



**Planning Commission
Meeting Agenda
February 4, 2025
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/88954798245>

I. Call to Order

II. Approval of Minutes

- | | |
|--|------------------------------------|
| 1. January 21st Meeting Minutes | Approval of Meeting Minutes |
|--|------------------------------------|

III. Consent Agenda

- | | |
|---|--|
| 1. Lots 1-147 of Hope Hill Subdivision
Ginn Road (FP24-0016) | Final Plat |
| 2. Lots 6 and 7 of Simpson Family Subdivision
Heagerty Road (LS24-0038) | Lot Split |
| 3. Lots 143 and 144 of Osage Hills Subdivision, Phase 1
Southwest Pawhuska Street (LS24-0039) | Lot Split |
| 4. John Rollow Drive Multi-Family Development
(LSD23-0027) | Large Scale Development Extension |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. No Limits Pediatric Therapies PLLC
911 Northwest 7th Street (CU25-0002)
<i>Parking facility as principal use in R-O Zoning District</i> | Conditional Use Permit* |
| 2. Kincannon
224 SW C (RZ25-0002)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential | Rezoning* |
| 3. River Farm Capital, LLC
Northwest 10th Street (RZ25-0003)
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR) | Rezoning* |

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

V. Other New Business

VI. Old Business

1. **Plan Bentonville - Future Land Use
Map and Alignment Policy**

Rezoning*

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
January 21st, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

<https://us02web.zoom.us/rec/share/LREajgmWUvDdI7il6PGZUAPsb3dAY3PIWLsBA4ufp1wlxQFp0jaYnWEHZUyyruFlplIEJhTn3IEzth5-?startTime=1737496540000>

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

Commissioners Absent: Ifeoma Ibekwe, Doug Bryant

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

I. Call to Order

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

II. Approval of Minutes

1. January 7th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Hipp, second by Davis.
- Minutes are approved 5-0.

Commissioner Kerr requests, without objection, that Item Number 1 (and accompanying waivers) under Other New Business, LSD24-0055 AWSOM Campus Housing, be moved to the Consent Agenda, and that Item Number 4 under Advertised Public Hearings, Plan Bentonville Resolution, be moved to the bottom of the agenda.

III. Consent Agenda

1. Phillips Village

3101 & 3103 South Walton Boulevard (PLA24-0031)

Property Line Adjustment

2. Poigai Estates Phase 3

Southwest Bright Road (FP24-0018)

Final Plat

3. Brier Hill Subdivision Phase 1

Southwest Featherston Road and Southwest 28th Street (FP24-0019)

Final Plat

4. Gator Development Subdivision Phase 1

1386 Southwest Gator Boulevard (PP24-0004)

Final Plat

5. **Lots 25, 26 and 27, Block 3 of W.A. Burk's Addition** **Lot Split**
Northwest A Street ([LS24-0032](#))
6. **Lots 45 and 46, McAndrew & Jackson Addition** **Lot Split**
704 Northwest 7th Street ([LS24-0054](#))
7. **Valley Multifamily Subdivision** **Preliminary Plat**
Southwest 2nd Street ([PP24-0009](#))
8. **AWSOM Campus Housing** **Large Scale Development**
1100 Northeast J Street ([LSD24-0055](#))
Waiver 1: *Sec. 1400.09.c Screen Type A: Opaque Screen.*
Waiver 2: *Sec. 1400.06.d Number of trees required.*

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 5-0.

IV. New Business

Advertised Public Hearings

Commissioner Davis requests that the public hearing for the first three items, RZ24-0048, RZ24-0049, RZ24-0050 be heard and voted on together.

1. **Edified Properties** **Rezoning***
1202 Convair Street ([RZ24-0048](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Matt Gifford, the applicant, 1204 Convair Street, provides a brief overview of his request.
 - Ken Ehret, 1054 N Main, states that he, and a list of neighbors, are in full support of this rezoning as this is the kind of density that this neighborhood and city needs with its proximity to the Walmart campus.
 - Grant Higgins, 1301 Convair Street, came to speak against the rezoning as they prefer the neighborhood stay R-1, single family.
 - Esther Parson, 1101 Convair Street, states that she does not want duplexes on her street.
 - Ms. Parson emphasizes her longevity of time on the street and her sadness to see the street turn into something else.
 - Lisa Rodriguez, 1203 Convair Street, states that these properties are across the street, and would rather not see tall condos every day.
 - Michael Karbouski, 1201 Convair Street, states that he was put off by Ken Ehret's description of the neighborhood as being full of absentee landlords. He states that he does not want Convair street to look like Lockheed Street to the west, where many R-2 rezonings have been approved.
 - Chairman Wright closes the public hearing.

- Discussion amongst commissioners regarding past rezoning requests on this street, the new draft future land use plan's designation of this neighborhood as urban neighborhood, and the proximity to the Walmart campus.
- Mr. Overstreet mentions that the new land use plan, once adopted, would allow for an even higher density than R-2 if adopted.
- Mr. Overstreet states that staff recommends approval and that the commissioners would likely need to discuss this neighborhood's designation on the land use plan if they are unsure about allowing R-2.
- Commissioners Wright and Kerr vocalize their support for an R-2 rezoning due to the location and the growth in this area.
- Commissioners discuss re-classifying this neighborhood as a walkable neighborhood on the future land use map.
- Future land use map amendment is approved 5-0.
- Rezoning is approved 5-0.

2. **Edified Properties** **Rezoning***

1204 Convair Street ([RZ24-0049](#))

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

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Future land use map amendment is approved 5-0.
- Rezoning is approved 5-0.

3. **Edified Properties** **Rezoning***

1206 Convair Street ([RZ24-0050](#))

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

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Future land use map amendment is approved 5-0.
- Rezoning is approved 5-0.

V. **Other New Business**

VI. **Old Business**

1. **Beiler Family Trust** **Rezoning***

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

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

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

- Mr. Adler provides an overview of the staff report.
- Andrew Mainer, 1059 N Main Street, states that his concerns voiced at the last planning commission regarding this project remain true. He states that he would be in support of a variance request for a more manageable setback instead of a rezoning.

- Ken Ehret, 1054 N Main, states that he is not in support of the rezoning because of this location on the corner, but, is generally in support of higher-density rezoning.
- Chairman Wright closes the public hearing.
- Bills Watkins, representing the applicant, Will Kellstrom, states that DN-2 does conform with the new land use plan that the Planning Commission will consider today, and that what is allowed under DN-2 fits within the development pattern of the neighborhood. Additionally, he states that the issues outlined by the neighbors are problems to be fixed during the large-scale development process, not during a rezoning hearing.
- Commissioner Bennett's concerns about tying into Northwest A street via the existing driveway go away if planning on accessing from Lake Street. Commissioners discuss the likelihood of this happening with any future development on this parcel.
- Future land use map amendment is approved 5-0.
- Rezoning is approved 5-0.

2. **Thaden Gym**

Large Scale Development

201 Southeast 10th Street (LSD24-0046)

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

Building Waivers: *Sec. 1100.21.f.i.1 Vertical Articulation; Sec. 1100.23.d.1.c Glazing; Sec. 1100.23.d.1.d Corner Architecture; Sec. 1100.23.d.2.a Building Placement*

- Mr. Adler provides an overview of the staff report.
- During tech review, Commissioners discuss the articulation, massing, and lack of changes from the design after having a long conversation the previous meeting regarding these issues with the project.
- Commissioner Davis requests, without objection, that this item be removed from the agenda.
- Brahm Driver, with Ecological Design Group, asks commissioners to discuss the waivers before removing the entire LSD from the agenda. Mr. Driver states that the team had discussions with staff regarding the requested changes and this design is what they came up with.
- Commissioners discuss waivers.
- Commissioner Bennett objects to Commissioner Davis's request to remove this item from the agenda. The item remains.
- At the formal meeting, Mr. Driver and the project's architect present two options for the facade articulation waiver.
- The team also discussed the parking waiver and the building placement waiver.
- Motion by Davis, second by Kerr to approve the parking waiver. The Parking Waiver is approved 5-0.
- Motion by Davis, second by Bennett to approve the waiver related to building placement. Waiver for the building placement is approved 5-0
- Motion by Davis to deny the waivers related to corner architecture, glazing, and articulation. Motion fails for lack of a second.
- Motion by Bennet to approve the vertical articulation, glazing, and corner architecture waivers with the vertical fins option presented by applicant at the meeting.
- Second by Hipp.

- Waiver for the vertical articulation, glazing, and corner architecture is approved 4-1 with Commissioner Davis voting no due to the lack of consistency with downtown building standards primarily related to articulation requirements and materials.
- Large scale development is approved 5-0.

VII. Other Business

4. **Plan Bentonville: Future Land Use Map and Alignment Policy** **Resolution***
 - Mr. Overstreet provides an overview of Plan Bentonville, the need for a robust plan, the community engagement process, and how important it is to project growth we expect to see for infrastructure planning.
 - Commissioner Wright opens the public hearing.
 - Riki Singh, 4111 NE Cadbury Ave, thanks staff and the Planning Commission for listening to the public and giving options for the parcel along Highway 72 and E Central, highlighting concerns over traffic, safety, and compatible uses if that land stays the way it is today. She requests suburban neighborhood and neighborhood center here instead of the current proposed land use.
 - John Butler, 9602 Benton Ridge Circle, also discusses the E Central area. He states concern about compatibility with existing land use and structures, as well as highlights the intense neighborhood opposition he has seen at past meetings. Mr. Butler requests the suburban neighborhood place type be used here.
 - Wes Woolbright, 3917 Northeast Nightingale, states that he was informed that a member of the neighborhood communicated to the Planning Commission that the entire Kensington Neighborhood was now in favor of the future land use map as it was, and states that this is untrue.
 - Commissioner Davis reassures Mr. Woolbright that the Commission did not receive such a communication and that the Commission is aware that a majority from the neighborhood has opposed anything other than single-family development in this area.
 - Jared Stewart, 9 Stonebridge Way, reiterates that none of the residents on Stonebridge Way, as well as across the street on McLain Road, are in favor of the outlined land use for this section of the city.
 - Commissioner Wright closes the public hearing.
 - Dan Weese shares an update on improvements along Highway 72. He states that he met with ARDOT in early December, and that they are aware of the issues along this road and will be presenting potential options to the city by the end of the month.
 - Mr. Overstreet addresses some other questions asked during the public hearing and then provides an overview of potential options for the commissioners to select from to designate the parcels under discussion on E Central.
 - Mr. Overstreet reminds the commission that while we are changing the land use plan, each parcel will still have to come before the planning commission for a rezoning if the current zoning is not consistent with proposed development.
 - Commissioners discuss the appropriate land use for this area citing existing commercial land use designations, adjacent uses, safety, traffic, and the differences between traditional, walkable, and suburban neighborhoods.

- Mr. Overstreet mentions that they received a letter from one of the property owners that mentioned if they are no longer able to do commercial, he will likely undertake litigation.
- Motion to recommend adoption of Option 1 as presented in the options shared by planning staff by Davis, second by Kerr.
- Approved unanimously by voice vote.
- Regarding the discussion around the Convair Street neighborhood, there is a motion by Davis, and a second by Hipp to amend everything south of the railroad Right of way as Walkable Neighborhood. Everything North is to remain urban neighborhood on the future land use map update.
- Approved unanimously by voice vote.
- There are no questions regarding the language of chapters 2 and 4 of the Community Plan.

Code Alignment Policy

- Commissioner Davis asked that staff include the consideration of infrastructure in the Standard Review process.
- Motion to approve by Davis, second by Kerr to have Planning staff modify the code alignment policy to move item 3c "Adequate infrastructure exists or is planned" to be item 2d under standard review criteria.
- Vote to approve the Code Alignment Policy and Future land Use Map Resolution is approved 5-0.

VIII. Adjournment

- Meeting is adjourned.



Lots 1-147 of Hope Hill Subdivision

Ginn Road

PC Date: 1/7/2025

Staff Report Details

Project Number	FP24-0016
Applicant / Current Owner	
Site Area	+/- 22.63 Acres
Current Zoning	R-2
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Final Plat: Hope Hill Subdivision, creating new Lots 1-147, NWA LD LLC, Ginn Road, R-2, Medium Density Two Family and Townhome Residential, FP24-0016

A final plat of Hope Hills, creating new lots 1-147. This plat dedicates utility easements along the exterior of the new lots, as well as multiple drainage easements to serve the subdivision. Lot 147 is a storm water detention pond. The plat also dedicates right of way for the new public streets that were built to serve the subdivision. The plat adheres to all requirements of the Land Development Code.

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

RSIDE
DR

CITATION ST

MOONRISE ST

GROVE LN

GROVE LN

S MAIN ST

DENVER DR

WILLIAMS CT

SW DIGNITY ST

**Hope Hills
Subdivision**

SW MEMPHIS AVE

ADORATION ST

SW DEVOTION ST

BROOKSIDE RD

GINN RD

SW GYPSUM AVE

SW GNEISS AVE



FP24-0016
Hope Hills Subdivision
Ginn Road



FINAL PLAT OF:
HOPE HILL SUBDIVISION
REPLAT OF OSAGE HILLS LOT SPLIT, LOT 13
CREATING HOPE HILL SUBDIVISION, LOTS 1-147
BENTONVILLE, BENTON COUNTY, ARKANSAS

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-18730-000
NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
(479) 438-0375

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
(479) 250-4285 fax

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

CITY OF BENTONVILLE - STORMWATER
ATTN: ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PH: (479) 271-6719
JWEST@BENTONVILLEAR.COM

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

CITY OF BENTONVILLE - BUILDING AND FIRE SAFETY
ATTN: BRAD ARNOLD
305 SE A STREET
BENTONVILLE, AR 72712
PH: 479-271-3108

CITY OF BENTONVILLE - FIRE DEPARTMENT
ATTN: JUSTIN SCANTLIN, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR 72712
PH: 479-271-5927
PH: 479-685-1096

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

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

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

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

CITY OF CENTERTON UTILITIES
Centernton Water & Sewer Dept.
517 N MAIN ST.
Centernton, AR 72719
CONTACT: Frank Holzkamper
(479) 795-0222 OFFICE
(479) 866-4630 CELL
frank@centertonutilities.com

CITY OF CENTERTON PUBLIC WORKS
290 North Main Street
Centernton, AR 72719
CONTACT: Anthony Martinez
(479) 795-2750 OFFICE Ext. 251
amartinez@centertonar.us

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
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4815 W MARKHAM
LITTLE ROCK, AR 72205
PH: 479-721-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
1133 E. HAROLD ST
FAYETTEVILLE, AR 72701
PH: 479-200-9022
PH: 479-571-6609
BB6585@ATT.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PH: 479-651-5583
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ARKANSAS DOT
ATTN: BEN KERWOOD
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
BENJAMIN.KERWOOD@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
501-661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

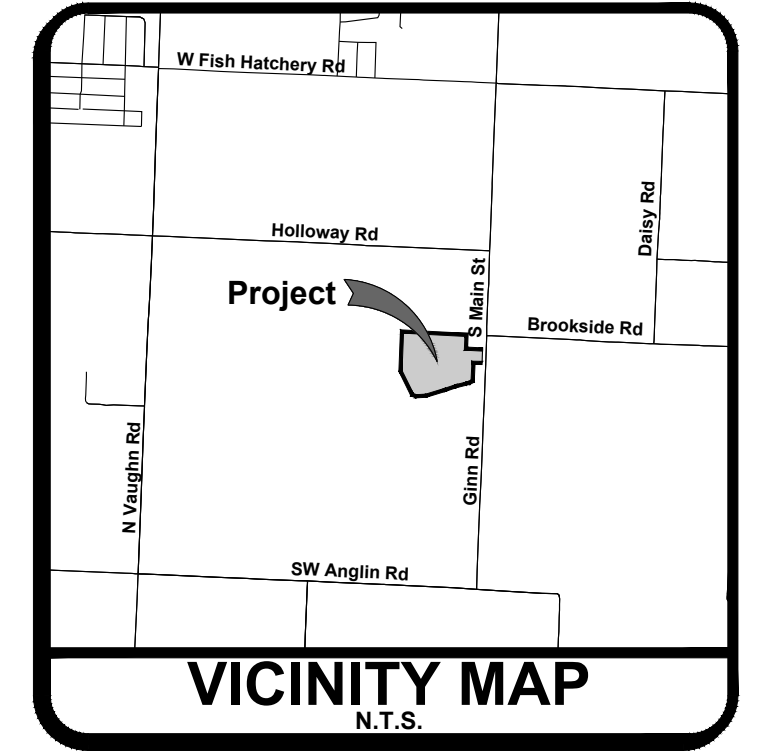
CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

NOTES:

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

PARENT TRACT
SURVEY DESCRIPTION

BEGINNING AT THE NW CORNER OF LOT 38 BEING A FOUND NAIL IN THE TOP OF A FENCE POST; THENCE S87°01'11"E 1009.86' TO A FOUND 5/8" IRON REBAR; THENCE S02°11'22"W 215.69' TO A FOUND 5/8" IRON REBAR; THENCE S07°00'20"E 258.77' TO A FOUND 5/8" IRON REBAR; THENCE S02°00'43"W 210.37' TO A FOUND 5/8" IRON REBAR; THENCE N87°22'43"W 135.15' TO A FOUND 5/8" IRON REBAR; THENCE S02°37'20"W 275.52' TO A FOUND 5/8" IRON REBAR; THENCE S48°49'00"W 12.65' TO A FOUND 5/8" IRON REBAR; THENCE S65°31'18"W 105.74' TO A FOUND 5/8" IRON REBAR; THENCE S80°50'50"W 89.88' TO A FOUND 5/8" IRON REBAR; THENCE S75°41'09"W 76.44' TO A FOUND 5/8" IRON REBAR; THENCE S18°49'14"E 9.03' TO A FOUND 5/8" IRON REBAR; THENCE S71°11'02"W 199.25' TO A FOUND 5/8" IRON REBAR; THENCE S72°40'01"W 282.97' TO A FOUND 5/8" IRON REBAR; THENCE S86°59'50"W 158.54' TO A FOUND 5/8" IRON REBAR; THENCE N68°33'55"W 65.69' TO A FOUND 5/8" IRON REBAR; THENCE N26°17'38"W 413.92' TO A FOUND 5/8" IRON REBAR; THENCE N02°11'01"E 616.94' TO THE POINT OF BEGINNING, HAVING AN AREA OF 985,520 SQUARE FEET, 22.62 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.



Owner's Certification and Dedication

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.

Owner _____ Date _____

Owner _____ Date _____

Source of Title: D.R. _____
Page _____

State of Arkansas
County of Benton
Subscribed and sworn before me this _____ day of _____, 2022.

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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK OF BENTONVILLE

Sheet List Table	
Sheet Number	Sheet Title
FP1.0	Cover Sheet
FP1.1	Curve Tables
FP2.0	Overall Final Plat
FP2.1	Final Plat
FP2.2	Final Plat

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

ZONING: R-2

FLOOD INFORMATION

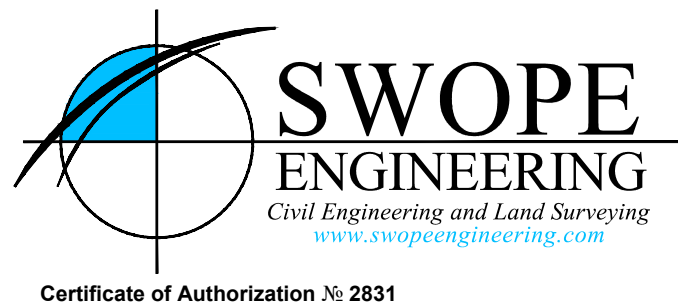
THIS PROPERTY LIES IN ZONE "A" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER C5007C0235K, EFFECTIVE DATE JUNE, 5 2012.

LOMA Case No: 23-06-2148A

SETBACK INFORMATION

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

ZONE R-2



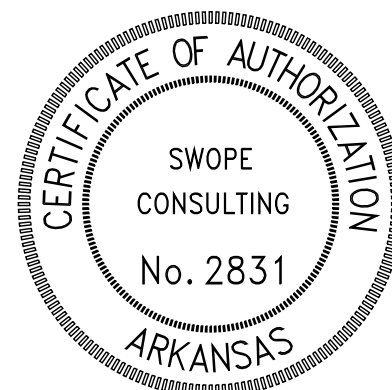
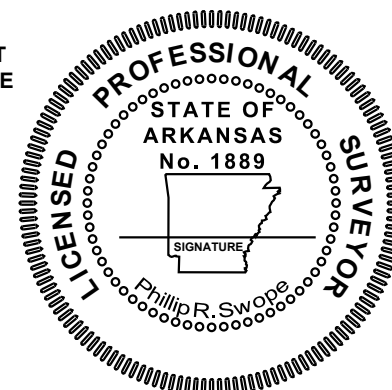
FINAL PLAT
FOR
HOPE HILL SUBDIVISION
NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

PARCEL# 01-18730-000

CERTIFICATE OF SURVEYING ACCURACY

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

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



DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 11/20/2024	City Number: FP24-0016
DRAWING NAME: 20-115 - PR-AB.dwg	
SHEET NUMBER: FP1.0	

r:\-swope\20-115 snyder ridge subdivision\as built drawings\20-115 - pr-ab.dwg - Plotted on 11/20/2024 11:16:16 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Clayton Duff

Recording Block

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	28.46	17.98	S47° 17' 11.57"W	25.58
C5	28.18	18.00	N42° 32' 34.57"W	25.39
C6	25.95	68.00	N08° 37' 25.06"W	25.79
C7	24.72	68.00	N29° 58' 10.33"W	24.58
C8	25.86	68.00	N51° 16' 43.89"W	25.71
C9	23.19	68.00	N71° 56' 46.23"W	23.08
C10	6.26	68.00	N84° 21' 12.80"W	6.25
C11	28.07	18.00	N42° 18' 30.25"W	25.31
C12	28.46	18.00	S47° 43' 09.71"W	25.59
C13	4.84	68.00	N89° 01' 42.18"W	4.84
C14	23.78	68.00	N78° 54' 50.86"E	23.66
C15	25.28	68.00	N58° 14' 48.52"E	25.13
C16	25.06	68.00	N37° 02' 23.93"E	24.92
C17	24.00	68.00	S16° 22' 21.59"W	23.87
C18	4.84	68.00	N04° 13' 25.65"E	4.84
C19	28.41	18.00	S47° 23' 42.36"W	25.55
C20	28.14	18.00	S42° 36' 17.64"E	25.36
C21	5.36	68.00	S00° 04' 29.07"E	5.36
C22	28.44	68.00	S14° 18' 50.29"E	28.23
C23	7.40	68.00	S29° 24' 34.79"E	7.39

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C24	71.78	68.00	S62° 45' 58.79"E	68.49
C25	15.51	68.00	N80° 27' 23.48"E	15.48
C26	10.88	68.00	N71° 59' 06.77"E	10.87
C27	39.71	68.00	N50° 40' 17.63"E	39.15
C28	37.12	68.00	N18° 18' 15.37"E	36.66
C29	28.25	18.00	N47° 38' 12.52"E	25.44
C30	5.71	159.50	S88° 25' 09.95"E	5.71
C31	5.07	140.50	S88° 24' 41.50"E	5.07
C32	28.29	18.00	N42° 21' 47.48"W	25.47
C33	37.35	18.00	N33° 09' 21.14"E	31.00
C34	24.23	18.00	N64° 51' 46.87"W	22.44
C35	23.22	18.00	N39° 37' 04.51"E	21.64
C36	26.14	18.00	S45° 47' 14.29"E	23.90
C37	28.41	18.00	N47° 23' 42.36"E	25.55
C38	8.95	18.00	N12° 03' 16.98"W	8.85
C39	25.46	18.00	N66° 48' 56.74"W	23.39
C40	30.62	18.00	S22° 26' 34.12"W	27.06
C42	28.14	18.00	S42° 36' 17.64"E	25.36
C43	28.41	18.00	N47° 23' 42.36"E	25.55
C44	8.95	18.00	N12° 03' 16.98"W	8.85

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C45	20.96	18.00	N59° 39' 02.20"W	19.79
C46	31.09	18.00	S23° 11' 03.26"W	27.37
C47	26.86	68.00	S14° 58' 48.12"E	26.68
C48	6.94	68.00	S00° 44' 26.90"E	6.94
C49	28.14	18.00	N42° 36' 17.64"W	25.36
C50	28.37	18.00	S47° 27' 25.43"W	25.52
C51	28.05	18.00	S42° 20' 25.20"E	25.30
C52	28.53	18.00	N47° 35' 51.73"E	25.64

Curve Table: Roadway				
Curve #	Radius	Arc Length	Chord Direction	Chord Length
C53	165.50'	5.97'	S88° 24' 41.50"E	5.97'
C54	134.50'	4.81'	S88° 25' 11.11"E	4.81'
C55	43.00'	67.02'	N42° 20' 25.20"W	60.44'
C56	43.00'	68.16'	S47° 35' 51.73"W	61.25'
C57	43.00'	21.37'	S12° 03' 16.98"E	21.15'
C58	43.00'	50.07'	S59° 39' 02.20"E	47.29'
C59	43.00'	9.81'	N80° 27' 23.48"E	9.79'
C60	43.00'	4.04'	N73° 52' 25.45"E	4.04'
C61	43.00'	55.46'	N39° 37' 04.51"E	51.70'
C62	43.00'	21.86'	N11° 43' 36.81"W	21.63'
C63	43.00'	21.37'	N12° 03' 16.98"W	21.15'

FLOOD INFORMATION

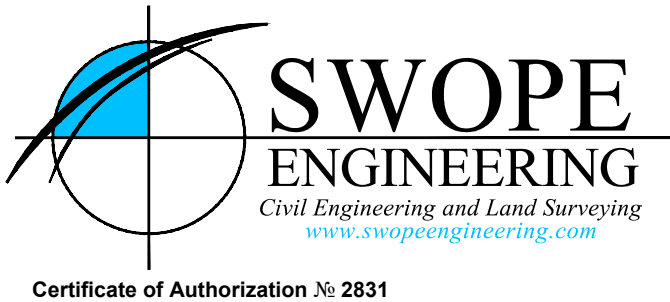
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LOMA Case No: 23-06-2148A

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ZONE R-2



FINAL PLAT
FOR
HOPE HILL SUBDIVISION
NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

PARCEL# 01-18730-000

CERTIFICATE OF SURVEYING ACCURACY

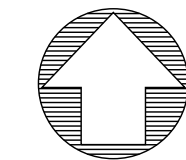
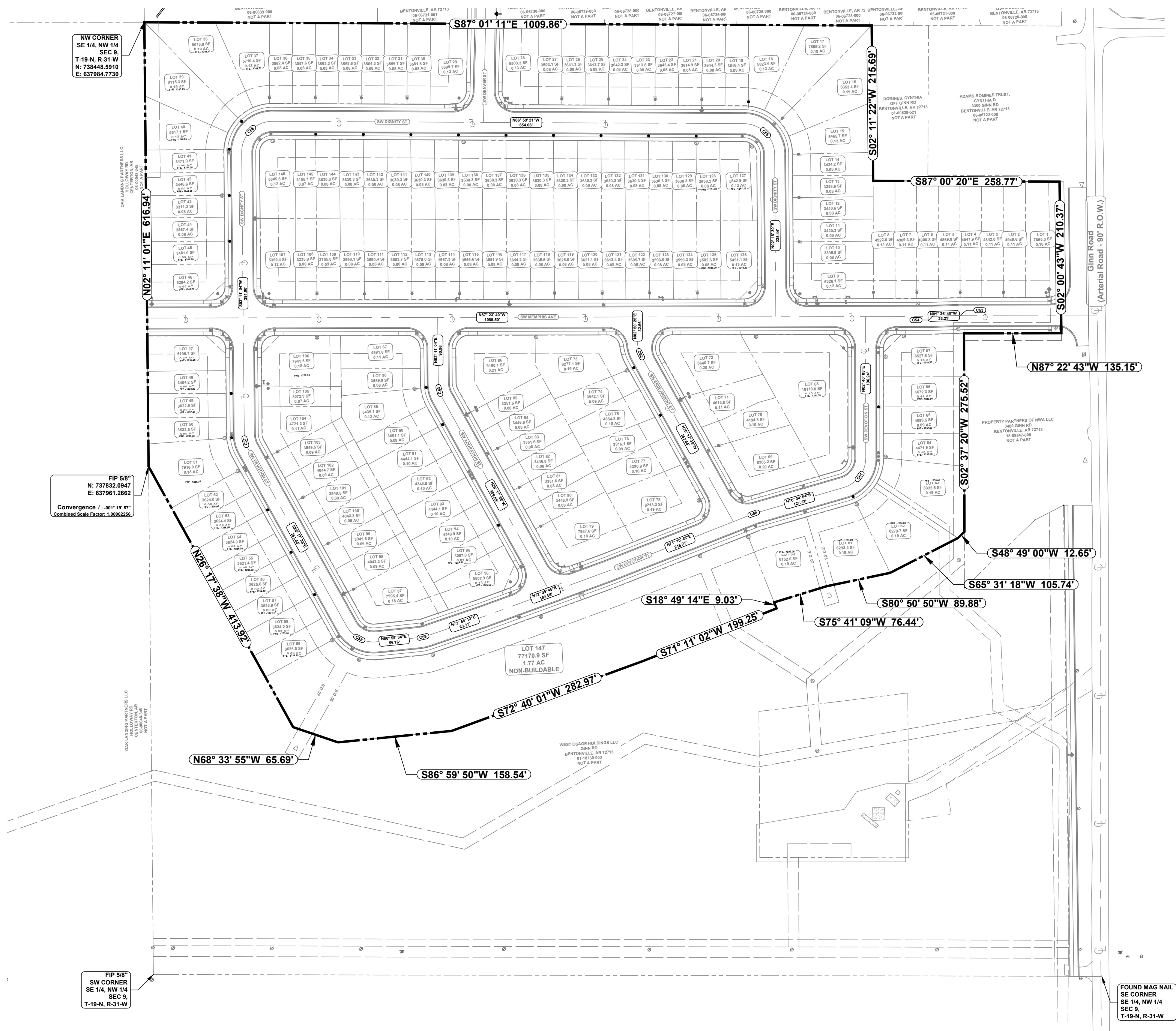
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DATE OF EXECUTION: _____

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

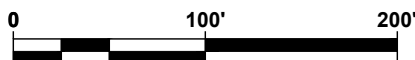


DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 11/20/2024	City Number: FP24-0016
DRAWING NAME: 20-115 - PR-AB.dwg	
SHEET NUMBER: FP1.1	

r:\swope\20-115 snyder ridge subdivision\as built drawings\20-115 - pr-ab.dwg - Plotted on 11/20/2024 11:16:34 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Clayton Duff



GRAPHIC SCALE



1 inch = 100 feet

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

Recording Block

NOTES:

- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANK AVIATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.12.
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- SIDE SETBACKS MAY BE VARIED TO PERMIT COMMON WALLS BETWEEN ATTACHED TOWNHOUSE DWELLINGS, SUBJECT TO ALL APPLICABLE BUILDING AND FIRE CODES.

