of conditions within the commercial subdivision where landscape buffer is narrower than recent code dimensions.

- Street and Sidewalk Specifications: The current code for sidewalk position is to have a 5' greenspace between sidewalk and street curb. A Waiver is being requested to allow site to match existing sidewalk locations to the west and east. This would allow for a natural travel direction for pedestrians.
- Access Management Standards: The subject site has less than 200' of Street frontage and is limited to only one curb cut per current code. This development was in place with two curb cuts prior to the adoption of current regulations. As an existing condition, two curb cuts per building is common for this commercial development. A waiver is being requested to bring the site into compliance with proper documentation.

Respectfully submitted,

Dan Cole
Project Manager, L.A.

AMP SIGN AND BANNER

**907 SE 21ST STREET
BENTONVILLE**

CONTACT LIST

Planning Dept.: City of Bentonville
305 S.W. "A" Street,
Bentonville, AR
Ellen Norvell (479) 271-3122
jstanley@bentonvillear.com

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

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

Fire Dept.: City of Bentonville
800 S.W. 'A' Street
Bentonville, AR 72712
Brent Boydston (479) 271-5927

Building & Fire Safety: City of Bentonville
800 S.W. "A" Street
Bentonville, AR 72712
Jake Feemster (479) 271-3108
jfeemster@bentonvillear.com

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

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

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

Wastewater Dept.: City of Bentonville
1901 N.E. "A" Street
Bentonville, AR 72712
Chris Earl (479) 271-3160
cearl@bentonvillear.com

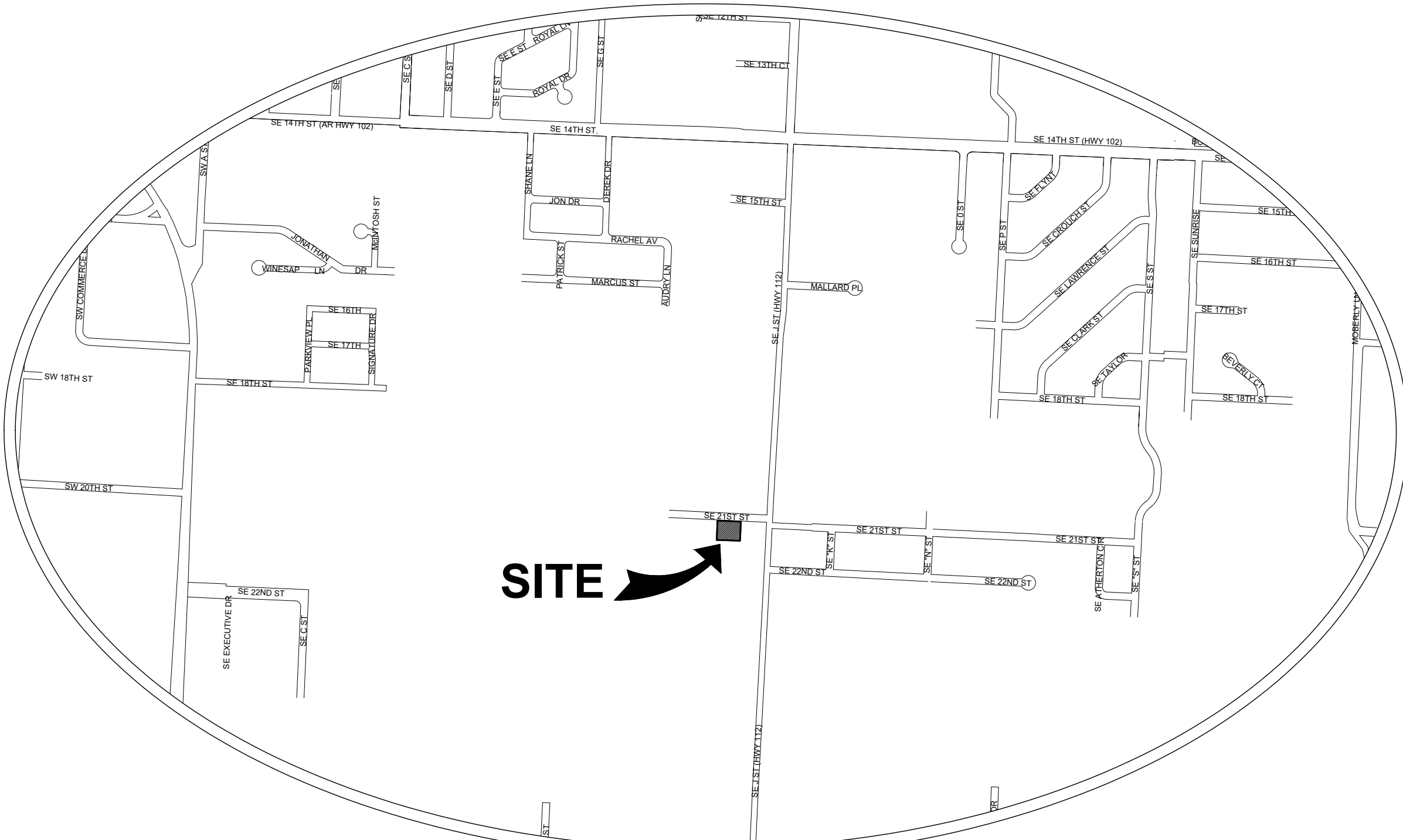
Black Hill Energy:
1301 Federal Way,
PO Box 2129, Lowell, AR 72745
Josh Knight - (479) 333-7005,
Joshua.knight@blackhillscorp.com

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

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

Owner/Developer
AMP Sign & Banner
907 SE 21st Street
Bentonville, AR 72712
Amy Lawson - Manager
(479) 464-3565
alawson@chooseamp.com

Civil Engineer & Surveyor
Sand Creek Engineering
1610 N.W. 12th Street
Bentonville, AR 72712
(479) 464-9282



VICINITY MAP

ATLAS PAGE 44
NOT TO SCALE



SHEET LIST

- | | |
|---|----------------------|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4 | EROSION CONTROL PLAN |
| 5 | LANDSCAPE PLAN |
| 6 | DETAILS |

LEGAL DESCRIPTION

LOT 4, TRI-CITY PARK, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6, PAGE 165. SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

CITY NOTES

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

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

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

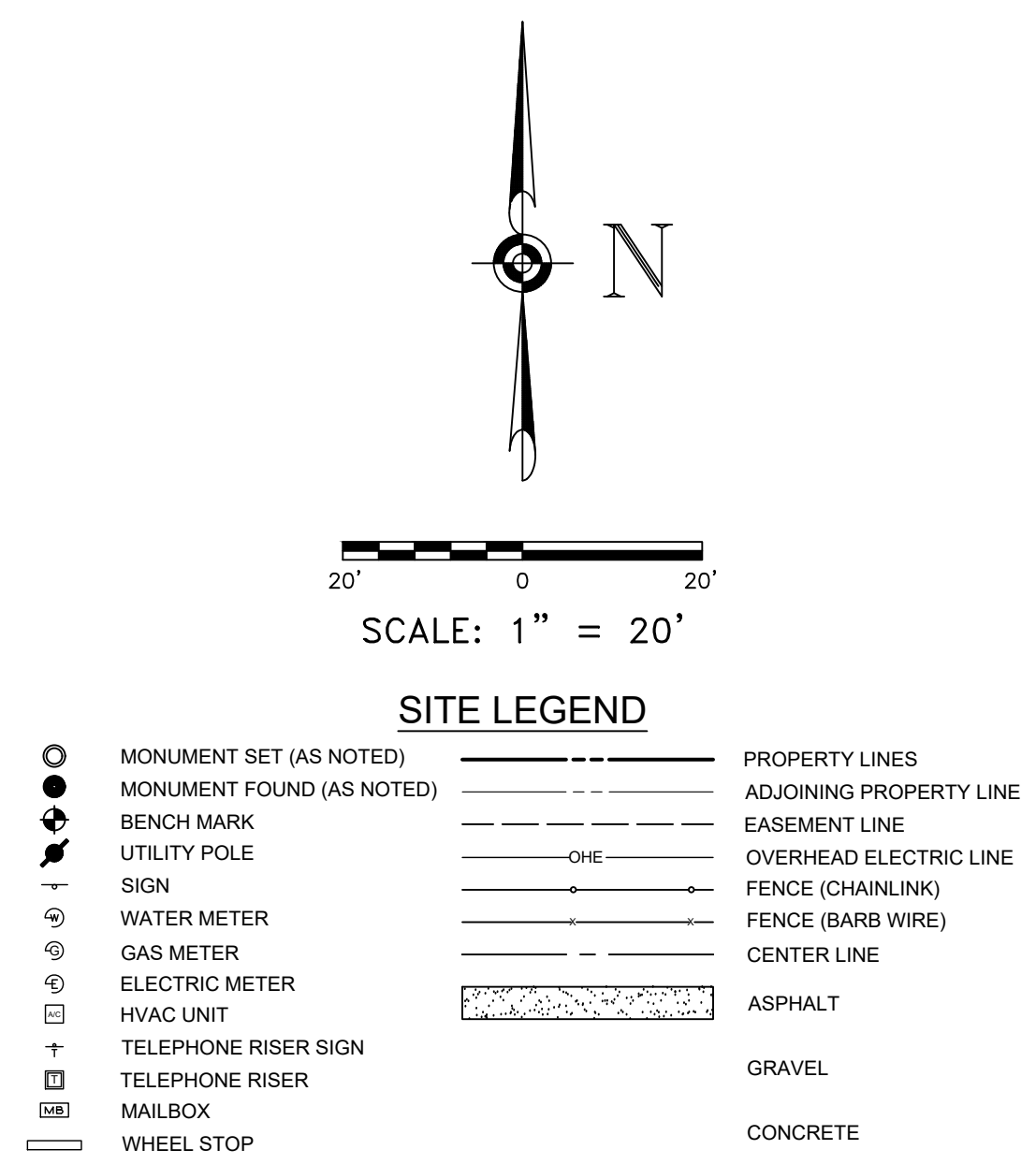
PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.



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

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

BENTONVILLE ID WAV 24-0016



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(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 5, 2012.

I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown.

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002



1. The boundary configuration shown on this survey does not purport to be a tract split, replat or any other subdivision of land as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. 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.
4. This plat represents a boundary survey of the parcel recorded in Deed Records, Instrument L201946913 at the courthouse in Benton County, Arkansas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: The West Boundary of Section 28, T-20-N, R-31-W per a Plat Book 2009, Pg. 380.
7. Basis of Elevation: NAVD88, checking with OPUS.
8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
10. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
11. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
12. Building setbacks for zone C-2 are as follows:

Front	20 Feet
Front(W/ Parking)	50 Feet
Side	35 Feet
Side(Adjacent to residential)	30 Feet
Rear	35 Feet
Rear(Adjacent to residential)	30 Feet
13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
14. Subsurface and environmental conditions were not examined nor considered a part of this survey.
15. The locations of underground utilities as shown hereon are based on such 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.
16. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
17. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

State Filing Code:
500-19N-30W-0-05-310-04-1002

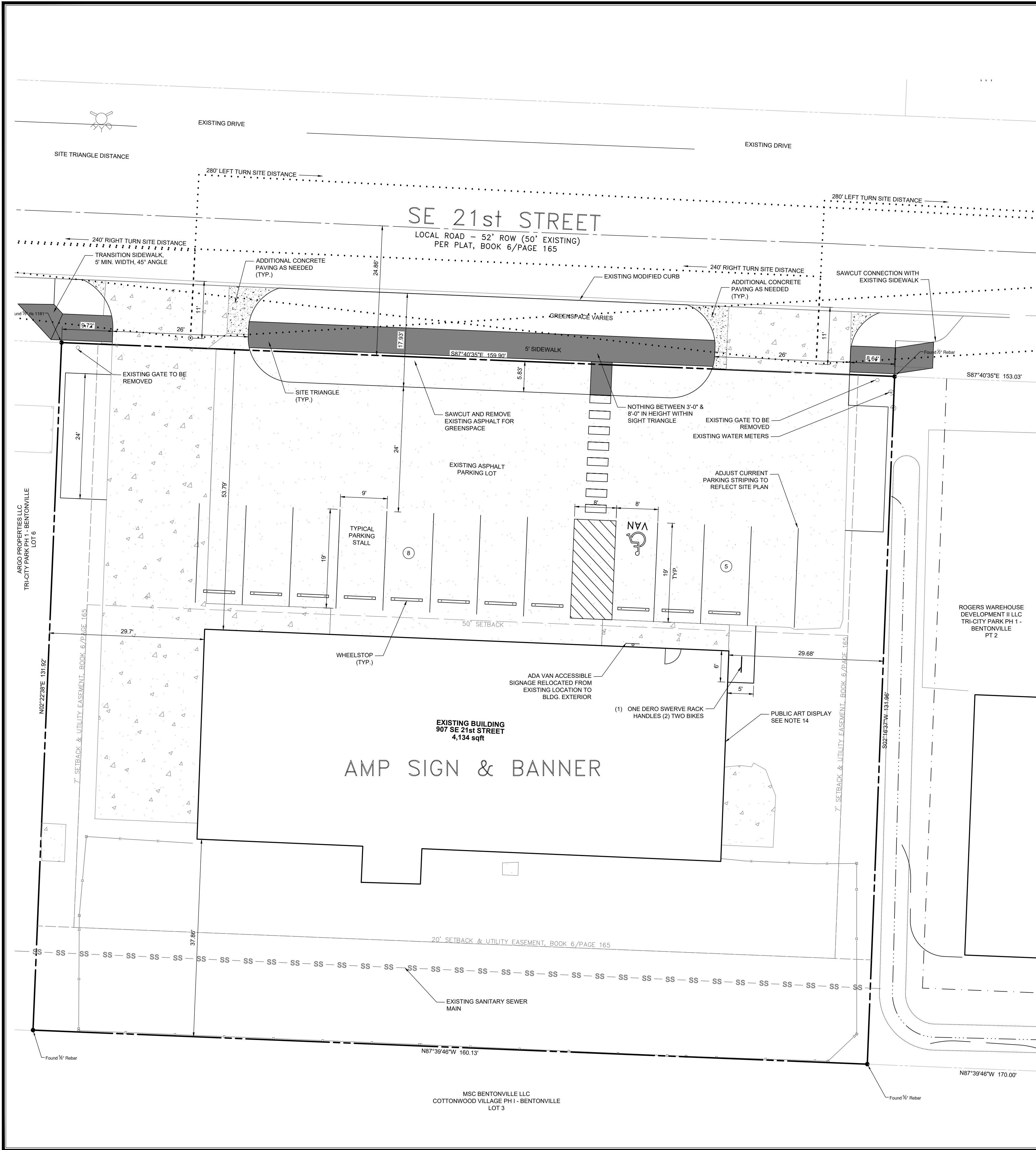
SHEET: TOPOGRAPHIC / BOUNDARY SURVEY

PROJECT: AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE, ARKANSAS



		SAND CREEK Engineering and Land Surveying Bentonville, Arkansas (479) 464-5282
PLS:	JW	
CAD:	AF	
FIELD:	MJH	
SCE PROJECT #: 21014		
DATE: 05/19/2021		
SHEET: 1 OF 1		

X:\21 Proj\21014\Drawings\Project\21014 Master.dwg - Plotted on 12/2/2024 1:28 PM @ a scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 by DANC

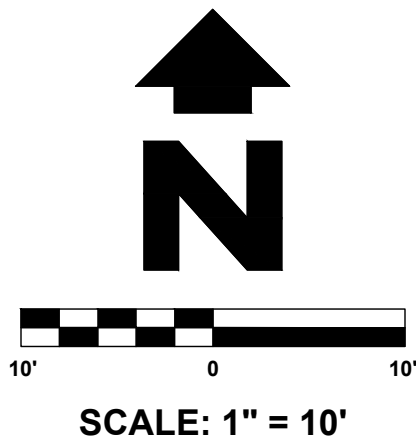


FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
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LEGAL DESCRIPTION

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EXISTING LEGEND

	MONUMENT FOUND (AS NOTED)
	PROPERTY LINES
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING METAL FENCE
	EXISTING WOOD FENCE
	EXISTING CURB
	EXISTING CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING WATER HYDRANT
	EXISTING WATER METER
	EXISTING SEWER MAIN

PROPOSED LEGEND

	WHEELSTOP
	HANDICAP SIGN WITH "VAN"
	ADA PARKING SYMBOL
	WOOD SCREENING FENCE
	CONCRETE PAVING
	CONCRETE SIDEWALK

SITE DATA

SITE ACREAGE: 0.48 ACRES
PARCEL #: 01-05039-000
EXISTING BUILDING: TYPE II
ATLAS PAGE: 445
AIRPORT ZONE: ZONE C (3) OUTER SAFETY ZONE
EXISTING ZONING: C-2
TOTAL LOT AREA: 21,112 sqft
TOTAL IMPERVIOUS AREA: 12,073
TOTAL Pervious AREA: 9,039

PARKING CHART

ZONING - C-2 COMMERCIAL OFFICE
MINIMUM PARKING REQUIREMENT:
1 SPACE PER 300sf
BUILDING SQFT: 4,134 GROSS / 3,721 NET
PARKING REQUIREMENT: 13 SPACES
3,721 SQFT ÷ 1 PER 300 = 12.40
TOTAL PARKING SPACES PROVIDED:
12 REGULAR SPACE
1 ADA SPACE
13 TOTAL SPACES

SITE SETBACK DATA

ZONING - C-2 COMMERCIAL OFFICE
SETBACKS: FRONT - 50'
REAR - 20'
SIDE INTERIOR - 7'
SIDE EXTERIOR - 7'

SITE NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
- RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
- HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
- BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
- CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ALL LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- TIE PROPOSED CURB TO EXISTING ROAD CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN THREE FEET.
- A SIGN PERMIT IS REQUIRED FOR ANY PROPOSED SIGN. OBTAIN PERMIT FORM AND SUBMIT REQUIRED DESIGN DRAWINGS AND SPECIFICATIONS TO GOVERNING AUTHORITY PRIOR TO SIGN CONSTRUCTION.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
- AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE DESIGN STANDARDS
- PUBLIC ART
- BIKE RACK - (2) SINGLE HOOP, DERO SWERVE RACK, BLACK (OR APPROVED ALTERNATIVE)
- NO FENCING IS PROPOSED IN PLANS. A SEPARATE PERMIT IS REQUIRED FOR ANY PROPOSED FENCING.
- NO SITE LIGHTING IS PROPOSED IN PLANS. ANY PROPOSED LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT. ANY NEW LIGHTING SHALL BE CUT-OFF FIXTURE TYPE OR FIXTURE WITH A BACKLIGHT, UPLIGHT, AND GLARE RATING, HAVING AN UPLIGHT VALUE OF ZERO (0)

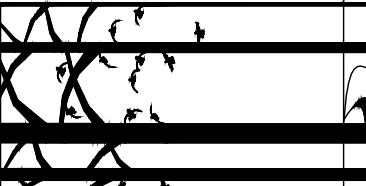
DEVELOPER:
AMY LAWSON
AMP SIGN AND BANNER
907 SE 21ST STREET
479-464-3565
alawson@chooscamp.com

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

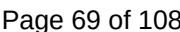
SITE PLAN
AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

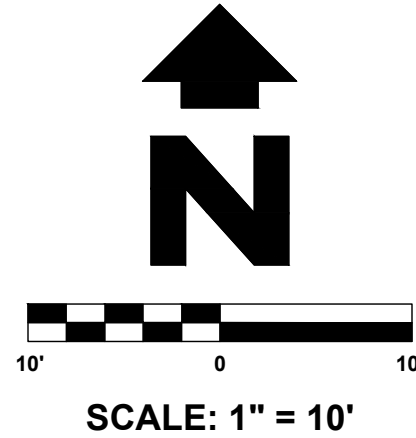
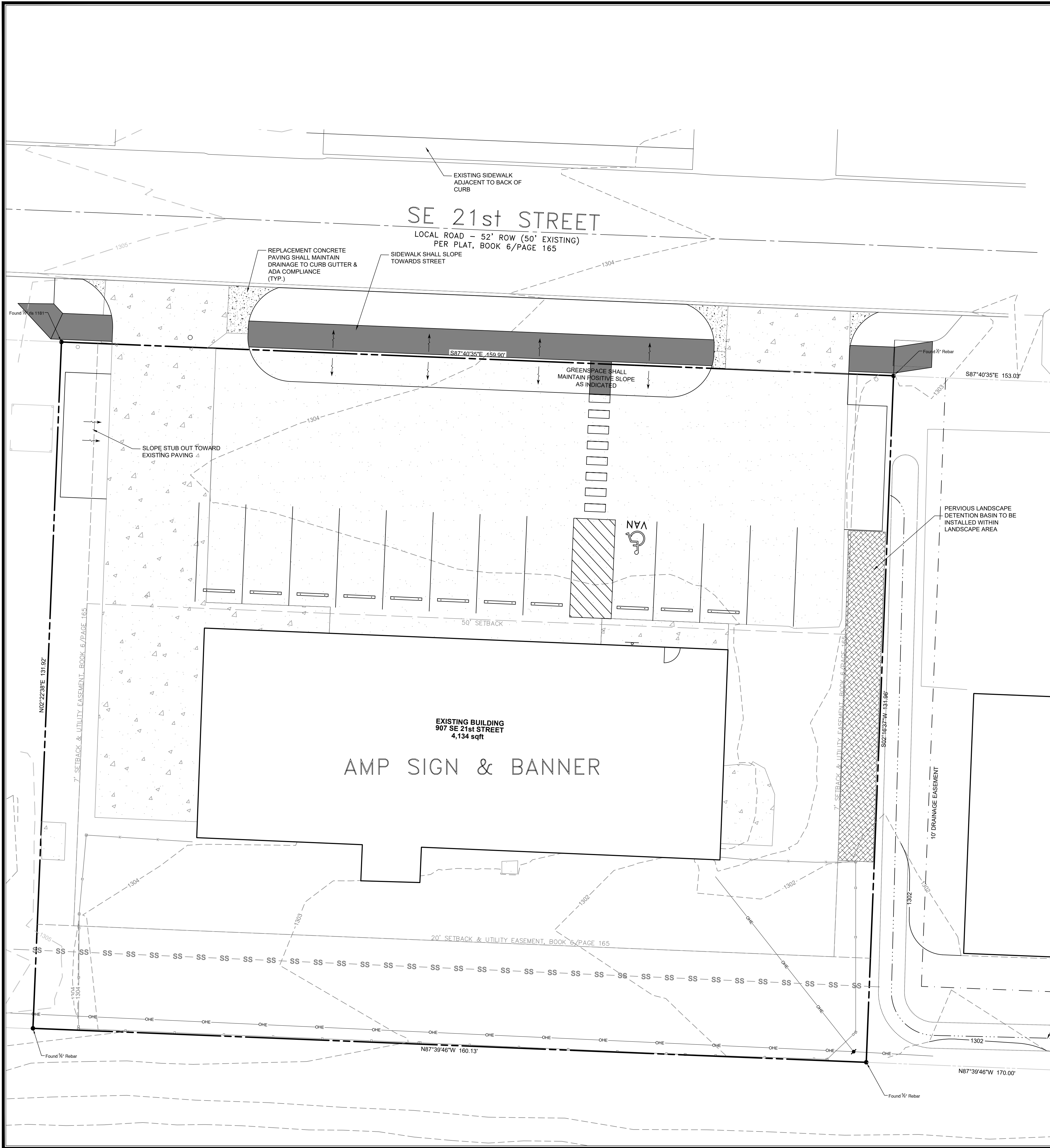
SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9282



MANAGER: DC
DESIGNED BY: DC
DRAWN BY: DC
CHECKED BY: TRS
SCE PROJECT #: 21014
CURRENT REVISION: 1
DATE: 11/15/2021
SHEET: 3 of 8



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SCALE: 1" = 10'

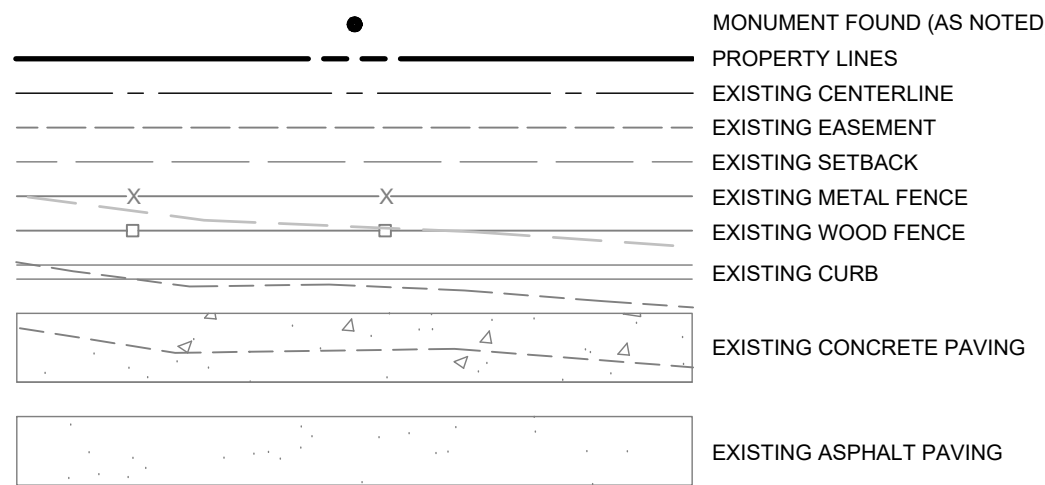
FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas, Map Number 05007C0259K, Revised date June 5, 2012.

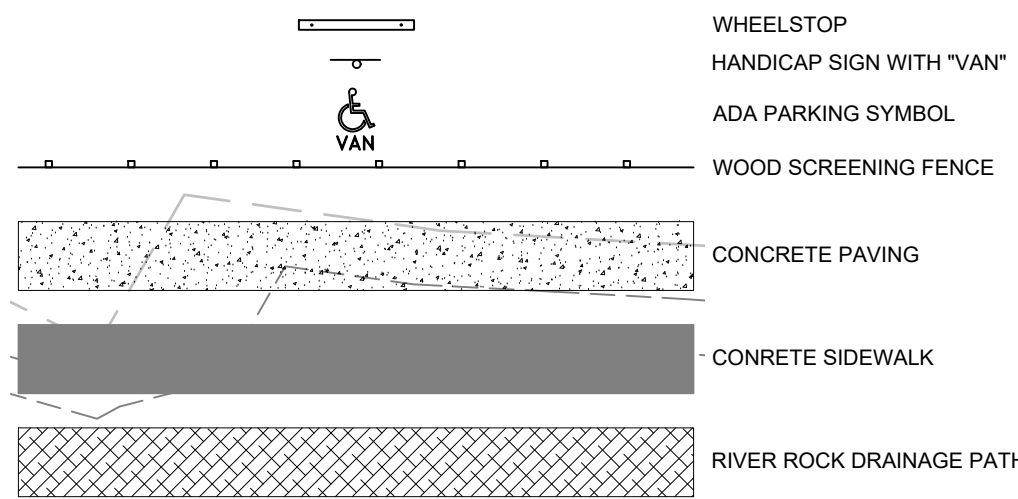
LEGAL DESCRIPTION

LOT 4, TRI-CITY PARK, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6, PAGE 165. SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

EXISTING LEGEND



PROPOSED LEGEND



GRADING NOTES:

- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND WHAT AREA TO UNDERCUT, HOW MUCH TO UNDERCUT AND THE METHOD FOR COMPACTING THE APPROVED FILL MATERIAL OR OTHER PROPOSED STABILIZATION METHOD. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- ALL SLOPES ARE TO BE THREE-FOOT HORIZONTAL TO ONE FOOT VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED.
- FINISH GRADES IN ALL ADA AREAS SHALL NOT EXCEED THE 2% MAXIMUM SLOPE IN ANY DIRECTION.
- NO DEWATERING ACTIVITY IS EXPECTED, HOWEVER, THE APPROPRIATE FILTERS MUST BE USED IF DEWATERING BECOMES NECESSARY.

DEVELOPER:
AMY LAWSON
AMP SIGN AND BANNER
907 SE 21ST STREET
479-464-3565
alawson@chooscamp.com

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

GRADING PLAN
AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

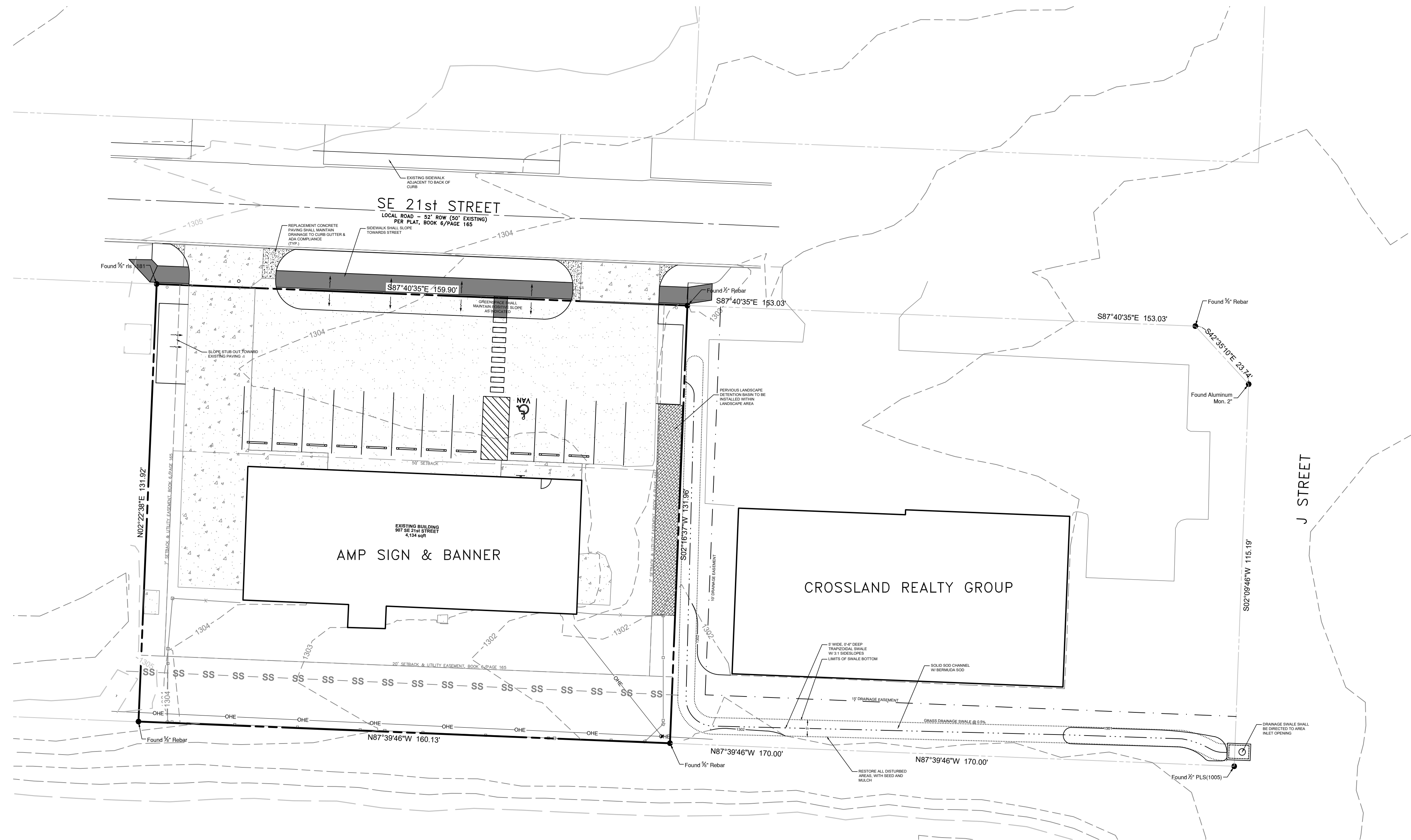
SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9282



MANAGER: DC
DESIGNED BY: DC
DRAWN BY: DC
CHECKED BY: TRS
SCE PROJECT #: 21014
CURRENT REVISION: 1
DATE: 11/15/2021
SHEET: 5 of 8