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" REBAR
FORTY LINE	SET/FOUND MAG NAIL
CENTERLINE OF ROAD	SET/FOUND COTTON SPINDLE
RIGHT-OF-WAY	FENCE CORNER POST
FENCE	FOUND STONE
	STATE MONUMENT
	FOUND PIPE
	COMPUTED POINT
	SET/FOUND ALUM. MONUMENT
	SET/FOUND COTTON SPINDLE
	SET / FOUND PK NAIL
	RAILROAD SPIKE
	TEMP BENCH MARK (ELEV.)
	STAKE ON LINE
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT	SANITARY SEWER
UTILITY EASEMENT	STORM MANHOLE
	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT
SURVEY FEATURE HATCHES	
ASPHALT	CONCRETE
GRAVEL	FLOOD ZONE
	POND

FLOOD INFORMATION

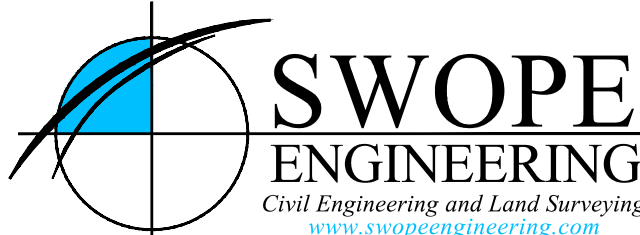
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ZONE R-2



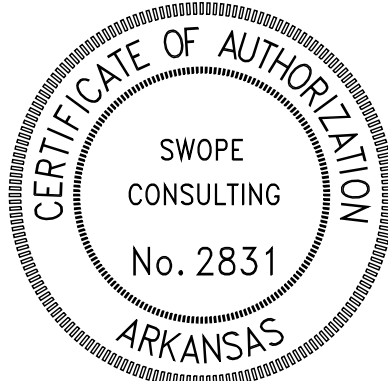
Certificate of Authorization No. 2831

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NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
PARCEL# 01-18730-000

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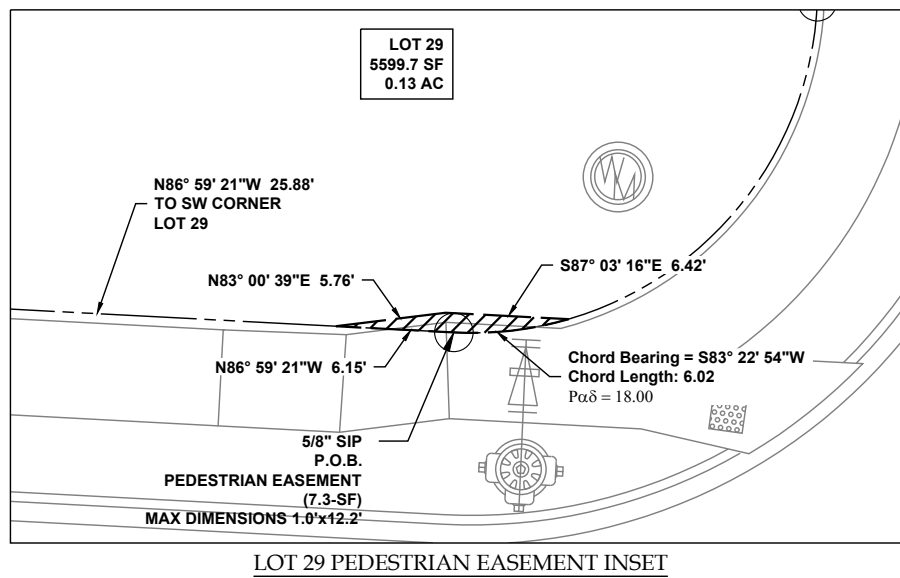
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DRAWN BY:	CLAYTON	JOB NUMBER:	20-115
SUBMITTAL DATE:	11/20/2024	City Number:	FP24-0016
DRAWING NAME:	20-115 - PR-AB.dwg		
SHEET NUMBER:	FP2.0		

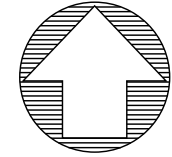
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UTILITY EASEMENT	STORM MANHOLE
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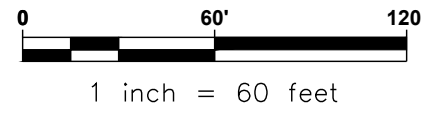


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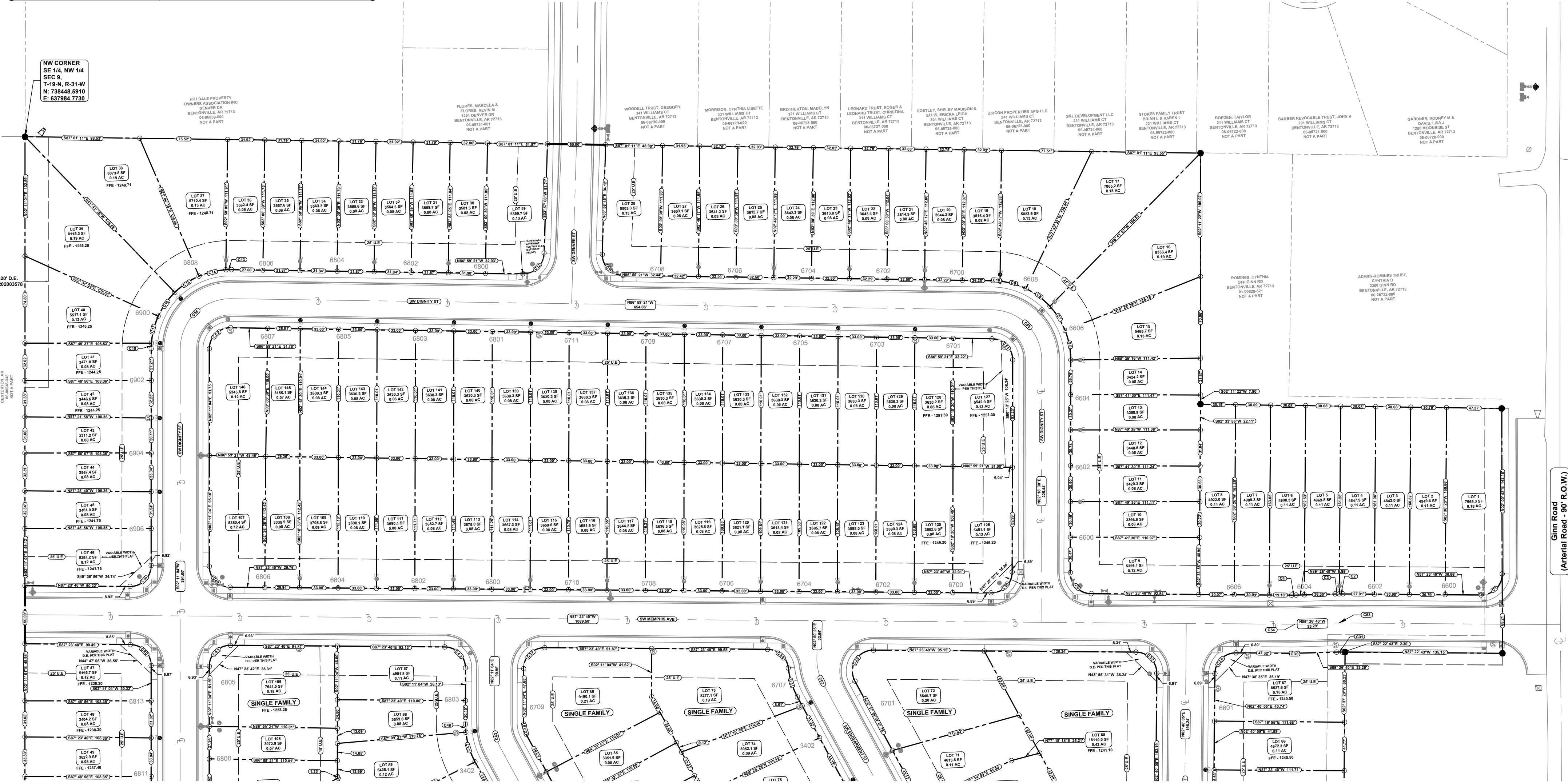
GRAPHIC SCALE



BASIS OF BEARING:
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Recording Block

r:\swope\20-115 snyder ridge subdivision\as built drawings\20-115 - pr-ab.dwg - Plotted on 11/20/2024 11:16:50 AM @ a scale of 1:1 to .dwg by Clayton Duff

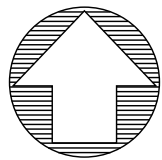


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SURVEY FEATURE HATCHES	
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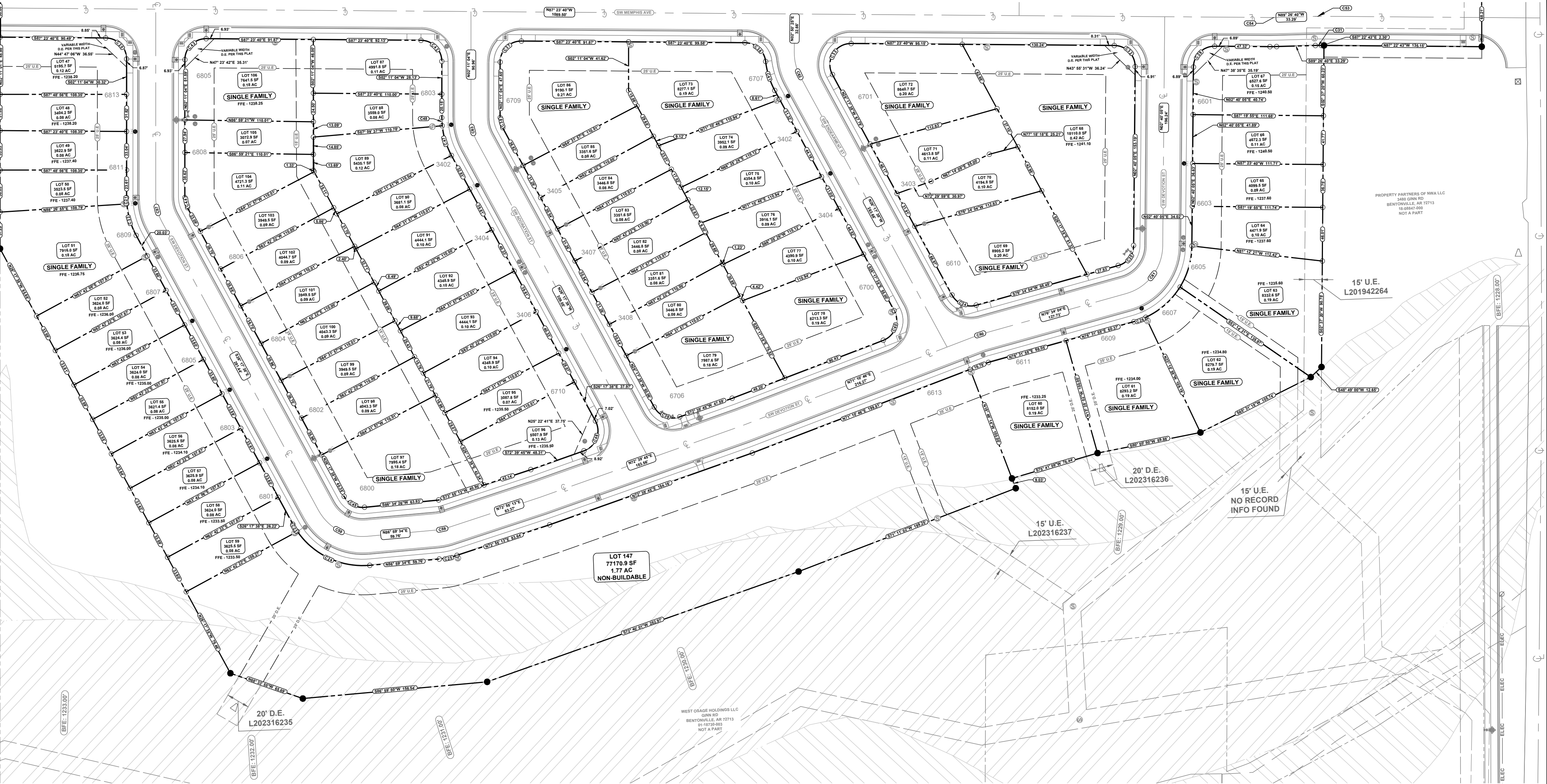
GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet

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

Recording Block



FLOOD INFORMATION

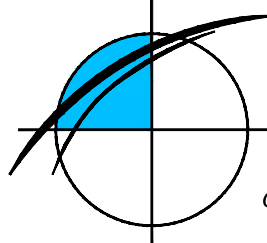
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ZONE R-2



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

Certificate of Authorization No. 2831

FINAL PLAT
FOR

HOPE HILL SUBDIVISION
NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

PARCEL# 01-18730-000

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STATE OF ARKANSAS



DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 11/20/2024	City Number: FP24-0016
DRAWING NAME: 20-115 - PR-AB.dwg	
SHEET NUMBER: FP2.2	



Lots 6 and 7 of Simpson Family Subdivision

Heagerty Road

PC Date: 2/4/2025

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

This item was previously passed though Planning Commission on 1-7-2025. Due to a change in the lot lines, this item is being reconsidered 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

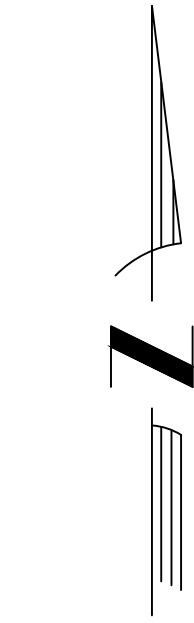
*Lot 2 Simpson
Family
Subdivision*



*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 & KUYERDALL, 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:

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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 45.00 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 87°33'35" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 654.97 FEET; THENCE NORTH 87°27'22" WEST A DISTANCE OF 598.50 FEET TO A SET 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE SOUTH 02°38'17" WEST A DISTANCE OF 618.44 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°41'31" WEST A DISTANCE OF 668.96 FEET; THENCE NORTH 02°27'57" EAST A DISTANCE OF A DISTANCE OF 621.19 FEET; THENCE SOUTH 87°27'22" EAST A DISTANCE OF 670.81 FEET TO THE POINT OF BEGINNING, CONTAINING 9.53 ACRES OR 415,203 SQUARE FEET MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD.

PARCEL: 01-18513-000
OWNER: SIMPSON, JON P TRUSTEE
10380 SEARS RD
BENTONVILLE AR 72713
ZONE: A-1
LOT 1

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 7
9.53 ACRES+/-
415,203 SQ. FEET+/-

NEW LOT LINE
PER THIS PLAT

LOTS 6 & 7 HAVE NO PUBLIC WATER
OR SEWER

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

S87°33'35"E
35.00'

DEED L201922817

45.00' OFFSET

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: _____

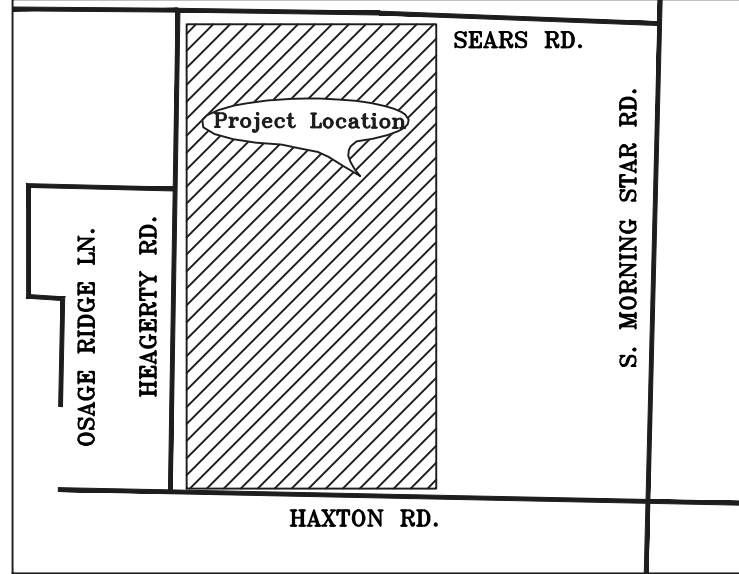
SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CLERK, CITY OF BENTONVILLE

POB PARENT LOT 2
POC NEW LOT 6 & 7
COMPUTED POINT
PLAT 2018-06468
NE CORNER
NW 1/4, NW 1/4
SECTION 26
T-19-N, R-31-W

P.O.B NEW LOT 6
45.00' OFFSET
N: 723430.10
E: 647900.40



VICINITY MAP
NOT TO SCALE

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.

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
701 SNOWHILL TRL
COPPELL TX 75019
ZONE: A-1
LOT 3

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

100' 0 100'

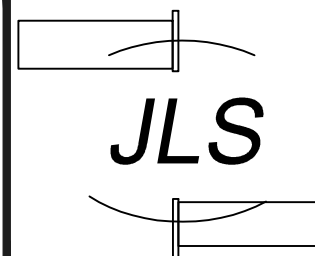
SCALE: 1" = 100'

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



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)	RECORD DISTANCE
MONUMENT SET (AS NOTED)	RECORD BEARING
AHTD P-O-W MONUMENT	SANITARY SEWER MANHOLE
BENCHMARK	DECIDUOUS TREE
GUARD POST	EVERGREEN TREE
UTILITY POLE	
TELEPHONE RISER	
FIBER OPTIC TELEPHONE RISER	
ELECTRICAL RISER	
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	
TELEPHONE LINE	
EXISTING WATER LINE	
OVERHEAD ELECTRIC LINE	
UNDERGROUND ELECTRIC LINE	



Lots 143 and 144 of Osage Hills Subdivision, Phase 1

Southwest Pawhuska Street

PC Date: 2/4/2025

Staff Report Details

Project Number	LS24-0039
Applicant / Current Owner	Jared Inman / Osage RE Holdings LLC
Site Area	+/- 0.66 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	A-1, Agriculture
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-Family Subdivision
Related projects	

Property Description

Lot Split: Existing Lot 30 of Osage Hills Subdivision, Phase 1 Creating New Lots 143 and 144 of Osage Hills Subdivision, Phase 1, Southwest Pawhuska Street, R-1, Low-Density Single-Family Residential, LS24-0039

A lot split of existing Lot 30 of Osage Hills Subdivision, Phase 1 Creating New Lots 143 and 144 of Osage Hills Subdivision, Phase 1. The plat is dedicating 10 feet of additional right-of-way along Southwest Anglin Road per the requirements of the Master Street Plan.

Project Details

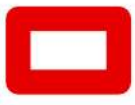
Relationship to the Community Plan

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

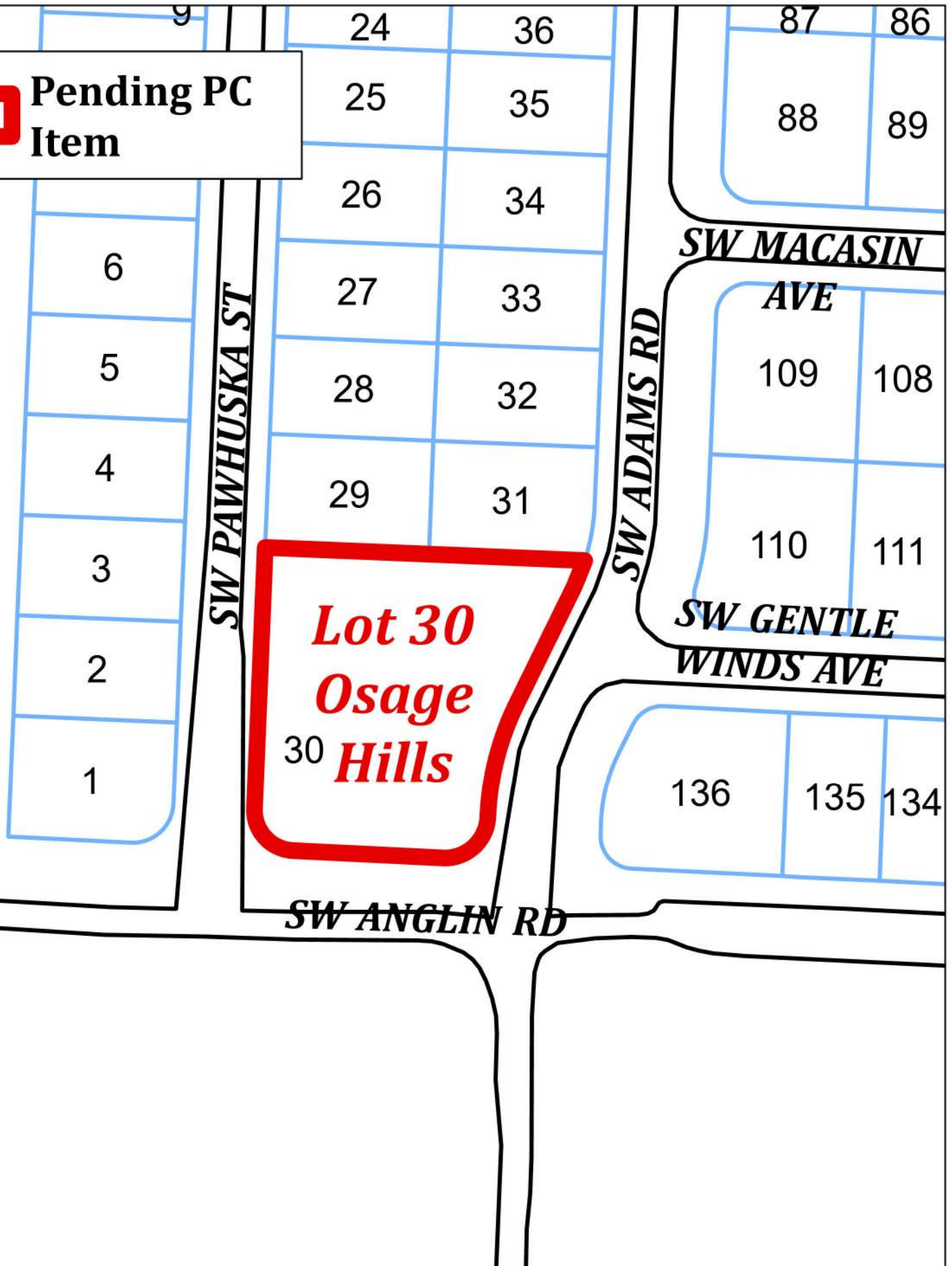
Analysis / Waivers

Conclusion

Additional Details



**Pending PC
Item**



LS24-0039
Lot 30 Osage Hills
SW Adams Rd



NOTES:

1. PARCEL #01-19965-000
2. CURRENT ZONING: R-1
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. BOUNDARY BASED ON:
 - I. OSAGE HILLS SUBDIVISION, PHASE 1, FINAL PLAT, PLAT FILE #L202158715
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0235K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
7. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
8. 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.
9. 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.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. CITY OF BENTONVILLE ATLAS PAGE 481.

OWNER / DEVELOPER:

OSAGE RE HOLDINGS, LLC
4034 NORTH OLD WIRE ROAD
FAYETTEVILLE, AR 72703
BEN HARVEY
PHONE: 479-502-9179

ZONING & SETBACKS:

CURRENT ZONING: R-1

EASEMENTS SHOWN ARE AS PER THE FINAL PLAT OF OSAGE HILLS SUBDIVISION, PHASE 1.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

PARENT PARCEL #01-19965-000 (LOT 30):

LOT 30 OF OSAGE HILLS SUBDIVISION, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT OF SAID SUBDIVISION, FILED AS PLAT #L202158715, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

LOT 143:

A PART OF LOT 30, OSAGE HILLS SUBDIVISION, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT OF SAID SUBDIVISION, FILED AS PLAT #L202158715, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 30, SAID POINT ALSO BEING LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTHWEST PAWHUSKA STREET, AND RUNNING THENCE S87°33'32"E 197.28 FEET TO THE WESTERN RIGHT OF WAY OF SOUTHWEST ADAMS ROAD, AND RUNNING ALONG SAID RIGHT OF WAY ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S22°15'03"W 17.48 FEET; AND S26°15'40"W 69.79 FEET; THENCE LEAVING SAID RIGHT OF WAY N87°33'32"W 163.17 FEET TO THE EASTERN RIGHT OF WAY OF SOUTHWEST PAWHUSKA STREET, AND RUNNING ALONG SAID RIGHT OF WAY N02°26'28"E 80.29 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.33 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

LOT 144:

A PART OF LOT 30, OSAGE HILLS SUBDIVISION, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT OF SAID SUBDIVISION, FILED AS PLAT #L202158715, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 30, AND RUNNING S02°26'28"W 80.29 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTHWEST PAWHUSKA STREET, AND RUNNING THENCE S87°33'32"E 163.17 FEET TO THE WESTERN RIGHT OF WAY OF SOUTHWEST ADAMS ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: S26°15'40"W 10.51 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S14°34'31"W 70.89 FEET; S02°53'24"W 3.10 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 26.25 FEET, AND WHOSE LONG CHORD BEARS S22°36'10"W 16.74 FEET TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF SOUTHWEST ADAMS ROAD AND THE NORTHERN RIGHT OF WAY OF SOUTHWEST ANGLIN ROAD, AND RUNNING ALONG SAID NORTHERN RIGHT OF WAY N86°57'40"W 113.33 FEET; AND N86°57'37"W 19.67 FEET TO THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SOUTHWEST ANGLIN ROAD AND THE EASTERN RIGHT OF WAY OF SOUTHWEST PAWHUSKA STREET, AND RUNNING ALONG SAID EASTERN RIGHT OF WAY ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.82 FEET, AND WHOSE LONG CHORD BEARS N16°30'31"W 16.13 FEET; AND N02°26'28"E 81.09 FEET; TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.33 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

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 DEPARTMENT, CITY OF BENTONVILLE:

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

STREET DEPARTMENT, CITY OF BENTONVILLE:

TONY DAVIS
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-3130

WATER DEPARTMENT, CITY OF BENTONVILLE:

BEAU THOMPSON
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT, CITY OF BENTONVILLE:

CHARLIE BARNES
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT, CITY OF BENTONVILLE:

CHRIS EARL
1901 NE A STREET, BENTONVILLE, AR 72712
(479) 271-3161

PLANNING DEPARTMENT, CITY OF BENTONVILLE:

TYLER OVERSTREET
305 SW A STREET, BENTONVILLE, AR 72712
(479) 271-3122

BUILDING AND FIRE SAFETY, CITY OF BENTONVILLE:

BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR 72712
(479) 271-3108

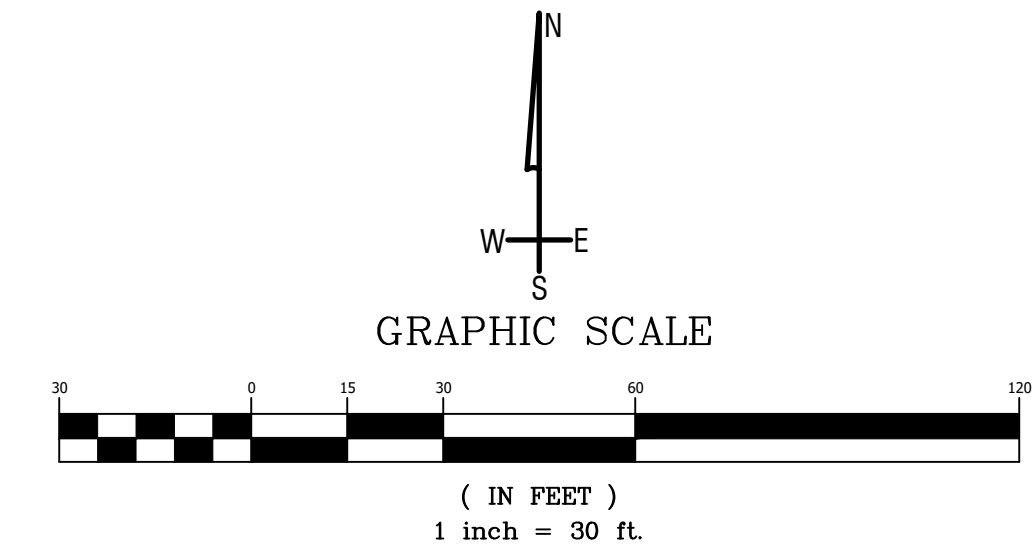
CITY ENGINEER, CITY OF BENTONVILLE:

ELLEN NORVELL
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-5993

STORMWATER, CITY OF BENTONVILLE:

ALISON WEST
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-6719
JWEST@BENTONVILLEAR.COM

EXISTING LOT 30 CREATING NEW LOTS 143 AND 144 OF OSAGE HILLS SUBDIVISION, PHASE 1



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: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

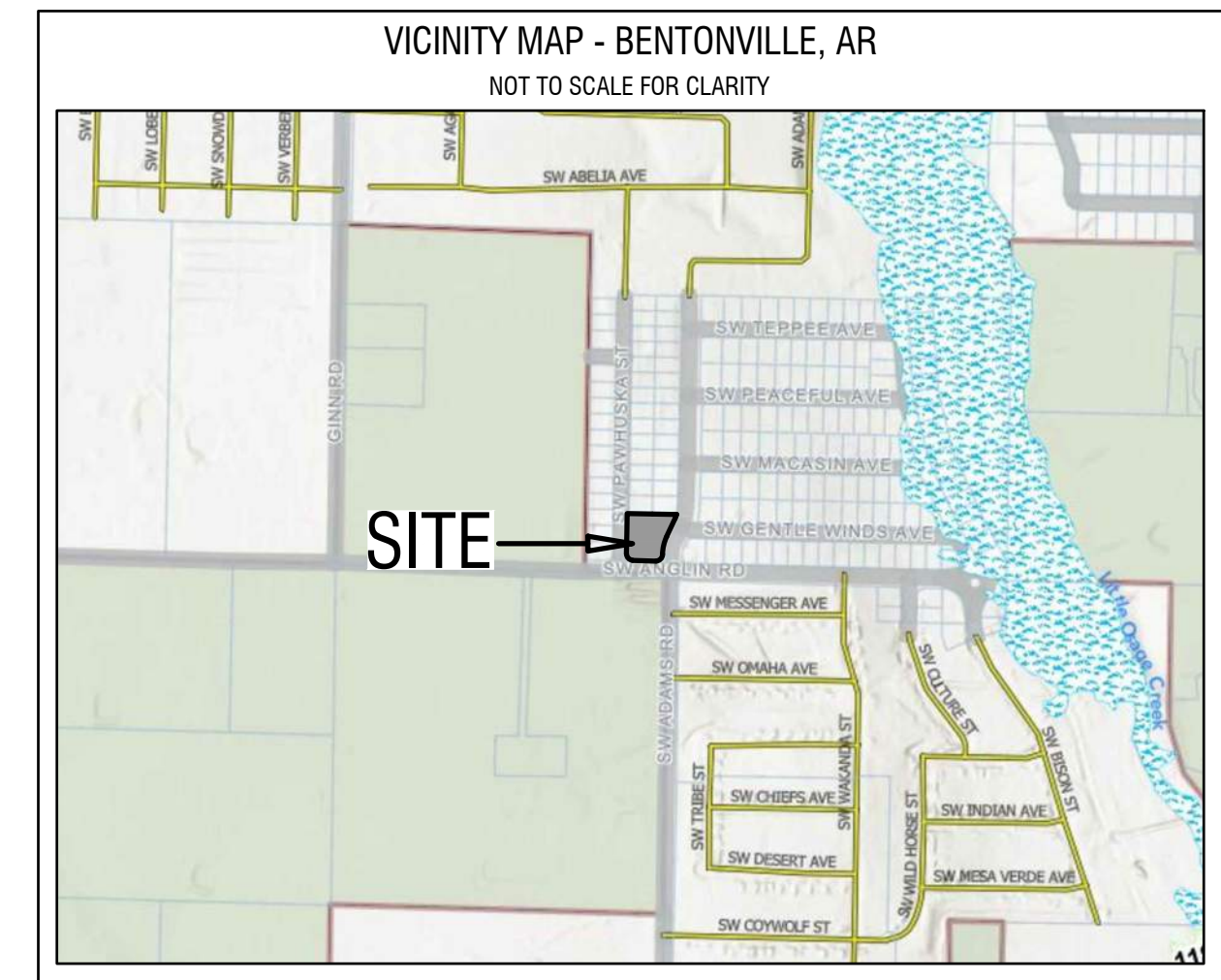
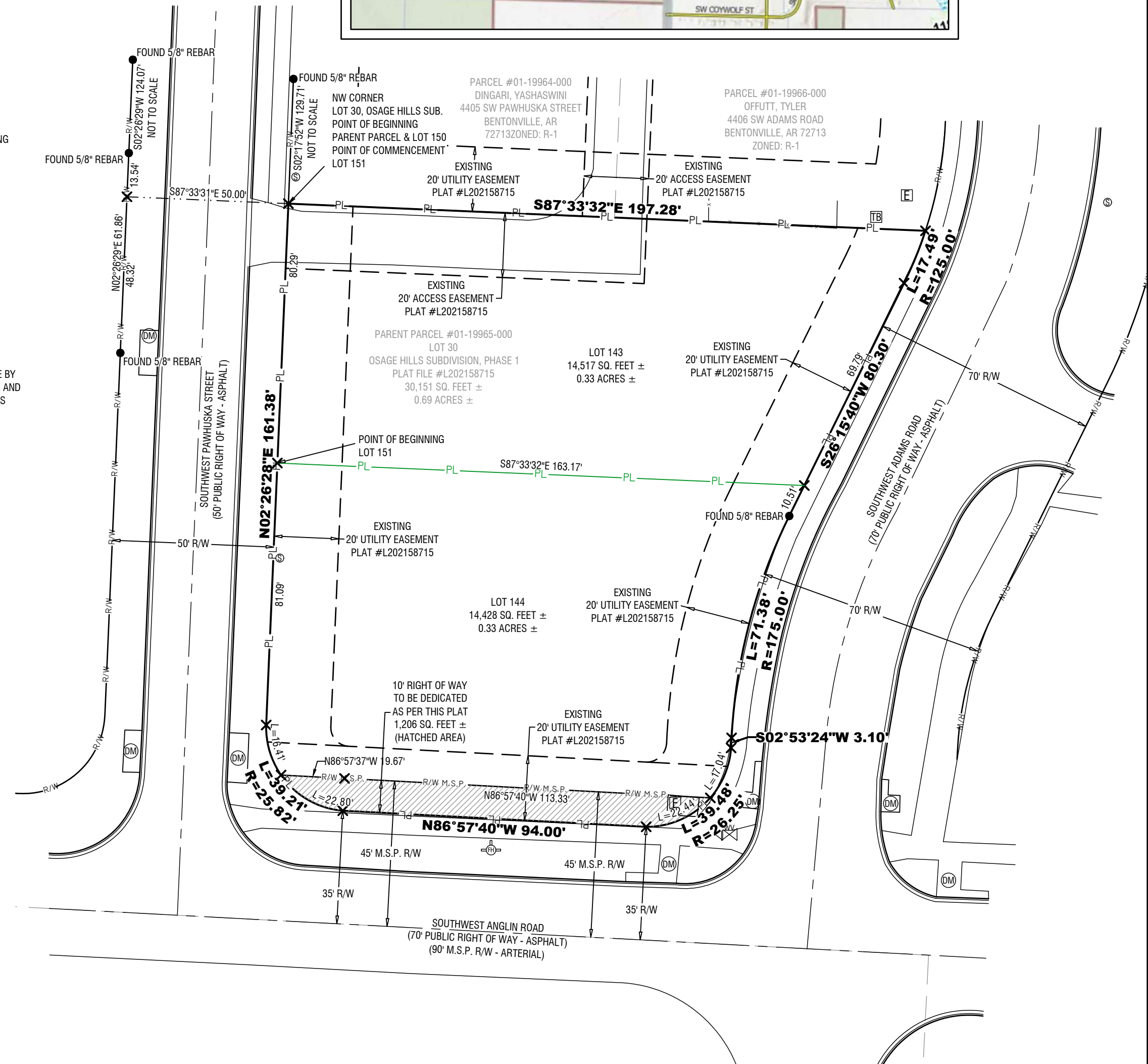
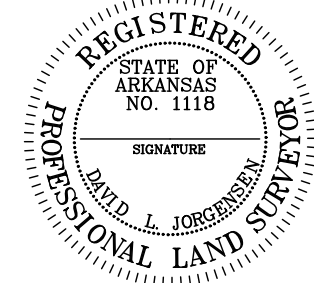
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

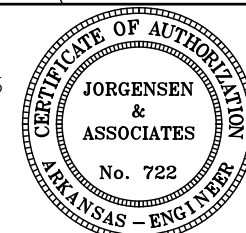
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1118
STATE OF ARKANSAS



LEGEND	● FOUND MONUMENT AS NOTED	⚡ ELECTRIC BOX	— PL — PL — EXISTING PROPERTY LINE	— R/W — R/W — RIGHT OF WAY	— — — UTILITY EASEMENT
	○ SET IRON PIN WITH CAP	Ⓣ TELECOM BOX	— PL — PL — NEW PROPERTY LINE	— R/W M.S.P. — MASTER STREET PLAN RIGHT OF WAY	— — — FENCE LINE
	✕ CALCULATED POINT	Ⓢ SEWER MANHOLE	— PL — PL — FORTY LINE / PROPERTY TIE LINE	— — — BUILDING SETBACK	
	⚡ WATER VALVE		— — — ADJOINING PROPERTY LINE	— — — CENTERLINE OF ROAD	
	⚡ FIRE HYDRANT				
	Ⓢ STORM DRAIN MANHOLE				



124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985



PROJECT TITLE: BEN HARVEY, OSAGE HILLS
LOCATION: BENTONVILLE, AR
SHEET TITLE: LOT SPLIT
DRAWN BY: JH
SHEET SCALE: 1" = 30'
DATE: 9/13/2024
PROJECT FILE: Z:\LOTS\2024109



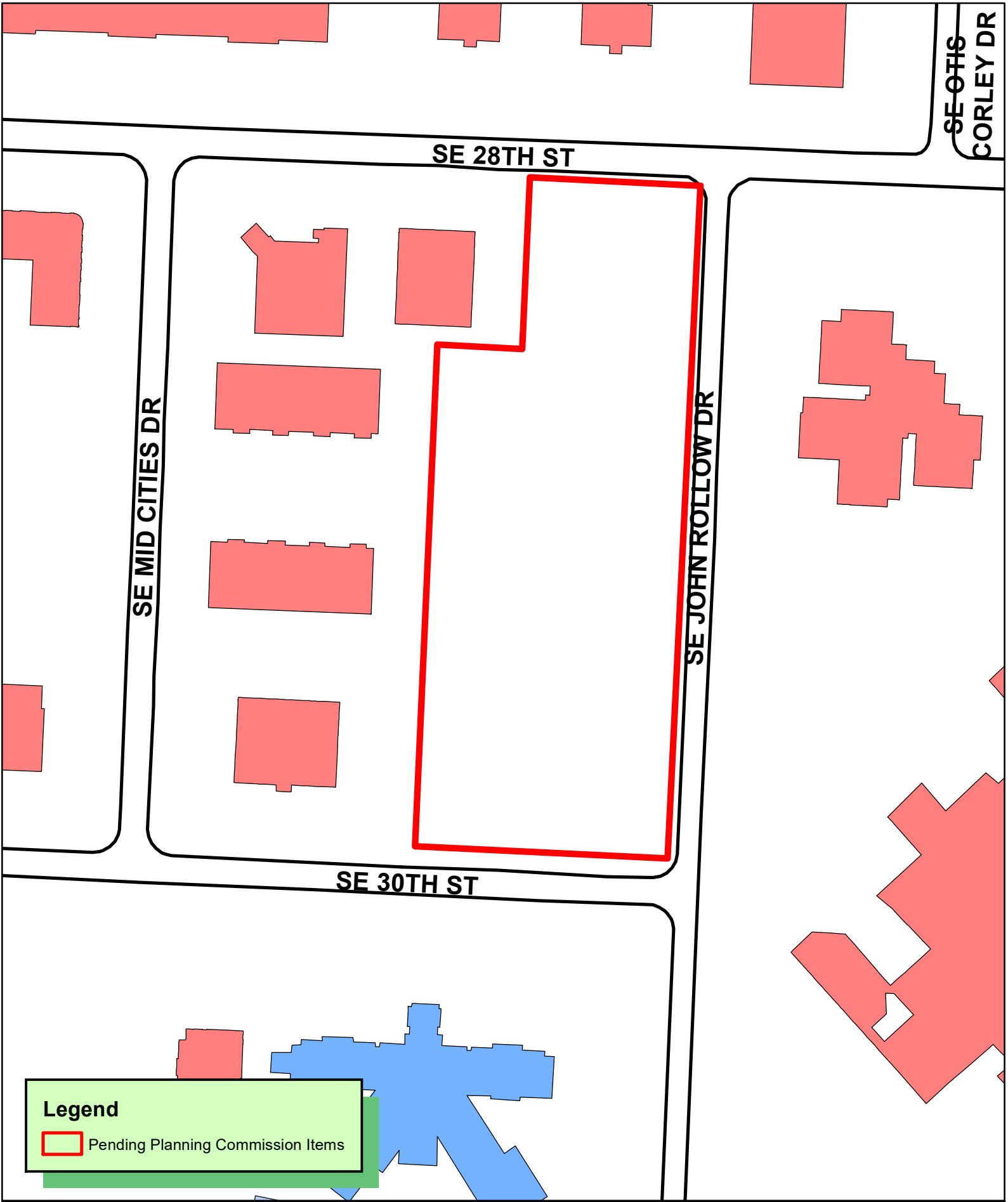
Consent Agenda Item [LSD23-0027](#)

For the Planning Commission meeting on February 4, 2025

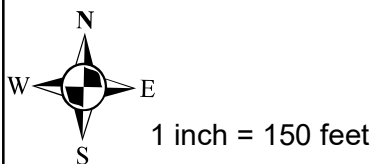
Details

Large Scale Development Extension: John Rollow Drive Multifamily, Newell Development, Southeast John Rollow Drive & Southeast 28th Street, Planned Residential Development (PRD), *LSD23-0027*

A large scale development extension for the John Rollow Drive Multifamily project that was originally approved on August 15th, 2023, and extended on August 20th, 2024. This would be the second extension request for the project. The applicant has stated that they are requesting an additional 6 months to finalize construction contracts. Please see the applicant's materials for more information.



SE OTIS
CORLEY DR



LSD23-0027
LARGE SCALE DEVELOPMENT
JOHN ROLLOW DR MULTI-FAMILY DEV.



Ecological Design Group
216 W Birch St.
Rogers, AR 72756

Date: January 28, 2025

Project: John Rollow Dr. Multi-Family Development

Location: John Rollow Dr, Bentonville, AR

EDG Project No: #21-014

RE: Request for LSD Extension – John Rollow Dr. Multi-Family Development #LSD23-0027

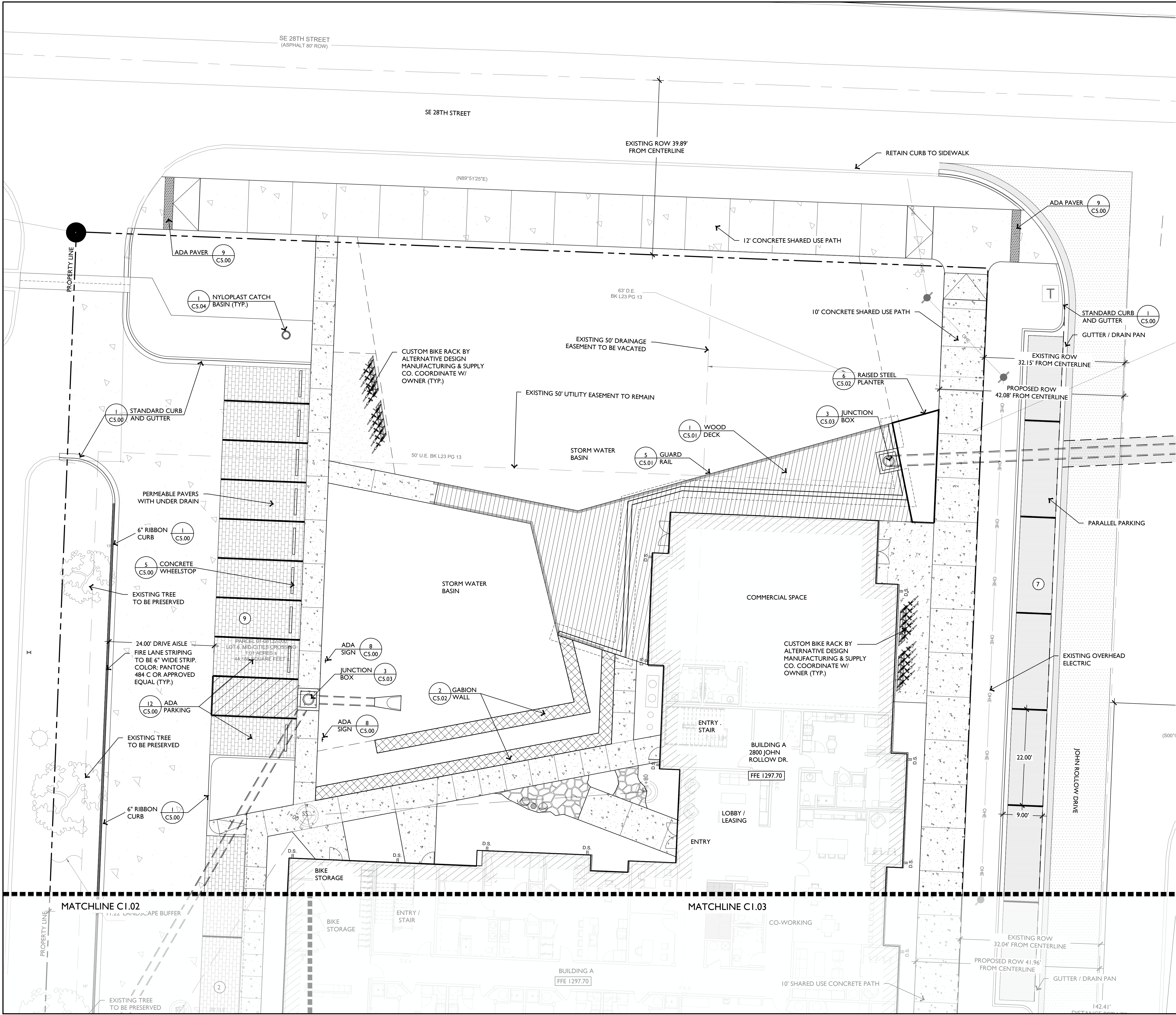
Dear Planning Commissioners:

On behalf of Newell Development, Ecological Design Group is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires an additional 6 months to finalize the construction contract.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 918-399-3717 or via email at khopkins@ecologicaldg.com.

Sincerely,

Katelynn Hopkins, EIT
Engineering Designer
(918) 399-3717



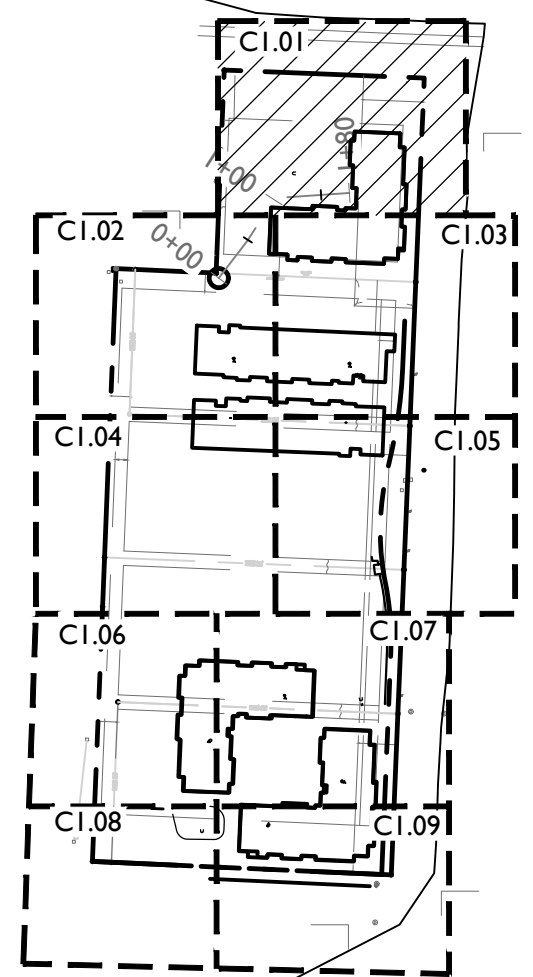
PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: 1/2" x 6" RAW STEEL, STAKES EVERY 36" O.C.
- ASPHALT PAVING (3/C5.00)
- 2" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVING ONLY AT TRASH ENCLOSURE(10/C5.00)
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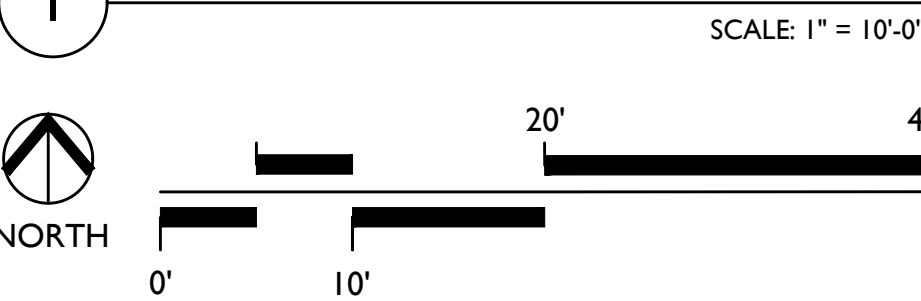
EXISTING LEGEND

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- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

KEYMAP



1 SITE PLAN



E | D | G

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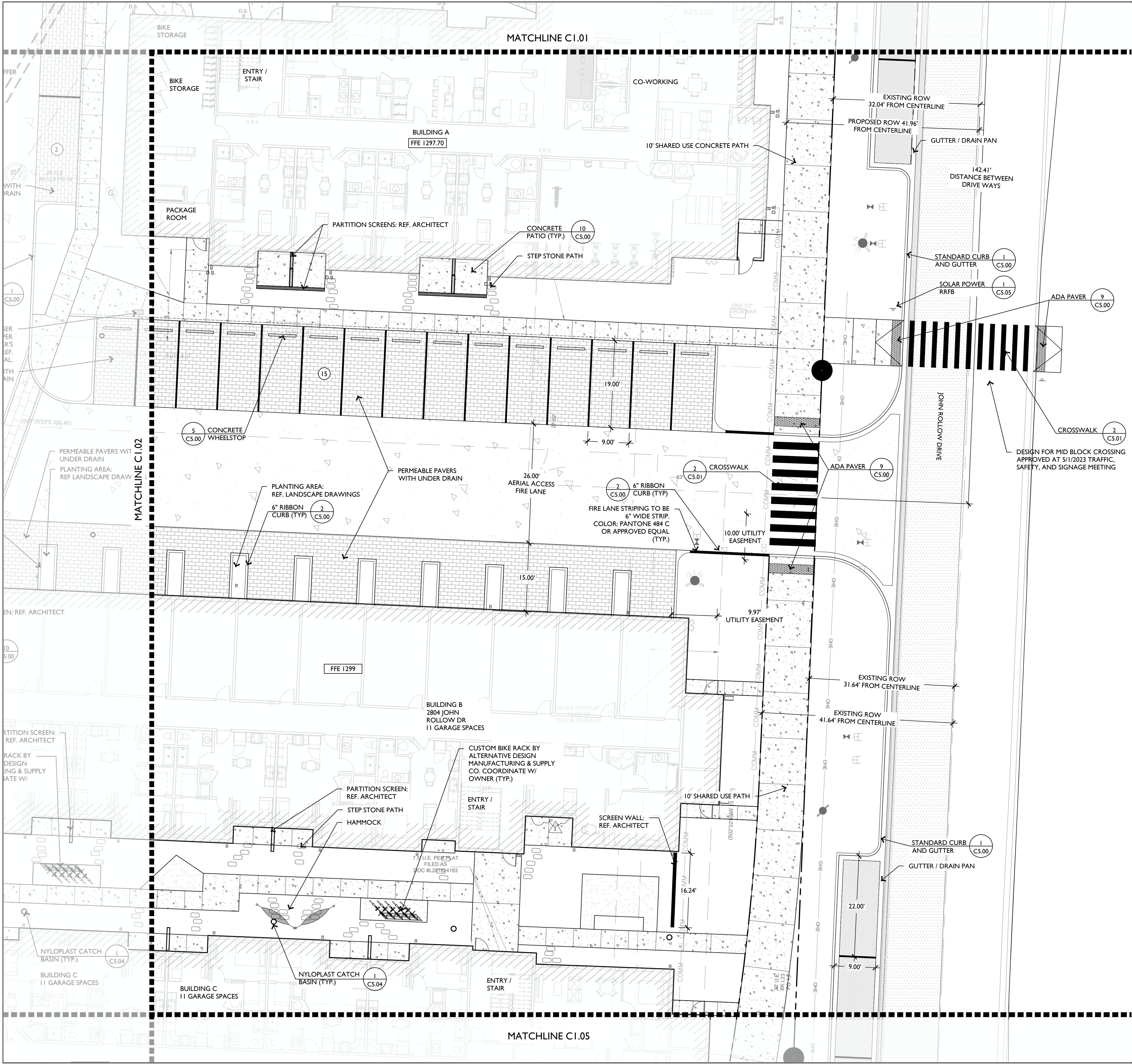
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811
Know what's below.
Call before you dig.

JOHN ROLLOW DR MULTI-FAMILY
Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.01
	LS023-0027

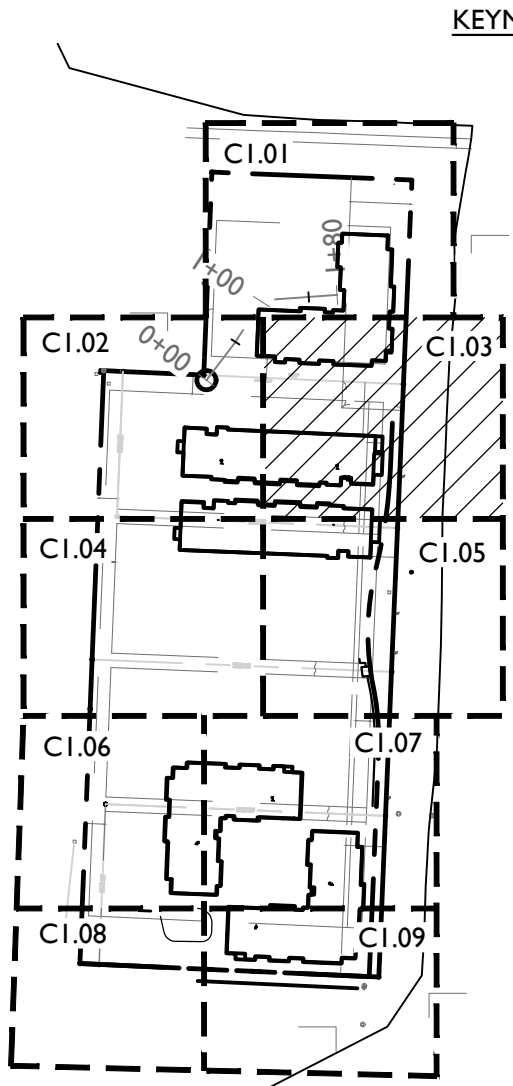


PROPOSED LEGEND

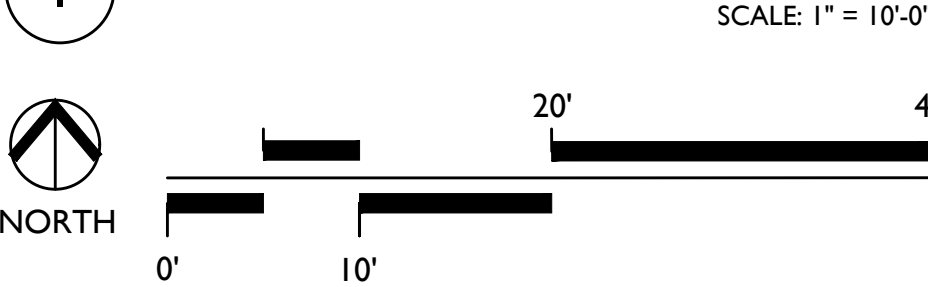
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SITE PLAN



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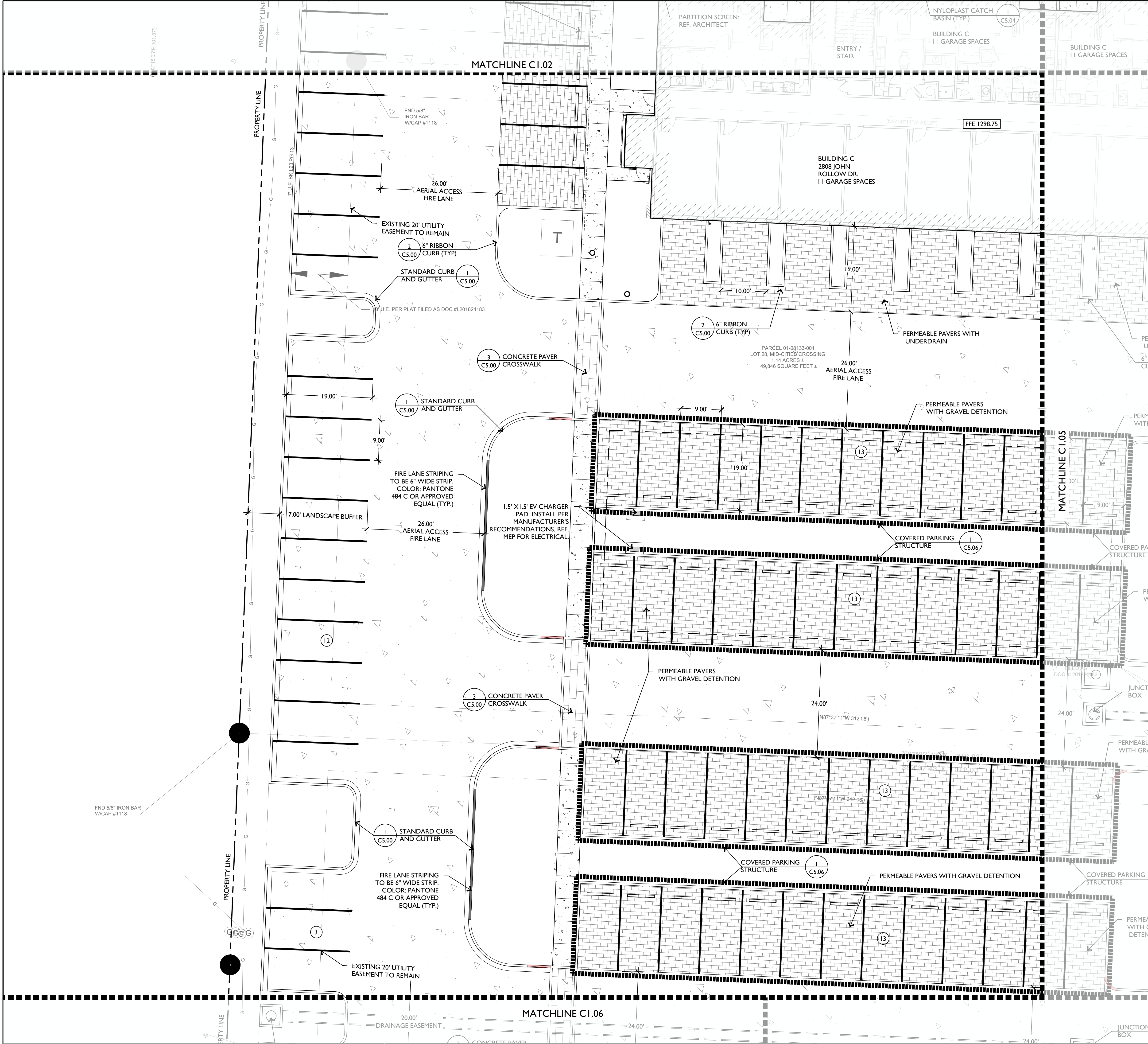
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Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
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PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.03
	LSD23-0027

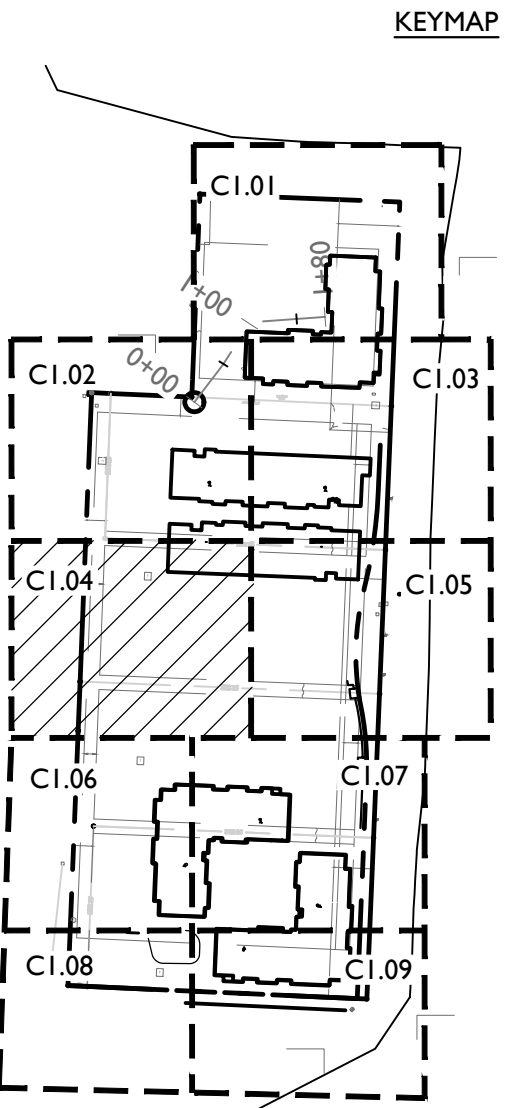


PROPOSED LEGEND

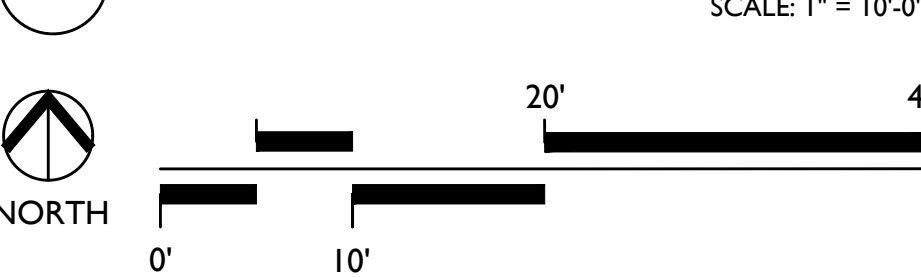
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1 SITE PLAN



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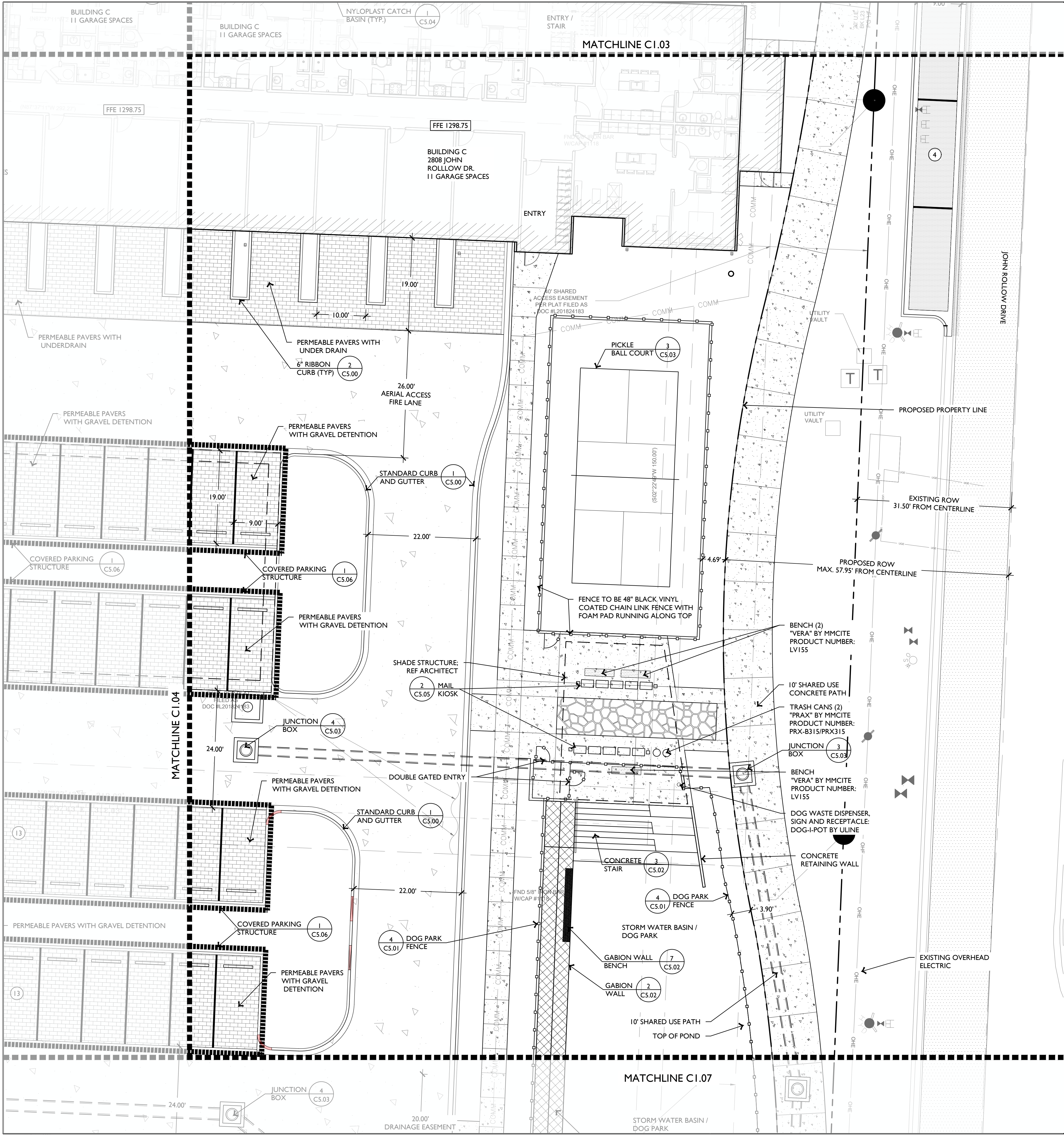
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EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.04
	LSD23-0027



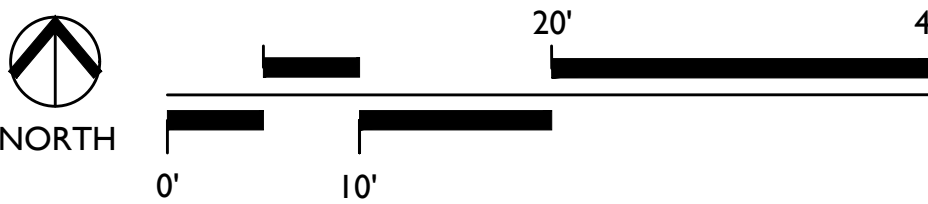
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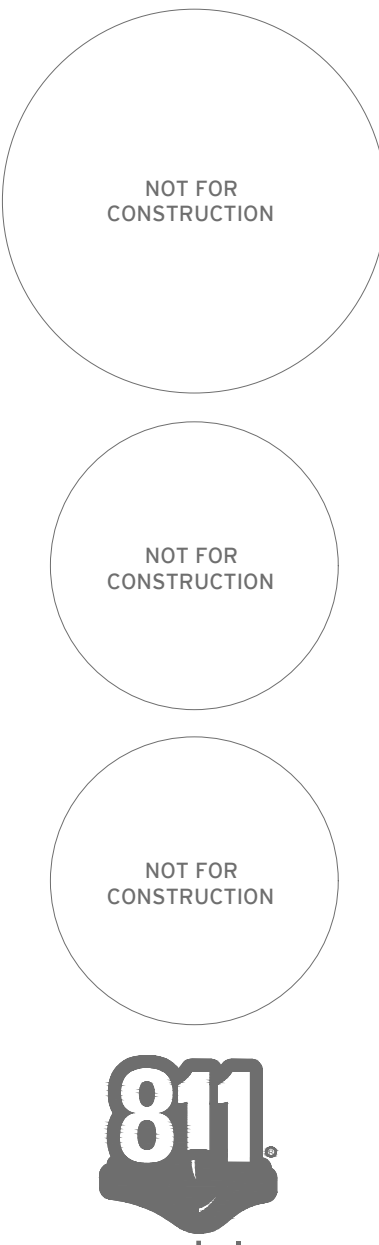
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SITE PLAN



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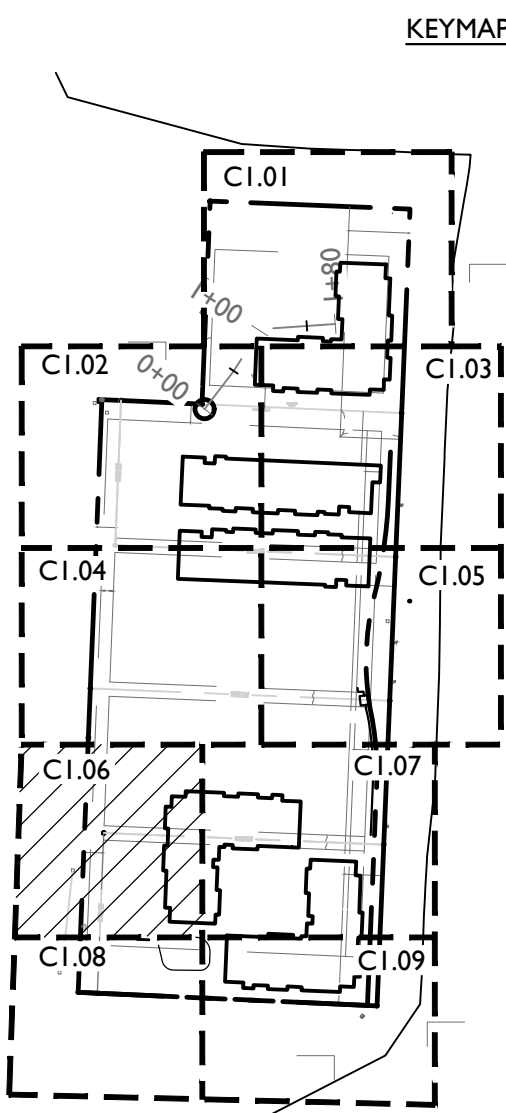
EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.05
	LS023-0027

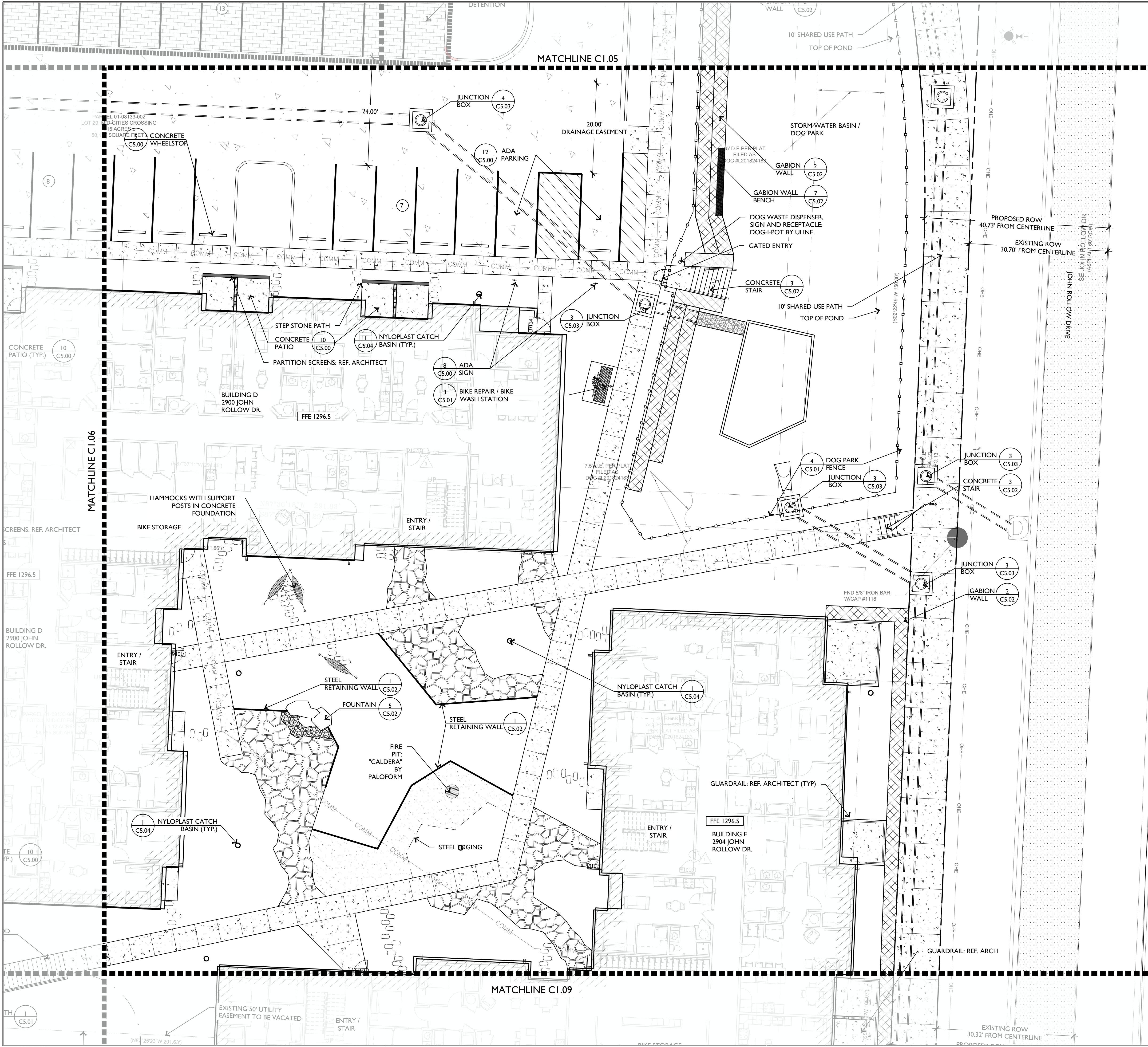
Bentonville, Arkansas

DRAWING PROJECT NO.		21-014
DATE		2023.07.10
REVISIONS		
Number	Date	
CONSTRUCTION		
DOCUMENTS		
SITE PLAN		
SHEET NO.		C1.06
		LSD23-0027

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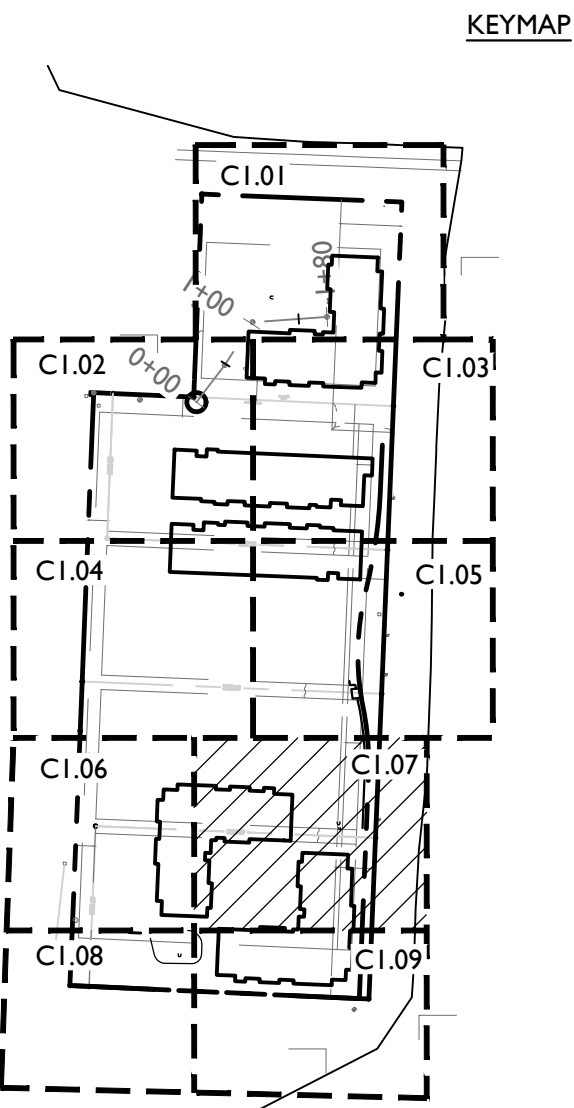