BENTONVILLE ID WAV 24-0016

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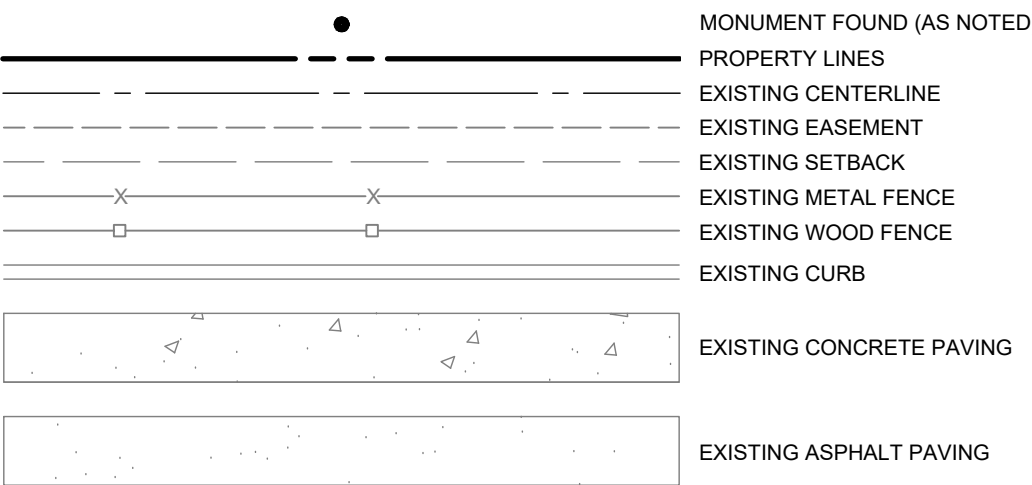
FLOOD STATEMENT:

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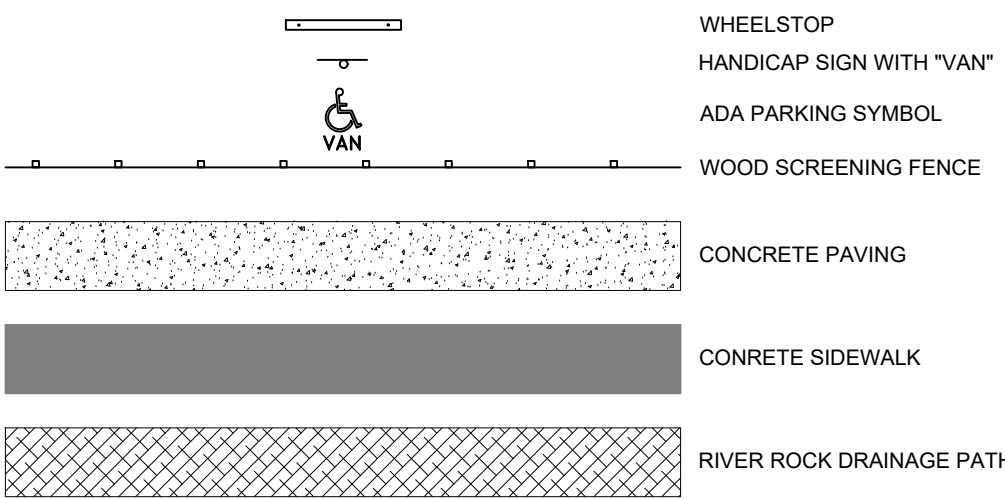
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3. FINISH GRADES IN ALL ADA AREAS SHALL NOT EXCEED THE 2% MAXIMUM SLOPE IN ANY DIRECTION.
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DEVELOPER:
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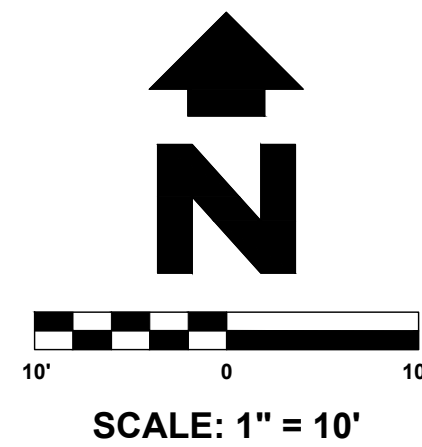
GRADING PLAN OFFSITE
AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

SHEET:
PROJECT:
NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9282



MANAGER: DC
DESIGNED BY: DC
DRAWN BY: DC
CHECKED BY: TRS
SCE PROJECT #: 21014
CURRENT REVISION: 1
DATE: 3/27/2023
SHEET: 1 of 1





Waiver for the dedication of public right of way for SW G between Central and SW 2nd St

801 W Central Avenue

PC Date:

Staff Report Details

Project Number	LS24-0052
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

The existing segment of SW G Street between Central and SW 2nd Street is a one-way platted 12' alley with approximately 12' of pavement. The Master Street plan calls for this street to be a Downtown Local (50' right of way). The applicant has requested a waiver for the dedication of all right of way adjacent to their ownership along SW G Street for reasons outlined in the attached waiver request. A summary of applicant's justification for the waiving of the dedication includes:

- The lot would no longer conform to the minimum lot width after the dedication
- Multiple buildings and utilities are located in the dedication area
- The downtown collector standard would require all 4 adjacent homes on the street segment to be demolished to meet the collector standard.
- After the dedication, the new setback line would leave only 23' of buildable width.

The applicant is willing to dedicate approximately 207 square feet of right of way in the north east corner

Project Details

of the lot which is currently paved private property.

Relationship to the Community Plan

Chapter 9 of the Community plan requests logical connections to existing roadway, trail, and sidewalk systems when accommodating future growth and sustaining community facilities and infrastructure.

Several blocks in the Downtown neighborhoods have alley access at the rear or side of their lots, including the subject property. In these areas, increased residential densities and narrower lots can be accommodated, along with reduced side-yards and larger building areas. Alleys are a key feature of downtown neighborhoods, and to treat a historical alley as a local thoroughfare reduces the ability to efficiently access small, downtown lots.

In order to build the street section along the three north-south blocks that SW G Street habits, as per the Master Street Plan, it would require the demolition of all 4 homes adjacent to this section of G Street, as well as the 4 homes to the south and 1 home to the north. Because of the amount of ROW needed, this would render these extremely difficult, if not impossible to build on, creating potential for a loss of up to 9 housing units.

In Chapter 5, the Community plan outlines affordability as a goal to create stronger neighborhoods, by increasing density in key areas to reduce land cost per unit for a development.

Public Comment

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

Analysis / Waivers

Section 200.03 of the 2024 Street Specification code calls out reference documents that may be appropriate for this discussion.

1. Institute of Traffic Engineers (ITE), Designing Walkable Thoroughfares: A Context Sensitive Approach

The objectives in designing walkable urban thoroughfares, as given in page 4 of this document, are to address *"the relationship, compatibility and trade-offs that may be appropriate when balancing the needs of all users, adjoining land uses, environment and community interests."* The applicant states that the road operates well as a one-way alley today. Given the length of G Street, an alley may be all that is needed for the street grid in this location.

2. American Association of State Highway and Transportation Officials (AASHTO). A policy on Geometric Design of Highways and Streets

Section 1.2 states that *"the design of every road or street improvement should begin with an explicit statement developed by the roadway agency that indicates why the project is being undertaken and what the project is intended to accomplish."* The contextual consideration for SW G Street may be that the overall length of a quarter mile may not require a full 50' right of way to accommodate expected traffic.

Additionally, there was a traffic study prepared in 2021 to look at potential traffic impacts for the Lumen project. Table 1 of the attached traffic study estimated the Lumen would utilize the driveway at G Street for 5% of the total project trips. The total peak AM trips out of the Lumen we estimated at 89 and the total peak trips into the Lumen we estimated at 100. This would place a demand on G St for the Lumen traffic at less than 5 trips in both the peak AM and PM peak hour.

Conclusion

There is always a balance to be struck between housing located close to goods and services and the infrastructure needed to support those land uses. In making this decision the commission may opt for a full waiver, a full denial or a hybrid solution. One possible hybrid solution might be 20' of pavement, 1.5' curbs and 5' sidewalk on one side which would translate into 28' of right of way. Since there is an existing 12' right of way, this would require each side to dedicate 8 additional feet.

Additional Details



**Pending PC
Item**

NW 2ND ST

NW G ST

NW G ST

W CENTRAL AVE

SW G ST

SW 2ND ST

SW G ST



LS24-0052

**Lot Split of Lot 4 Dickson's Addt Creating Lot 56
501 W. Central Ave**



CERTIFICATE OF OWNERSHIP

We the undersigned, do hereby certify that we are sole owners of the property shown and described hereon, and that we have cause the property to be surveyed, divided, platted, and dedicated as shown and described hereon. We, the undersigned property owners, do hereby establish, grant, and dedicate all roads and rights-of-way for public use and benefit of Benton County and the general public, and all utility easements for the use and benefit of all public utilities and franchised utility providers, and all access easements for private use.

Printed Name _____ Owner Signature & Title _____ Date _____
Printed Name _____ Owner Signature & Title _____ Date _____
Deed of Record - Warranty Deed Document #99112663

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____
day of _____, 20____

Notary Public _____

My Commission Expires: _____

BENTONVILLE PLANNING COMMISSION APPROVAL

Approved by the City of Bentonville Planning Commission and recommended for acceptance this _____ day of _____, 20____

Planning Commission Chairperson: _____

City Engineer: _____

Street/Parks Department: _____

Fire Department-Chief: _____

Water & Sewer Department: _____

PROPERTY DESCRIPTION

PARCEL #01-02342-002
PARCEL #01-02345-000
PARCEL #01-02346-000
PARCEL #01-02347-000
Parent Tract

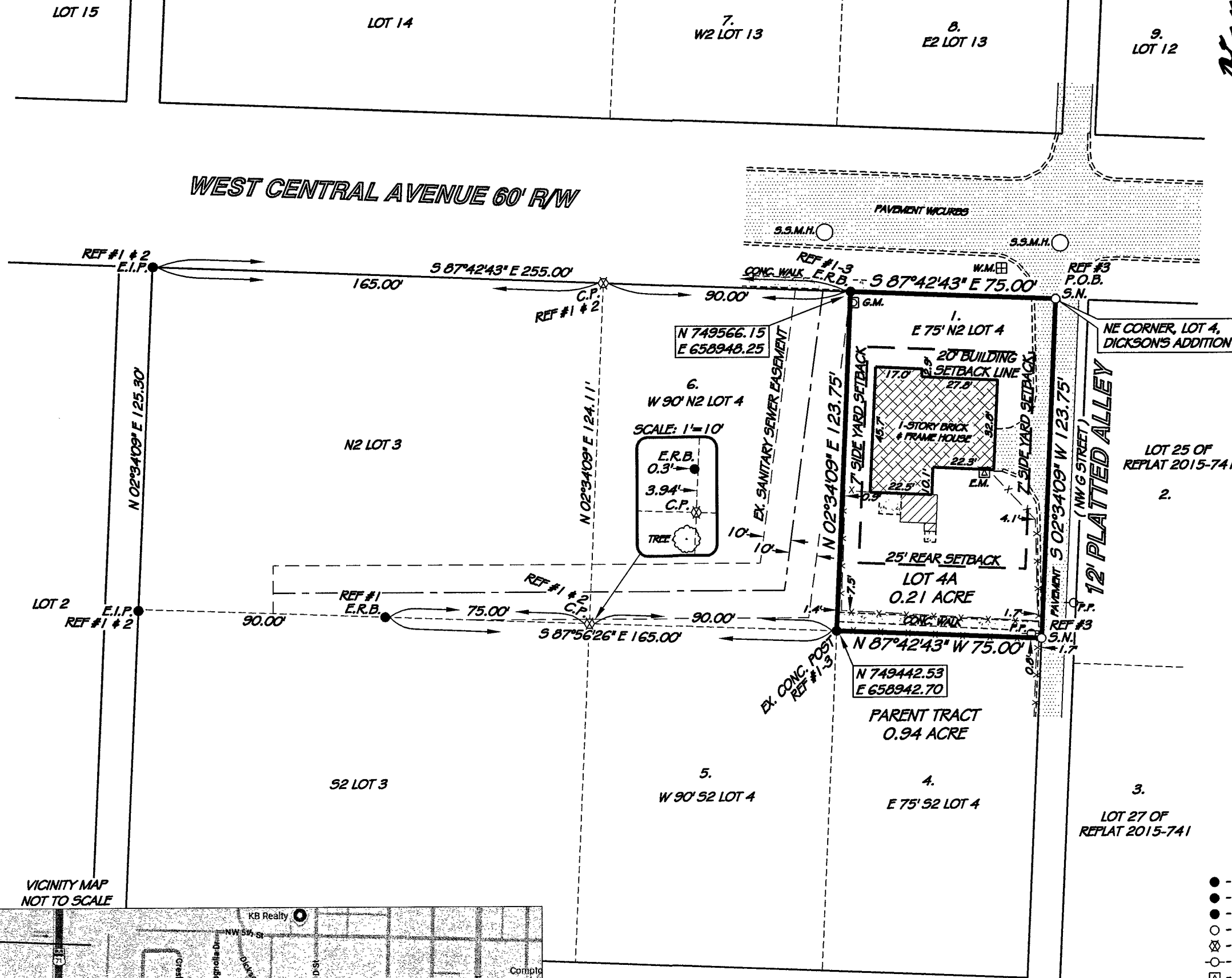
Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, containing 0.94 of an acre and subject to any Easements of Record.

Lot 4A

The North Half of the East 75.00 feet of Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at a set nail marking the Northeast Corner of Lot 4, said point being at the intersection of the South right of way line of West Central Avenue and the West right of way line of a platted alley. Thence along the East line of Lot 4 and the West right of way line of said platted alley, South 02 degrees 34 minutes 09 seconds West, 123.75 feet to a set nail. Thence leaving the East line of Lot 2 and the West line of platted alley, North 87 degrees 42 minutes 43 seconds West, 75.00 feet to an existing 4 inch by 4 inch concrete post. Thence North 02 degrees 34 minutes 09 seconds East, 123.75 feet to an existing rebar on the North line of Lot 4, same being the South right of way line of West Central Avenue. Thence along the North line of said Lot 4 and the South right of way line of said West Central Avenue, South 87 degrees 42 minutes 43 seconds East, 75.00 feet to the Point of Beginning, containing 0.21 of an acre and subject to any Easements of Record.

DICKSON'S ADDITION - LOT 4A
BEING A TRACT SPLIT OF LOT 4, DICKSON'S ADDITION TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS



ADJOINING PROPERTY OWNER

1. PARCEL #01-02346-000
PAIGE & PEYTON COMBS
801 W CENTRAL AVE
BENTONVILLE AR 72712
2. PARCEL #01-02350-001
TIMOTHY PASLAY & KRISTINA METZ
723 W CENTRAL AVE
BENTONVILLE AR 72712
3. PARCEL #01-02351-001
STICKS & IVORY LLC
2402 NW LINEBARGER LN
BENTONVILLE AR 72712
4. PARCEL #01-02345-000
ALEX & ELISE LAKE REVOCABLE TRUST
ALEX & ELISE LAKE CO-TRUSTEES
811 NW 20TH ST
BENTONVILLE AR 72712
5. PARCEL #01-02347-000
GREAT TEAM WIN MANAGEMENT LLC
PO BOX 2881
ROGERS AR 72757
6. PARCEL #01-02342-002
THOMAS & GLORIA HUNTON
807 W CENTRAL AVE
BENTONVILLE AR 72712
7. PARCEL #01-02371-001
9 S & K HOMES OF NWA LLC
PO BOX 432
TONTITOWN AR 72770
8. PARCEL #01-02369-000
SUE NEWMAN & R DOUGLAS VANDERPOOL
908 SW A ST
BENTONVILLE AR 72712
9. PARCEL #01-02366-000
MARK KELLEY
410 SW E ST
BENTONVILLE AR 72712

LEGEND

- - E.R.B. - 1/2" EXISTING REBAR
- - E.I.P. - 3/4" EXISTING IRON PIN
- - EX. CONC. POST - EXISTING CONCRETE POST
- - S.N. - SET NAIL
- ⊗ - C.P. - COMPUTED POINT
- - P.P. - POWER POLE
- ⊗ - E.M. - ELECTRIC METER
- ⊗ - G.M. - GAS METER
- ⊗ - W.M. - WATER METER
- - S.S.M.H. - SANITARY SEWER MANHOLE
- ▨ - PAVEMENT
- ▨ - BUILDING
- ▨ - CONC. - CONCRETE
- ▨ - WOOD DECK
- ▨ - BUILDING
- ▨ - BOUNDARY
- ▨ - CONC. - CONCRETE
- ▨ - EASEMENT
- ▨ - FENCE
- ▨ - LOT LINE
- ▨ - EDGE OF PAVEMENT
- ▨ - RW LINE - RIGHT OF WAY LINE
- ▨ - SETBACK LINE

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search my disclose.

Satterfield Land Surveyors P.A., Copyright 2024

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.