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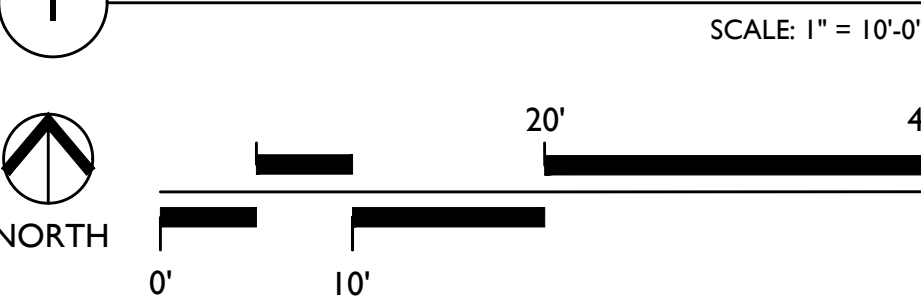
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1 SITE PLAN



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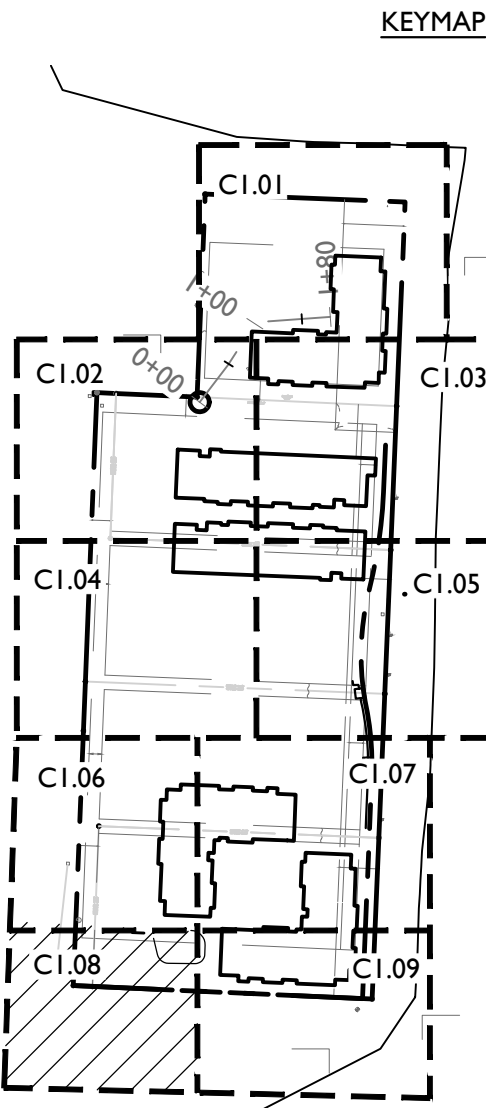
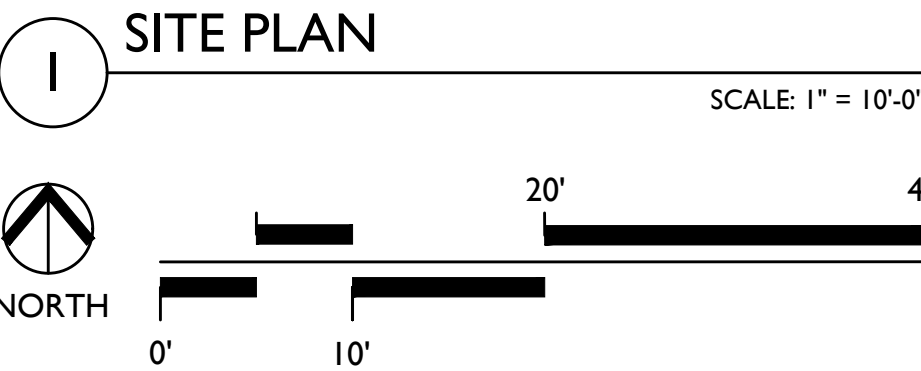
JOHN ROLLOW DR MULTI-FAMILY
Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.07
	LSD23-0027

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PROJECT NO.		ZI-014
DATE	2023.07.10	
REVISIONS		
Number	Date	
PHASE CONSTRUCTION DOCUMENTS		
TITLE	SITE PLAN	
SHEET NO.	C1.08	LSD23-0027

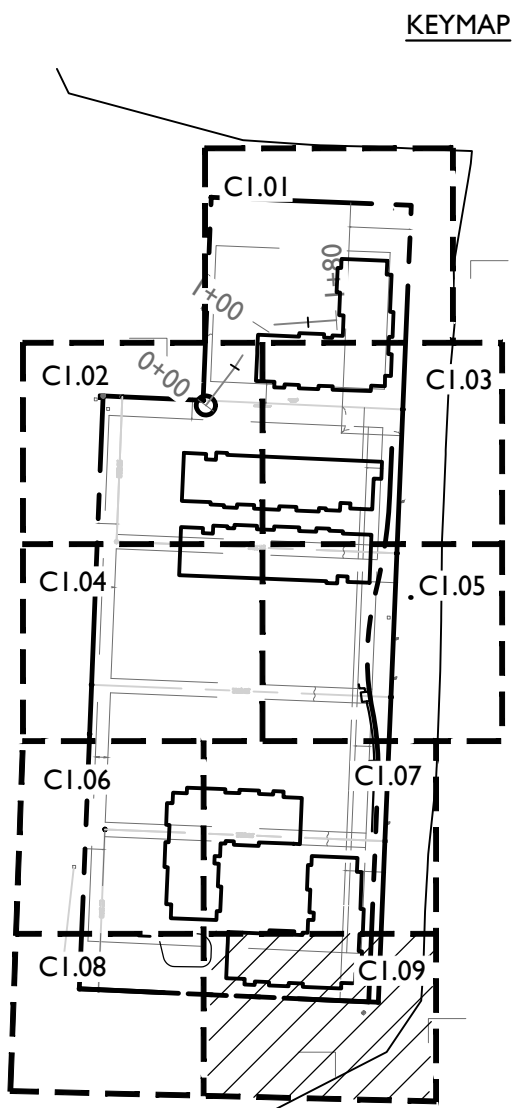


Bentonville, Arkansas

EDG PROJECT NO.		21-014
DATE		2023.07.10
REVISIONS		
Number	Date	
PHASE	CONSTRUCTION DOCUMENTS	
TITLE	SITE PLAN	
SHEET NO.		C1.09
		LSD23-0027

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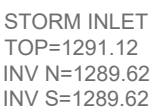
SITE PLAN

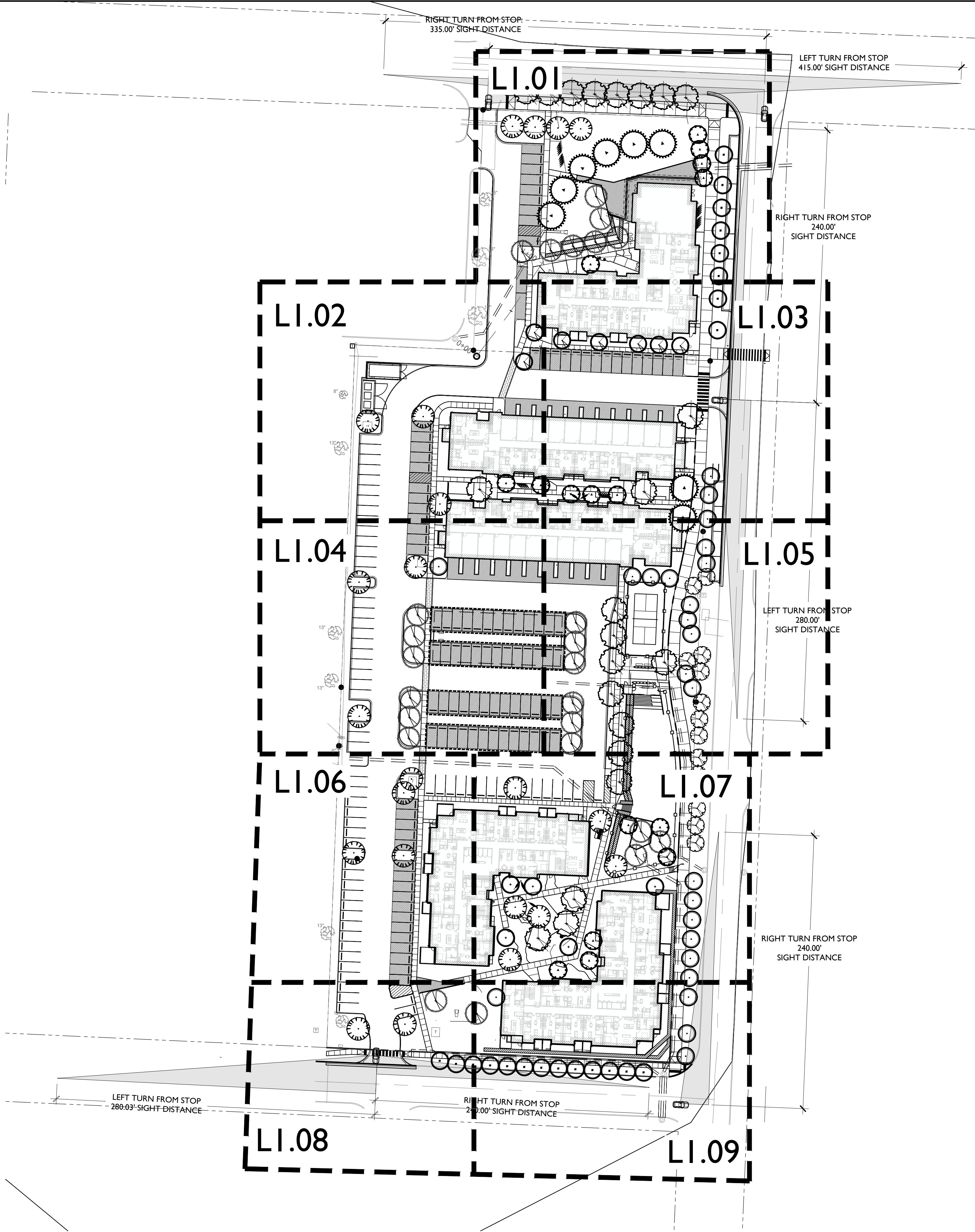
SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

The site plan shows a rectangular lot with a north arrow pointing towards the top-left. A scale bar at the bottom indicates distances of 0', 10', 20', and 40'. Two building footprints are shown: a smaller one on the left and a larger one on the right. The larger building footprint is labeled with a dimension of 20'.





CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 28TH STREET	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 208 LF / 20 = 10.4 ~ 10 TREES REQUIRED	10 TREES	8 TREES
SE JOHN ROLLOV DRIVE	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 830.77 LF / 20 = 41.53 ~ 42 TREES REQUIRED	42 TREES	42 TREES
SE 30TH STREET	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 311.63 LF / 20 = 15.58 ~ 16 TREES REQUIRED	16 TREES	13 TREES NO MORE TREES CAN BE PLANTED DUE TO CONFLICT WITH SIGHT TRIANGLES
PERIMETER LANDSCAPE STRIP			
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 933.93 / 50 = 18.67 ~ 19 TREES REQUIRED	19 TREES	- 3 EXISTING TREES PRESERVED (MULTIPLE EXISTING UTILITIES PRESENT ALONG WESTERN LOT LINE) - SHRUB PLANTINGS PROVIDED
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA - 10% OF TOTAL PARKING AREA (=85,490 SQFT) WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 10% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS (SEC 1400.08.c)	8,549 SQFT	8,610 SQFT
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	18' X 18'
	MIN. 2 TREES EACH	YES	2 TREES EACH
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	9'X19'
	MIN. OF 1 TREE EACH	YES	1 TREE EACH
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	YES
	ONE (1) SHADE TREE PER 6 SPACES	2 TREES PER ISLAND	MOVED TO OUTSIDE EDGE TO ACCOMMODATE COVERED PARKING
SCREENING REQUIREMENTS			
WEST LOT LINE	NON-RESIDENTIAL USE	N/A	N/A
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

E | D | G

Ecological Design Group, Inc

www.ecologicaldgd.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

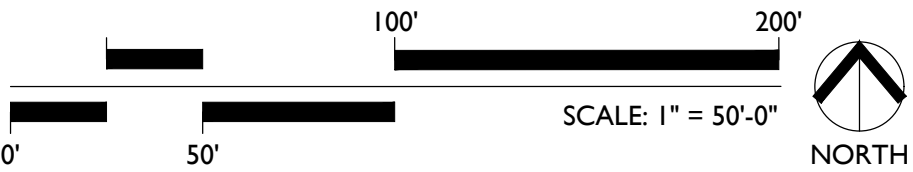
811

Know what's below.
Call before you dig.

JOHN ROLLOV DR MULTI-FAMILY
Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	OVERALL LANDSCAPE PLAN
SHEET NO.	L1.00
	LSD23-0027

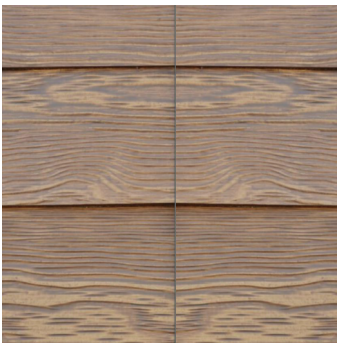
OVERALL LANDSCAPE PLAN



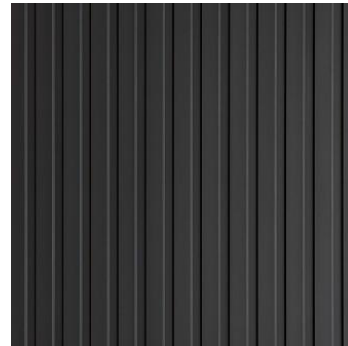
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL



REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size: 24 x 36	Project #: 22008
Drawn By: ADN	Checked By: RMF

Title:
EXTERIOR ELEVATIONS
BUILDING A

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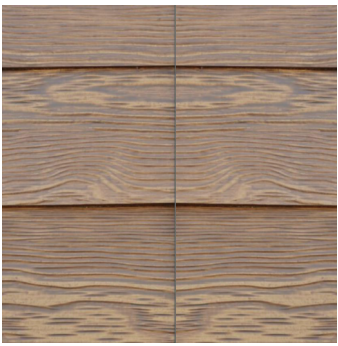
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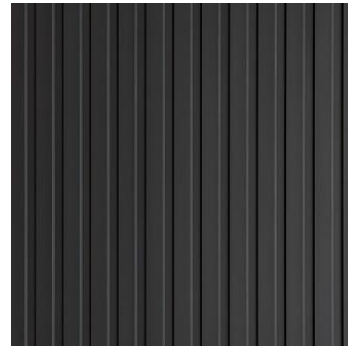
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
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MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712



06/21/2023
Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size: 24 x 36
Project #: 22008
Drawn By: ADN
Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING A

Sheet Number:

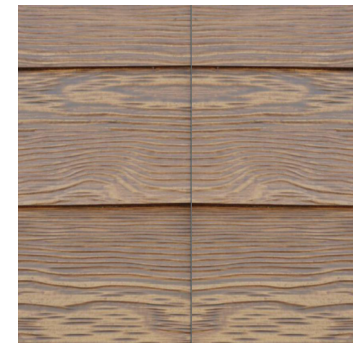
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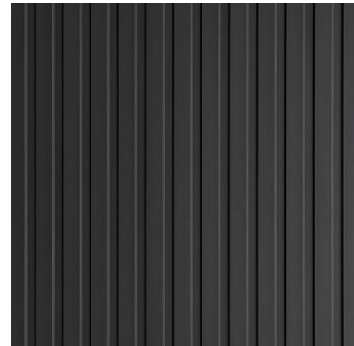
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATIVE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	NATURAL STONE VENEER		COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 BLDG B NORTH ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 BLDG B SOUTH ELEVATION
1/8" = 1'-0"

JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712



06/21/2023

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size:
24 x 36

Project #:
22008

Drawn By:
ADN

Checked By:
RMF

Title:

EXTERIOR ELEVATIONS
BUILDING B

Sheet Number:

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Date: 06/21/2023

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4

3

2

1

B.O. ROOF
134'-0"

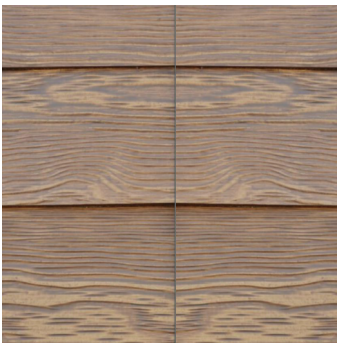
THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

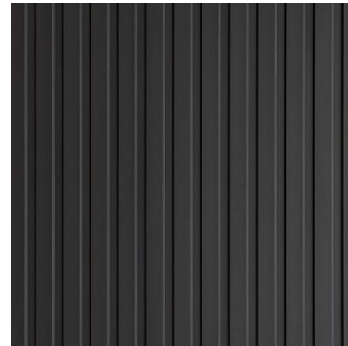
FIRST FLOOR
100'-0"

2
A4.03

BLDG B_ WEST ELEVATION
1/8" = 1'-0"



WS-1



MP-1



FC-1



MS-1

B.O. ROOF
134'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

FIRST FLOOR
100'-0"

1
A4.03

BLDG B_ EAST ELEVATION
1/8" = 1'-0"



JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712



06/21/2023

Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

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Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING B

Sheet Number:

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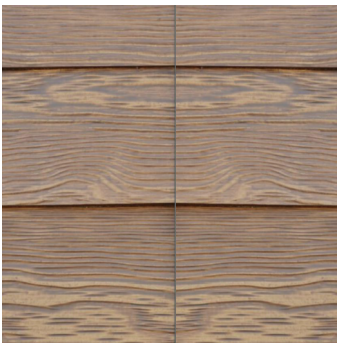
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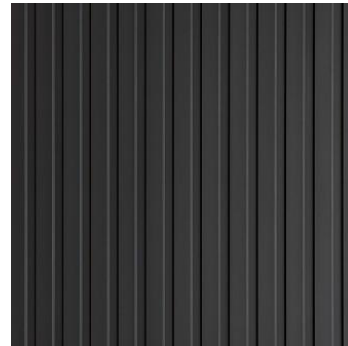
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 BLDG C_NORTH ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 BLDG C_SOUTH ELEVATION
1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size: 24 x 36	Project #: 22008
Drawn By: ADN	Checked By: RMF
Title:	

EXTERIOR ELEVATIONS
BUILDING C

Sheet Number:

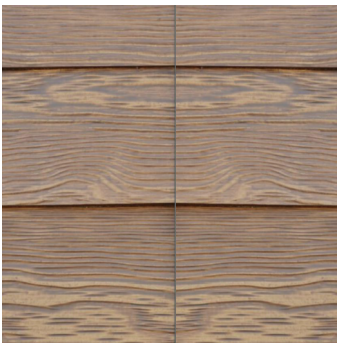
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



2 BLDG C_WEST ELEVATION
1/8" = 1'-0"



1 BLDG C_EAST ELEVATION
1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

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Drawn By: ADN	Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING C

Sheet Number:

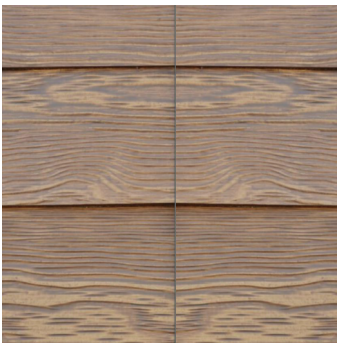
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	PAINT FINISH COLOR TBD
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



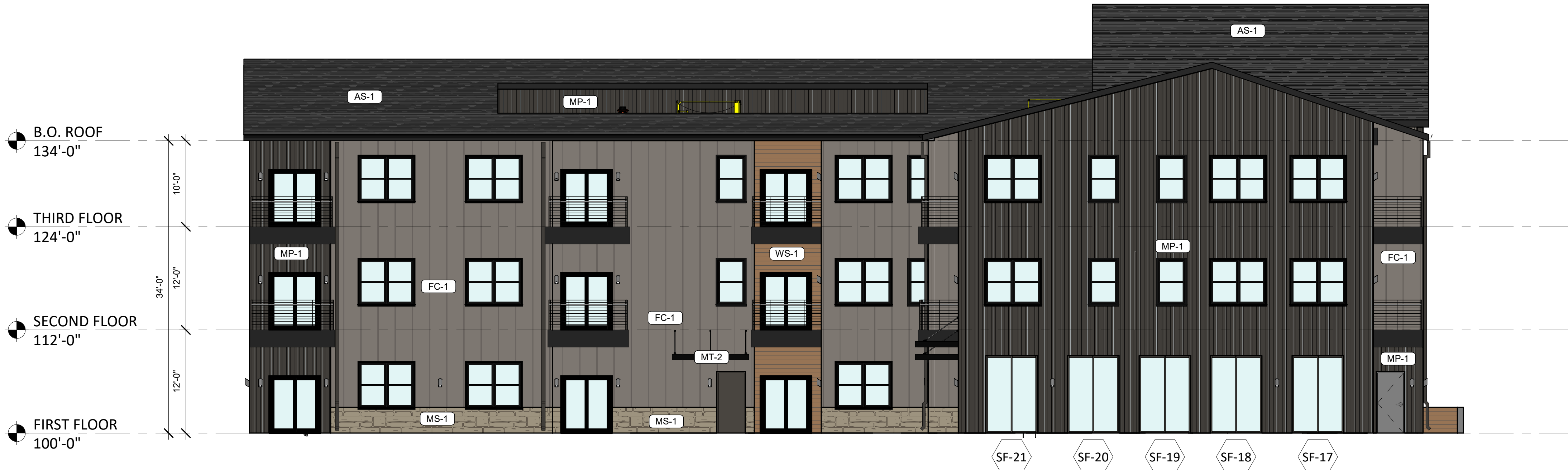
FC-1



MS-1



1 BLDG D_WEST ELEVATION
1/8" = 1'-0"



2 BLDG D_EAST ELEVATION
1/8" = 1'-0"



06/21/2023

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

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Drawn By: ADN	Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING D

Sheet Number:

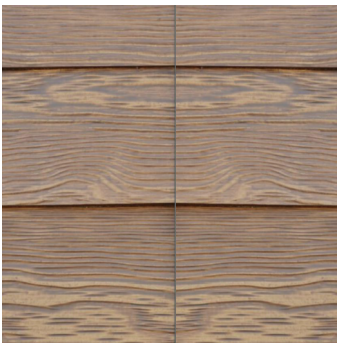
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EXTERIOR MATERIALS SCHEDULE			
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FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



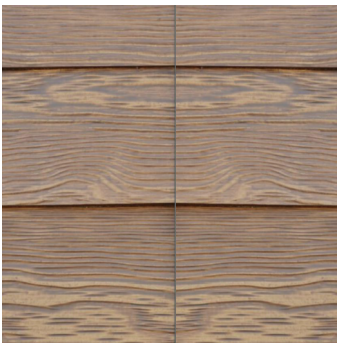
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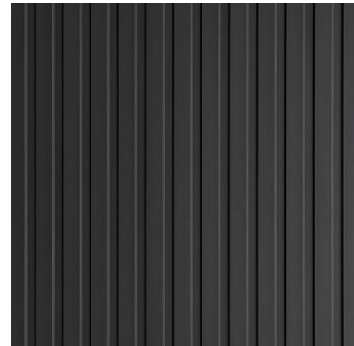
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
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MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 BLDG E_NORTH ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 BLDG E_SOUTH ELEVATION
1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size: 24 x 36	Project #: 22008
Drawn By: ADN	Checked By: RMF
Title:	

EXTERIOR ELEVATIONS
BUILDING E

Sheet Number:

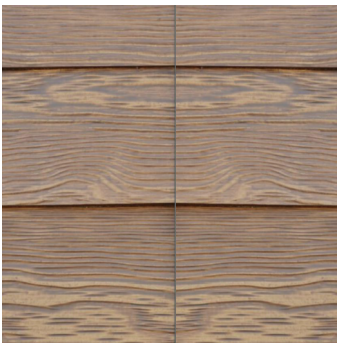
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	PAINT FINISH COLOR TBD
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AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 BLDG E_EAST ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 BLDG E.WEST ELEVATION
1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size: 24 x 36	Project #: 22008
Drawn By: ADN	Checked By: RMF

Title:

EXTERIOR ELEVATION
BUILDING E

Sheet Number:

A4.09

Date: 06/21/2023



No Limits Pediatric Therapies PLLC

911 Northwest 7th Street

PC Date: 2/4/2025

Staff Report Details

Project Number	CU25-0002
Applicant / Current Owner	No Limits Pediatric Therapies, LLC
Site Area	+/- 1.03 Acres
Current Zoning	RO, Residential Office
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Office
Related projects	LSD24-0051 & LS23-0056

Property Description

The subject property is located at 911 NW 7th Street. The property has direct access to NW 7th Street and is zoned RO, Residential Office with a Future Land Use Map Designation of RO, Residential Office. Parking Facilities as a primary use require a conditional use permit in the RO, Residential Office zoning district.

Project Details

The proposed site has a pending In-House (Admin. Approval) Large Scale Development Plan for the development of the parking lot but approval of that plan is pending the outcome of this conditional use request.

Per the applicant's narrative, the existing structure that was located at 911 NW 7th Street was heavily damaged by the storms in May of 2024 and had to be demolished. The intent of the this request, since the existing structure had to be demolished, is to allow a parking facility at 911 NW 7th street that will ultimately serve the existing facilities at 701 and 915 NW 7th Street and a future new structure at 911 NW 7th Street.

Project Details

Relationship to the Community Plan

The proposed use as a parking facility as a primary use will most likely impact traffic during the morning and evening traffic cycles. However, with the amount of parking proposed, it is not anticipated that traffic will back up on to or impact traffic circulation along NW 7th Street. This proposed parking facility will like help to improve the current traffic situation along NW 7th Street at this location because it will alleviate he cars from parking along the sides of the road as they are currently doing. Per the current Master Street Plan, NW 7th Street is a Local Street that intersects with North Walton Boulevard an Arterial Street.

Public Comment

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

Analysis / Waivers

Conclusion

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

1. This Conditional Use Permit shall be valid in perpetuity.
2. Any changes in scope for the proposed Large Scale Development (as shown in the PC Packet), use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the City of Bentonville for any additional permitting requirements.

Additional Details



**Pending PC
Item**

NW FORD LN

NW 7TH ST

N WALTON BLVD

**NW 7TH
ST**

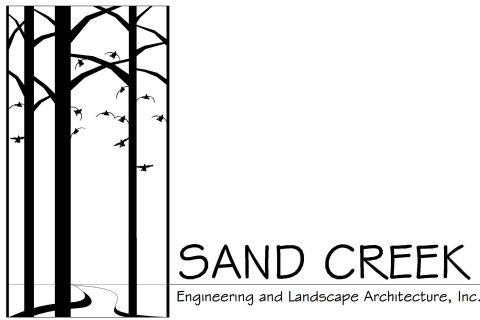
***Parking as
primary
use in R-O
District***



CU25-0002

***Parking as primary use in
R-O District 911 NW 7th St***





December 30, 2024

Project # 23029

RE: Conditional Use Amendment Request
Lot 5 McKeehan's 3rd Add
Zoning R-0
911 NW 7th, Bentonville Arkansas

Bentonville Planning Commission

The owner of Lot 5, McKeehan's 3rd Addition Parcel number 01-03408-000, at 911 NW 7th Street, No Limits Pediatric Therapies. P.L.L.C., hereby requests a conditional use to allow for a parking lot to be constructed on said Lot 5 as proposed by a large-scale development plan, LSD24-0051. With the existing structure being heavily damaged by recent storms the demolition of the structure is necessary, but the intent of the owner is to proceed with the proposed parking lot as it will serve their existing leased office and facilitate the parking needs of the new office that will be submitted for this site separate from the proposed parking lot project.

- Proposed Use – Zoned R-O – Office and Shared Parking lot
- Site plan as submitted for LSD24-0051 is attached
- Hours of operation - 7am to 6pm for business hours
- Uses - Indoor – No structure exist – Outdoor - south area to become parking
- Structural Changes Indoor - None - Outdoor – LSD submitted for Parking lot
- Parking needs – LSD Site plan is attached
- Outdoor lighting: LSD will provide for parking lot lighting
- LSD Site plan is attached with parking requirements for total site
- The number of employees – Conditional use is for a parking lot without a building. Parking spaces provided on the LSD plans consider spaces for 911 NW 7th and extra for 701 N. Walton Blvd..
- No Covenants exist for this site.

We appreciate your consideration.

Sincerely,

Ken Booth

Project Manager

kbooth@sandcreek.us

1610 NW 12th Street

Bentonville, AR 72712

Phone: (479) 464-9282



CONCRETE PAD AND BIKE RACK LOCATIONS ON PAD (SEE NOTE 13)

SANITARY SEWER REVIEW CALCULATIONS

911 NW 7th STREET: 4-Bedroom Residence (450) - PRIOR FLOW = 1.25 gpm
CONVERT TO OFFICE - 10 Employees x 15 = 150 gpd + 24 = 6.25 gph + 60 = 0.10 gpm
PROPOSED FLOW = 0.10 gpm x 4 = 0.417 gpm peak

915 NW 7th STREET: 3-Bedroom Residence (370) - PRIOR FLOW = 0.77 gpm
CONVERT TO OFFICE - 4 Employees x 15 = 60gpd + 24 = 2.5 gph+ 60 = 0.042 gpm
PROPOSED FLOW = 0.042gpm x 4 = 0.167 gpm peak

TOTAL PROPOSED PEAK FLOW = 0.584 gpm

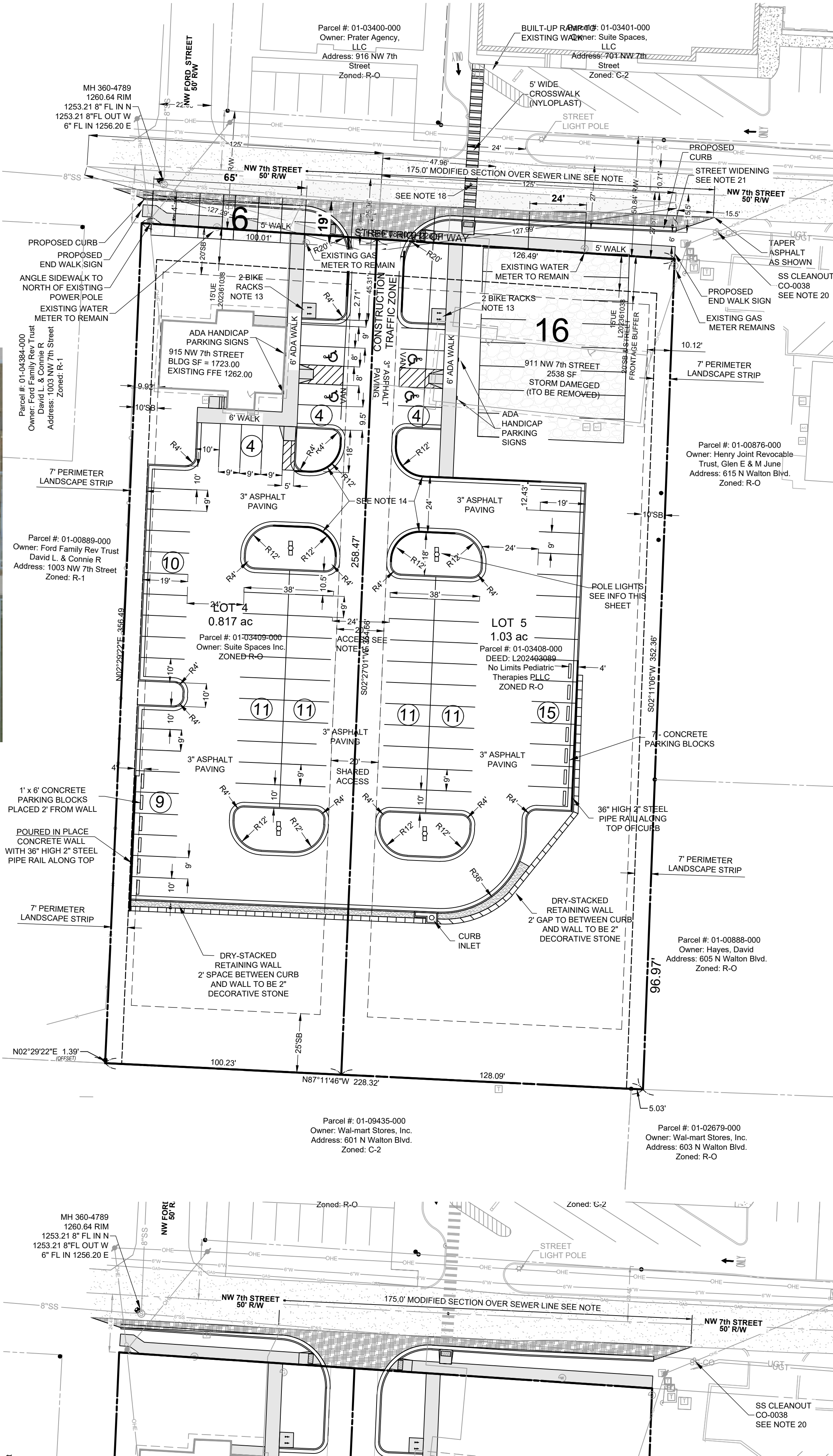
6" - AT MIN SLOPE = 178 gpm AT FULL FLOW / 10% IS 17.8 gpm

ABOVE FLOWS WERE CALCULATED USING THE OFFICES SECTION OF APPENDIX B OF THE ADH RULES AND REGULATIONS PERTAINING TO ONSITE WASTEWATER SYSTEMS

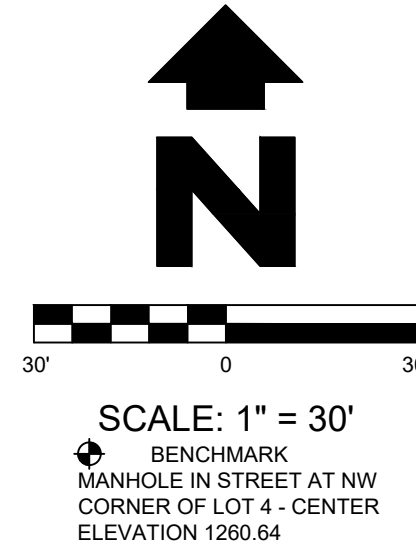
EXISTING WATER METERS AND SEWER SERVICE LINES ARE TO BE USED AS-IS. THIS PLAN IS NOT A BUILDING PLAN BUT PARKING LOT AND SITE IMPROVEMENTS ONLY

CAUTION - NOTICE TO CONTRACTOR:

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



STREET IMPROVEMENT OVER EXISTING SEWER MAIN



SITE DATA LOT 4 - 915

ZONING - R-O, RESIDENTIAL OFFICE	OWNER - SUITE SPACES, LLC
SETBACKS	FRONT(W/O PARKING) - 20'
	SITE - 10'
	REAR - 25'
GROSS FLOOR AREA	EXISTING - 1,541 SF (Exterior footprint)
	PROPOSED - NO CHANGE

PARKING CHART LOT 4

ZONING - R-O, RESIDENTIAL OFFICE
PARKING REQUIRED - 1 SPACE PER 250 SF, GROSS AREA OF 1,541 SF + 250 = 6 SPACES REQUIRED
PARKING PROVIDED:
49 SPACES - PROPOSED WITH THIS DEVELOPMENT
ADA HANDICAP SPACES REQUIRED - 2
ADA HANDICAP SPACES PROVIDED - 2
PARKING LOT LUMINAIRE - 2 HOLOPHANE MGLED.M P1 .40k_MVOLT
FT V.H BKSD PR7 SH HSS - TYPE VS, BUG RATING - B4 - UO - C2
LIGHT POLE: BR1055 BK = BLACK, 25' ROUND TAPERED STEEL POLE

SITE DATA LOT 5 - 911

ZONING - R-O, RESIDENTIAL OFFICE	OWNER - NOT LIMITS PEDIATRIC THERAPIES, PLLC
SETBACKS	FRONT(W/O PARKING) - 20'
	SIDE - 10'
	REAR - 25'
GROSS FLOOR AREA	EXISTING - 2,539 SF (Exterior footprint)
	(Tornado damage structure to be demolished. Conditional Use submitted)

PARKING CHART LOT 5

ZONING - R-O, RESIDENTIAL OFFICE
PARKING REQUIRED - 1 SPACE PER 250 SF, GROSS AREA OF 2,539 SF + 250 = 10 SPACES REQUIRED
PARKING PROVIDED:
37 SPACES - PROPOSED WITH THIS DEVELOPMENT
ADA HANDICAP SPACES REQUIRED - 2
ADA HANDICAP SPACES PROVIDED - 2
PARKING LOT LUMINAIRE - 2 HOLOPHANE MGLED.M P1 .40k_MVOLT
FT V.H BKSD PR7 SH HSS - TYPE VS, BUG RATING - B4 - UO - C2
LIGHT POLE: BR1055 BK = BLACK, 25' ROUND TAPERED STEEL POLE

EXISTING LEGEND

MONUMENT SET (AS NOTED)	MONUMENT FOUND (AS NOTED)
BENCH MARK	WATER METER
WATER VALVE	CLEANOUT
DRAINAGE MANHOLE	TV RISER
TELEPHONE RISER	TELEPHONE METER
LIGHTPOLE	DRAIN SPOUT
SIGN	UTILITY POLE
HVAC	GASLINE SIGN
FIBER OPTIC SIGN	PROPERTY LINES
ADJOINING PROPERTY LINE	EASEMENT LINE
FENCE (CHAINLINK)	CENTERLINE
OVERHEAD ELECTRIC LINE	SEWER LINE
WATER LINE	CONCRETE
ASPHALT PAVEMENT	

PROPOSED LEGEND

CONCRETE SIDEWALK
STREET WIDENING
TEMPORARY PARKING (CONDITIONAL USE)
ADA PARKING SYMBOL
PARKING COUNT
BIKE RACK (NOTE 13)
POLE LIGHTS - SEE ABOVE INFO

◆ SITE NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE.
- THE PROPOSED CURBS TO EXISTING CURBS, ADJUST AS NECESSARY IN GRADE AND ALIGNMENT. SAW CUT EDGE OF EXISTING ASPHALT FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH GRADE AND ALIGNMENT.
- HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
- BUILDING ON 915 WILL REMAIN, BUILDING AT 911 WAS STORM DAMAGED AND WILL BE REMOVED WITH DEMO PERMIT.
- PARKING LOT LIGHTING IS PROPOSED AND THE LAYOUT AND INFO ARE A PART OF THIS PLAN SET.
- 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 AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 3' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
- ALL CURB RADII SHALL BE MEASURED AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
- IF SIGNS ARE ADDED, THEY WILL BE MOUNTED ON THE FRONT OF THE BUILDINGS.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT, ROOF OR GROUND MOUNTED, MUST BE SCREENED ON ALL SIDES WITH MATERIALS SIMILAR TO THE BUILDING OR EVERGREEN PLANTINGS.
- AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE APPROVED DESIGN STANDARDS, TWO BIKE RACKS - SINGLE HOOP, DERO SWERVE RACK, BLACK, (OR APPROVED ALTERNATIVE) BOLTED TO 6' x 6.5' x 4" CONCRETE PAD. RACKS TO BE BOLTED TO THE CONCRETE PAD AND PLACED AS SHOWN ON DETAIL ON THIS SHEET.
- FIRE LANES, AS NOTED ON THIS PLAN, REQUIRE THE CURB UPRIGHT TO BE PAINTED RED WITH THE WORDS "NO PARKING - FIRE LANE" STENCILED IN 4" WHITE LETTERING ON EACH SEGMENT AND SPACED AT 50' FOR LONGER SECTIONS.
- NO PLANTINGS OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE SITE TRIANGLE BETWEEN THE HEIGHTS OF 3' AND 8' IN WITHIN THE SHADED AREAS PER SECTION 1100.01(I) OF THE SUBDIVISION CODE.
- NO FENCING IS PROPOSED WITH THIS DEVELOPMENT. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCE INSTALLATION.
- THIS LOT LIES IN AIRPORT ZONE D(4) TRAFFIC PATTERN ZONE TP2. NO BUILDING HEIGHT CHANGES ARE PROPOSED, ONLY PARKING LOT ADDITION AT GROUND LEVEL. NO AIR SPACE ENCROACHMENTS ARE PROPOSED.
- INSTALL TSP CROSSWALK MARKER - RT360PEDXWALK FOUND AT <https://trafficsafetyproducts.net/> parking-lot-products. TRAFFIC STUDY IS UNDERWAY AND WILL BE INCORPORATED INTO THIS PLAN.
- STREET WIDENING AREA IS ABOVE A 6" CLAY LINE EXTENDING FROM MANHOLE 360-4789 IN THE INTERSECTION OF NW 7th AND FORD STREET ALONG THE LOT FRONTAGE AND PARTLY UNDER THE PROPOSED NEW CURB LINE. TERRACON GEOTECH ENGINEERS HAVE PROVIDED A MODIFIED SECTION FOR THE UNDERCUT AND BACKFILL OF THIS AREA. SEE DETAIL SHEET.
- UTILITIES SHOWN ON THIS PLAN WERE FIELD LOCATED BY SURVEY. SEWER CLEANOUT TO BE STAKED AND FLAGGED WHEN EROSION CONTROLS ARE INSTALLED TO PROTECT FROM DAMAGE DURING CONSTRUCTION.
- FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION. LIMITED CLOSURES OF 24 HOURS OR LESS MAY BE APPROVED BY THE CITY ENGINEER. NO STREET BLOCKAGE OR TRAFFIC INTERRUPTION SHALL BE ALLOWED FOR EXTENDED TIME UNTIL THE STREET CLOSURE IS PERMITTED FOR STREET IMPROVEMENTS.

DEVELOPER:
SUITE SPACES LLC
701 N. Walton Blvd.
Bentonville, Arkansas 72712
479-531-6088
bill@picklemebill.com

SITE PLAN
SUITE SPACES SOUTH
911 & 915 NW 7th STREET
BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. 9253
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERS AND ARCHITECTS
Bentonville, Arkansas 479-464-3926

MANAGER: Ken Booth
DESIGNED BY: DC / KB
DRAWN BY: KB
CHECKED BY: DC
SCE PROJECT #: 23029
CURRENT REVISION: 2nd Sub
DATE: 12/23/24
SHEET: 4 of 12

LOT SPLIT

CREATING LOTS 4 AND 5

MCKEEHAN'S THIRD ADDITION

BENTONVILLE, ARKANSAS

PROPERTY OWNER/CLIENT:
Sulta Spaces, LLC
Bill Oldham
701 N. Walton Blvd.
(479) 957-4576
bill@nwacounseling.com

SURVEY NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Instruments #L202329813 and #L201925209 at the courthouse in 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: NAD83, State Plane Grid Coordinates, Arkansas North Zone (301) referencing Bentonville City Control Monument Number 50.
- Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 50.
- Record Book and Page shown are per Plat "S"-361 and Plat 23-236.
- 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 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.
- This property is zoned R-0 (Residential Office Purposes). 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.
- 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.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- 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.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- 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.
- 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.
- All structures must maintain a 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 results 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.
- 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 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 materials to move the equipment to the new lot line.
- There may not be any fences or any other structures built in any drainage easement.

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.

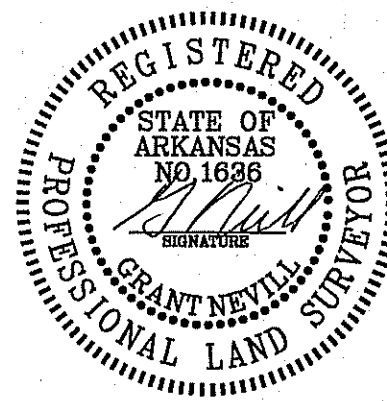
Date of Execution: 11/28/23 Signed: Rustin Chris
Print Name and Address: RUSTIN CHRIS
State of Arkansas
County of Benton
Subscribed and sworn before me this 28th day of November 2023.
Notary Public Madison Fry Print
My commission expires: 12/15/2032

MADISON FRY
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 12/15/2032
Commission No. 12722095



SURVEYOR
Sand Creek Engineering and Surveying
1610 NW 12th St
Bentonville, AR. 72712
(479) 464-9282

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



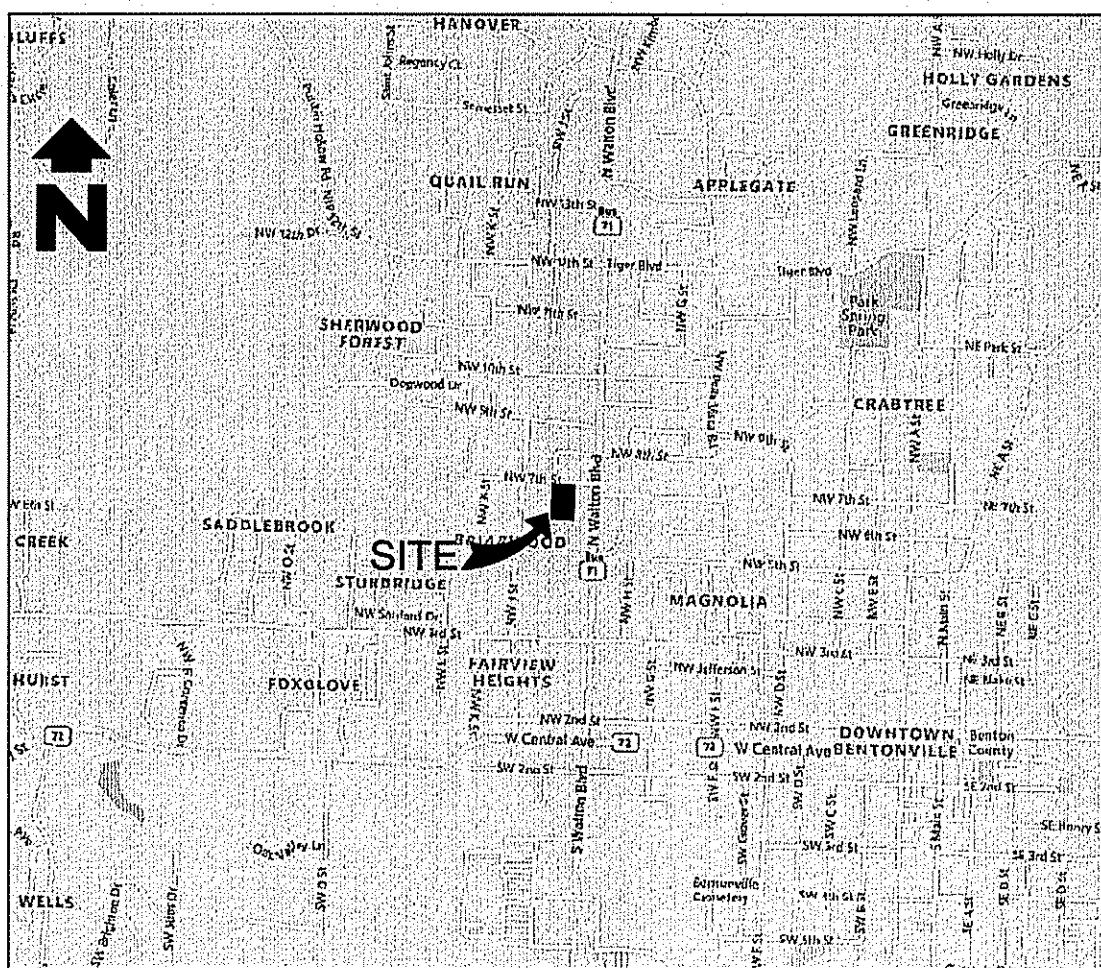
SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary Surveys and Plans have been met.

Date of Execution: 11/29/23
Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

City of Bentonville
Project No. :
LS23-0056

SCE PROJECT #: 23029
DATE: 10-13-2023
SHEET: 1 OF 2
State Filing Code:
500-20N-31W-0-25-120-04-1636



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 360

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.

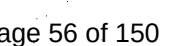
November 28, 2023 | 3:59 PM CST

Date of Execution:

Signed: Rob Sanders
Bentonville Planning Commission Chairman

Signed: Stephanie Arman
Mayor City of Bentonville

Signed: Kristen Brown
City Clerk, City of Bentonville



CONDITIONAL USE FOR 911 NW 7th TEMPORARY PARKING



NW 7th STREET LOOKIN WEST FROM WALTON



NW 7th STREET LOOKING EAST FROM 915



911 7th ST FRONTAGE FROM NE LOT CORNER



911 FRONT YARD – LOCATION TEMP PARKING



911 DRIVE WAY FROM 7th AT NE LOT CORNER



911 NW 7th BEHIND STRUCTURE LOOKING NORTH TO 7th



BACK OF 911 FROM EAST NEIGHBORING VACANT LOT



SAME VANTAGE PANNING SOUTH



EAST SIDE LOOK/ING SOUTHWEST TO WM LOGISTICS



EAST BOUNDARY LOOKING SOUTH TO WM LOGISTICS



Kincannon

224 SW C

PC Date: 2/4/2025

Staff Report Details

Project Number	RZ25-0002
Applicant / Current Owner	Debbie and Jay Kincannon
Site Area	+/- [Site_Area] Acres
Current Zoning	R-1
Requested Zoning	DN-2
Current Future Land Use Map Designation	Medium Density Residential
Requested Future Land Use Map Designation	
Development Type / Use	Single-family
Related projects	

Property Description

The subject property is located at 316 Southwest D Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Medium Density Residential. The property has direct access to Southwest D Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north and south, as well as RC-2 to the east and west.

Project Details

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

Relationship to the Community Plan

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

Relationship to the Community Plan

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

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

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

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

Public Comment

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

Analysis / Waivers

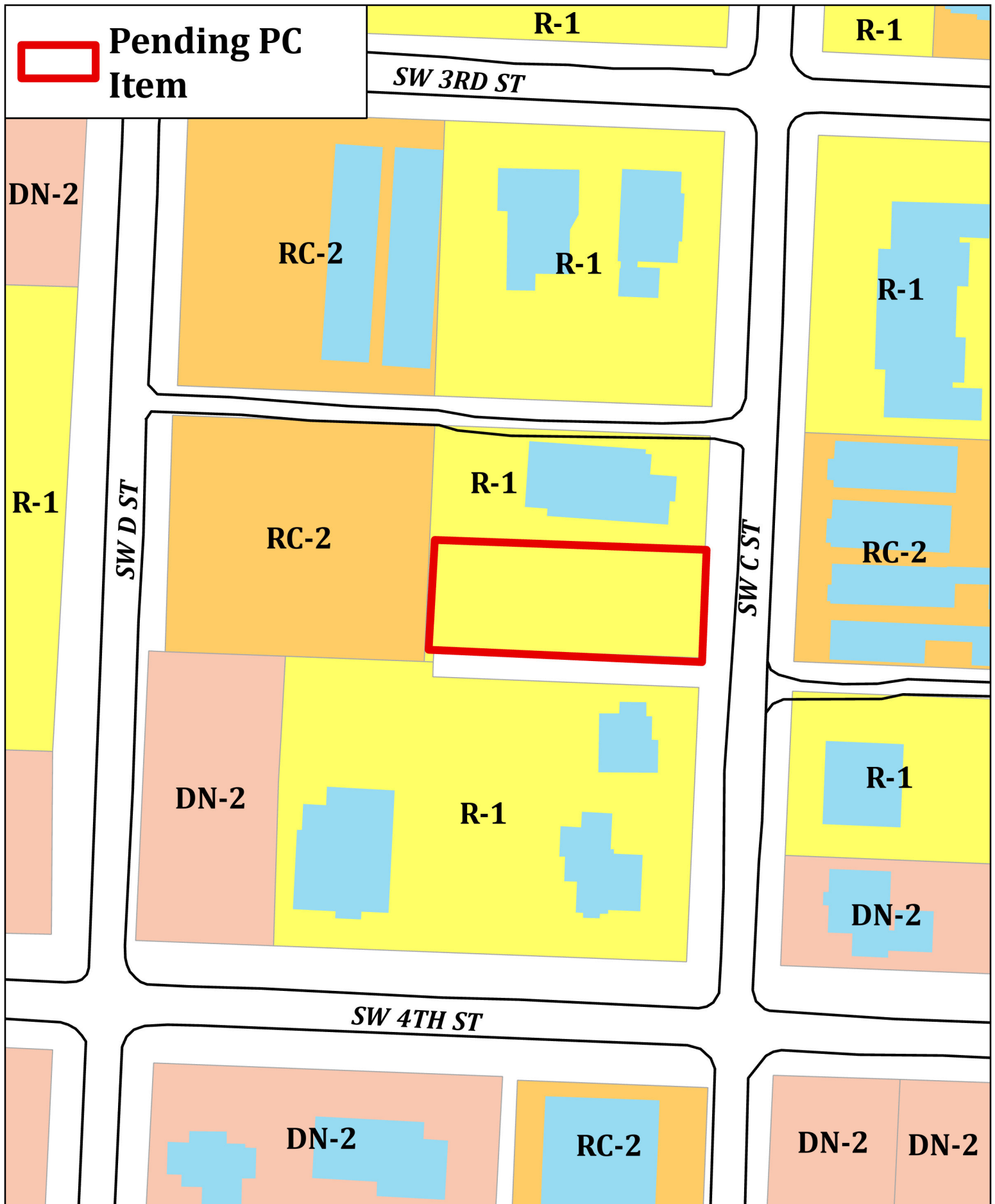
Conclusion

This rezoning is consistent with the future land use plan. Given this property's location within medium 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**



RZ25-0002
Kincannon
R-1 to DN-2



Debbie and Jay Kincannon
203 Hickory Creek Lane
Little Rock, AR 72212
January 3, 2025

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

Dear Bentonville Planning Department,

We are writing to formally request the rezoning of our property located at 224 SW C Street, Parcel 01-01778-001, which is currently zoned as R-1 (residential single family housing). We are seeking a change to DN-2 (medium density residential) to allow for a reduced front setback of 12 feet.

The property is currently an empty lot. The property has access to city water and sewer services, consistent with the surrounding lots, all of which have existing residential structures in place. The area experiences normal low-density neighborhood traffic.

Several other properties in the surrounding are already zoned DN-2, and this change would ensure consistency within the neighborhood while contributing to a more cohesive and pedestrian-friendly environment. The proposed zoning aligns with the city's vision of fostering vibrant, walkable neighborhoods that balance accessibility with aesthetic appeal.

This rezoning will provide opportunities to bring our property closer to the street, creating a more engaging streetscape and improving accessibility. It will also enable development that is compatible with the existing character of the neighborhood and is in alignment with the city's vision.

We kindly request that our application be considered at the next available planning commission meeting. We are happy to provide additional information or documentation to support the review process.

Thank you for your time and consideration. Please feel free to contact us at 501-590-2354 or dkincannon@comcast.net if you have any questions or need further clarification.

Sincerely,
Jay and Debbie Kincannon
Phone: 501-590-2354
email: dkincannon@comcast.net

NOTICE OF INTENT TO REZONE

Jay and Pebra Kincannon has requested the Bentonville
Planning Commission to set a public hearing date to consider rezoning the following property from
R-1 to DN-2

The legal description of the property is as follows:

The common description of the property is: 224 SW C street
The public hearing will be held Feb. 4, 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:

Huston Steele

Signature and Physical Address

319 SW D
Bentonville, AR
72712

[Signature]

Signature and Physical Address

319 SW D
Bentonville, AR
72712



Outlook

Feb 4 Planning Committee Meeting

From Audra Peterson <atpeterson4@gmail.com>

Date Fri 1/31/2025 12:05 PM

To Brittany Chue <bchue@bentonvillear.com>

You don't often get email from atpeterson4@gmail.com. [Learn why this is important](#)

NOTICE OF INTENT TO REZONE

Jay and Debra Kincannon has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to DN-2

The legal description of the property is as follows:

The common description of the property is: 224 SW C street
The public hearing will be held Feb. 4, 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:

Signature and Physical Address

Signature and Physical Address

Hello.

We will be out of town and unable to attend the Planning Committee Meeting on 02/04/25 and are therefore sharing our concerns about a rezoning matter.

Please find the attached Notice of Intent to Rezone Form whereby Jay and Debbie Kincannon are seeking to rezone their property fro R-1 to DN-2.

While we wholeheartedly support the Kincannon's building their dream home on the property, we are strongly opposed to rezoning this property. We understand that the Kincannons are planning on building a single family home for themselves, that does not protect that land from being developed otherwise in the future or even now if something happens and plans change for the Kincannons. If the city rezones this property to DN-2 that would allow for a townhome to be built., which is not fitting with the rest of the R-1 single family homes surrounding this property.

We believe the city should simply approve a variance for them to build their new home on the property, thereby preserving our neighbor community for years to come.

Please preserve our downtown residential areas and do not allow this to be rezoned to DN-2.

Sincerely,
Todd and Audra Peterson
319 SW 4th StBentonville



Re: Response to Notice of Intent to Rezone (314 SW C ST)

From Jessica Jae-Yeon Kang <jjkang821@gmail.com>

Date Fri 1/31/2025 3:29 PM

To Brittany Chue <bchue@bentonvillear.com>; Sophie McAdara <smcadara@bentonvillear.com>

Cc Daniel Wilcox <daniel.e.wilcox@gmail.com>

 1 attachment (4 MB)

IMG_3567.jpeg;

Some people who received this message don't often get email from jjkang821@gmail.com. [Learn why this is important](#)

Dear City of Bentonville Planning Department,

We are writing to formally oppose the proposed rezoning of 314 SW C ST, Bentonville, AR 72712, from R-1 to DN-2. While the attached notice refers to the address 224 SW C ST, we understand that the correct address is 314 SW C ST. We have also attached our signed objection for your records.

While we fully support the Kincannons in their desire to build a single-family home, we believe that changing the zoning from R-1 to DN-2 is excessive to meet the Kincannons' plan. We recognize that their desire to build closer to the sidewalk may be a reasonable request given the size of the lot, but we feel this could be addressed through a variance rather than a complete zoning change. Rezoning the property to DN-2 could potentially open the door to more intensive uses in the future, such as townhomes or duplexes, which would be out of character with the surrounding neighborhood.

A variance would be a more appropriate action, as it would allow for a minor deviation from the zoning code without altering the underlying character of the area or opening the door to higher-density developments.

We believe that this approach strikes a better balance between supporting the Kincannons' goals and preserving the character of the neighborhood. Thank you for considering our objections, and we trust that the City will carefully weigh the potential impact of this rezoning request.

Sincerely,
Daniel and Jessica Wilcox
408 SW 4TH ST
Bentonville, AR 72712



Feb 4 Planning Committee Meeting

From Megan Voss <meganhvoss@gmail.com>

Date Fri 1/31/2025 4:05 PM

To Brittany Chue <bchue@bentonvillear.com>

Cc Nick Voss <nrvoss@gmail.com>

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

Dear City of Bentonville Planning Department,

We wanted to share our concern about the rezoning of 314 SW C St. We completely support the Kincannon's building their home on the property based on the plans they submitted. We strongly oppose the rezoning of the property in order to do this.

We understand the Kincannons are planning on building a single-family home and are asking for a variance in order to build the home closer to the sidewalk. If the city rezones this property to DN-2, this would allow for a multi-unit property to be built. This is not fitting with the rest of the R-1 single family homes surrounding the property.

We believe the city should approve a variance for the Kincannons to build their home on the property. This will allow them to build their new home and improve the surrounding neighborhood, while also preserving our neighborhood community for years to come.

Please preserve our downtown residential area and do not allow this land to be rezoned to DN-2.

Megan and Nick Voss
404 SW 4th St.
Bentonville, AR 72712



River Farm Capital, LLC

Northwest 10th Street

PC Date: 2/4/2025

Staff Report Details

Project Number	RZ25-0003
Applicant / Current Owner	Olsson / River Farm Capital, LLC
Site Area	+/- 0.21 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Single-Family
Related projects	

Property Description

The subject property is located on Northwest 10th Street. The property is presently zoned R-1, Low Density Single Family Residential, with a land use designation of Low-Density Residential (LDR). The property has direct access to Northwest 10th Street. Surrounding zoning districts include R-1, Low Density Single Family Residential to the north, west, and south; DN-2, Downtown Medium Density Residential to the east; and DN-1 Downtown Low Density Residential further to the west along Northwest 10th Street.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential. The applicant states in their narrative they would like to rezone to create two lots through a Lot Split that would contain single-family homes allowing for more flexibility in a reduction of lot widths, lot areas, and setbacks. The applicant is requesting the Future Land Use Plan change to Medium Density Residential (MDR) to have the same land use as the neighboring property to the east.

Relationship to the Community Plan

The property is presently designated as Low-Density Residential (LDR) and is surrounded by Low-Density Residential to the north, south, and east. The adjacent lots on the west are classified as Medium-Density Residential (MDR). Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This zoning request does not align with the Future Land Use Map, recommending DN-1, Downtown Low-Density Residential zoning for Low-Density Residential land use. This location is within Priority Area 1 of the Community Plan, Downtown Intensification, which supports the increased density of residential development through smaller lots. Downtown Intensification helps to increase the amount of people living close to jobs and commerce, enhancing access to Downtown, while being respectful to the existing traditional neighborhood character and development pattern. Although the zoning request does not align with the Future Land Use Map, the request aligns with the goals of Downtown Intensification in accommodating additional residents through smaller lots.

There is a possibility traffic may be affected from the zoning change in having one additional housing unit if the lot is split in two.

Public Comment

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

Analysis / Waivers

The subject property is surrounded by Low-Density Residential lots to the north, south, and east with some Medium-Density Residential lots adjacent to the west. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 1 - Downtown Intensification.

Similarly, this property lies within a couple of zoning districts. The property has R-1, Low Density Single Family Residential to the north, west, and south; DN-2, Downtown Medium Density Residential to the east; and DN-1 Downtown Low Density Residential further to the west along Northwest 10th Street.

From a built environment lens, this area consists of mostly single-family homes in R-1, Low-Density Single-Family Residential; DN-2, Downtown Medium Density Residential; and DN-1, Downtown Low Density Residential zoning districts. All public utilities exist and can service the site along Northwest 10th Street.

Conclusion

Given this property's location within low-density and medium-density land use and a mix residential zoning districts, as well as the Community Plan's call for Downtown Intensification, staff recommends approval of this request.

Additional Details

 Pending PC Item



RZ25-0003
RIVER FARM CAPITAL LLC
R-1 to DN-2



NOTICE OF INTENT TO REZONE

River Farm Capital LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See attached full legal description.

The common description of the property is: ID# 01-02787-000

The public hearing will be held February 4th, 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:

Signature and Physical Address

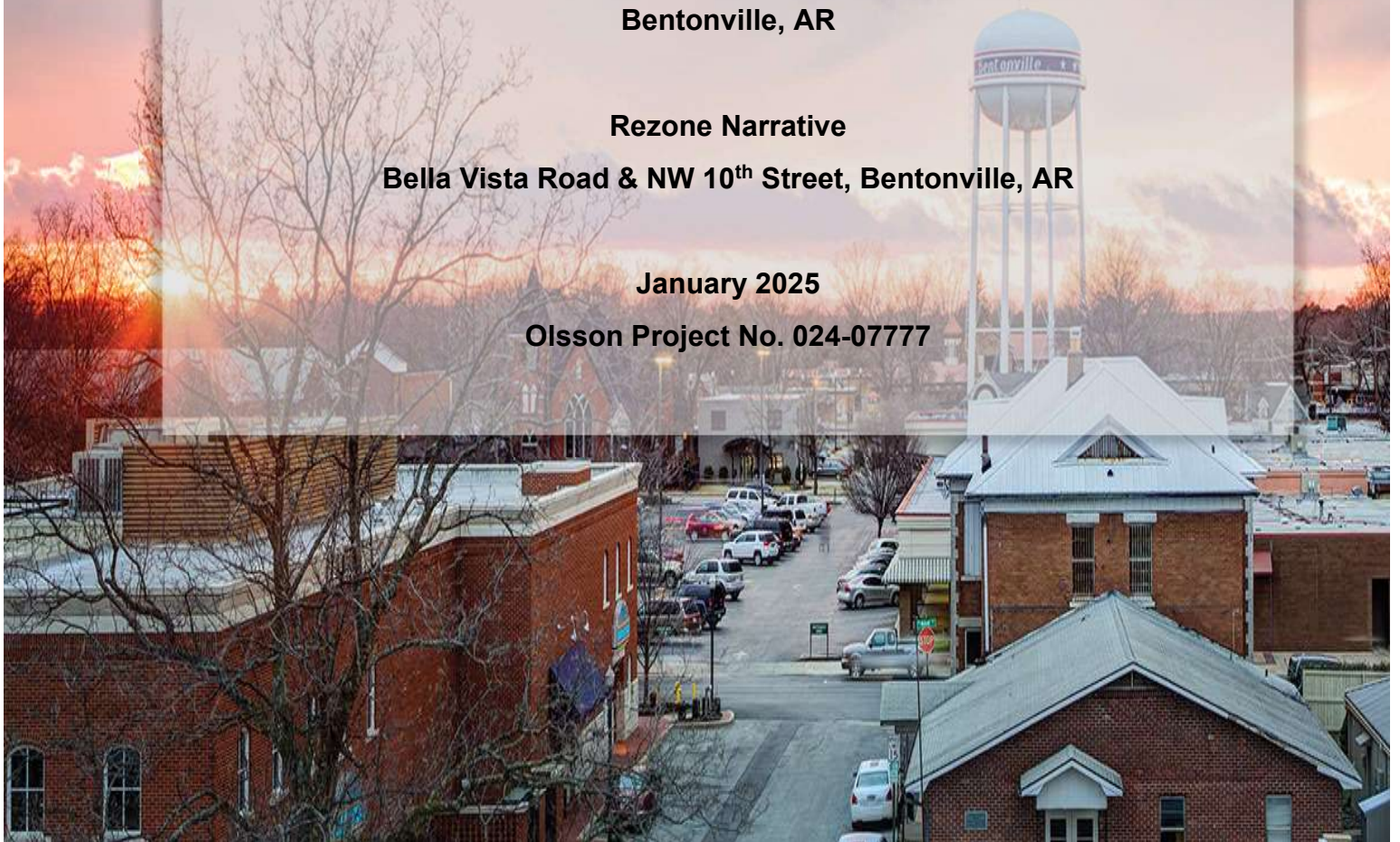
Signature and Physical Address

BELLA VISTA ROAD SUBDIVISION

**Submitted to:
City of Bentonville
Bentonville, AR**

**Rezone Narrative
Bella Vista Road & NW 10th Street, Bentonville, AR**

**January 2025
Olsson Project No. 024-07777**



olsson

PROPERTY OWNER

River Farm Capital LLC
38 Stonehenge Drive
Bentonville, AR 72712

PROPERTY INFORMATION

Parcel ID: 01-02787-000	Acreage: 0.206 acres
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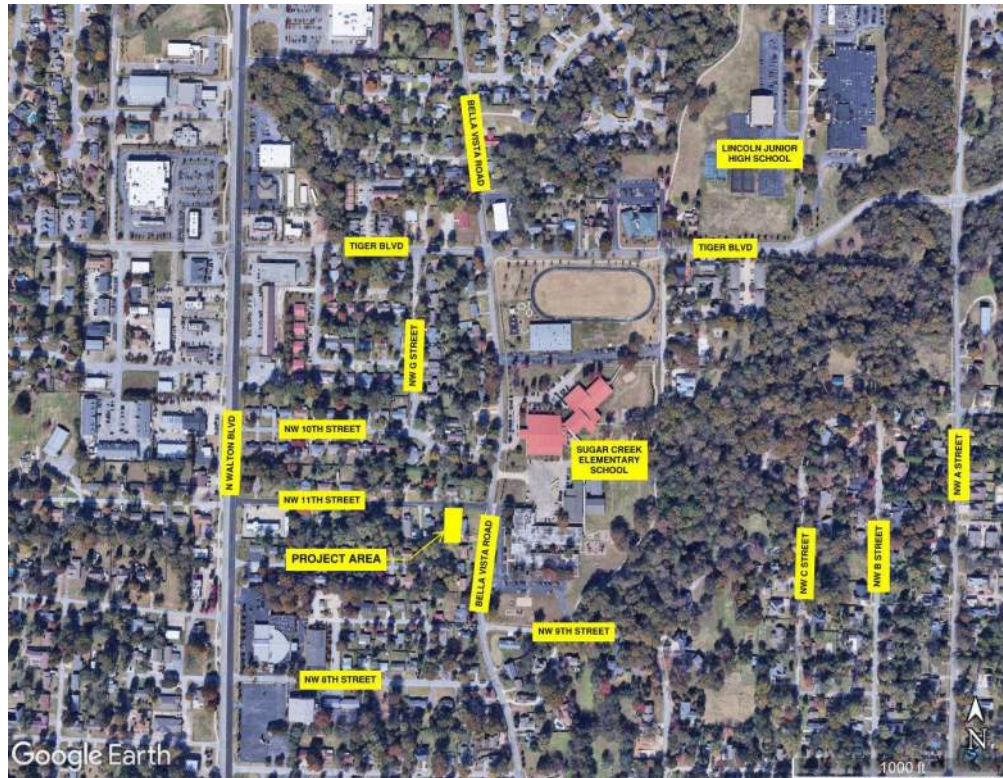
PROJECT INFORMATION

Total Acreage	0.206 acres
Current Zoning	R-1 (Low Density Single Family Residential)
Proposed Zoning	DN-2 (Downtown Medium Density Residential)
Current Land Use	Low-Density Residential
Proposed Land Use	Medium-Density Residential

APPLICANT / REPRESENTATIVE

Connor Lemmerhirt
Olsson Associates
3537 North Steele Blvd, Suite 310
Fayetteville, AR 72703

REZONE EXTENTS



INTENT

On behalf of the developer, Olsson Associates is pleased to present a proposed rezone to the City of Bentonville for consideration to rezone the property from R-1 (Low Density Single Family Residential) to DN-2 (Downtown Medium Density Residential). Currently, the property is an open lot which consisted of a single-family residence. The site is bordered by an existing open lot (DN-2 zoning) to the east, NW 10th Street to the north and single-family residences (R-1 zoning) to the west and south. A rezone to DN-2 would allow for the creation of two lots via. separate submittal within the overall 0.206-acre property that would contain single-family homes allowing for more flexibility in a reduction of lot widths, lot areas setbacks. Along with a rezone, the property owner is requesting an amendment to the Future Land Use map to change the use from Low Density Residential to Medium Density Residential to be similar to the properties that are east adjacent to the subject property.

R-1 ZONING STANDARDS

Minimum Lot Area: 6,000 sq. ft
Minimum Lot Width: 60'
Maximum Lot Coverage: 40%
Front Setback: 20'
Interior Side Setback: 7'
Exterior Side Setback: 20'
Rear Setback: 25'
Max Building Height: 36'

DN-2 ZONING STANDARDS

Minimum Lot Area: 4,000 sq. ft
Minimum Lot Width: 40'
Maximum Lot Coverage: 50%
Front Setback: 12'
Interior Side Setback: 7'
Exterior Side Setback: 12' Min. / 25' Max
Rear Setback: 25'
Max Building Height: 36'

TRAFFIC

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

APPEARANCE

As of today, there are currently no development plans under review or in place for the lot, however, any development by the property owner will conform to the City of Bentonville design standards.