OWNERS: PAIGE & PEYTON COMBS
801 W CENTRAL AVE.
BENTONVILLE, AR 72712

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RICKY HILL / JACOB LONG
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE:
(479)632-3565
EMAIL:
ncky@slsurveying.com
jlong@slsurveying.com

CONTACT: COLE REEVES
2379 MARYLANE DR.
ROGERS, AR 72756
PHONE: (870) 245-8505

DRAWN BY: J.D.B.
SCALE: 1"=40'
DATE: 11-14-24
JOB NO. 49,321

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

12/20/2024

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR 72712

Planning Commission,

I am requesting a waiver from section 1100.16 (b) of the Zoning code, to replat 801 W Central as its own lot. A subsequent requirement to construct a detached garage in the rear of the property.

1100.16 (b), Street Standards (b) Right of Way Dedication, requires that any subdivision of land dedicates sufficient right-of-way to bring those streets into conformance with the adopted Master Street Plan. However, this section states that “lesser dedication shall be subject to approval by the city council. If the city determines that a right-of-way dedication does not apply, the planning department shall record the reason for such decision, leaving room for adjustment if the context deems it necessary.

SW G street, now designated as a downtown local street on the Master Street Plan, was, and is currently, a 12-foot-wide alley. The road is currently a one-way street traveling from SW 2nd St to W Central Ave.

Depicted in exhibit A, every home along SW G street has property lines right up to the edge of the pavement existing prior to SW G street was classified as a throughfare, adopted in the 2021 Master Street Plan. This includes the newest construction along SW G at 723 W Central, which was constructed in 2021. Multiple existing structures and above ground utilities exist within a designated 25' ROW.

A required 25' of ROW dedication along SW G street would reduce the buildable area 801 W Central significantly creating a non-conforming R-1 lot. The lot is currently 75 feet wide. R-1 requires 60' of width, after subtracting 25', the width along Central is reduced to 50'. After subtracting 25 feet of ROW, and then the required 20' exterior setback on the east, and the 7' interior setback on the west, the lot is left with 23 feet of buildable width. If the lot ever requires construction of a new signal family home, it would be a near impossibility to meet required setbacks. Additionally, the current east side of the existing home is 23' from centerline of SW G. A 25' ROW dedication would go past the east wall of the home.

Finally, redeveloping this street to a throughfare would require each of the three additional properties along this section of SW G street, 718, 802, and 723 to dedicate ROW and render themselves unbuildable for this alley to ever to developed into a street, losing 4 dwelling units. Dimensional layouts of the existing structures along SW G are depicted in exhibit A.

In lieu of the 25' ROW, I will dedicate a variable width ROW where SW G street is paved over the current property line, approximately 207 sq. ft., see exhibit B below.

Based on these conditions, I am asking that the planning commission grant a waiver of the 25' of ROW requirement along SW G Street to complete the required replating for construction of a detached garage.

Sincerely,

Peyton Combs
Property Owner , 801 W Central Ave, Bentonville AR 72712

Exhibit A: Dimensional Layout of SW G St.

A



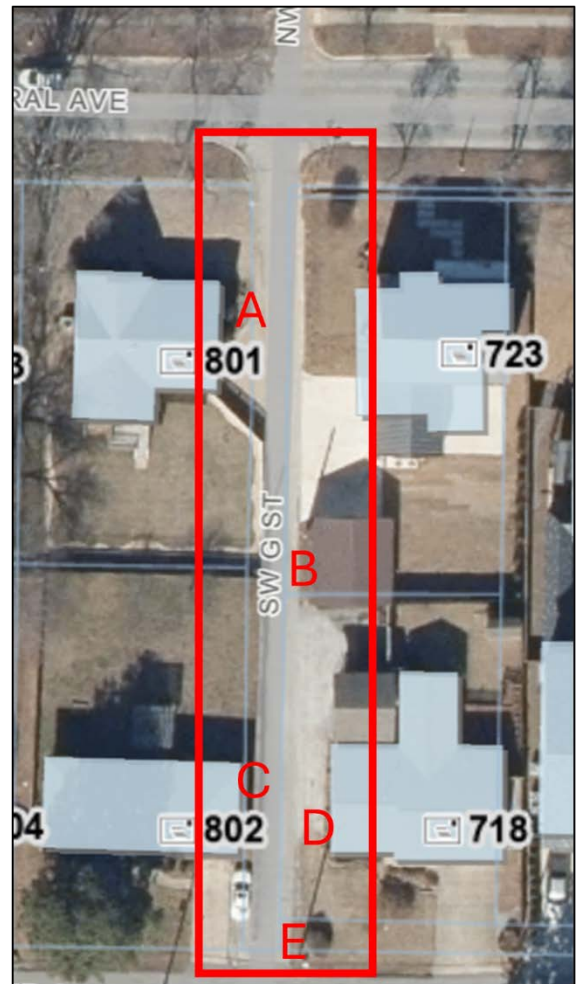
B



C/D

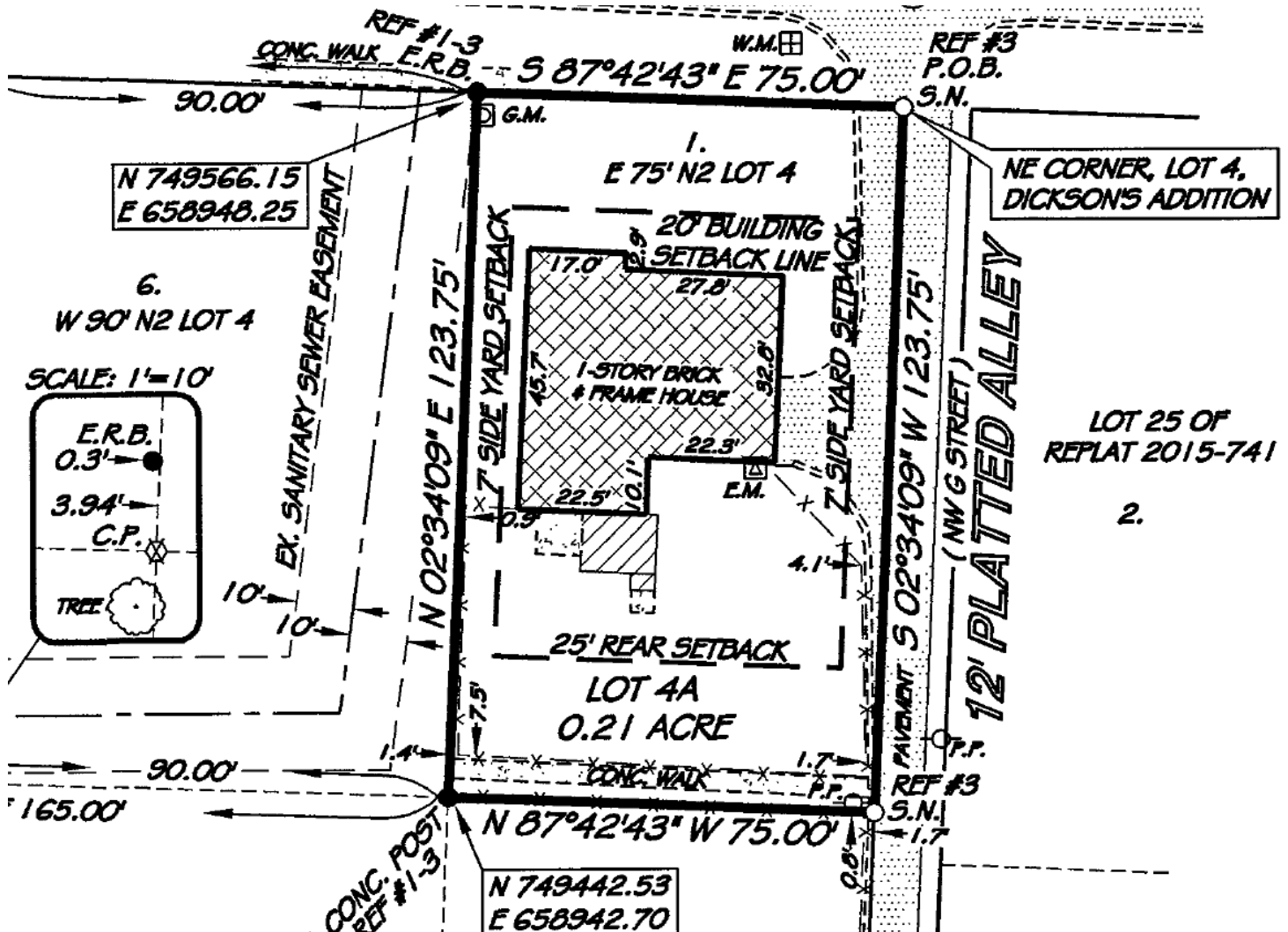


E



All dimensions are to centerline of SW G

Exhibit B: Expanded View of Replat Survey and Variable Width ROW for existing SW G.



TRAFFIC IMPACT ANALYSIS

Westwood Village Apartments Bentonville, Arkansas

Prepared for:
Crafton Tull

May, 2021

Prepared by:
Traffic Engineering Consultants, Inc.



Digitally signed by
Nathan Becknell
Date: 2021.05.28
14:10:35-05'00'



TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
2.0 BACKGROUND.....	1
3.0 TRAFFIC DATA COLLECTION.....	2
4.0 PROJECTED TRAFFIC.....	3
5.0 CAPACITY ANALYSIS.....	4
6.0 CONCLUSIONS AND RECOMMENDATIONS.....	7

LIST OF FIGURES

Figure 1. Site Location Map.....	1*
Figure 2. Proposed Site Plan.....	1*
Figure 3. 2021 Existing Traffic.....	2*
Figure 4. 2022 Distribution of Site Generated Traffic.....	4*
Figure 5. 2027 Distribution of Site Generated Traffic.....	4*
Figure 6. 2022 Projected Combined Traffic.....	4*
Figure 7. 2027 Projected Combined Traffic.....	4*

LIST OF TABLES

Table 1. Projected Site Generate Traffic Volumes.....	3
Table 2. Level of Service Criteria.....	5
Table 3. Capacity Analysis Results.....	6

* - Figure/Table is following page number indicated

1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained by Crafton Tull to conduct a traffic impact analysis (TIA) for proposed mixed use development to be constructed in Bentonville, Arkansas. The study was requested to determine the effects the proposed development would have on the adjacent street system, to review the available access to the development, and to provide recommendations for improvements that may be necessary to accommodate the traffic expected to be generated by the development.

2.0 BACKGROUND

The site of the proposed development is located east of S Walton Boulevard (71B) and south of SW 3rd Street as shown in **Figure 1**. The proposed development will include 252 multi-family residential units, a 1,700 sf café, and 2,200 sf of retail space constructed in two initial phases estimated for completion in 2022. A future third phase will include 66 multi-family residential units estimated for completion in 2027. Access to the new development, as shown in **Figure 2**, is proposed via one full-access street connection to S Walton Boulevard (71B), one full-access street connection to SW G Street at SW 3rd Street, and three full-access drives to a neighboring surface parking with various street network connections.

S Walton Boulevard (71B) is a five-lane arterial street with sidepath on the west side and sidewalk on the east side. It has a posted speed limit of 40 mph and carries an approximate average daily traffic (ADT) of 31,000 vehicles per day. SW G Street is a two-lane local downtown street that intersects SW 2nd Street approximately 250 feet north of the site. SW 2nd Street is a two-lane local downtown street.

The site borders and would share access to multiple existing developed commercial properties. An existing Chick-fil-a, fast-food restaurant with drive-through window, to the north would provide off-site amenities and trip connections via a reconfigured parking area. An existing Panda Express, fast-food restaurant with drive-through window, to the south would provide off-site amenities and trip connections via a reconfigured parking area. An existing surface parking lot serving Wal-Mart offices, corporate headquarters building, to the south would provide trip connections including a signalized access point to S Walton Boulevard (71B) at the Wal-Mart Supercenter entrance. The Wal-Mart offices



FIGURE 1. Site Location Map
Bentonville, Arkansas

4.0 PROJECTED TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *Multifamily Housing (Mid-Rise)*, *Apparel Store*, and *High-Turnover Sit-Down Restaurant* categories were selected to determine the trip generation for the proposed development. The resulting traffic volumes projected to be generated by the site once it is fully developed are indicated in **Table 1**.

TABLE 1
PROJECTED SITE GENERATED TRAFFIC VOLUMES

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
			(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Trip Rate* Multifamily Housing (Mid-Rise)	221	(dwelling units)	5.44	0.34	0.43	0.26	0.74	22	64	0.61	0.39	66	42
	252		1,371	86	108								
Trip Rate* Apparel Store	876	(sf)	66.40	1.00	4.12	0.80	0.20	2	0	0.51	0.49	5	4
	2,200		146	2	9								
Trip Rate* High-Turnover Sit-Down Restaurant	932	(sf)	112.18	9.94	9.77	0.55	0.45	9	8	0.62	0.38	11	6
	1,700		191	17	17								
Total - Phases 1 and 2			1,708	105	134			33	72			82	52
Trip Rate* Multifamily Housing (Mid-Rise)	221	(dwelling units)	5.42	0.35	0.45	0.26	0.74	6	17	0.61	0.39	18	12
	66		358	23	30								
Total - Phase 3			358	23	30			6	17			18	12
Total - All Phases			2,066	128	164			39	89			100	64

The traffic expected to be generated by the proposed development was then distributed among the point of access and surrounding street network for the a.m. and p.m. peak hours. The distribution of the site generated traffic was based on the anticipated destination of the future residents and the traffic patterns in the area which were obtained from the traffic data collected for this study as summarized in **Figures 4 and 5**, for phases 1 and 2 and phases 1, 2, and 3, respectively. The directional distribution of the site generated traffic for the proposed development is expected to be:

External to Study Area

- 50% to/from S Walton Boulevard (71B) south of the development
- 40% to/from S Walton Boulevard (71B) north of the development
- 5% to/from W Central Avenue (72) west of the development
- 3% to/from W Central Avenue (72) east of the development
- 2% to/from SW 2nd Street east of the development

Site Ingress

- 80% into S Walton Boulevard (71B) drive
- 15% into south surface parking connection
- 5% into SW G Street at SW 3rd Street

Site Egress

- 65% out of S Walton Boulevard (71B) drive
- 30% out of south surface parking connection
- 5% out of SW G Street at SW 3rd Street

The projected site generated traffic was then added to the background traffic for the 2022 and 2027 design years. The 2022 and 2027 projected combined traffic volumes (projected background traffic + proposed site generated traffic) for each access point to the proposed development, as well as the surrounding study intersections, are summarized in **Figures 6 and 7**.

5.0 CAPACITY ANALYSIS

The capacity analyses were conducted using *Synchro 11*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is published by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the



Lots 52 and 55 of Dicksons Addition

718 West Central Avenue

PC Date: 1/7/2025

Staff Report Details

Project Number	PLA24-0001
Applicant / Current Owner	Rachel Elizabeth Blevins
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ24-0047 and WAV24-0004 (G St ROW waiver, denied 3/5/24)

Property Description

Lot Split: A portion of Lot 12 of Dicksons Addition, Creating New Lots 52 and 55 of Dicksons Addition, 708 West Central Avenue, R-1, Low-Density Single-Family Residential, PLA24-0001

A lot split of a portion of existing Lot 12 of Dicksons Addition, Creating New Lots 52 and 55 of Dicksons Addition. The plat is dedicating right-of-way along Northwest G Street and West Central Avenue per the Master Street Plan. A 15-foot utility and access easement along the northern property line is being dedicated as well. **There is an associated rezone (RZ24-0047) considered earlier on the agenda for January 7, 2024.** If the rezone is approved, staff recommends approval of this item. If the rezone is denied or tabled, staff recommends withdrawing this project as the minimum lot width proposed will not meet the R-1 zoning code.