UTILITIES

Based on City of Bentonville GIS and surveyed information, existing utilities to facilitate this development are located along the frontage of both Bella Vista Road and NW 10th Street. After rezoning, the developer will create utility plans that will meet Bentonville Water Utilities standard specifications and requirements that will be submitted as part of the Large Scale Development process for review and approval. During that process, all public water and sanitary sewer infrastructure will need to be located within greenspace and utility easements as specified within the approved specifications.

Should you have any questions, please contact me at 903.293.7996 or at clemmerhirt@olsson.com.

Sincerely,



Connor L. Lemmerhirt, E.I.
Olsson Associate Engineer



Future Land Use Map and Update to Community Plan

PC Date: 2/4/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of a resolution adopting the new Bentonville Future Land Use Map and replacing *Chapter 2 Community Profile* and *Chapter 4 Land Use and Strategic Growth* in the 2018 Bentonville Community Plan.

Background

The Bentonville Community Plan, adopted on Oct. 23, 2018, is the City of Bentonville's most basic statement of public policy. It describes how the city can achieve its desired future and provides direction to city leaders as they make financial and budgetary decisions. The Plan includes the Future Land Use Map (FLUM) that shows the desired location for each land use as the city continues to grow and develop, serving as a guide for land use and development decisions.

Typically, long-range city plans are updated every 10 to 20 years. The fast-paced growth in Bentonville combined with changing development pattern and a need for a variety of housing types warranted an update at five-years.

In summer 2023, the city hired DPZ CoDesign to lead *Plan Bentonville*, a process guided by robust public engagement and ongoing refinement to develop the proposed Future Land Use Map and update Chapters 2 and 4.



Key Improvements to the 2018 Plan

1. Greater Public Engagement

The Bentonville community played an essential role in this process, contributing insights, evaluating ideas, and offering feedback to refine proposals that address current and future growth challenges.

The process was guided by a Steering Committee of community representatives, a Technical Committee with city department representatives, the Planning Commission and City Council.

Opportunities for public participation were promoted through all city communication channels, including banners, flyers, posters, emails, newsletters, press releases, social media, and giveaways, reaching tens of thousands of people.

Since its launch, the project website of www.planbentonville.com providing news, updates, and opportunities to get involved has attracted over 11,000 unique visitors and 35,000 page views.



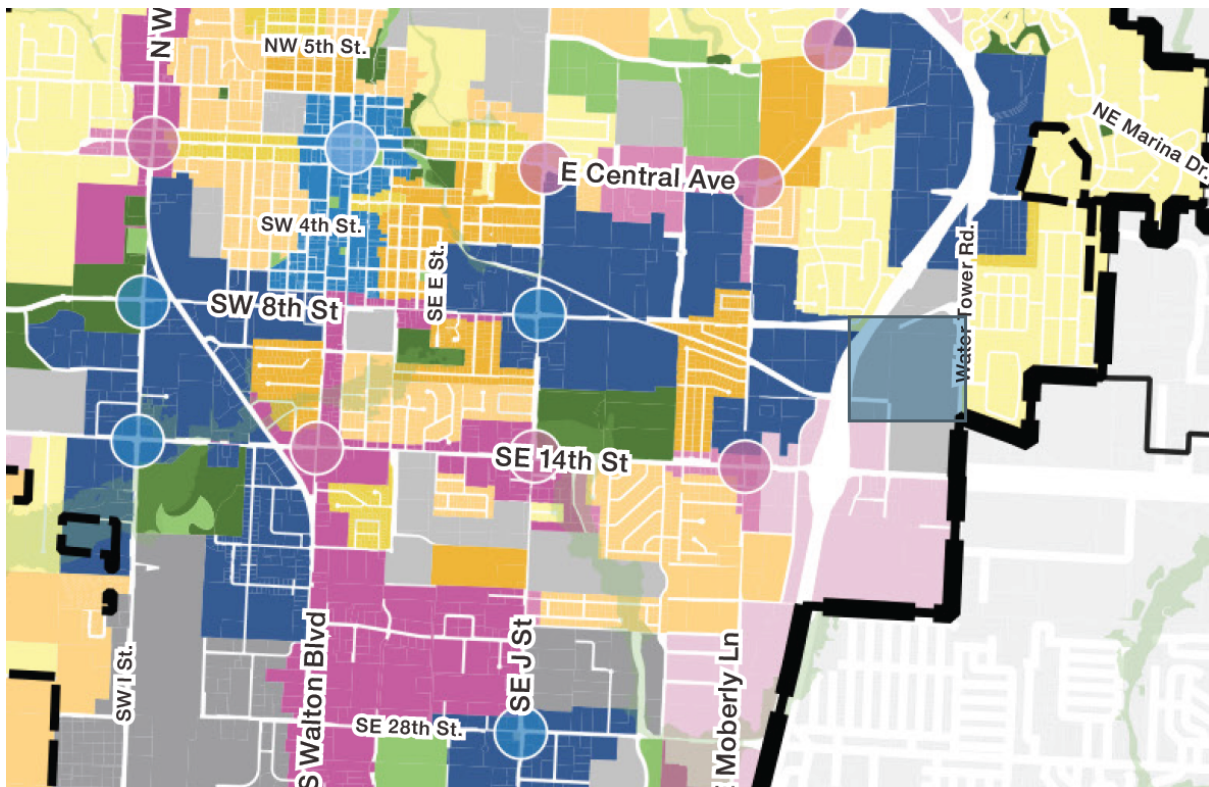
Nearly 4,700 people participated more than 80 hours of opportunities for feedback, engaging through surveys, stakeholder interviews, pop-up event, open houses, developer forums, one-on-one interactions with city staff, online reviews of ongoing work and public meetings. The diverse participation highlights Bentonville's vibrant and engaged community, with contributions from lifelong residents, newcomers, elected and appointed officials, school administration, entrepreneurs, builders, developers, social service organizations, and more.

Our consultants, DPZ CoDesign, indicated Bentonville's public engagement process was more expansive than anything they have done before. Furthermore, the American Planning Association Arkansas Chapter recognized Plan Bentonville with the Award for Public Engagement for the broad variety and significant number of engagement opportunities.

2. *Shift from Strategic Growth Zones to Nodal Development.*

The current plan establishes three Priority Areas: (1) Downtown Intensification, (2) Infill and (3) Edge Growth. The purpose of the priority areas was to focus development as much as possible in areas 1 and 2. The proposed plan recognizes that all of these areas are experiencing development concurrently and the plan needs to provide better guidance for development activity in all areas.

The purpose of using a nodal approach helps the city create centers of activity throughout the city which helps address mobility and traffic congestion issues while laying the groundwork for transit corridors. Circles shown on the map below indicate recommended centers of activity.



3. *Shift from Land Uses to Place Types.*

The current Future Land Use Map is based on a variety intensities of land uses – agriculture, residential, commercial, industrial, parks and open space. This is a traditional method of land use planning. Recent planning trends go beyond just land use and consider the scale and character to create places.

The proposed Future Land Use Map envisions Bentonville’s growth through 2050 and beyond by employing “place types” to delineate purpose and character for the projected population of 217,000. There are three main categories: Centers, Neighborhoods and Corridors. There are also recreation and specialized place types. Within each place type are three to four categories with varying intensity of uses and development patterns, shown below.

Place Types	
Centers	Regional Center City Center Neighborhood Center
Neighborhoods	Urban Neighborhood Walkable Neighborhood Traditional Neighborhood Suburban Neighborhood
Corridors	Urban Corridor Walkable Corridor Suburban Corridor
Recreation	Outdoor Entertainment Parks and Public Spaces
Specialized	Rural and Estates Industry and Technology Civic and Institutional



4. *Impact on Municipal Budget.*

The impact of a variety of development types on tax revenues and overall financial contribution to the city was key to preparation of the FLUM. Bentonville’s growth strategy is designed to weigh the cost implications of various densities, balance community character, support fiscal sustainability and efficient use of land. Growth patterns significantly influence infrastructure costs, land consumption, and the city’s long-term financial health. A thoughtful approach allows the city to manage the trade-offs between outward expansion and higher density development while preserving Bentonville’s quality of life. (See \$ dial above).

The annual net contribution by developed acre of each place type was calculated, then balanced across the city to ensure those place types with a lower net contribution are offset by those with higher net contribution.



Next Steps

1. *Adoption of a Future Land Use Map and Zoning Alignment Policy.*

Immediately following adoption of the FLUM, adoption of an alignment policy is recommended. This policy is adopted by resolution setting the review criteria for rezoning requests in the interim between adoption of the FLUM and the new zoning and land development code. This policy is presented as a separate agenda item.

2. *Adoption of zoning and land development codes.*

Phase 2 of Plan Bentonville is creation of zoning and development codes that align with the place types in the FLUM. The first draft is expected by this summer.

3. *Annual review of the FLUM.*

Currently, when a property owner requests a rezoning that does not align with the FLUM, they first request a change to the FLUM. The request to change the land use and then the zoning are usually submitted at the same time. This process has become cumbersome with several requests to change land use at nearly every Planning Commission meeting. To encourage development that aligns with the FLUM and to consolidate amendments to the FLUM, staff is recommending the FLUM be reviewed annually. Property owners may request changes to the FLUM at that time.

4. *Future Study Areas.*

There are areas identified on Exhibit D that City Council believed needed further analysis after adopting this Future Land Use Map. Area 1, due to the future interchange of J Street and I-49; Area 2, for potential downtown historic preservation and Area 3, the southern agricultural areas that are currently unserved by utilities.

RESOLUTION NO. _____

A RESOLUTION ADOPTING A NEW FUTURE LAND USE MAP AND PLACE TYPES FOR THE CITY OF BENTONVILLE, ARKANSAS, AMENDING THE 2018 BENTONVILLE COMMUNITY PLAN, AND ADOPTING A FUTURE LAND USE MAP AND ZONING ALIGNMENT POLICY, PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-414; AND FOR OTHER PURPOSES

WHEREAS, the Future Land Use Map is the foundation for future community development showing the desired location for each land use as the city continues to grow and develop; serving as a guide for land use and development decisions; and,

WHEREAS, the Bentonville Community Plan and Future Land Use Map were adopted on Oct. 23, 2018;

WHEREAS, in 2023, city officials determined a need to update the Future Land Use Map due to continuing growth.

WHEREAS, the city hired DPZ CoDesign to lead a year-long process guided by robust public engagement that provided the direction for the Future Land Use Map Update.

WHEREAS, a Future Land Use Map and Zoning Alignment Policy is needed in the interim until new zoning districts are adopted.

WHEREAS, additional areas of study have been identified on the Future Land Use Map that will be analyzed in greater detail upon adoption of the Future Land Use Map and Place Types.

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

Section 1: That the Future Land Use Map of the City of Bentonville, Arkansas as shown in *Exhibit A: Bentonville Future Land Use Map* is herein established by the Planning Commission and the City Council pursuant to Ark. Code Ann. §14-56-414, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That Bentonville Community Plan, Chapter 2 Community Profile is hereby updated by adding *Exhibit B: Community Plan Update to Chapter 2 and Chapter 4*, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully.

Section 3: That the Future Land Use Map and Zoning Alignment Policy as shown in Exhibit C is herein established by the Planning Commission and City Council, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully.

Section 4: That the areas highlighted in *Exhibit D: Study Areas* will undergo further analysis, and proposed amendments will be submitted for review to Planning Commission no later than July 31, 2025.

Section 5: That a copy of this Resolution and all exhibits be filed with the City Clerk and the County Recorder.

Section 6 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 7 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____ day of _____, 2025.

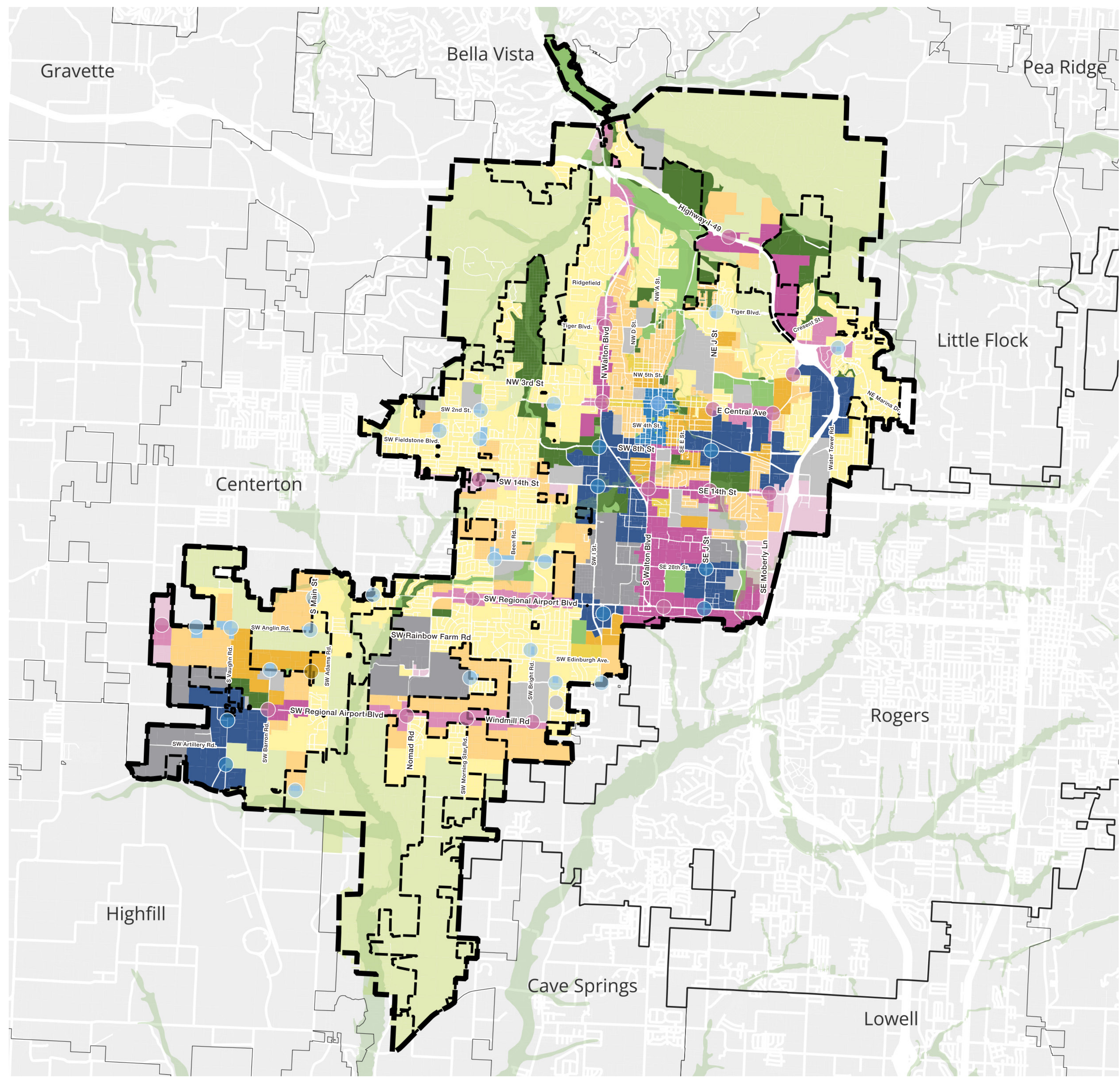
APPROVED:

ATTEST:

Malorie Marrs, City Clerk

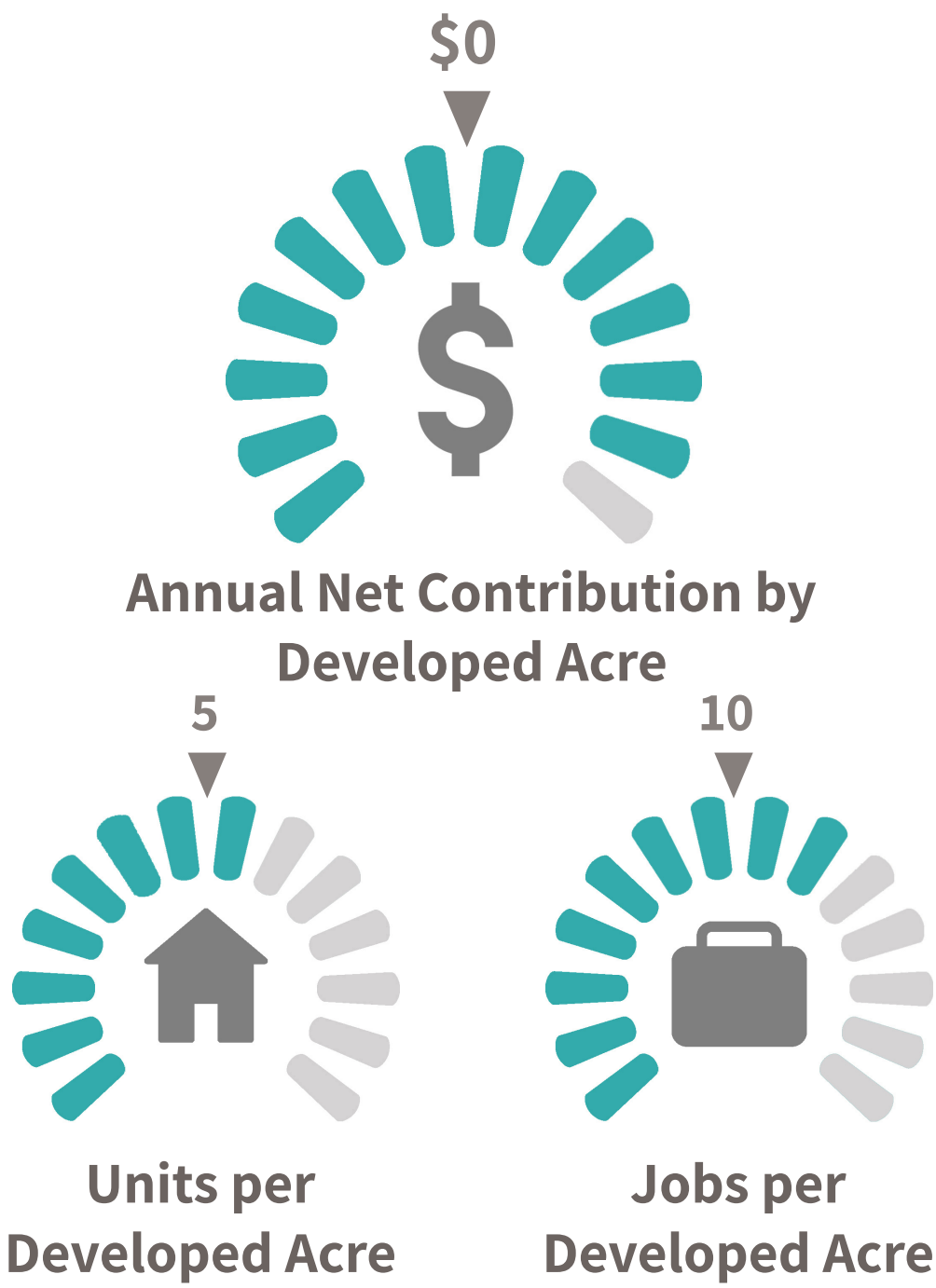
Stephanie Orman, Mayor

EXHIBIT A: Future Land Use Map



- Centers**
 - Regional (1,868 acres)
 - City (108 acres)
 - Neighborhood (129 acres)
- Neighborhoods**
 - Urban (686 acres)
 - Walkable (3,066 acres)
 - Traditional (155 acres)
 - Suburban (5,766 acres)
- Corridors**
 - Urban (1,248 acres)
 - Walkable (717 acres)
 - Suburban (605 acres)

- Recreation**
 - Outdoor Entertainment
 - Parks and Public Spaces
- Other**
 - Rural and Estates
 - Industry & Technology
 - Civic and Institutional
- Boundaries and Overlays**
 - Hazard Overlay for Floodways
 - City Boundary
 - Planning Boundary



2

AT A GLANCE

Bentonville's Regional Role

Population Growth

People

Housing

Jobs

Community Outreach

Past Plans and Studies

EXHIBIT B: COMMUNITY PROFILE

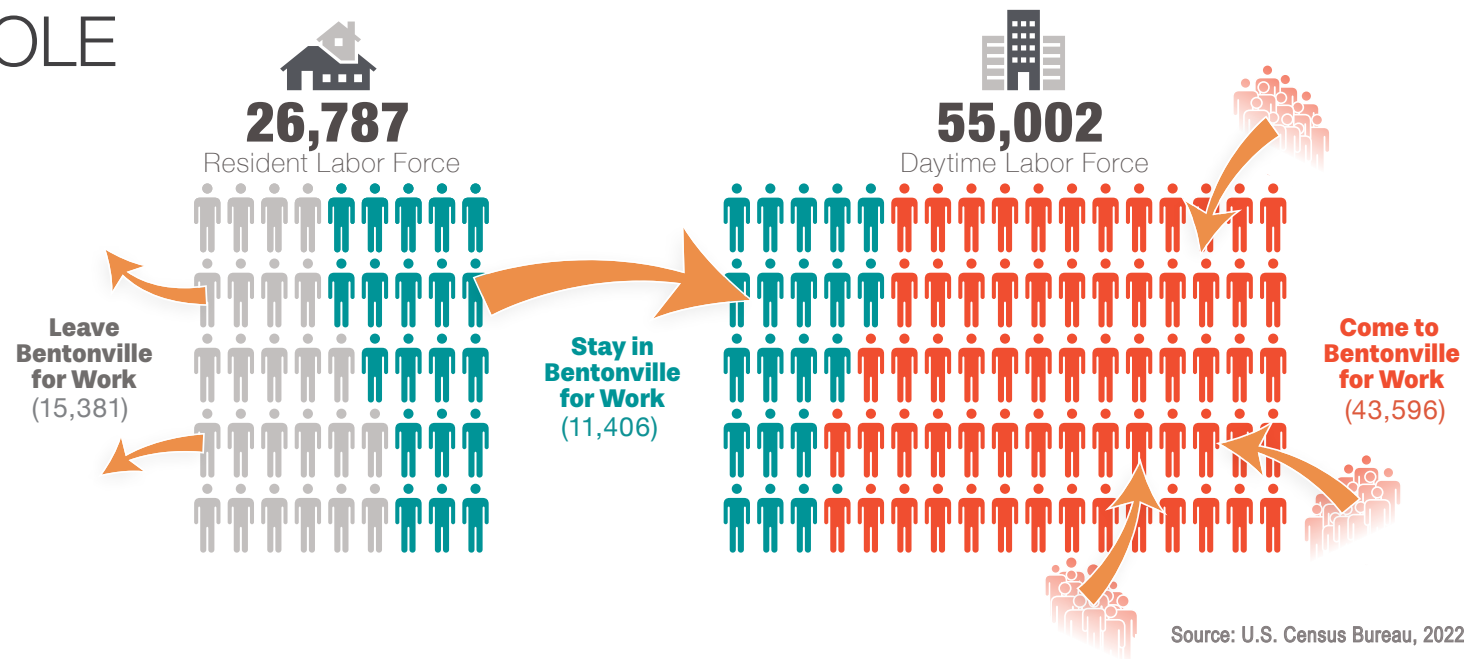
2024 UPDATE

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

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

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

BENTONVILLE'S REGIONAL ROLE



A CHANGING REGION

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

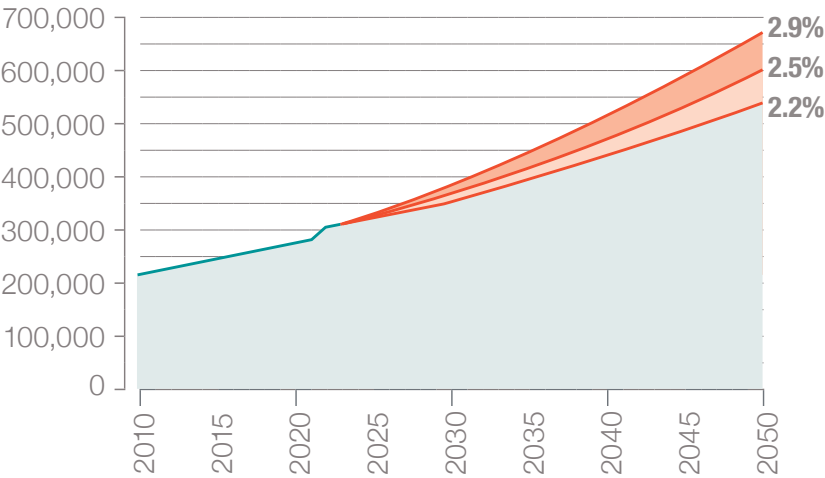
Bentonville's position as a regional employment leader has created significant transportation pressures, with 80% of the city's workforce commuting daily from surrounding areas, leading to congestion on city streets. The pace and spread of regional growth have outpaced transportation infrastructure,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

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

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

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

POPULATION (BENTON COUNTY, AR)



Source: U.S. Census, LandUse USA

POPULATION GROWTH

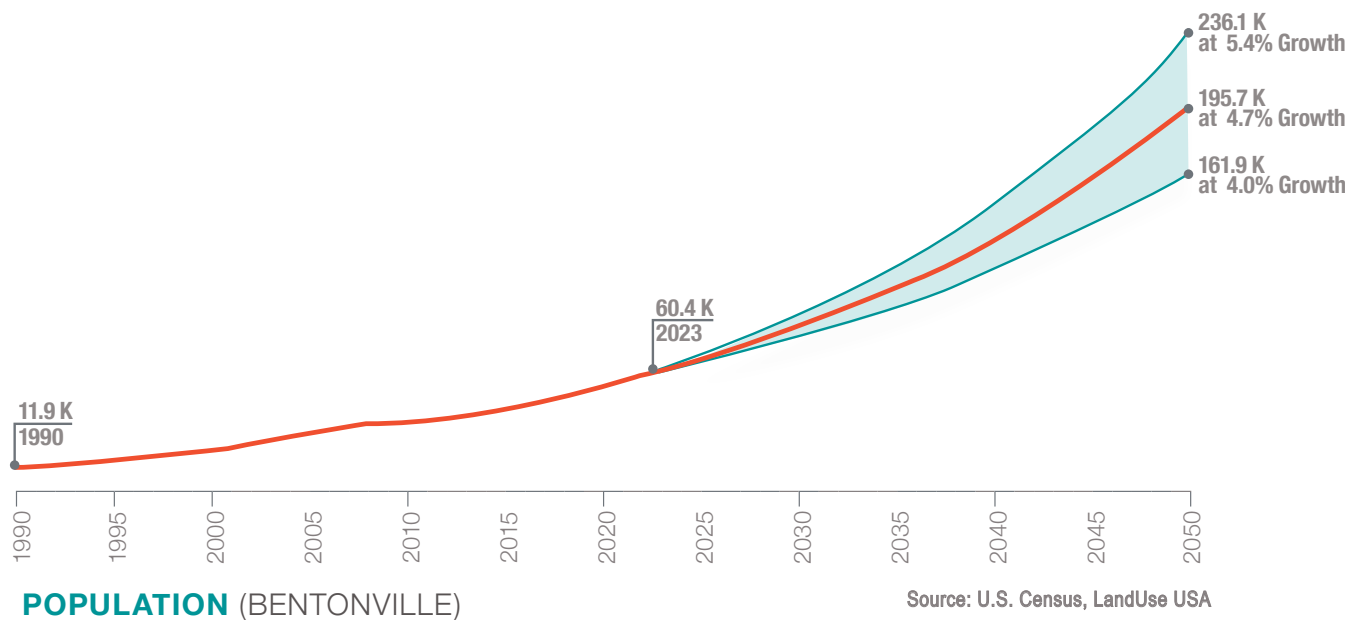
BENTONVILLE'S SCALE

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

To guide planning, three growth scenarios have been developed, each offering a long-term population forecast. In a moderate growth scenario, current rates would slow to about 4.0% annually, with the population reaching approximately 161,900 by 2050. If recent growth trends hold steady at 4.7%, Bentonville's population could approach 195,700 by 2050. In an accelerated scenario of

5.4% annual growth, a rate that Bentonville has recently experienced, the population could surge to nearly 236,100 by 2050. Even at the conservative 4% growth rate, projections suggest a population over 230,000 by 2060, indicating that Bentonville may quadruple in size within the next few decades. The Community Plan outlines strategies to accommodate a city four times its current size. Limiting growth within Bentonville would likely shift demand to surrounding communities, worsening traffic congestion and straining resources.

To meet these challenges, Bentonville must proactively manage its expansion, directing growth to meet the city's fiscal needs while enhancing quality of life for its residents. The city should align its policies to enable a fast pace of development to accommodate a diversity of demand for housing and for economic expansion. Both should consider cost and the growing lack of affordability - for places to live and for new businesses to establish.



PEOPLE

EVOLVING POPULATION

Bentonville's demographic profile is shifting rapidly, with a notable increase in foreign-born residents, especially from India, and an influx of newcomers from other states like Texas, Missouri, and Oklahoma. These trends are diversifying the community and driving demand for housing, varied recreational facilities, and culturally relevant services. Bentonville also has a relatively young, affluent, and well-educated population. With a median household income projected to reach \$105,600 by 2028 and over half of residents holding a bachelor's degree or higher, the city stands out as an attractive hub for economic activity and skilled labor.

The following actions represent some of many ways the city can advance its programs, policies, and partnerships to support an evolving population.

Culturally Inclusive Community Services:

Develop parks, libraries, and community centers that reflect the city's diverse population, with multilingual materials, cultural programming, and event spaces that celebrate different backgrounds.

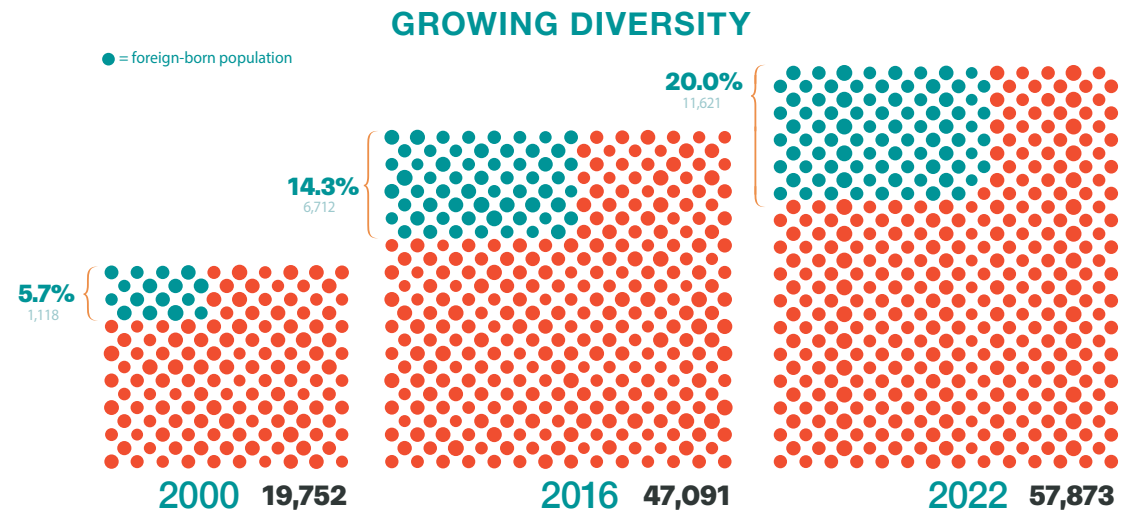
Housing Diversity: Create policies to promote a range of housing types, from affordable homes for young professionals to larger residences for families, meeting the varied needs of a multicultural population.

Support for New Residents: Enhance orientation programs and support services tailored for newcomers, including international residents, to ease integration into the community and familiarize them with local services.

Youth and Senior Programs: Expand resources for both younger families and the city's slowly aging population by developing programs that address intergenerational needs, including family-friendly facilities, as well as age-friendly infrastructure and services.

Education and Workforce Development: Strengthen ties with local educational institutions and employers to attract and retain a skilled workforce, focusing on programs that bolster lifelong learning and career development.

Economic Opportunity and Small Business Support: To harness the city's affluence and professional talent, encourage entrepreneurial activity through small business incentives and culturally inclusive economic programs, supporting Bentonville's growth as a diverse, prosperous community.



Source: American Community Survey

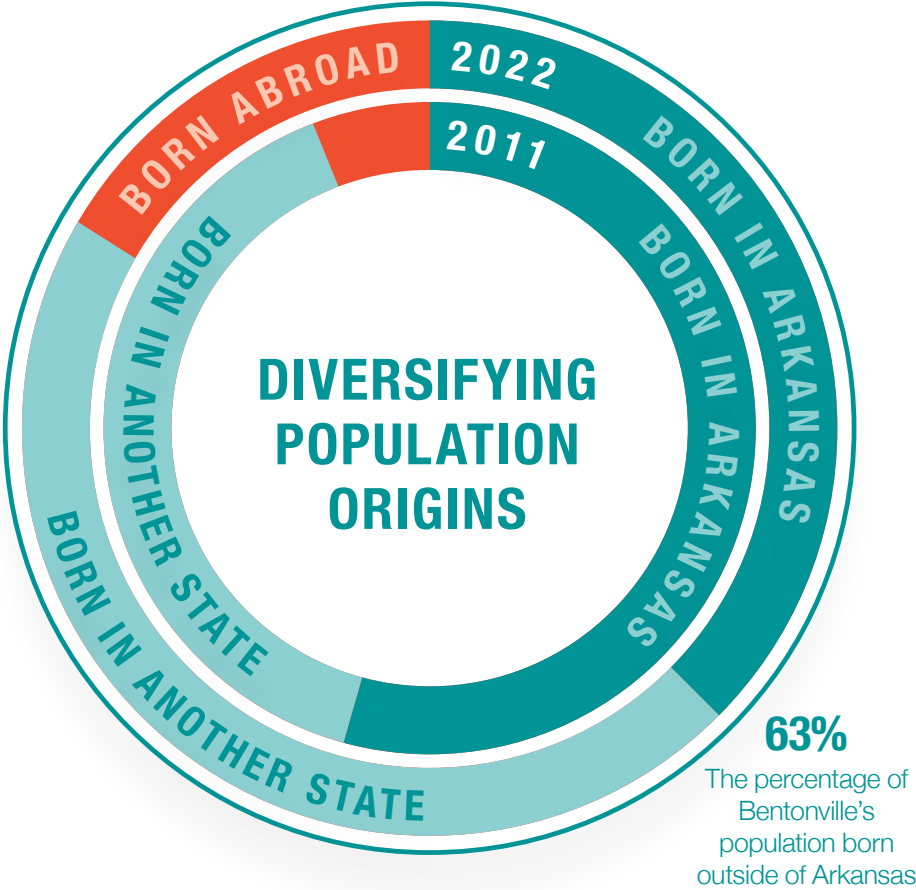
Origins of Foreign Born. According to the American Community Survey, the majority of foreign-born residents moving to Bentonville are from India, a proportion that has increased significantly over the past decade, rising from 38.7% in 2010 to 53.2% in 2021. In contrast, immigrants from Mexico represent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

This increased diversity includes both foreign-born individuals and those relocating from other U.S. states, collectively contributing to rising housing demand, shifting lifestyle preferences, and influencing city services such as parks and libraries. Together, these demographic changes are

reshaping Bentonville’s cultural and social landscape, underscoring the city’s need for responsive planning and community services.

Movement. According to IRS tax filing data, most new households migrating into Benton County each year are relocating from neighboring Washington County, with over 3,500 people moving annually between 2016 and 2020. When residents leave Benton County, they are just as likely to move back to Washington County as they are to other counties within Arkansas. Additionally, new residents

are arriving from neighboring states, particularly Texas, Missouri, and Oklahoma, each contributing approximately 1,000 to 1,500 people annually. International migration is also notable, with around 1,400 households moving from abroad. This influx of foreign-born residents has significantly enriched Bentonville’s diversity, adding to the area’s multi-cultural fabric.