Project Details

Relationship to the Community Plan

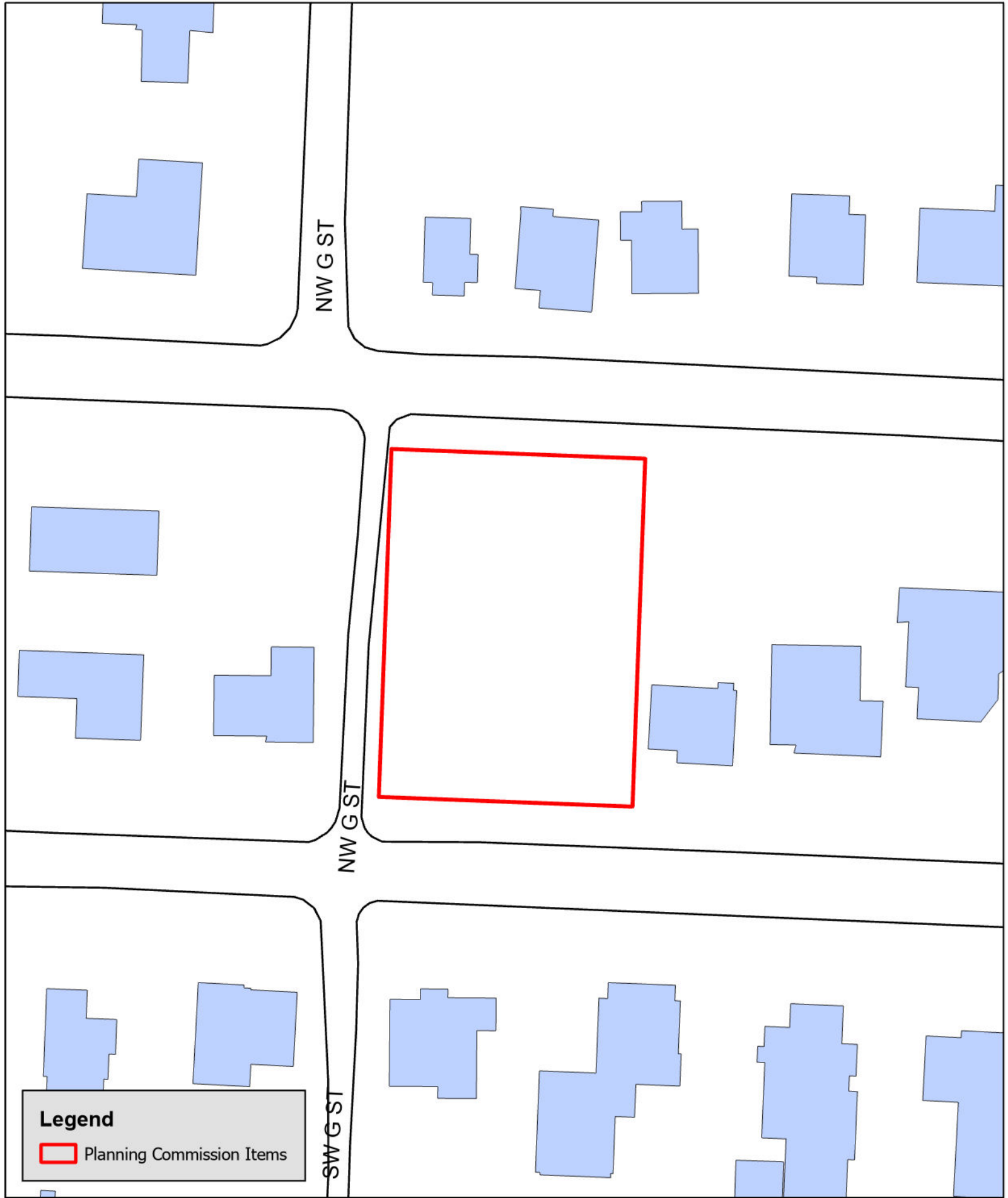
Relationship to the Community Plan

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

Analysis / Waivers

Conclusion

Additional Details



NW G ST

NW G ST

SW G ST

Legend

 Planning Commission Items



PLA24-0001
Property Line Adjustment
722 W Central Avenue



r:\survey\23-233 central combo\external references\23-233su split.dwg - Plotted on 11/25/2024 7:48:14 AM @ a scale of 1:1 to autocad pdf (general documentation).pc3 by Kyle Rodgers

WEST 60'
OF LOT 12
PARENT
SURVEY DESCRIPTION

THE WEST 60 FEET OF LOT 12 DICKSONS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "Q" AT PAGE 22.

PORTION OF LOT 12
PARENT
SURVEY DESCRIPTION

PART OF LOT 12, DICKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD "Q" AT PAGE 22, DESCRIBED AS EGINNING AT A POINT 60 FEET EAST OF THE SW CORNER OF SAID LOT 12 AND RUN THENCE EAST 60 FEET; THENCE NORTH 165 FEET, MORE OR LESS TO SECOND STREET N.W.; THENCE WEST 60 FEET; THENCE SOUTH 165 FEET, MORE OR LESS, TO WEST CENTRAL AVENUE TO THE POINT OF BEGINNING.

NEW LOT 52
SURVEY DESCRIPTION

BEGINNING AT THE NE CORNER OF THE OLD PORTION OF LOT 12; THENCE S 87°47'29" E A DISTANCE OF 60.13' TO A FOUND 1/2" REBAR; THENCE S 88°08'26" E A DISTANCE OF 10.05' TO A POINT ON THE NORTH LINE OF THE OLD LOT 12 BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE S 88°08'26" E A DISTANCE OF 50.06' TO A POINT ON THE OLD EAST LINE OF LOT 12; THENCE ALONG SAID EAST LINE S 02°17'20" W A DISTANCE OF 162.96' TO A POINT IN THE NORTH RIGHT OF WAY LINE OF HIGHWAY 72; THENCE N 87°42'05" W A DISTANCE OF 52.33' TO A FOUND 1/2" IRON REBAR; THENCE N 03°05'18" E A DISTANCE OF 162.59' TO THE POINT OF BEGINNING, CONTAINING 8,332 SQ. FEET, 0.19 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

NEW LOT 55
SURVEY DESCRIPTION

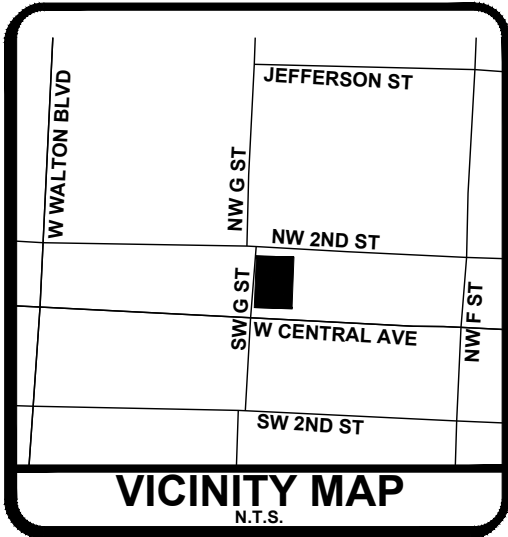
COMMENCING FROM THE NW CORNER OF LOT 12, DICKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD "Q" AT PAGE 22; THENCE S 87°47'29" E A DISTANCE OF 20.11' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW G STREET BEING THE POINT OF BEGINNING; THENCE S 87°47'29" E A DISTANCE OF 40.02' TO A FOUND 1/2" IRON REBAR; THENCE S 88°08'26" E A DISTANCE OF 10.05' TO A SET 5/8" IRON REBAR; THENCE S 03°05'18" W A DISTANCE OF 162.59' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 72; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES N 87°41'52" W A DISTANCE OF 52.44' TO A POINT ON THE EAST RIGHT OF WAY LINE OF NW G STREET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 72 ALONG THE EAST RIGHT-OF-WAY LINE OF NW G STREET N 03°55'20" E A DISTANCE OF 162.50' TO THE POINT OF BEGINNING, CONTAINING 8,328 SQ. FEET, 0.19 ACRES, MORE OR LESS.

RIGHT-OF-WAY
SURVEY DESCRIPTION

A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 12, DICKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD "Q" AT PAGE 22, THENCE S 87°47'29" E A DISTANCE OF 20.11' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW G STREET; THENCE ALONG SAID RIGHT-OF-WAY S 03°55'20" W A DISTANCE OF 162.50' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 72; THENCE LEAVING THE EAST RIGHT-OF-WAY OF NW G STREET ALONG THE NORTH RIGHT-OF-WAY OF HIGHWAY 72 RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES S 87°41'52" E A DISTANCE OF 52.44' TO A POINT; THENCE S 87°42'38" E A DISTANCE OF 52.33' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 02°17'20" W A DISTANCE OF 2.53' TO A FOUND 1/2" IRON REBAR; THENCE N 87°44'48" W A DISTANCE OF 120.12' TO A FOUND 1/2" IRON REBAR; THENCE N 02°14'46" E A DISTANCE OF 165.02' TO THE POINT OF BEGINNING, CONTAINING 3,253 SQ. FEET, 0.08 ACRES, MORE OR LESS.

Recording Block



- NOTES:
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
 - PLEASE NOTE OWNER MUST CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE
 - ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN BEUD EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY THE COST OF BEUD TO RELOCATE SAID EQUIPMENT TO THE LOT LINE.
 - IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ (479) 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
 - IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
 - NO EASEMENT DEEDS FOR THIS PROPERTY LISTED ON G.I.S.
 - THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN
 - 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. ALL ACCESS SHALL BE OFF THE NW G STREET
 - BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
 - OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE
 - SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
 - THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
 - SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122
 - OWNER/DEVELOPER MARK KELLEY 479-644-9115
 - ALL NEW LOTS SHALL HAVE DIRECT ACCESS TO WATER AND SEWER.
 - NEW LOT 55 WILL HAVE DRIVEWAY ACCESS TO NW G ST, AND NEW LOT 52 WILL HAVE ACCESS THROUGH NW 2ND ST

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Bentonville Planning
Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk

NOTARY

State of: _____

County of: _____

Subscribed and sworn before me this ____ day of _____, 2023.

Notary Public

My commission expires

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, easements, etc. as shown on said plat.

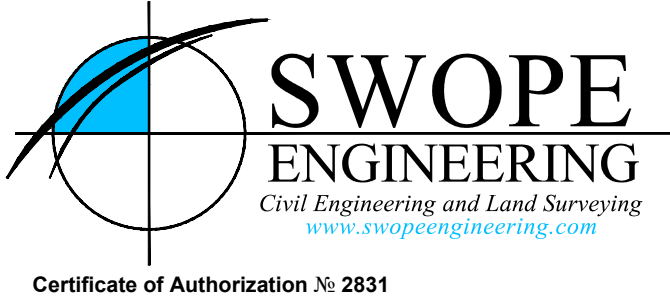
Date: _____

Signed by: _____

Signed by: _____

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.



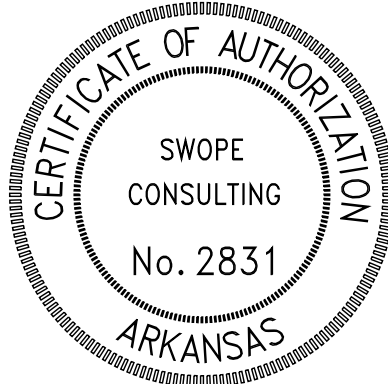
Lot Split
FOR
BLEVINS, RACHEL ELIZABETH
& WHIDDON, MITCHELL
W CENTRAL AVE
BENTONVILLE, AR 72712

PARCEL #'S 01-02368-000 & 01-02366-000

CERTIFICATE OF SURVEYING ACCURACY

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

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



DRAWN BY: K.W.R.	JOB NUMBER: 23-233
SUBMITTAL DATE: 11/15/2024	City Number: PLA24-0001
DRAWING NAME: 23-233su Split.dwg	
SHEET NUMBER: 1 OF 2	



Thaden Gym

201 Southeast 10th Street

PC Date: 1/7/2025

Staff Report Details

Project Number	LSD24-0046
Applicant / Current Owner	Ecological Design Group/Thaden School
Site Area	+/- [Site_Area] Acres
Current Zoning	DC, Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	Public/Semi-public
Requested Future Land Use Map Designation	
Development Type / Use	Gymnasium
Related projects	

Property Description

The subject property is located on South Main Street and is presently zoned Downtown Core with a future land use designation of Public/Semi-public. The property has direct access to South Main Street, Southeast 10th Street, Southeast 8th Street, and Southeast C Street.

Project Details

The applicant is proposing a gymnasium on the site of Thaden School at the Southwest corner of the campus. The building is placed to be as near to the ROW as possible, as required in this zoning district, however the face of the building is not exactly at the property line, so a waiver is needed. A canopy is added that pulls the building to the property line, similar to the other two campus buildings along Main St. This wavier also covers the 10th Street side of the building as there is a utility easement that crosses the corner. The building is to be over 17,000 square feet and just over 32 feet tall. The building is proposed to be entirely of metal panel and glass.

Relationship to the Community Plan

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The applicant is requesting 5 waivers:

1. A waiver from Sec. 501.06 Number of Off-street Parking Spaces Required. The square-footage of the building would require 35 spaces in the DC district, however the applicant requests a waiver of all parking requirements as the gym will primarily be used after school hours allowing patrons to utilize the parking for the school as it would be unused in the evenings and weekends.
2. A waiver from Sec. 1100.21.f.i.1 Vertical Articulation. The building in its proposed design features two walls, the North and South elevations, that do not meet the horizontal articulation requirements. The South elevation faces 10th Street. The applicant states this was a design choice to keep with the existing style of the campus.
3. A waiver from Sec. 1100.23.d.1.c Glazing. The proposed building does not provide the required 50% glazing of the 1st floor in the Downtown district as required. The applicant states that the nature of the building and use would not be appropriate along the locker room and courtside walls of the building.
4. A waiver from Sec. 1100.23.d.1.d Corner Architecture. The downtown districts require that buildings on an intersection corner of collector-level streets or higher provide some corner architecture to the building. No such architecture is proposed as the applicant states the design is in keeping with the style of the existing campus elements.
5. A waiver from Sec. 1100.23.d.2.a Building Placement. Downtown standards require the building be placed with a minimum of 80% of the building facade at the maximum setback allowed in DC (0'). No part of the building facade, but for the canopy, sits at the 0' line. This is similar to the existing structures along Main St. in the Thaden campus.

Conclusion

Should Planning Commission approve all 5 waivers, staff recommends approval of the LSD. If not all waivers are approved, staff recommends tabling the item to allow the applicant to revise their plans.

Additional Details



December 03, 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 Gym. 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 surroundings. Thank you for your review and consideration.

Thaden Gym

1100.21.f.i: *Facade articulation.* Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements.

With this project being an addition to an existing campus we wanted to match the characteristics of the existing buildings with simple form and materials providing a modern aesthetic.

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.

The project is a large gym and locker room and it would not be practical or functional for the spaces to provide 50% glazing due to privacy and glare on the court. At the main entrance along Main St, large expanses of glass are provide to highlight the entry and lobby area.

1100.23.d.1.d:

Corner architecture. All buildings located at the corner of the intersection between any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission.

1. Cupola.
2. Turret.
3. Pitched roof

We feel this building fits in with the existing campus. Architecturally we situated the main entrance on the SW corner to provide a public plaza feel with a covered patio area and large areas of glazing.

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 has been adjusted to have a 0' setback from the right of way on S. Main Street. Along 10th street the building was pulled back to provide areas for landscape berms. These will be 2'-6" or higher and contain vegetation. This aligns with the site development strategy of the existing campus with its existing buildings sitting further back from the street edge.

Thank you for your consideration of these waivers.

Sincerely,



Tim Schmidt
Project Manager
Hight Jackson Associates



Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Parking Waiver Request

To: City of Bentonville
From: Thaden School
Date: December 17, 2024
Re: Thaden Gym – LSD24-0046

On behalf of the Thaden School, Ecological Design Group, Inc. (EDG) is submitting this parking count Waiver Request as part of the LSD Submittal. This waiver is requested to allow fewer parking spaces than allowed per downtown core requirements.

Parking Waiver Request:

Article 501 Off-Street Parking and Loading, Section 501.06 of the City of Bentonville Zoning Code requires that the first floor of a newly constructed building above 3000 square feet provide one parking space for every 500 sf. The proposed gym building is 17,283 sf. Therefore, a total of 35 parking spaces are needed to meet the downtown core parking code. There is an existing on-site parking lot directly east of the proposed building that contains 43 standard parking spaces and 6 ADA parking spaces for a total of 49 spaces. The gym will primarily only be open to the public for events in the evenings after the typical school business hours. The parking lot is available for employee and guest parking during daytime business hours, but will be available for gym use during events on the evenings and weekends. Due to the nature of the operations for the gym building we are not proposing any additional parking beyond the existing lot and request a waiver to the downtown core parking requirements for this project.

If you need any additional information or have any questions, please do not hesitate to contact me at bdriver@ecologicaldg.com.

Sincerely,

Ecological Design Group, Inc.

Brahm Driver, PE

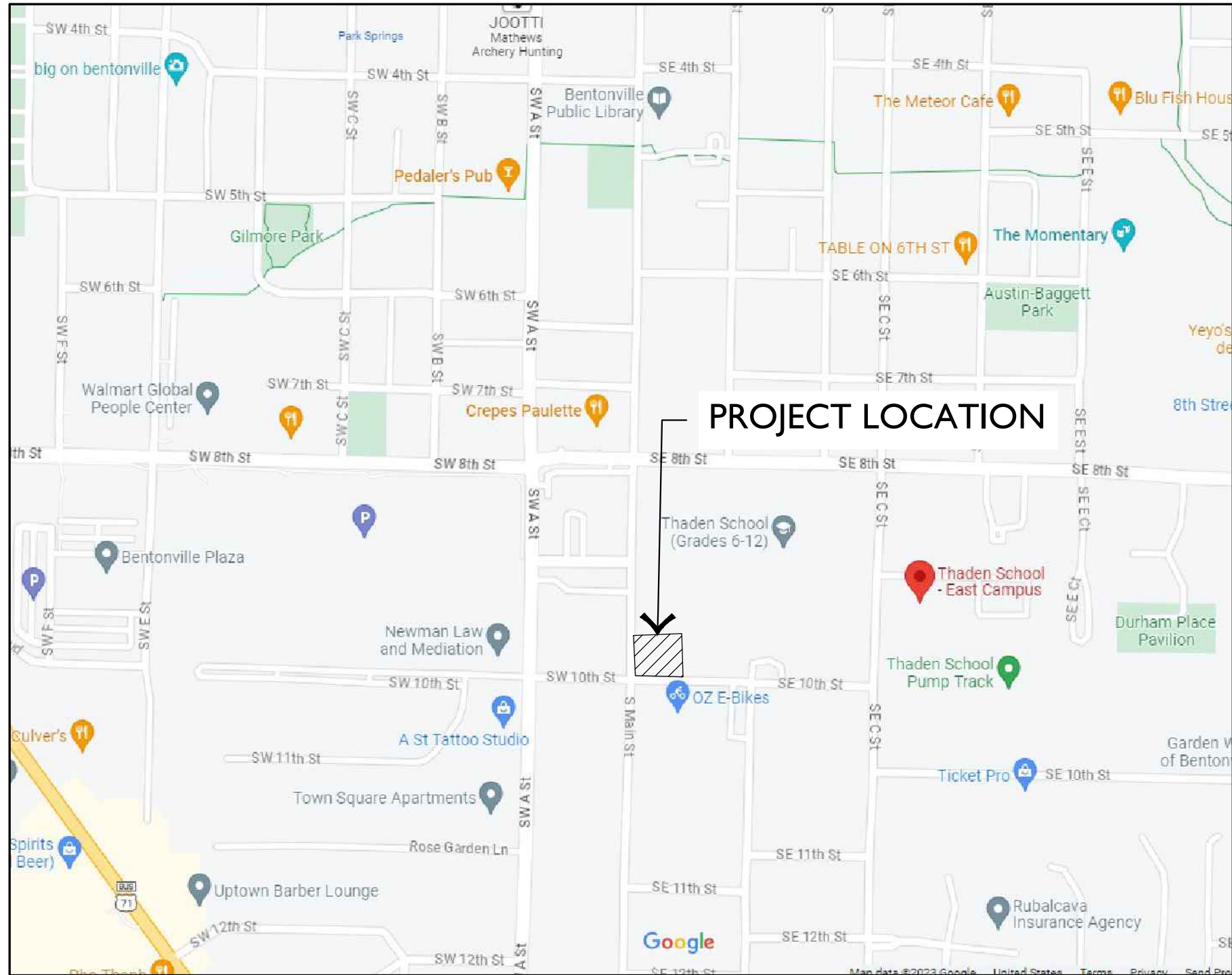
THADEN GYM

LARGE SCALE DEVELOPMENT (PROJECT #24-0046)

107 SE 10TH ST, BENTONVILLE AR 72756

CONSTRUCTION DOCUMENTS

DECEMBER 12, 2024



VICINITY MAP

1" = 500'-0"



AERIAL MAP

1" = 100'-0"



SURVEY DESCRIPTION

PORTION OF BLOCK 6, 8, 9, 10 AND 12 AND ALL OF BLOCK 7 OF SMARTT'S ADDITION AS RECORDED IN PLAT BOOK G, PAGE 243, ALSO A PORTION OF THE VACATED ALLEYS AND RIGHTS OF WAY IN SAID SMARTT'S ADDITION, VACATED WITH ORDINANCE 2005-126 RECORDED IN DEED BOOK 2005, PAGE 31664, AND A PORTION OF LOT 1, 2 AND 3 OF WEAVER SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 163 AND ALL HEREIN DESCRIBED LAND BEING A PORTION OF DEED BOOK 2017, PAGE 24578, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3/4 INCH REBAR AT THE NORTHEAST CORNER OF SAID WEAVER SUBDIVISION;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID WEAVER SUBDIVISION, NORTH 87°18'48" WEST, A DISTANCE OF 11.55 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759" AND THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH BOUNDARY LINE, SOUTH 02°34'29" WEST, A DISTANCE OF 97.63 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 02°41'22" WEST, A DISTANCE OF 673.89 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** ALONG A CURVE TO THE RIGHT, WITH A LENGTH OF 15.74 FEET, HAVING A RADIUS OF 10.00 FEET, HAVING A CENTRAL ANGLE OF 90°09'53", AND HAVING A CHORD WHICH BEARS SOUTH 47°46'18" WEST, A DISTANCE OF 14.16 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°08'46" WEST, A DISTANCE OF 42.40 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 75°16'44" WEST, A DISTANCE OF 23.08 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 261.93 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 71°44'11" WEST, A DISTANCE OF 22.27 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 48.14 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 77°06'54" WEST, A DISTANCE OF 21.72 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 237.31 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 66°33'19" WEST, A DISTANCE OF 8.54 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 53.90 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** SOUTH 72°19'57" WEST, A DISTANCE OF 8.54 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 87°06'41" WEST, A DISTANCE OF 115.39 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 80°07'43" WEST, A DISTANCE OF 6.56 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759" ON THE EAST RIGHT-OF-WAY OF S. MAIN STREET ACCORDING TO DEED BOOK 2012, PAGE 27629; **THENCE** ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 42°23'31" WEST, A DISTANCE OF 21.31 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";
- 2) NORTH 02°26'20" EAST, A DISTANCE OF 102.21 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";
- 3) NORTH 02°12'34" WEST, A DISTANCE OF 77.32 FEET TO A SET 5/8" REBAR WITH CAP "LS#1759";

THENCE LEAVING SAID EAST RIGHT-OF-WAY, NORTH 02°05'40" EAST, A DISTANCE OF 483.28 FEET TO A 5/8" REBAR WITH CAP "LS#1759"; **THENCE** NORTH 47°30'47" EAST, A DISTANCE OF 62.27 FEET TO A FOUND 60D NAIL; **THENCE** SOUTH 87°27'01" EAST, A DISTANCE OF 433.47 FEET TO A FOUND 60D NAIL;

THENCE ALONG A CURVE TO THE LEFT, WITH A LENGTH OF 154.49 FEET, A RADIUS OF 646.00 FEET, HAVING A CENTRAL ANGLE OF 13°42'07", A CHORD WHICH BEARS NORTH 85°41'55" EAST, A CHORD DISTANCE OF 154.12 FEET TO A FOUND 60D NAIL; **THENCE** NORTH 78°50'51" EAST, A DISTANCE OF 75.54 FEET TO A 60D NAIL ON THE WEST BOUNDARY OF AFOREMENTIONED WEAVER SUBDIVISION; **THENCE** NORTH 78°50'50" EAST, A DISTANCE OF 69.95 FEET TO A FOUND 60D NAIL; **THENCE** ALONG A CURVE TO THE RIGHT, WITH A LENGTH OF 41.69 FEET, A RADIUS OF 554.00 FEET, HAVING A CENTRAL ANGLE OF 04°18'42", A CHORD WHICH BEARS NORTH 81°00'12" EAST, A CHORD DISTANCE OF 41.68 FEET TO A FOUND 60D NAIL ON THE NORTH BOUNDARY OF SAID WEAVER SUBDIVISION; **THENCE** ALONG SAID NORTH BOUNDARY, SOUTH 87°18'48" EAST, A DISTANCE OF 70.55 FEET TO THE **POINT OF BEGINNING**, CONTAINING 647,438 SQUARE FEET OR

14.86 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

OWNER/DEVELOPER:

THADEN SCHOOL
CHERYL HUMANN
800 SE C ST
BENTONVILLE, AR 72712
CHUMANN@WEIOFFICE.COM
720.841.6335

ARCHITECT:

HIGHT JACKSON ASSOCIATES
SHAYAN DEHBOZORGI, AIA
5201 W. VILLAGE PKWY #300
ROGERS, AR 72758

LANDSCAPE:

ECOLOGICAL DESIGN GROUP
LESLIE TABOR, ASLA
216 W BIRCH ST.
ROGERS, AR 72756
LTABOR@ECOLOGICALDG.COM
870.715.9894

CIVIL ENGINEER:

ECOLOGICAL DESIGN GROUP
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SHEET INDEX	
CIVIL ENGINEERING SHEETS	
C0.00	COVER SHEET
C0.01	GENERAL NOTES & LEGENDS
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.03	SITE LAYOUT PLAN
C2.00	UTILITY PLAN
C2.10	WATER MAIN PLAN AND PROFILE
C3.00	GRADING AND DRAINAGE PLAN
C3.03	SPOT ELEVATION PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
SHEET I	BWU WATER/SEWER DETAILS
SHEET I-2	BWU WATER DETAILS
SHEET I-2	BWU SEWER DETAILS
SHEET I-2	BWU LIFT STATION DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS
SUPPLEMENTAL SHEETS	
SHEET I-2	SURVEY

WAIVERS AND VARIANCES

TYPE	SECTION: DESCRIPTION	STATUS
WAIVER	1100.21.F: FACADE ARTICULATION	SUBMITTED 9.27.24
WAIVER	1100.23.D.1.C: GLAZING	WITHDRAWN 12.12.24
WAIVER	1100.23.D.1.D: CORNER ARCHITECTURE	SUBMITTED 9.27.24
WAIVER	1100.23.D.2.A: BUILDING PLACEMENT	SUBMITTED 9.27.24

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BELLA VISTA ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD A ND AASHTO TRAIL GUIDELINES.
6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAN.

E | D | G

Ecological Design Group
www.ecologicaldg.com
phone: 501.378.0200
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THADEN GYM
Bentonville, Arkansas

EDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS		
Mark	Date	Description

PHASE CONSTRUCTION
DRAWINGS

TITLE Cover

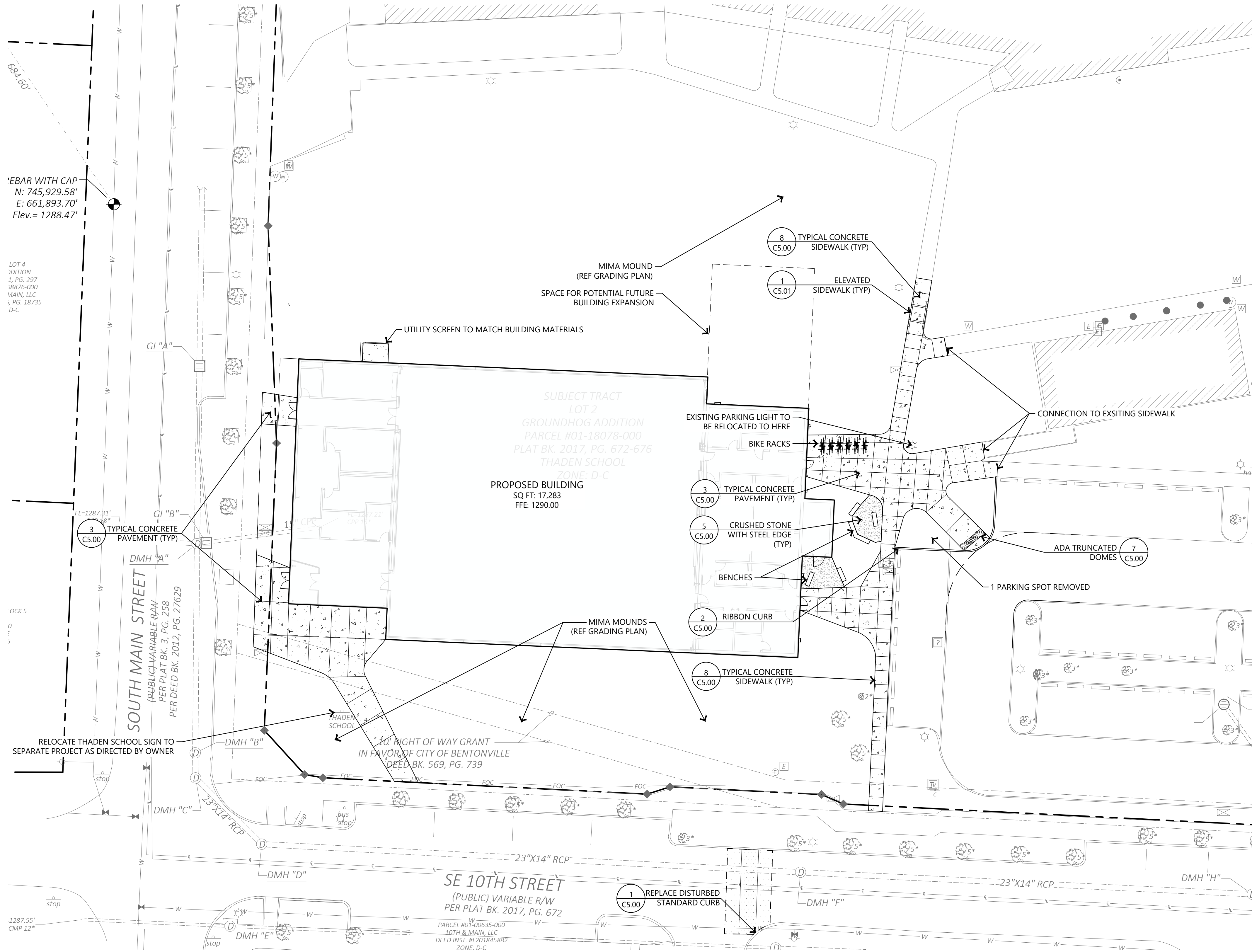
SHEET NO. C0.00

LSD24-0046

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY DUSTIN RILEY, INC AND DATED 9-1-23.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND, VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONSTRUCTION OF ANY FUTURE FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



1 SITE PLAN

EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- SS SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- X X FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- - - LIMITS OF MILL AND OVERLAY
- - - LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- - - STEEL EDGING: 1/4" x 6" RAW STEEL, STAKES EVERY 36' O.C.
- DECOMPOSED GRANITE (6/C5.00)
- GRAVEL: BROWN RIVER ROCK 3"-5"
- PEDESTRIAN CONCRETE (10/C5.00)
- HEAVY DUTY CONCRETE (11/C5.00)
- ASPHALT PAVING (6/C5.03)

PLANNING NOTES:

- AN EXISTING "THADEN SCHOOL" SIGN WILL BE SAVED AND RELOCATED FOR SEPARATE PROJECT. NO NEW SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
- NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.
- COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
- NO FENCING IS PROPOSED AT THIS TIME. FUTURE FENCING WILL REQUIRE A SEPARATE PERMIT.
- FOR ALL RIGHT-OF-WAYS OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER.
- SITE IS NOT LOCATED IN AN AIRPORT ZONE

NOTES:

- ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH 900.08 OF THE STREET SPECIFICATIONS.