Source: U.S. Census, LandUse USA

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

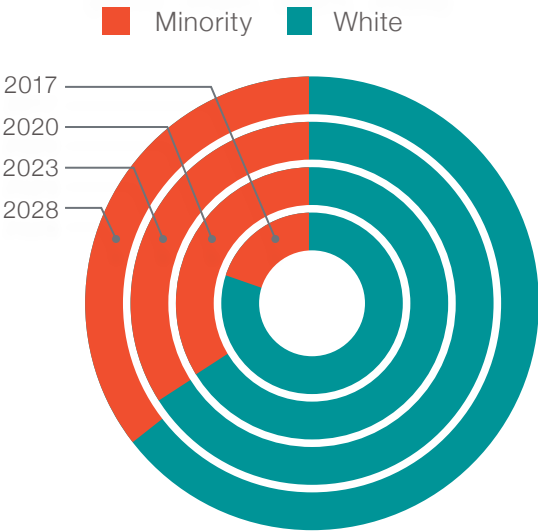
In contrast, Bentonville has a notable Asian population, with 10% of residents identifying as Asian Indian and another 3% identifying with other Asian nationalities, totaling 15%. This combined percentage is particularly high compared to Benton County (5%) and the state average (3%).

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

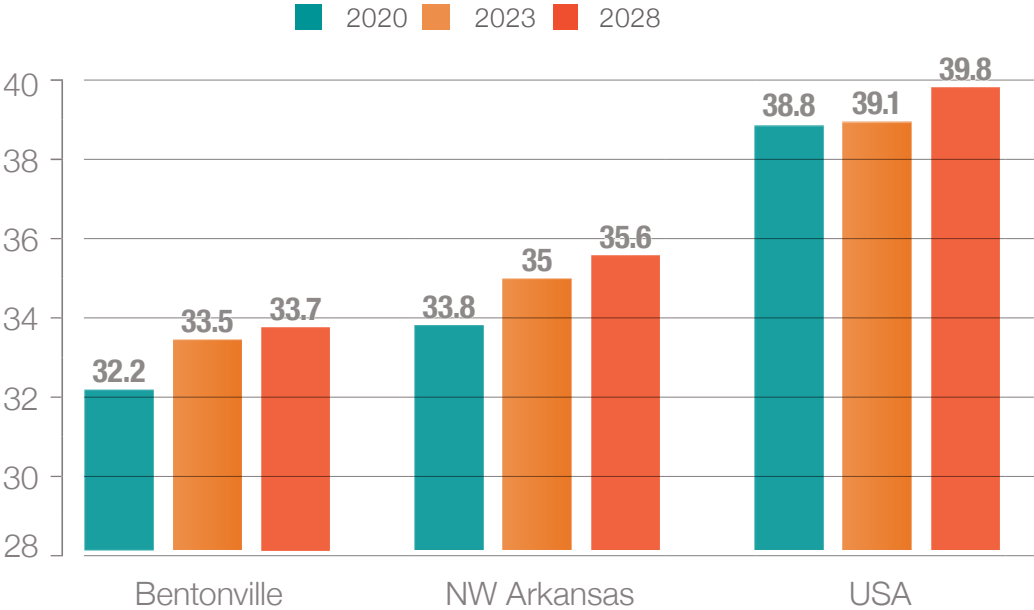
Age. Bentonville’s population is aging, yet it remains relatively young, with a median age of 33.5 in 2023, projected to rise only slightly to 33.7 by 2028. Compared to the broader region and the country, Bentonville is experiencing a slower aging process, indicating an increasing proportion of younger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

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

RACIAL DISTRIBUTION
(2017, 2020, 2023, 2028)



MEDIAN AGE OVER TIME

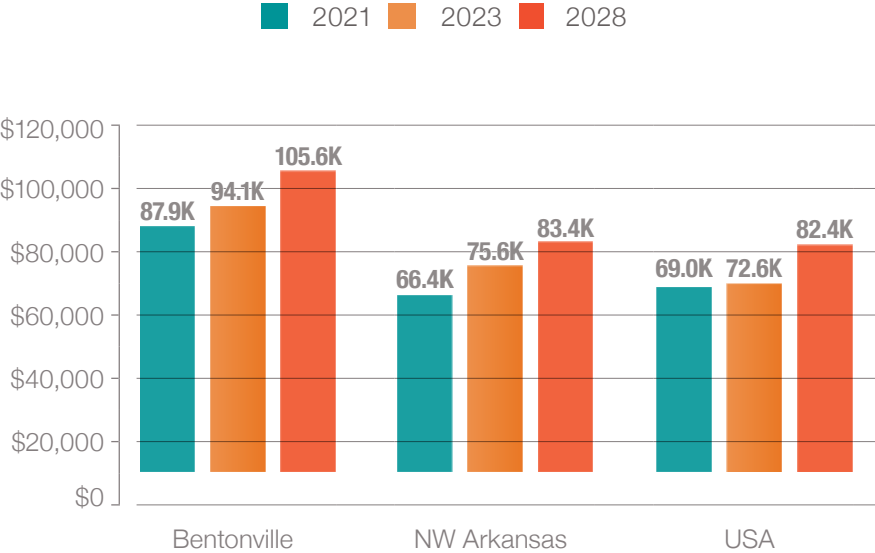


Source: U.S. Census, ESRI Business Analyst

Income. Incomes in Bentonville are on the rise, with households in the city demonstrating greater affluence compared to those in the surrounding region. As of 2023, the median household income in Bentonville is estimated to be \$94,100. By 2028, this figure is expected to increase by nearly \$11,500, reaching approximately \$105,600. This projected growth surpasses that of the region, where median household incomes are anticipated to rise from \$75,600 in 2023 to \$83,400 in 2028. In comparison, the national median household income was estimated at around \$74,580 in 2023, with projections suggesting an increase to approximately \$81,000 by 2028. This indicates that Bentonville's growth rate not only reflects local economic strength but also positions it as an attractive area relative to national trends.

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

MEDIAN HOUSEHOLD INCOME

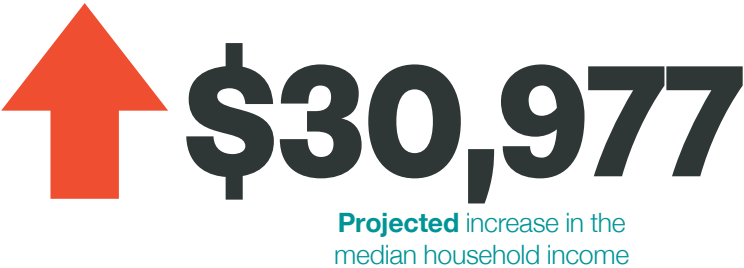


Source: U.S. Census, ESRI Business Analyst

GROWING AFFLUENCE (2017-2022)



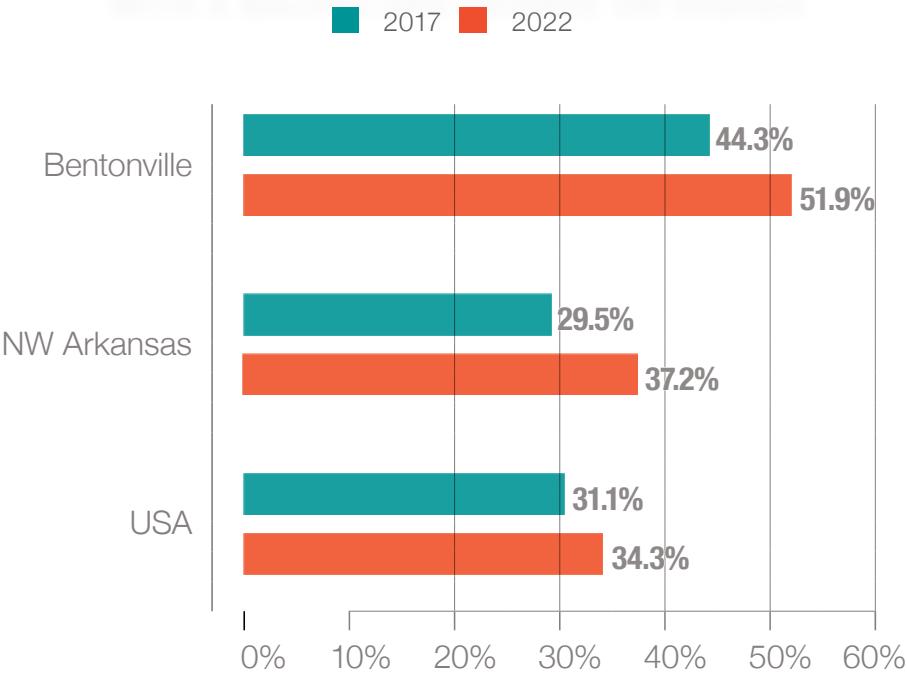
GROWING AFFLUENCE (2022-2030)



Source: American Community Survey

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

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



Source: Houseal Lavigne Associates, ACS

HOUSING

CRITICAL HOUSING NEEDS

Bentonville's housing landscape, characterized by a modern stock mostly built between 1990 and 2019, currently reflects a strong emphasis on single-family homes, which make up 70% of all units. Multi-family housing constitutes only 27%, with duplexes at just 2%, which falls below the national average for multi-family units and may limit options for young residents or those seeking more affordable living arrangements. Additionally, the city has experienced rapid home value appreciation, with the median home price soaring from \$170,000 in 2010 to \$570,000 by 2024. This rapid price escalation indicates a housing market under high demand, with values projected to rise even further by 2028, potentially reaching \$750,000. With Bentonville's growth expected to surpass 30,000 housing units by 2030, there is an urgent need to expand housing diversity to meet the evolving preferences and needs of its growing population.

Addressing these conditions requires programs and policies encouraging change such as the following:

Diversify Housing Types

- **Expand Multi-Family Housing:** Encourage multi-family developments and townhomes to increase affordable housing options. This can support younger residents, those seeking rental options, and first-time homebuyers.
- **Incentivize Duplex and Townhome Construction:** Offering incentives for developers to build duplexes and townhomes will diversify the housing stock and provide affordable entry points in a competitive market.

Adopt Affordable Housing Policies

- **Through City Council or an Affordability Task Force** explore ways to counter rapid price growth and keep homeownership accessible, establishing and adopting policies to incentivize affordable housing.

Public-Private Partnerships

- **Partner with Developers for Mixed-Income Housing:** Collaborate with developers on

mixed-income housing projects to ensure affordable units are available within larger developments.

- **Leverage Nonprofits for Affordable Housing Solutions:** Partner with nonprofit housing organizations to create affordable rental and ownership opportunities, especially for essential workers.

Sustainable Growth:

- **Promote Walkable, High-Density Developments:** Align housing growth with broader city goals by focusing on transit-oriented, walkable developments, especially near employment centers and public amenities.

Data-Driven Approach to Short-Term Rentals

- **Implement a Short-Term Rental Monitoring Program:** Collect accurate data on short-term rentals and assess their impact on housing affordability and availability. This data can inform policies to regulate and manage these units without reducing long-term rental options.

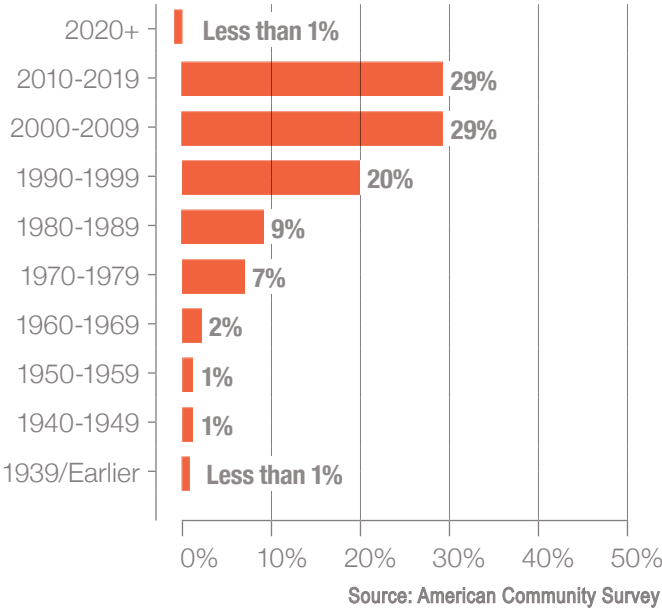
Units by Age. The majority of housing units in Bentonville were constructed between 1990 and 2019, with less than 20% built prior to 1980 and fewer than 1% added after 2020. This age distribution reflects a relatively modern housing stock, yet to accommodate projected population and household growth,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

Units by Type. In Bentonville, 70% of housing units are single-family detached homes, 27% consist of multi-family units or townhomes, and only 2% are classified as duplexes. Nationally, the high share of single-family homes is also prominent but varies significantly by region. According to the U.S. Census Bureau, approximately 61% of all housing units in the United States are single-family homes, while multi-family units account for about 29% of the housing stock. Bentonville's ratio of single-family

homes is slightly above the national average. In contrast, many small and mid-sized cities across the country tend to have a higher percentage of multi-family housing, which is increasing in response to a growing demand for more affordable housing options.

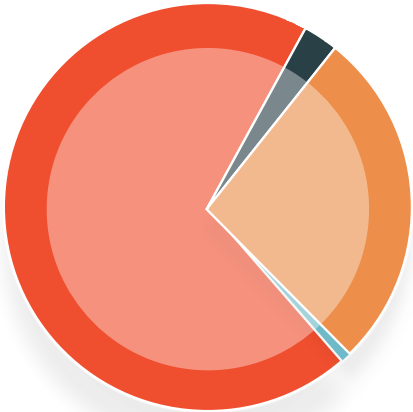
The shift towards more multi-family units and townhomes in many cities reflects broader trends in housing preferences, particularly among younger generations who prioritize walkability and proximity to amenities. In Bentonville, however, the relatively lower percentage of multi-family units suggests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

HOUSING UNITS BY AGE (1939-2021)



HOUSING TYPE (2019-2022 AVG.)

- SF Detached (70%)
- Multi-Family (27%)
- Two Units / Duplex (2%)
- Mobile Home (1%)



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

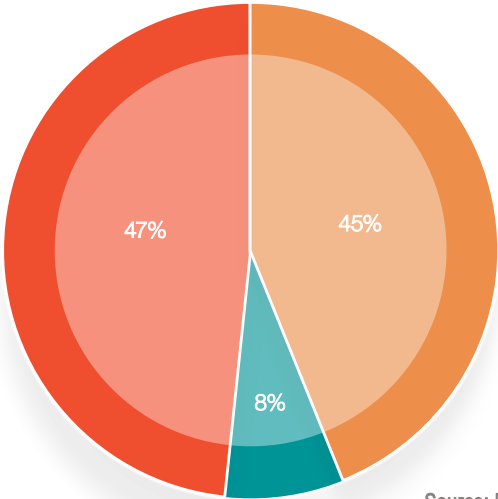
Comparatively, national trends reflect a different landscape in residential occupancy. According to the U.S. Census Bureau, the national average for owner-occupied housing units stands at around 65.4%, while rental occupancy accounts for approximately 34.6% of housing units. This suggests that Bentonville’s rental market is

more pronounced than the national average, potentially indicating a greater demand for rental options, particularly among younger populations and those seeking flexible living arrangements. The lower vacancy rate in Bentonville may also reflect a strong demand for housing, further emphasizing the need for continued development to accommodate growth.

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

HOUSING BY TENURE (2021)

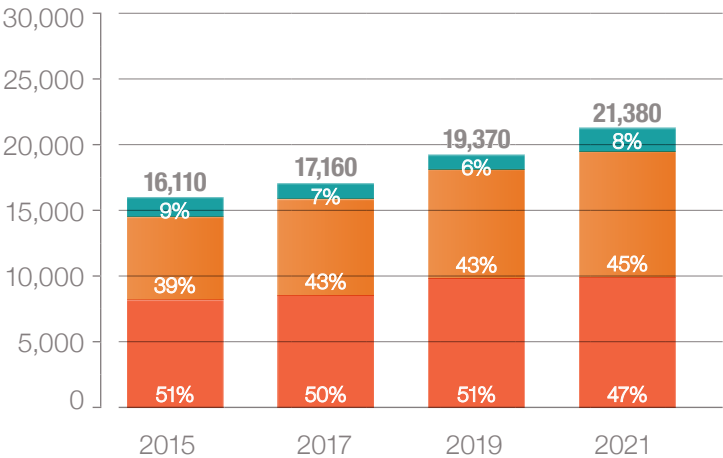
Owner Occupied Renter Occupied Vacant



Source: US Census

HOUSING UNITS BY OCCUPANCY

Vacant Renter Occupied Owner Occupied

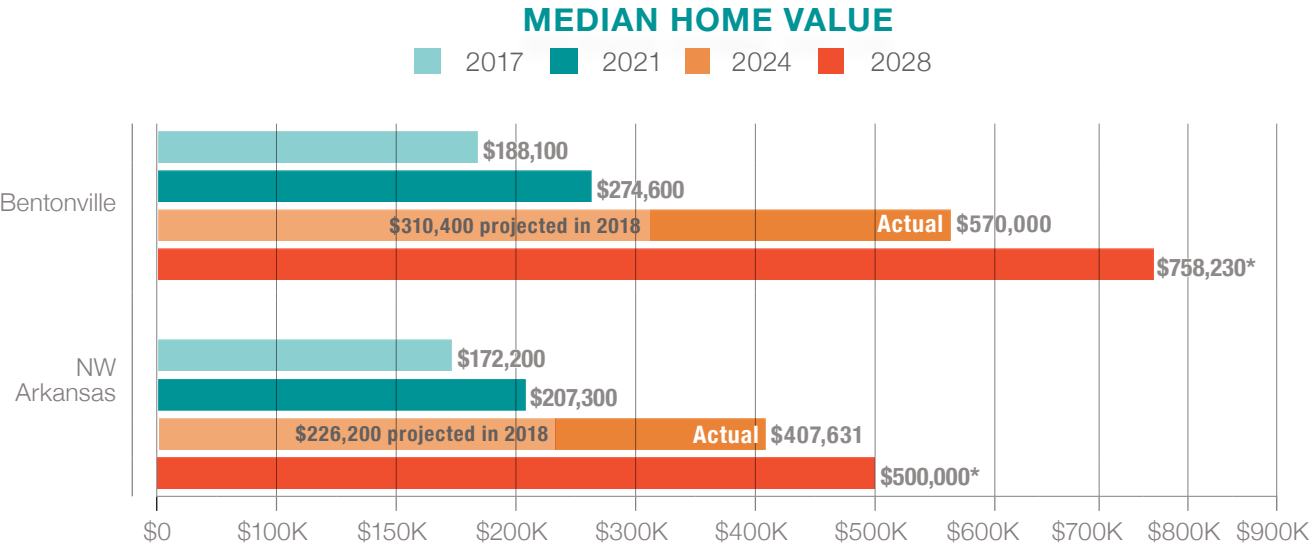


Source: US Census

Median Home Value.

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

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

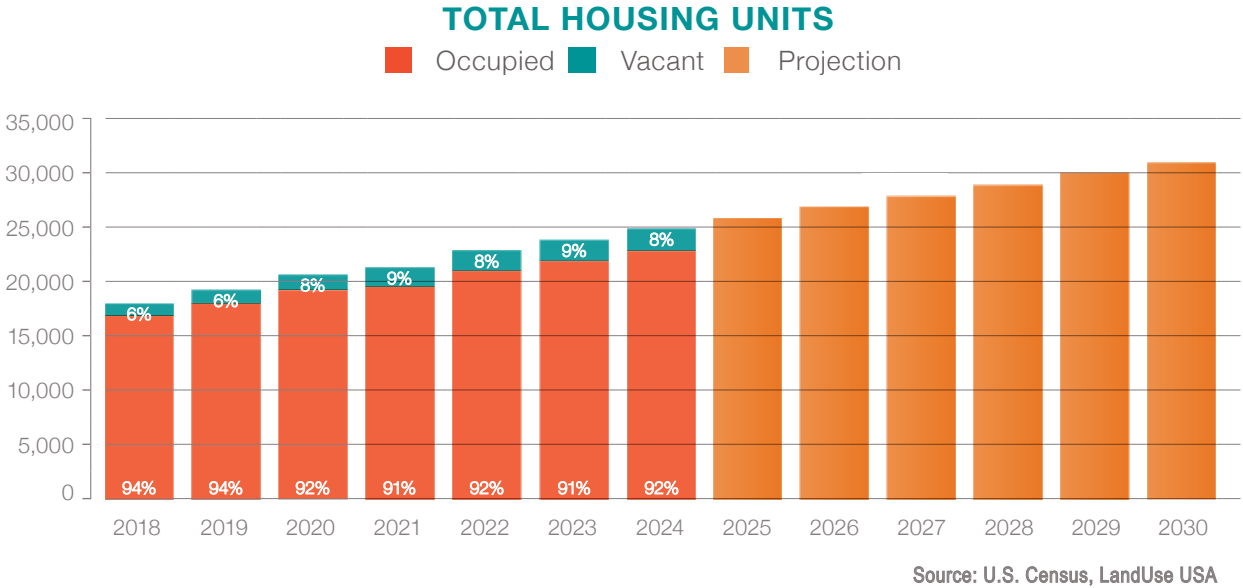


Source: Houseal Lavigne Associates, ACS, ESRI Business Analyst
*Most optimistic scenario

Total Housing Units.

Bentonville’s housing stock expanded significantly from over 13,000 units in 2010 to more than 20,000 units by 2020. With population and economic growth driving further demand, the city is on track to exceed 30,000 housing units by 2030 if growth continues at a similar pace. This trend reflects broader national housing dynamics where rising demand is fueling growth in both single-family and multi-family housing. Nationally, the percentage of multi-family units has been growing in response to

a shift in housing preferences, especially among younger generations seeking affordability, urban amenities, and more flexible living arrangements. Bentonville’s multi-family housing share, while traditionally stable, has also seen recent increases as local demand adapts to these broader lifestyle trends. This shift aligns with many U.S. markets, where multi-family developments are a key part of meeting diverse housing needs in growing cities.



DEVELOPMENT REPORT

Bentonville’s housing market increasingly favors multi-family and townhomes, reflecting national trends driven by rising home prices and remote work. The commercial market also follows national patterns, focused on completing existing projects over initiating new development.

Residential Development.

Bentonville’s housing market has shifted, with multi-family and townhome construction outpacing single-family development. In 2016, 549 single-family homes were permitted compared to 314 multi-family units. By 2018, single-family permits stayed steady at 487, while multi-family surged to 1,032. Although the pace slowed during the pandemic, multi-family permits rebounded to 585 in 2023. That year, total lots platted declined, with final plats down 12.5% and preliminary plats down 48.8%. Still, multi-family construction rose 67.4%, totaling 914 planned units, including 168 townhomes and 746 multi-family residences, compared to 322 single-family units. Bentonville’s housing production continues prioritizing townhomes and multi-family housing, reflecting market demand.

Comparison to National Trends: Nationally, multi-family housing demand is growing, fueled by rising home prices, preferences for apartments, and the remote work trend. Bentonville reflects this shift to diversify housing options and address affordability challenges.

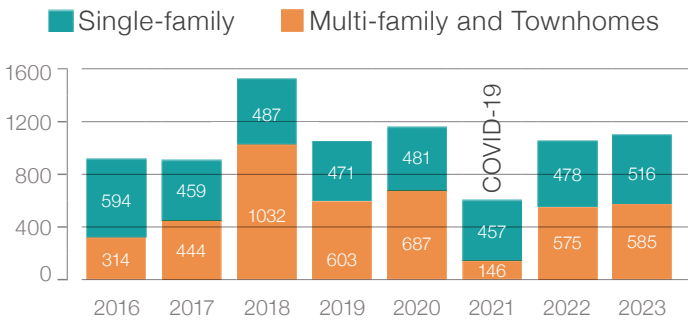
Commercial Development.

Bentonville’s commercial sector showed mixed results in 2023. The city issued 156 commercial permits, a slight decline from 2022, but permit values dropped 41.9%, from \$493 million to \$286 million. Despite this, completed commercial projects rose 19%, showing a focus on finalizing developments. This shift underscores a move away from initiating large projects toward completing and upgrading existing spaces to meet demand.

Comparison to National Trends: Nationwide, commercial real estate saw similar patterns, with reduced new permit values due to economic uncertainties, rising interest rates, and declining demand for office spaces. Like other cities,

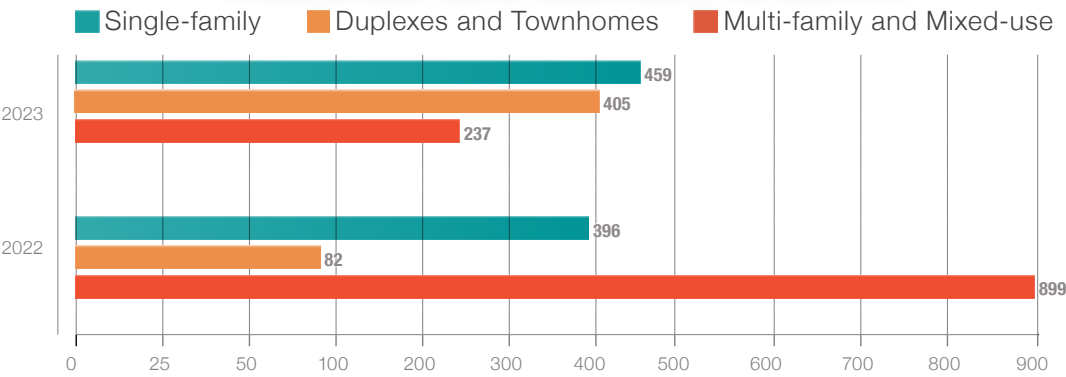
Bentonville’s market emphasizes completing projects and enhancing infrastructure, reflecting a broader trend toward adaptable, efficient commercial development.

RESIDENTIAL UNITS BUILT



Source: City of Bentonville

TOWNHOME DATA AVAILABLE IN 2022-23



Source: City of Bentonville

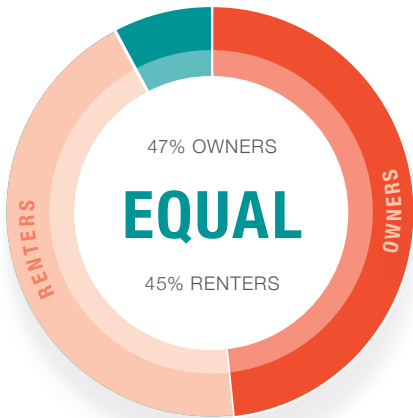
BALANCING SUPPLY AND DEMAND

Bentonville’s housing demand remains robust, with especially high interest in both single-family homes and apartments or condos from prospective renters and buyers. This demand reflects a diverse spectrum of housing needs in the community: some residents are attracted to the rural tranquility outside the city center, while others prefer the vibrancy of downtown. Similarly, some residents seek large homes with spacious yards, while others prioritize smaller, low-maintenance options. This range of preferences highlights the importance of a variety of housing options—both ownership and rental opportunities—to meet different lifestyle needs, economic circumstances, and personal preferences.

Providing a broad selection of housing supports a dynamic and inclusive economy that benefits from a mix of residents across backgrounds and life stages.

However, Bentonville’s housing supply has not kept pace with this growing demand, resulting in gaps that affect both renters and owners. The city’s current housing mix, dominated by single-family homes, does not fully align with demand: many renters occupy single-family homes due to limited apartment options, and prospective homeowners often face a shortage of townhomes and condos.

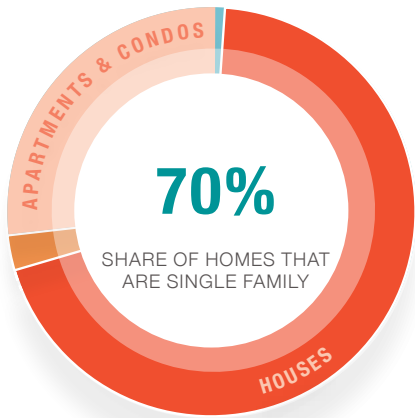
To better match demand, the city could benefit from increasing the supply of diverse housing types, including single-family homes, townhomes, apartments, and condos. This approach would promote a balanced market, allowing smaller households to avoid occupying larger homes and helping families find affordable space, which could help moderate housing costs across the city.



HOME OWNERSHIP RATE



NEW HOME POTENTIAL



EXISTING HOME SUPPLY

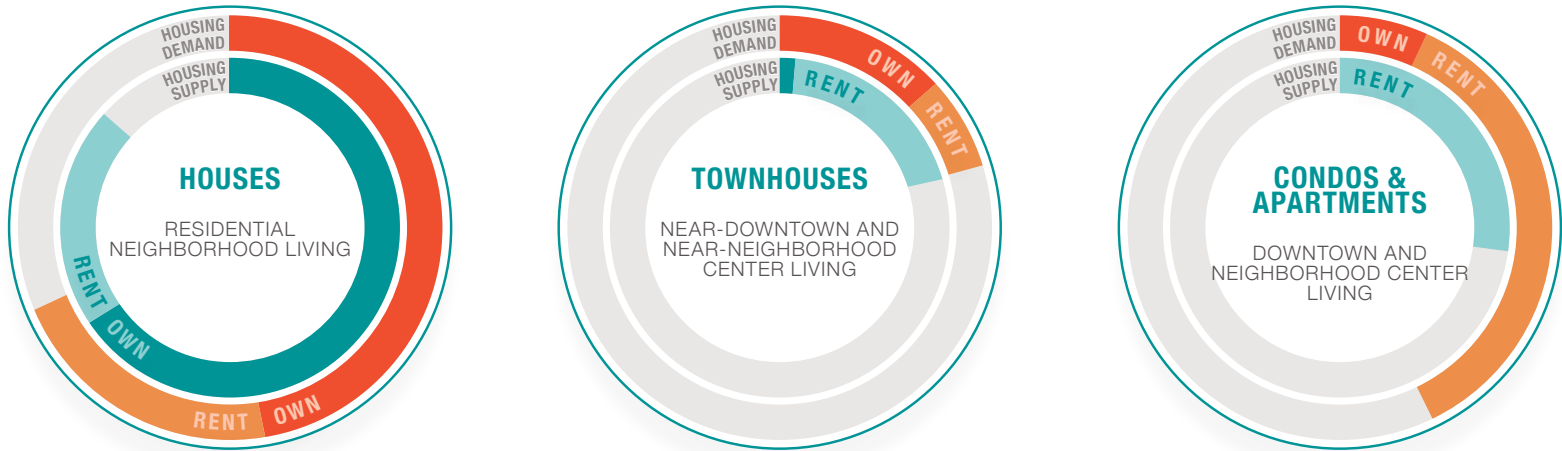
Source: LandUse USA

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

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

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

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



SUPPLY AND DEMAND FOR HOMES BY TYPE AND OWNERSHIP

Source: LandUse USA

JOBS

Bentonville is a Regional Employment Hub

Bentonville is an anchor for Northwest Arkansas’s economy, supported by major corporations like Walmart, J.B. Hunt, and Tyson Foods. These companies attract talent and supplier networks, driving regional growth and fostering economic development. Building on this success, Bentonville aims to diversify its role as an employment hub by fostering new industries and reducing reliance on corporate anchors.

Economic Diversification and Workforce Growth

Bentonville is focused on attracting high-tech, advanced manufacturing, and logistics companies. The I-Street Corridor exemplifies this effort, creating opportunities to establish regional corporations that enhance long-term stability. Encouraging entrepreneurship and small business growth in tourism, retail, and hospitality bolsters economic resilience.

Partnerships with educational institutions and technical training programs will prepare residents for jobs in emerging industries. Supporting incubators, expanding workforce training, and investing in technology infrastructure strengthen Bentonville’s ability to attract forward-thinking companies and a skilled workforce.

Placemaking to Attract and Retain Talent

Placemaking is central to attracting and retaining talent. Cultural and recreational assets like Crystal Bridges Museum, a dynamic culinary scene, and world-class biking trails create an appealing urban lifestyle. Expanded parks, plazas, and public spaces enhance livability and foster community connection. Bentonville’s ability to offer vibrant cultural experiences recruits top talent and builds long-term commitment among residents and workers.

Housing and Infrastructure for Growth

Expanding diverse and affordable housing options encourages workers to live near their jobs, reducing congestion, improving environmental outcomes, and fostering stronger community ties. Investing in transit, bike networks, and road improvements ensures accessibility for residents and visitors, supporting sustainable growth and reducing strain on infrastructure.

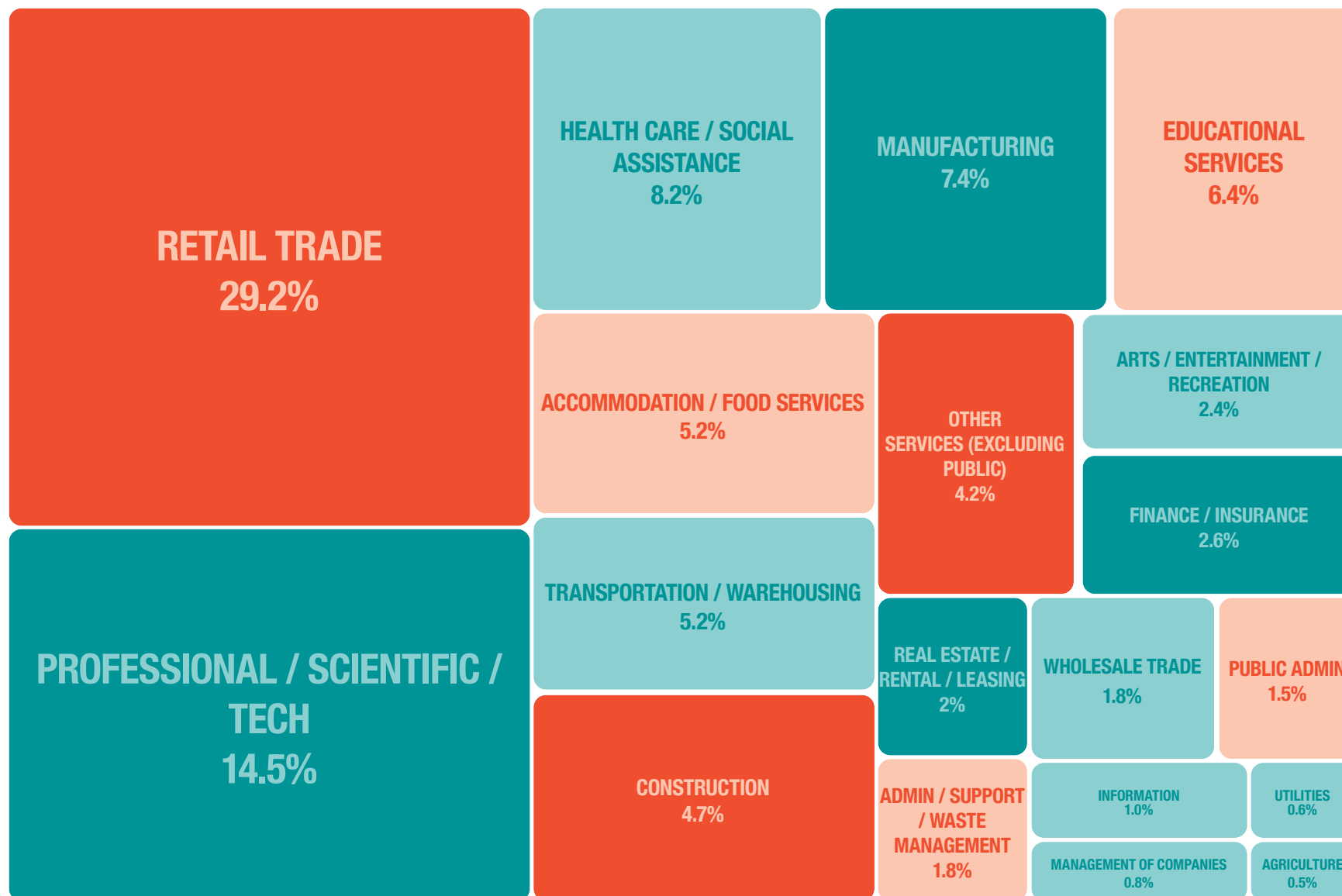
Leadership and Innovation

Bentonville drives business growth by supporting startups, public-private partnerships, and incentives for emerging industries. Balancing its corporate strengths with new industries enables a dynamic, sustainable, and inclusive economic future for Bentonville and the Northwest Arkansas region.