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	647,302 SF
MIN LAND AREA / DWELLING UNIT	NONE	1,458 SF
LOT WIDTH MIN:	NONE	880' +/-
LOT WIDTH MAX:	NONE	718' +/-
LOT COVERAGE MAX CORNER:	80%	37%

SETBACK STANDARDS (NON-RESIDENTIAL)

	REQUIRED	PROVIDED
FRONT YARD MIN/MAX:	0' / 0'	0' +
EXTERIOR SIDE YARD MIN/MAX:	0' / -	0' +
INTERIOR SIDE YARD :	0'	0'
REAR YARD MIN:	0'	0'

OPEN SPACE REQUIREMENTS

	REQUIRED	PROVIDED
MIN OPEN SPACE/ UNIT (20 SF)	NONE	38,064 SF

SITE SUMMARY

OWNER: THADEN SCHOOL
ZONING: D-C (DOWNTOWN CORE)
USE: EDUCATIONAL
USF: 14.86 AC (647,302 SF)

PARKING DATA

ZONING	D-C
USE	EDUCATIONAL
PARKING REQUIREMENTS	
(≥3,000 SQ FT)	1 SPACE/500 SF
ON SITE PARKING REQUIRED	35 SPACES 3 ADA SPACE
ON SITE PARKING PROVIDED	0 SPACED (SEE WAIVER - C0.00)

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www.ecologicaldg.com
phone: 501 378 0200
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THADEN GYM
Bentonville, Arkansas

EDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS
Mark Date Description

PHASE	CONSTRUCTION
TITLE	DRAWINGS

TITLE SITE PLAN

SHEET NO. C1.00
LSD24-0046

NOT FOR
CONSTRUCTIONNOT FOR
CONSTRUCTIONNOT FOR
CONSTRUCTIONKnow what's below.
Call before you dig.THADEN GYM
Bentonville, ArkansasEDG PROJECT NO. 24-065
DATE 2024.12.12

REVISIONS

Mark	Date	Description

PHASE CONSTRUCTION
DRAWINGS

TITLE UTILITY PLAN

SHEET NO. C2.00

LSD24-0046

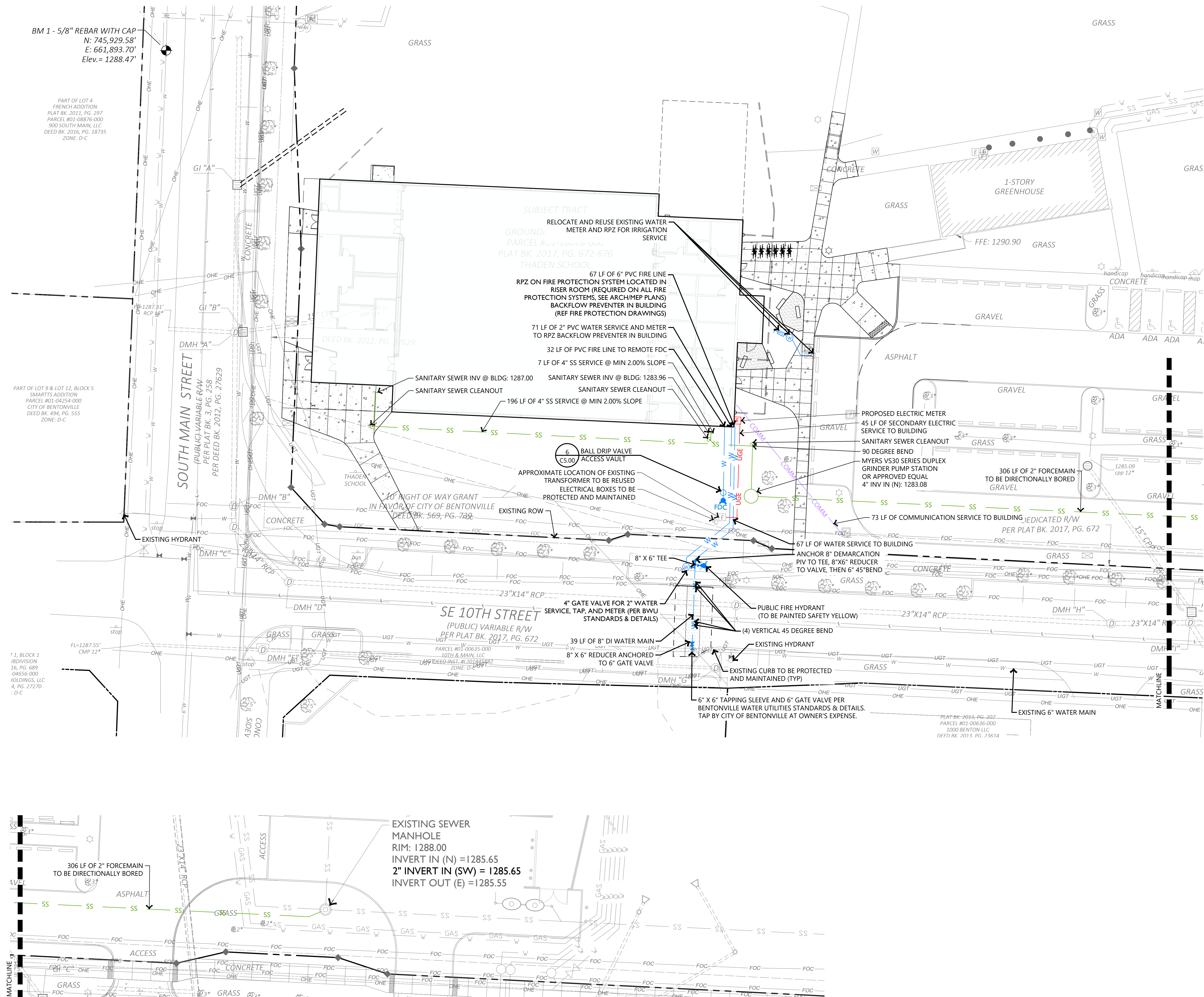
EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

PROPOSED UTILITY LEGEND

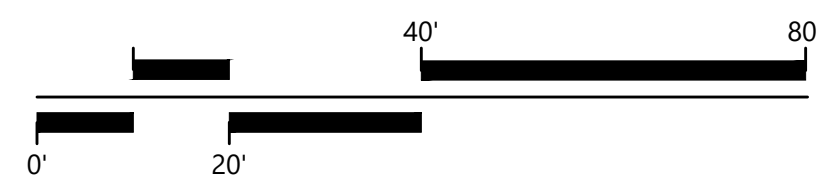
- W WATER LINE
- W WATER METER
- W WATER VALVE
- W FDC
- W FIRE HYDRANT
- SS SANITARY SEWER
- UGE UNDERGROUND ELECTRIC LINES/CONDUIT
- OHE OVERHEAD ELECTRIC
- TELE TRANSFORMER AND CONCRETE PAD
- TELE FIBER LINE
- COMM COMMUNICATION LINE
- GAS GAS LINE
- GAS GAS METER

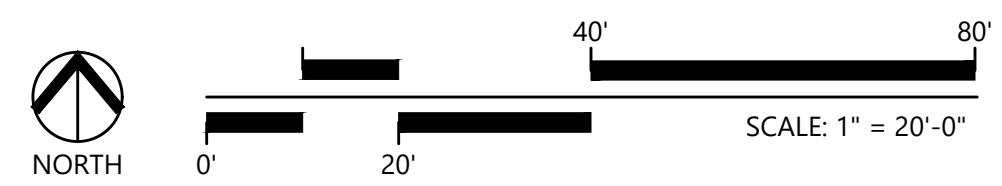
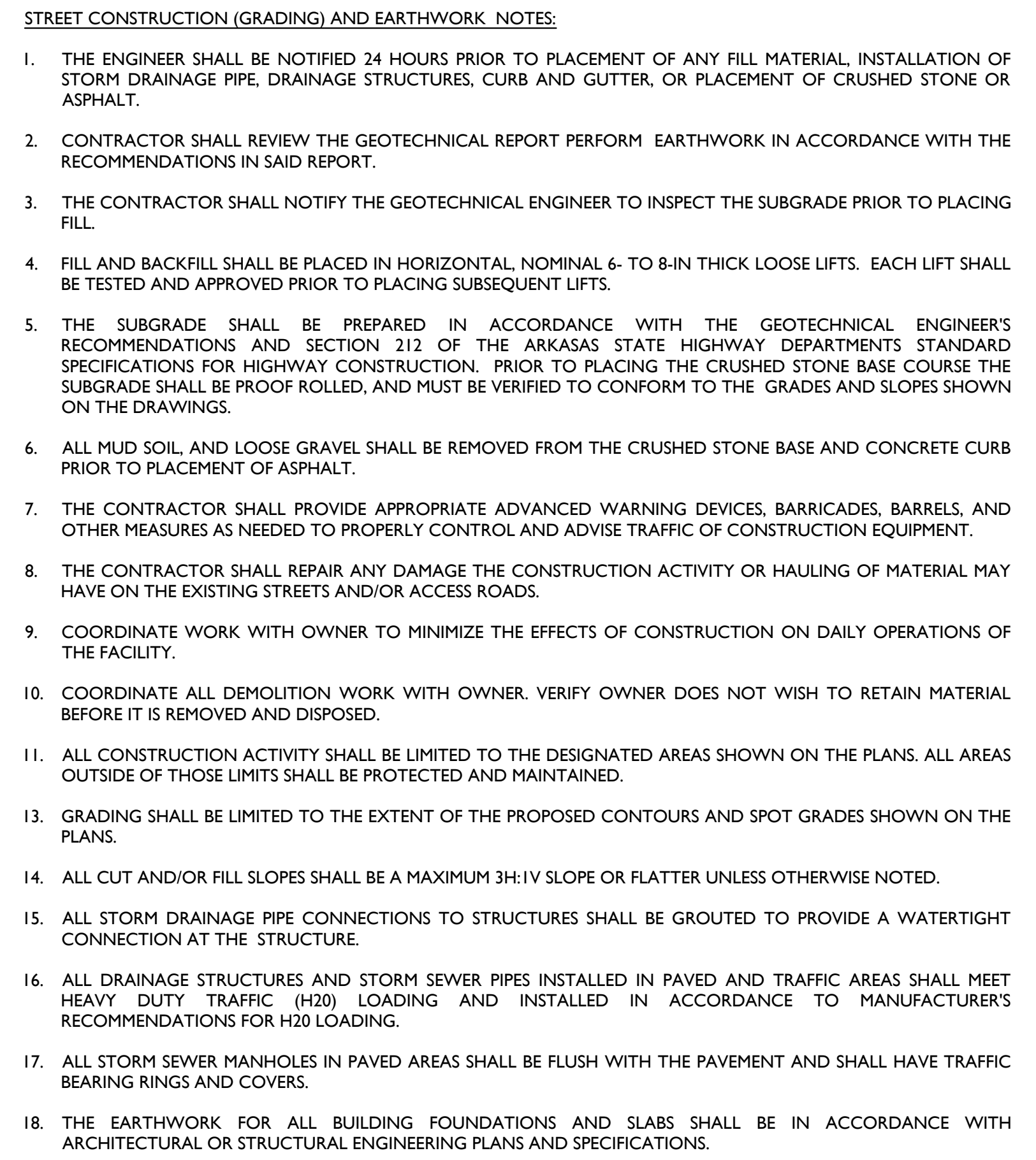
- NOTES:
1. IFR INSPECTION ONLY AFTER FIRE LINE PLAN SUBMITTAL TO THE CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION IS NOT TO BEGIN UNTIL ADH APPROVAL IS RECEIVED BY THE FIRE LINE CONTRACTOR ON THE UNDERGROUND FIRE LINE PLAN.
 2. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 4. A PARALLEL CONDUIT MUST BE RAN ALONGSIDE THE FIRE LINE FOR THE PIV TAMPER WIRE TO GO BACK TO THE FIRE ALARM CONTROL PANEL.
 5. THE FULL EXTENTS BORE AND ENCASMENT ARE CALLED OUT ON THE UTILITY PLAN.
 6. COORDINATE WITH THE STREET DEPARTMENT DURING MANHOLE CONSTRUCTION.
 7. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
 8. THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW SITE LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE CUT-OFF OR B-U-G LIGHTING FIXTURE. A. SUBMIT A LIGHTING CUT-SHEET. IT MUST SHOW THE TYPE OF LIGHT FIXTURE AND STATE THAT IT IS "CUT-OFF" OR B-U-G AND HAVE A U RATING OF 0. B. ALL FIXTURES SHALL ALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS. C. IF NO NEW LIGHTING IS PROPOSED, MAKE A NOTE ON THE SITE PLAN AND STATE THAT ANY NEW LIGHTING WILL BE REQUIRED TO CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

BM 1 - 5/8" REBAR WITH CAP
N: 745,929.58'
E: 661,893.70'
Elev. = 1288.47'PART OF LOT 4
FRENCH ADDITION
PLAT BK. 2011, PG. 297
PARCEL #01-08876-000
900 SOUTH MAIN, LLC
DEED BK. 2016, PG. 18735
ZONE: D-CPART OF LOT 9 & LOT 12, BLOCK 5
SHARITTS ADDITION
PARCEL #01-04254-000
CITY OF BENTONVILLE
DEED BK. 494, PG. 555
ZONE: D-CT 1, BLOCK 1
JBDIVISION
16, PG. 689
-04655-000
HOLDINGS, LLC
4, PG. 27270
-D-C

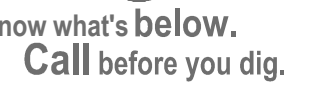
1 UTILITY PLAN

SCALE: 1" = 20'-0"





NOT FOR INSTRUCTION



THADEN GYM

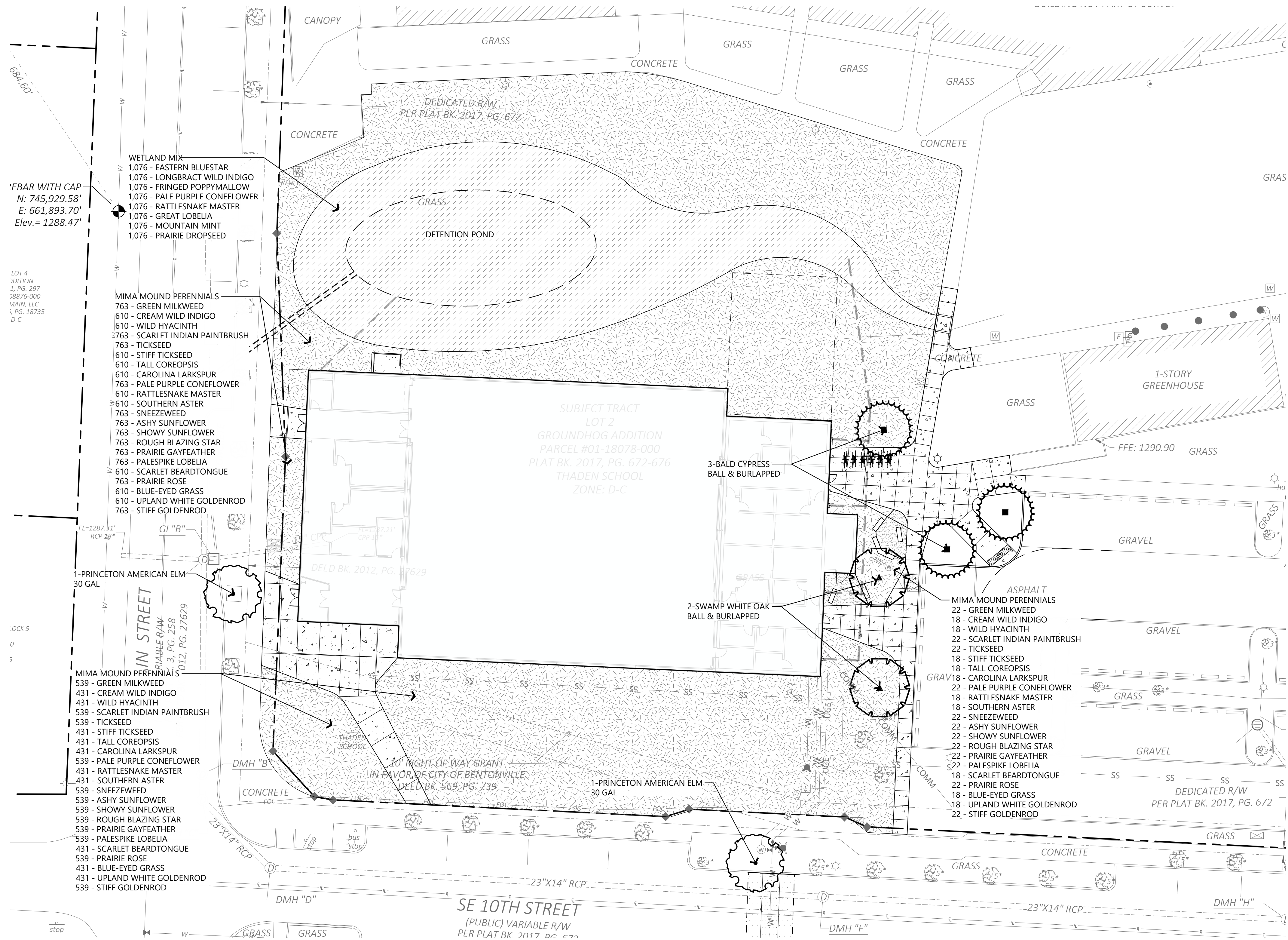
Bentonville, Arkansas

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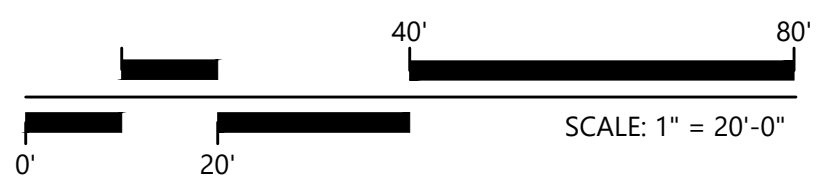
TITLE LANDSCAPE PLAN

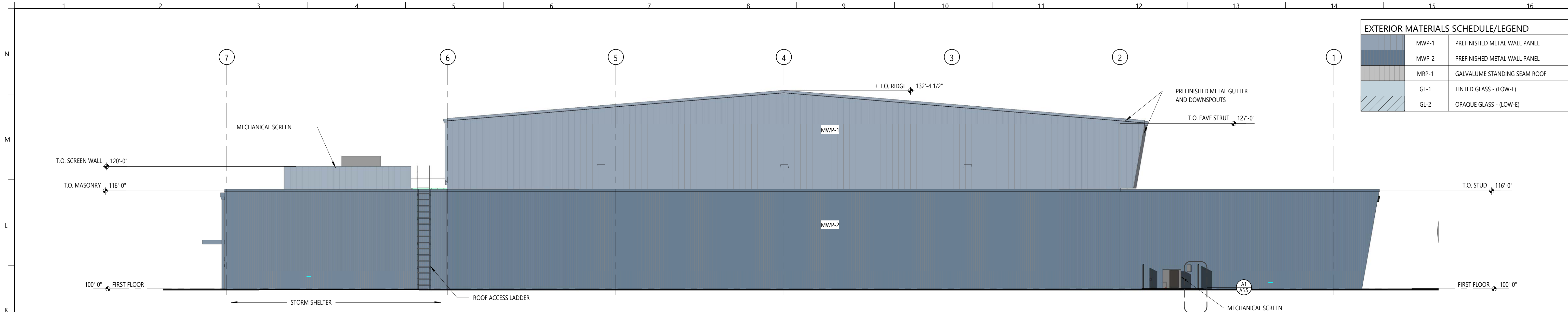
SHEET NO. 1100

1.00
LSD24-0046



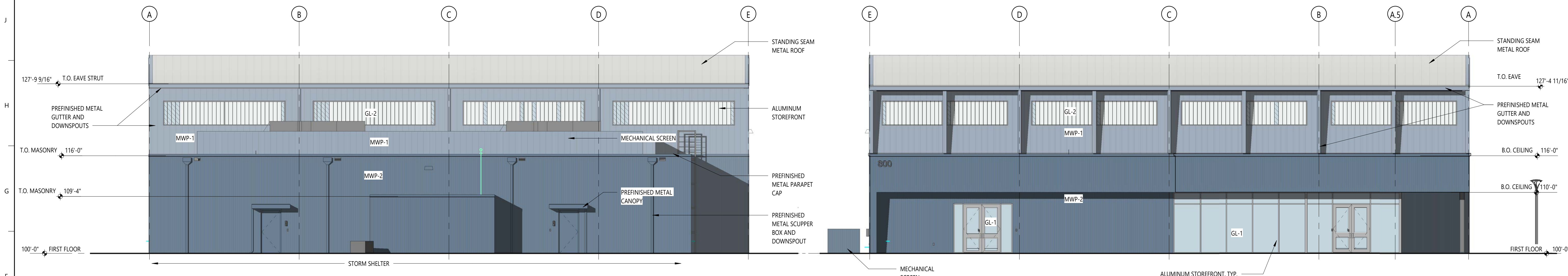
1 LANDSCAPE PLAN





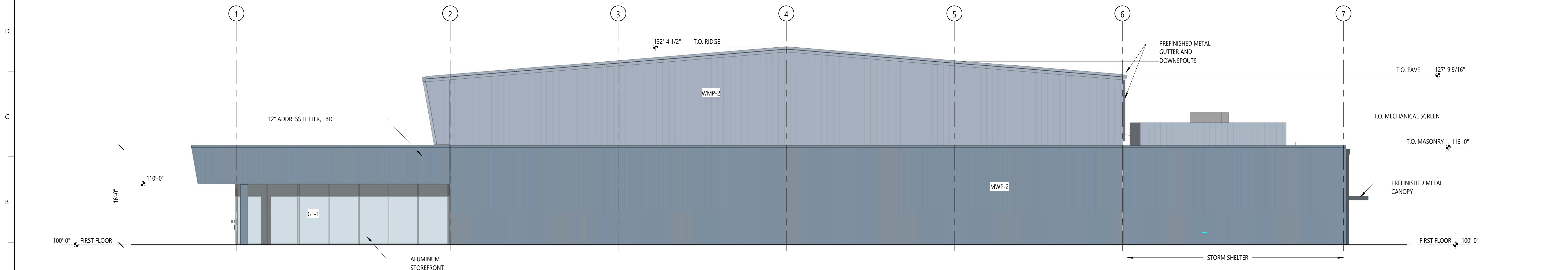
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	MWP-1	PREFINISHED METAL WALL PANEL
	MWP-2	PREFINISHED METAL WALL PANEL
	MRP-1	GALVALUME STANDING SEAM ROOF
	GL-1	TINTED GLASS - (LOW-E)
	GL-2	OPAQUE GLASS - (LOW-E)

K1 North Building Elevation
1/8" = 1'-0"



F1 East Building Elevation
1/8" = 1'-0"

F9 West Building Elevation
1/8" = 1'-0"



A1 South Building Elevation
1/8" = 1'-0"

PRELIMINARY
LSD Submittal

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Competition Gym
800 SE C ST, Bentonville, AR 72712

DRAWN BY:
TS
CHECK BY:
TS
ISSUE DATE
12/03/2024

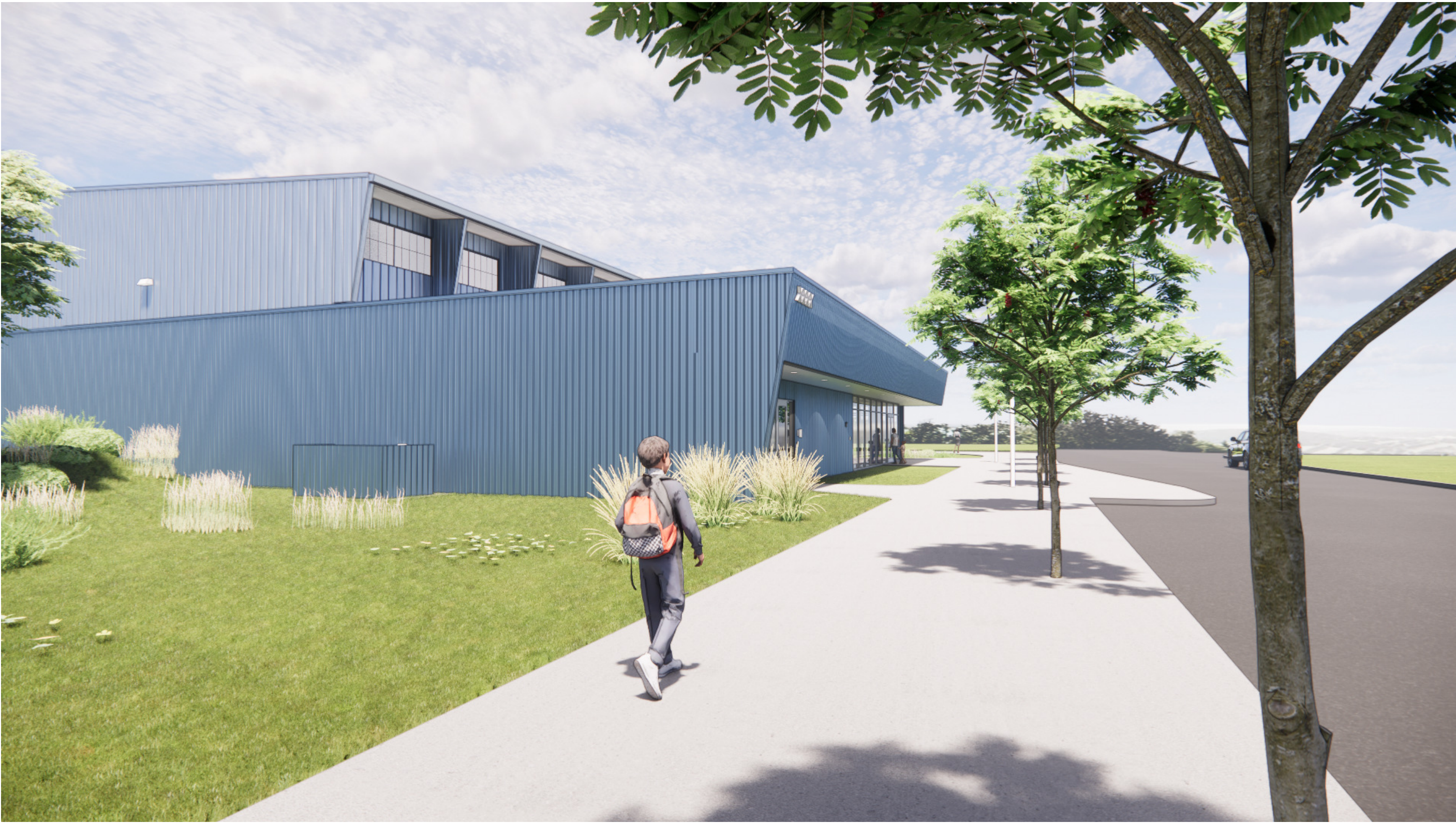
PROJECT NO.
2335.3

REVISION DATES

COLOR EXTERIOR
ELEVATIONS
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Southwest View



Southeast View



Northwest View



Northeast View

PRELIMINARY
LSD Submittal

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72768 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
Thaden Competition Gym
800 SE C ST, Bentonville, AR 72712

DRAWN BY:
CW
CHECK BY:
TS
ISSUE DATE:
12/03/2024

PROJECT NO:
2335.3

REVISION DATES

COLORED RENDERINGS

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Future Land Use Map and Zoning Districts Alignment Policy

January 2025

A. Purpose.

This document establishes the policy for reviewing future rezoning requests in the City of Bentonville in the interim between adoption of the FLUM and the new zoning and land development code. All rezoning requests should be reviewed according to the policies and criteria herein.

B. Future Land Use and Zoning.

Future Land Use and zoning are interconnected yet distinct components of city planning. The Future Land Use Map (Map) is an element of the Bentonville Community Plan (Plan), a policy adopted by Resolution, that establishes Place Types (previously called Land Uses) and assigns them to locations where most appropriate to best manage growth, development and infrastructure and service planning. Place Types are a set of intended characteristics and uses, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Future Land Use provides a structured framework that guides zoning decisions. Through community engagement and careful deliberation, Planning Commission and City Council adopted the Future Land Use Map and replacement of Ch. 2 and Ch. 4 of the Community Plan with Resolution No # on **DATE**.

Zoning Districts are laws adopted by Ordinance. They establish the specific regulations for how land can be used and developed. Each Place Type can incorporate several zoning districts.

The City is in the process of drafting new zoning and development regulations that align with the recently adopted Map. Until those codes are adopted, this alignment policy will guide decision making for rezoning requests. When the new codes are adopted, a new FLUM and Zoning Alignment Policy will be adopted.

C. Alignment Table.

In the alignment table, the Place Types are shown on the left and the currently adopted Zoning Districts are shown at the top. In the box where the Place Type for the property intersects with the Zoning District requested, there will be an “SR”, “ER” or empty box. This determines the level of review based on the appropriateness of the Zoning District for the Place Type.

- 1. Appropriate.** The Zoning District is consistent with the characteristics of the Place Type and therefore conforms to the Future Land Use Map. This is indicated with an “SR” and subject to *Sec. D (2) Standard Review Criteria*.
- 2. May be Appropriate.** The Zoning District is not clearly consistent with the characteristics of the Place Type but may be appropriate upon further review. This is indicated with an “ER” subject to *Sec. D (3) Enhanced Review Criteria*.
- 3. Inappropriate.** The Zoning District does not have any characteristics of the Place Type and therefore does not conform to the Future Land Use Map. This is indicated by a blank box subject to *Sec. D (4) No Action*.

Alignment Table																		
<i>Place Types listed in order presented in Ch. 4 of Community Plan</i>																		
SR = Standard Review applies (Sec. D.2); Zoning District is appropriate for the Place Type.																		
ER = Enhanced Review applies, (Sec. D.3); Zoning District may be appropriate for the Place Type with additional review.																		
Blank = No action, Sec. D.4; Zoning District is not appropriate for the Place Type.																		
Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2	C3	I1	I2
Place Type																		
Centers	Regional Center										SR	SR	SR			SR		
	City Center										SR	SR	ER			SR		
	Neighborhood Center										SR	SR		SR		ER		
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER				ER		
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER							
	Traditional Neighborhood			SR				SR	ER									
	Suburban Neighborhood			SR	ER			ER										
Corridors	Urban Corridor											SR	ER			SR		
	Walkable Corridor										SR	ER		SR		ER		
	Suburban Corridor													SR	ER			
Recreation	Outdoor Entertainment	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
	Parks and Public Spaces	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Specialized	Rural and Estates	SR	SR	ER														
	Industry and Technology														SR		SR	ER
	Civic and Institutional	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Remaining Districts:		PUD/PRD should follow the review criteria as established in the Zoning Code for PRD/PUD.																
		R-C2, R-C3, RZL and RO districts are not consistent with the Place Types of the Future Land Use Map and rezoning requests to these districts are not supported.																

D. Review Criteria.

The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

1. Criteria for All Rezoning Requests. The following review criteria applies to all rezoning requests.

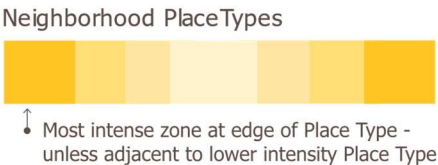
- (a) *Consistency.* Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.
- (b) *Impact.* Relationship and effect on the land use and zoning of the surrounding area.
- (c) *Compatibility.* Compatibility with recent development activity in the surrounding area.
- (d) *Intensity.* The proposed district(s) are within a reasonable level of intensity of the most intense zone allowed with a Standard Review on adjacent properties. The intensity levels are shown in the graphic below, with least intense on the left and most intense on the right.

← Less Intense										More Intense →						
Rural		Residential								Downtown Commercial		Commercial			Industrial	
A1	RE	R1	DN1	R2	DN2	R3	DN3	R4	DN4	DE	DC	C1	C2	C3	I1	I2

- (1) *Exceptions.* The intensity criteria does not apply in the following instances:
 - a. Significant natural barriers separate the two properties, or
 - b. Roadways of three or more lanes separate the two properties.
- (e) *Orderly Transition.* The proposed district(s) establishes an orderly transition of intensity within and between the place type as follows.
 - (1) *Center or Corridor Place Type.* Where the subject property is within a Center or Corridor place type, higher intensity zones should be interior to the place type to provide an orderly transition between the interior and edge of the place type and adjacent neighborhood place types.



- (2) *Neighborhood Place Type.* Where the subject property is within a Neighborhood place type, higher intensity zones should be located at the edges of the place type when the property lies adjacent to a Center or Corridor place type to provide an orderly transition between the edge of the property and the adjacent place type. Lower intensity zones should be located at the edges of the place type when the property lies adjacent to a Neighborhood place type of a lower intensity.



2. **Standard Review Criteria (SR).** When an “SR” is shown in the box where the property’s Place Type intersects with requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and
 - (c) The proposed district(s) will result in development compatible with the place type of nearby properties.
3. **Enhanced Review Criteria (ER).** When an “ER” is shown in the box where the property’s Place Type intersects with the requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) Review criteria established in *Sec. D.2 Standard Review Criteria*; and
 - (c) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s); and
 - (d) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
 - (e) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public’s health, safety, and welfare.
4. **No Action.** When the box is blank where the property’s Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed with the request, the standard recommendation should be denial.

E. Applicant Responsibility.

1. **Mix Districts.** Applicants are encouraged to use a mix of zoning districts in order to better align with these review criteria.
2. **Address Review Criteria.** In the narrative portion of the application, applicant must describe how the propose rezoning meets the criteria.