EMPLOYMENT BY INDUSTRY (2023)

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

Source: ESRI Business Analyst



COMMUNITY OUTREACH

2024 UPDATE

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

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

pages of news and information.

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

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

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

- Project website
- City department head meetings
- City Council and Planning Commission presentations and updates
- Technical Advisory Committee meetings
- Open houses



- Surveys
- Stakeholder interviews
- Pop-up sessions
- One-on-one interactions with city staff
- Online review of work-in-progress

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

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

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

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

provided.

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

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



1,272

residents engaged in-person via open houses, pop-up events, and staff office hours

33

hours of
1-on-1 conversations
expressing a wide range of
perspectives on growth

22

hours of
pop-up events
in popular destinations
spread across town

2,095

community surveys completed

15

hours of
in-person meetings
Public open houses and
topic-specific discussions
with local officials in
infrastructure, utilities, land
use, transportation and
economic development

11,428

unique website visitors
viewing 35,780 pages

9,767

views of place type StoryMap overview

Viewpoints represented:

Lifelong residents, new residents, elected officials, Planning Commission, State Representatives, County Judge, Board of Adjustments, affordable housing advocates and providers, schools administration, Walmart Active Mobility, small entrepreneurs, builders/developers, banks, grassroots conservatives, social services, Indian community, accessibility advocates, and downtown area neighbors

1,169

parcel-level comments on interactive Future Land Use Map

Social media advertising



332,446 impressions, 100,577 viewers reached, 53,422 engagements, 265 likes, 287 comments, and 87 shares

BENTONVILLE SPEAKS

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

1. Mixed-Use and Walkability

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

2. Compact Development for Economic and Environmental Benefits Participants emphasized the need for compact, higher-density development to preserve natural lands, support local businesses, and optimize infrastructure. This approach aligns with economic benefits of walkability and environmental sustainability.

3. Preservation of Natural and Rural Areas

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

4. Preservation of Current Single Family

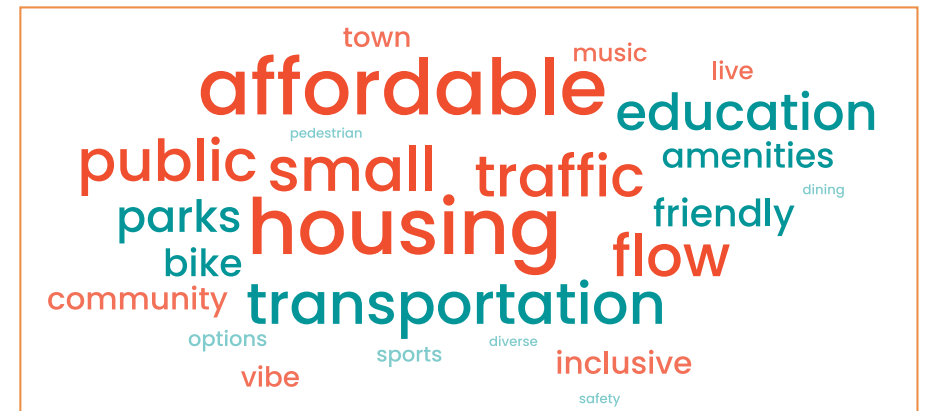
Many residents wish to protect existing single-family neighborhoods while supporting diverse housing growth in new parts of the city.



WHAT DO YOU LOVE ABOUT BENTONVILLE?



WHAT WOULD MAKE BENTONVILLE EVEN BETTER?



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

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

Bentonville residents value the town's unique character, and they want new development to

8. Sustainable Infrastructure and Resilience

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

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



issues
 loss
 local
 zones
 political
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 concerns
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 sprawl
 gentrification
 affordable
 businesses
 transport
 environmental
 public
 spaces
 green
 overpopulation
 infrastructure
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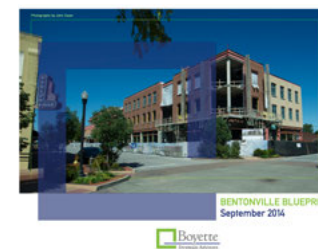
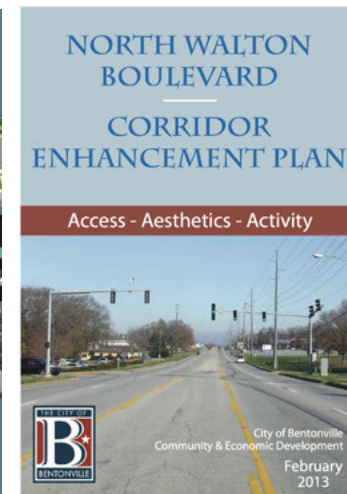
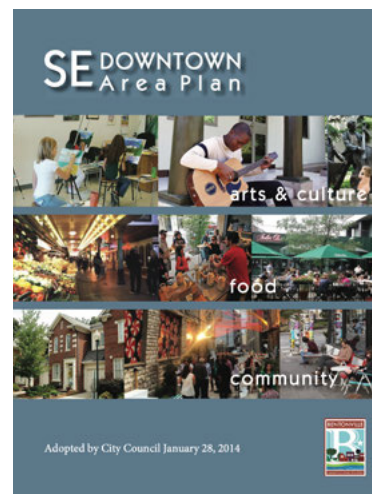
PAST PLANS AND STUDIES

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

The plan studies reviewed include:

- City of Bentonville - Downtown Bentonville Master Plan (2004)
- City of Bentonville - General Plan (2007)
- City of Bentonville - Parks and Recreation Master Plan (2007)
- City of Bentonville - Master Street Plan (2021)
- Walton Family Foundation - Northwest Arkansas Greenway Design Study (2010)
- City of Bentonville - North Walton Boulevard Corridor Enhancement Plan (2013)

- City of Bentonville - Bentonville Blueprint (2014)
- City of Bentonville - SE Downtown Area Plan (2014)
- Bentonville Schools 10-Year Plan (2022)
- Connecting Bentonville - Bentonville Bike and Pedestrian Master Plan (2021)
- Northwest Arkansas Regional Planning Commission - Transportation Alternatives Analysis Study (2015)
- Northwest Arkansas Open Space Plan (2016)
- City Wide Traffic Study (2014)
- ARDOT - Arkansas Department of Transportation - Annual Report (2023)
- Bentonville Community Plan - Public Input (2018)



PUBLIC INPUT TO THE 2018 COMMUNITY PLAN

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

In total, over 1,700 participants (4% of population) generated thousands of comments, ideas, and insights for consideration. Accounting for unique visits to the project website, roughly 25% of the population had awareness or involvement in the planning

process. Outreach included face-to-face engagement as well as extensive online engagement, and included small group, one-on-one, and large group settings.

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

Outreach activities undertaken as part of the planning process included:

- City department head meetings
- City Council workshops and updates
- Planning Commission workshops and updates
- Comprehensive Plan Advisory

Committee (CPAC) meetings and workshops

- Community workshops
- Business workshops
- Public comment cards
- Stakeholder interviews
- Student workshops
- Developer and property owner workshop
- Community visioning workshop
- An interactive project website that included online questionnaires for residents and businesses, a student/teacher portal, and map, social, an online community mapping tool.



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

Land Use Development.

- There are barriers preventing the development of affordable housing, which is becoming a bigger need in Bentonville. There is also a need for senior housing and workforce housing, and there ought to be more neighborhoods with a mix of housing types.
- Neighborhoods around the Downtown should be allowed to transform into denser areas.
- Zoning regulations and procedures need to be aligned with development and more flexible.

- There is concern over rapid growth and sprawling development. Growth ought to be more sustainable, including natural preservation, solar farms on vacant land, and awareness of open space and environmental issues.
- Infrastructure is aging, especially in the city's older neighborhoods and downtown, where drainage is an issue.
- The Bella Vista Lake represents an opportunity for new recreation. The dam ought to be made safer.
- Downtown lacks affordable retail space.
- There is a need for additional entertainment and recreation venues.

Transportation and Mobility.

- Downtown connectivity, congestion, and parking is an issue. Parking decks are needed to support businesses.
- Walmart employee traffic creates congestion in the southern portion

of Downtown, employee schedules ought to be staggered.

- Traffic signals should use technology to manage traffic better.
- Better public transportation is needed, including an expanded bus system and a shuttle to Downtown.
- Pedestrian improvements or roundabouts should be installed at key intersections.
- The bike network should be expanded and cyclists should have access to education and awareness programs.
- Neighborhoods need better infrastructure, including curb and gutter, lights, and sidewalks.
- Airfare to XNA is not affordable.



Economic Development.

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

Image and Identity.

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

Health, Safety, and Education.

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



4

LAND USE and STRATEGIC GROWTH

AT A GLANCE

Existing Land Use

Municipal Budget

The Cost of Growth

Strategic Growth Areas

Future Land Use Plan

Future Land Use and Zoning

Place Types

Getting Around Bentonville

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

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

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

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

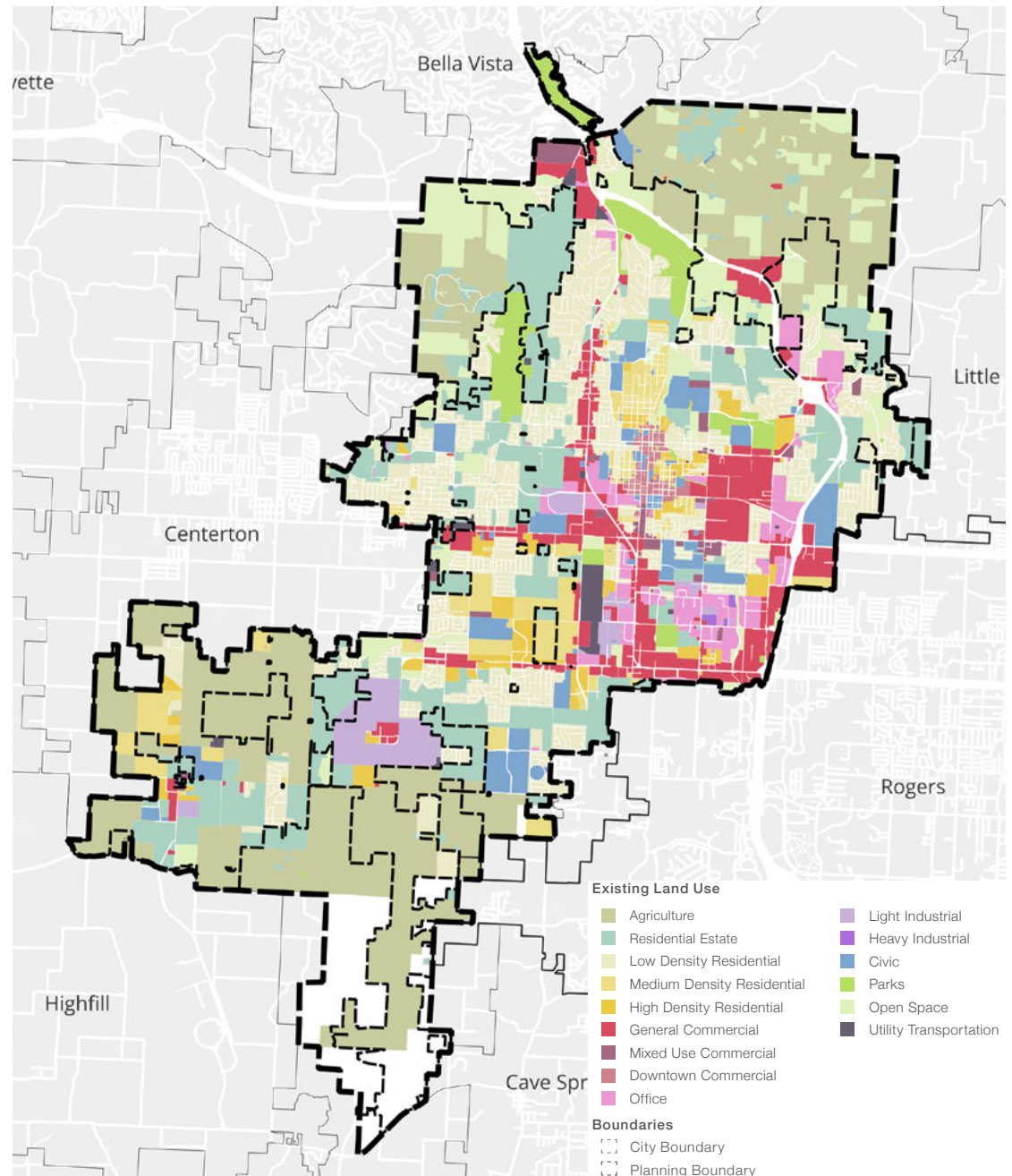
Through Place Types, the Plan focuses on how the character of future growth can create places - neighborhoods, centers of activity, and the connections between - distributed in a manner that provides opportunity throughout the city. Most existing areas are not planned for growth, rather to preserve their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

EXISTING LAND USE

Bentonville's land use represents a blend of planned initiatives and organic growth, creating a vibrant yet uneven urban environment. The city's commercial development is largely concentrated along major arterial roads, resulting in vehicle-dependent corridors with limited walkability. Meanwhile, residential growth has been fragmented, with suburban neighborhoods often isolated due to insufficient street connectivity. This disconnection challenges cohesive community development and makes it difficult for the city to accommodate future growth effectively.

Downtown Bentonville has evolved into a thriving cultural and economic hub, attracting visitors with its diverse dining, arts, and entertainment options. While this revitalization has bolstered the city's core, it has also led to an over-concentration of activity downtown compared to other parts of the city. Combined with a lack of housing options to meet growing demand, many workers are forced to live farther from their jobs, increasing traffic congestion and placing strain on infrastructure and quality of life.

To sustain growth, Bentonville must prioritize balanced land use policies that promote housing availability across all income levels, enhance neighborhood connectivity, and diversify economic and cultural activity beyond the downtown core. These measures are crucial to alleviating congestion, supporting the growing workforce, and fostering a more integrated



urban environment. The completion of Walmart’s new headquarters highlights Bentonville’s role as a corporate center, while ongoing efforts to attract additional industries to the I-Street Corridor further enhance the city’s economic prospects.

However, development has spread beyond downtown, particularly in the southwestern quadrant, where growth is outpacing infrastructure capacities such as roads and sewer systems. While philanthropic investments in parks, trails, and cultural sites have increased Bentonville’s recreational and social appeal, the concentration of these amenities around downtown has resulted in a lack of similar resources in newer, outlying neighborhoods. This has led to heightened demand for the city center as Bentonville’s primary social and entertainment hub.

Expanding peripheral areas and improving connectivity are essential to alleviating pressure on the downtown core. Increased traffic congestion, particularly along routes like 14th Street from Centerton, can be mitigated by improving infrastructure and addressing low-density commercial and industrial areas through redevelopment. While the 2018 Community Plan prioritized infill development, Bentonville’s expansion has encompassed both infill and peripheral growth. The updated Community Plan aims to balance residential and commercial development across the city, address connectivity challenges, and support expansion that relieves pressure on the downtown area, creating a more sustainable and accessible Bentonville for all residents.

MUNICIPAL BUDGET

Managing Growth for Fiscal Sustainability

Operating Bentonville in 2024 costs approximately \$16,824 per developed acre, a figure that will rise with continued growth. The \$209 million budget funds critical services like public safety, infrastructure, parks, and utilities. However, existing revenue streams—sales taxes, property taxes, utility fees, and impact fees—are insufficient to address current and future demands, such as:

- Expanding water, sewer, and power capacity.
- Alleviating traffic congestion and supporting active transportation.
- Addressing regional stormwater challenges.
- Funding additional parks and community amenities.

Bentonville’s long-term fiscal sustainability hinges on managing growth and land use efficiently to support services without overburdening the budget. Historically, subsidizing low-density residential growth with infrastructure investments—roads, sewers, parks, and schools—has stretched resources thin. These patterns assume residential developments cannot pay their way and rely on sales tax contributions. In contrast, townhomes, mixed-use, multi-family housing, and commercial developments typically contribute more

than they consume in resources, offering a path to bridge funding gaps.

As the city prepares for substantial population growth, the current trajectory of subsidized low-density expansion is unsustainable. To ensure a fiscally resilient future, Bentonville must adopt strategies to balance land uses, support self-sustaining growth, and generate surplus revenue to fund unmet needs.



Source: City of Bentonville

Fiscal Strategies for Sustainable Growth

1. Prioritize Balanced Land Use

Encourage diverse development types that contribute positively to the budget. Mixed-use, commercial, and denser residential developments offer higher returns per acre and reduce per capita service costs compared to traditional suburban growth patterns.

2. Ensure Growth Pays Its Way

Rather than burdening new developments with excessive fees that could deter growth, focus on policies that align development with its fiscal contributions. Growth within existing infrastructure areas should be prioritized, as it minimizes costs compared to expanding into undeveloped areas. Development fees may be necessary but they are secondary to both the location and net contributions of new growth.

3. Align Housing Policies With Fiscal Needs

Promote denser housing forms like multi-family units and townhomes to reduce infrastructure costs while increasing property tax revenues. Addressing the housing shortage will also reduce traffic congestion by enabling workers to live closer to jobs, lowering strain on roads and utilities.

4. Invest in Cost-Effective Transportation

Expand active transportation networks, including bike paths and sidewalks, to lower road maintenance costs and reduce reliance on single-occupancy vehicles. Transit-oriented development can enhance accessibility while improving fiscal performance.

5. Leverage Parks and Recreation as Economic Drivers

Strategically invest in parks and trails to boost property values in underutilized areas and attract tourism. Recreation amenities can stimulate

secondary economic activity, contributing to the city's budget.

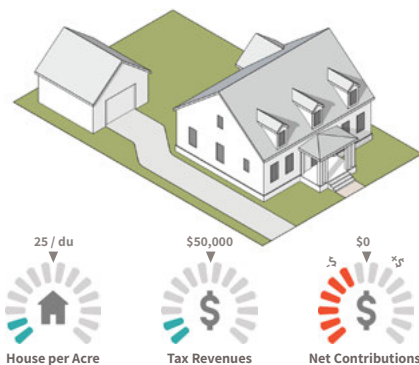
6. Embrace Economic Diversification

Attract high-value industries like technology, advanced manufacturing, and logistics to increase commercial tax revenues. Supporting small businesses further diversifies the tax base, enhancing economic resilience.

By focusing on fiscally sustainable growth and land use practices, Bentonville can address the financial challenges of expansion, reduce reliance on inefficient development patterns, and invest in services that enhance the quality of life for residents. This approach will position Bentonville to remain a thriving, well-resourced community.

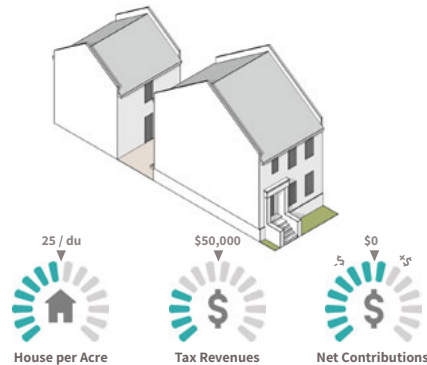
DETACHED HOUSE ON A MEDIUM PROPERTY

Average property size of 6,000 sq. ft.



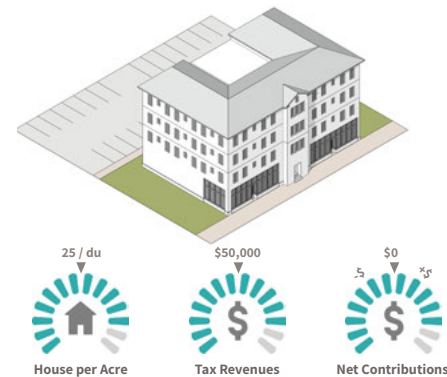
TOWNHOUSE ON A SMALL PROPERTY

Average property size of 2,000 sq. ft.



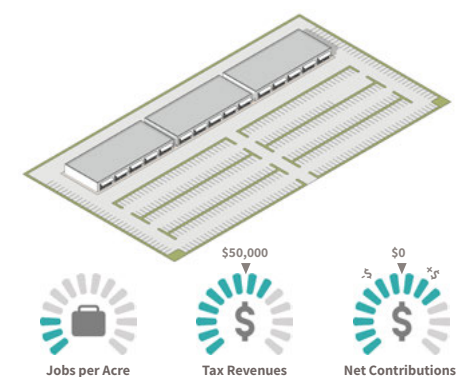
MIXED-USE RESIDENTIAL (4 STORIES)

Average property size of 22,000 sq. ft.



STRIP COMMERCIAL

Average property size of 260,000 sq. ft.



THE COST OF GROWTH

Bentonville's growth strategy must weigh the cost implications of various densities, balancing community character, fiscal sustainability, and land use efficiency. Growth patterns will significantly influence infrastructure costs, land consumption, and the city's long-term financial health. A thoughtful approach is essential to manage the trade-offs between outward expansion and higher-density development while preserving Bentonville's quality of life.

Infrastructure Costs and Land Consumption

Bentonville's current average density of 2.5 homes per acre is financially unsustainable for future growth. Expanding at nearly double this density at 4 homes per acre would require \$1.6 billion to develop 1,896 miles of infrastructure, consuming all available land and an additional 16,413 acres beyond the city's limits. This outward growth drives up infrastructure costs, disrupts rural character, and exacerbates traffic congestion as people commute longer distances.

By contrast:

- **16 Homes per Acre:** Requires \$407 million for 474 miles of infrastructure, leaving 2,329 acres undeveloped.
- **12 Homes per Acre:** Costs \$543 million for 632 miles of infrastructure, leaving 246 acres undeveloped.

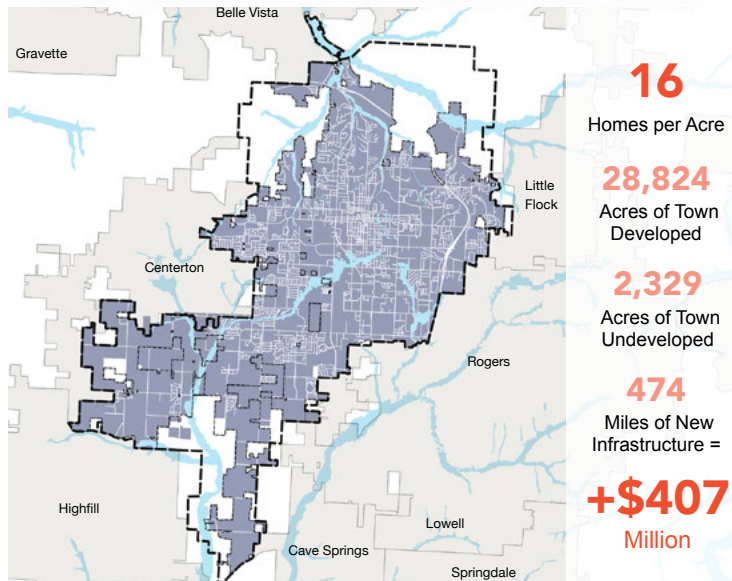
• **8 Homes per Acre:** Increases costs to \$815 million for 948 miles of infrastructure, requiring an additional 3,919 acres beyond current city limits.

Moderate densities—such as 8-12 homes per acre—balance infrastructure efficiency with housing diversity, offering a path to accommodate growth while reducing land consumption and fiscal strain.

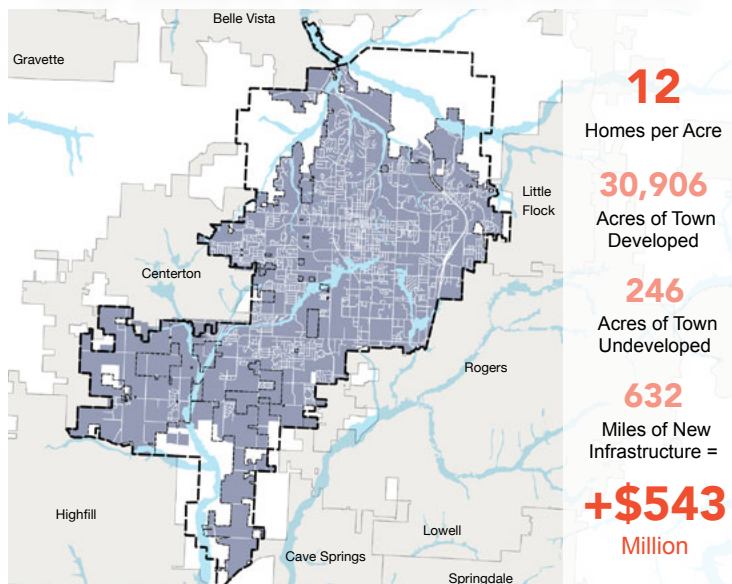
The Fiscal and Land Use Case for Moderate Density

Moderate-density development provides a fiscally responsible approach, reducing infrastructure costs per household while preserving rural land and character. Higher-density housing options like townhomes, duplexes, and apartments typically contribute more in property tax revenue relative to their infrastructure demands. This supports the city's long-term financial stability while meeting diverse housing needs. Accommodating moderate densities also includes single family homes on small, moderate, and large lots alongside townhomes and other higher-density options. This moderate, blended density can meet the demand present in the housing market and also provide a solid fiscal foundation for city finances.

NEW GROWTH AT 16 HOMES PER ACRE



NEW GROWTH AT 12 HOMES PER ACRE



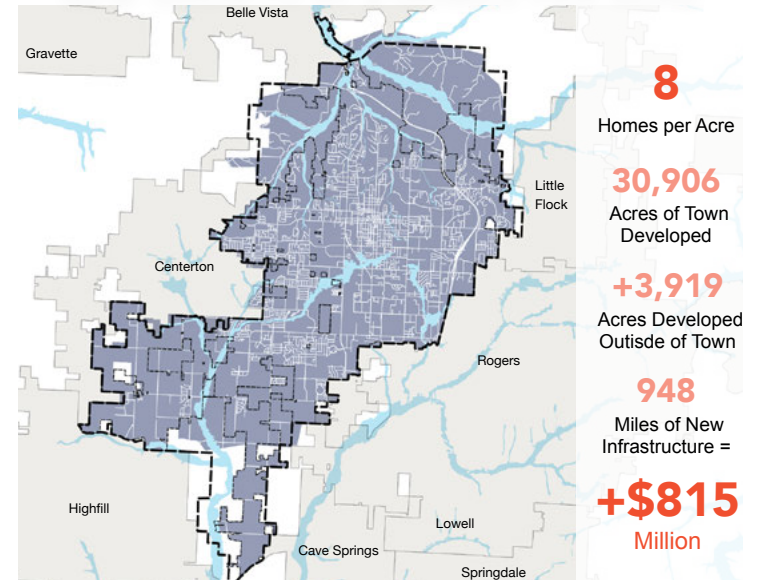
Growth and Fiscal Sustainability Strategies

1. **Optimize Land Use for Cost Efficiency:** Encourage densities that balance housing supply and infrastructure costs, reducing the need for extensive outward growth.
2. **Preserve Rural and Natural Areas:** Limit low-density growth to protect rural land and agricultural spaces, conserving the character of Bentonville's surrounding areas.
3. **Grow Compactly:** Promote walkable, connected neighborhoods with a mix of housing types that require less extensive infrastructure.
4. **Support Active Transportation and Connectivity:** Invest in bike paths, sidewalks, and transit-supportive designs to reduce traffic congestion and lower road maintenance costs.
5. **Expand the Tax Base Strategically:** Encourage mixed-use and commercial developments throughout the community to generate surplus revenues that offset the costs of low-density growth.
6. **Plan for Resilient Infrastructure:** Integrate infrastructure costs into land-use decisions to ensure that future development contributes positively to the city's budget.

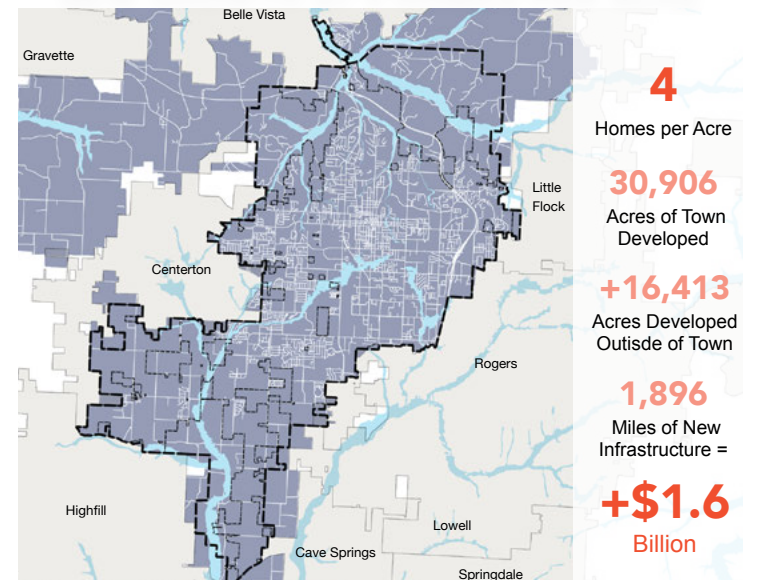
Balancing Density, Community Character, and Costs

While overly dense development could challenge Bentonville's small-town character, moderate-density growth represents a fiscally and socially balanced solution. By avoiding excessive outward growth, Bentonville can preserve open spaces and rural character while managing costs effectively. This approach supports a thriving, inclusive, and financially resilient city capable of meeting future demands without compromising its identity.

NEW GROWTH AT 8 HOMES PER ACRE



NEW GROWTH AT 4 HOMES PER ACRE

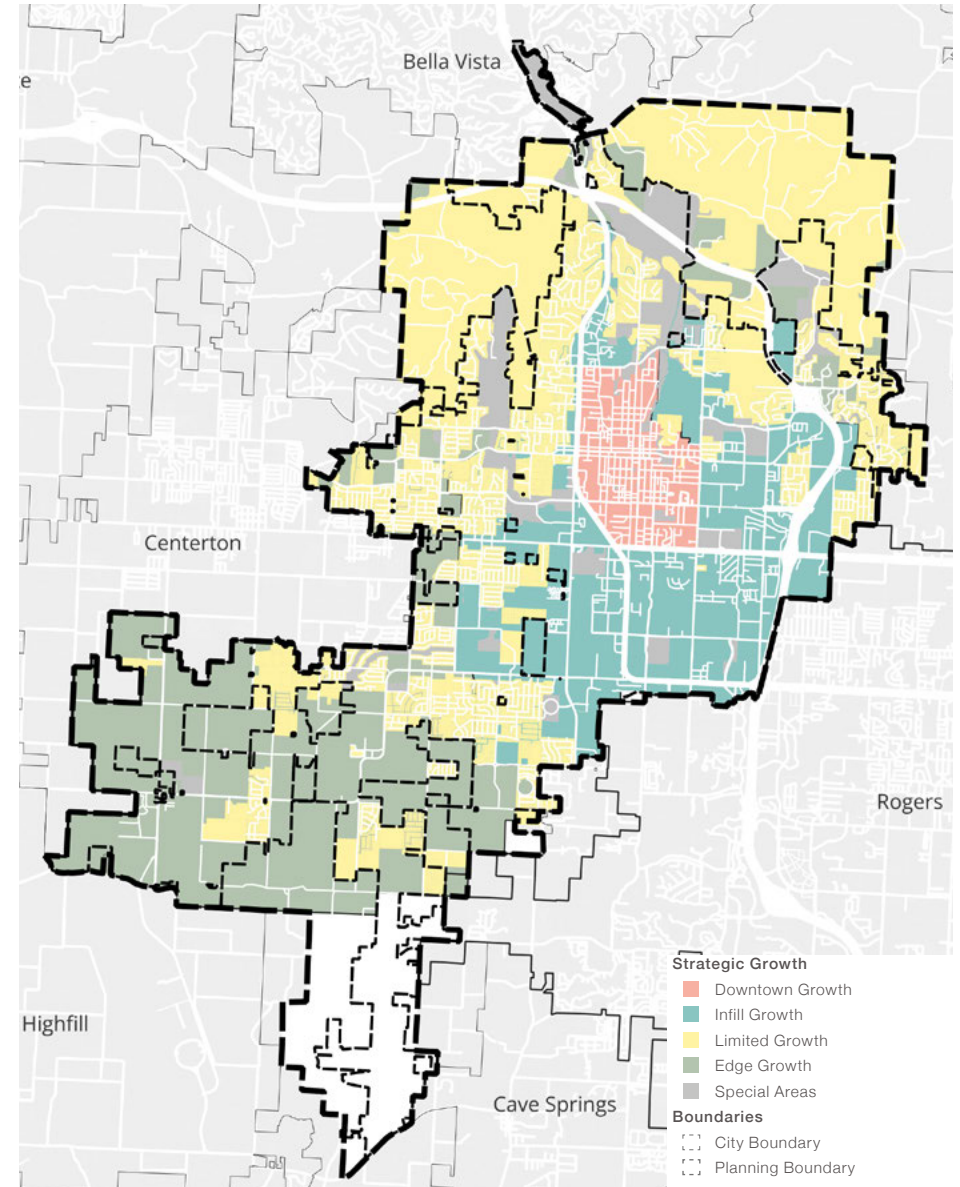


STRATEGIC GROWTH AREAS

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

Downtown Growth.

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



Infill Growth.

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

Limited Growth.

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

these limited-growth zones should be minimized to preserve their existing qualities and avoid overburdening the infrastructure.

Edge Growth.

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

Special Areas.

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

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

FUTURE LAND USE PLAN

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

The Place Types guide development in several main categories:

Center Place Types

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

Neighborhood Place Types

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

Corridor Place Types

Major thoroughfares such as 14th Street and Regional Airport Boulevard primarily serve commercial functions today but are envisioned to evolve. Some Suburban Corridors will retain their

low-scale, car-oriented character due to existing constraints, while Walkable and Urban Corridors will incorporate mixed-use, higher-density developments to improve walkability and connectivity.

Recreational Place Types

Encompassing parks, open spaces, and outdoor venues, these areas provide recreational opportunities for both residents and

visitors. Recreation areas may be publicly or privately managed and are designed to enhance the city's livability and offer varied amenities.

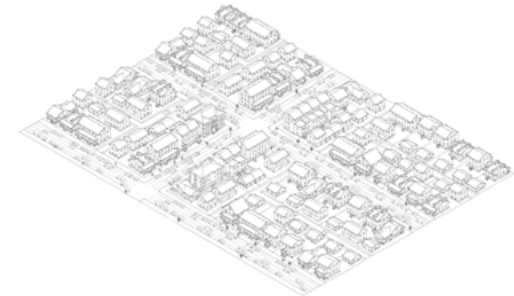
Specialized Place Types

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

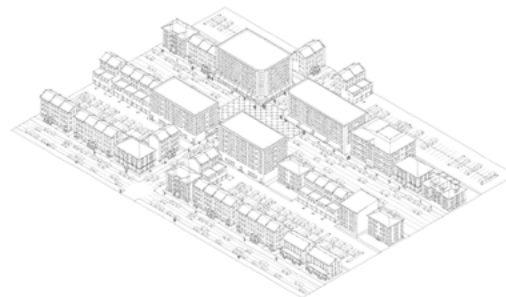
CENTERS



NEIGHBORHOODS



CORRIDORS



RECREATION



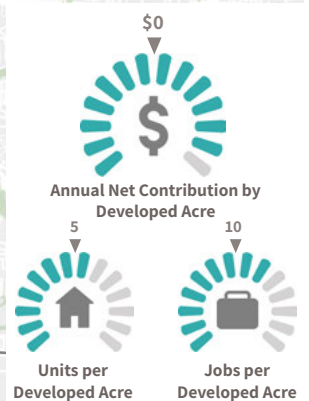
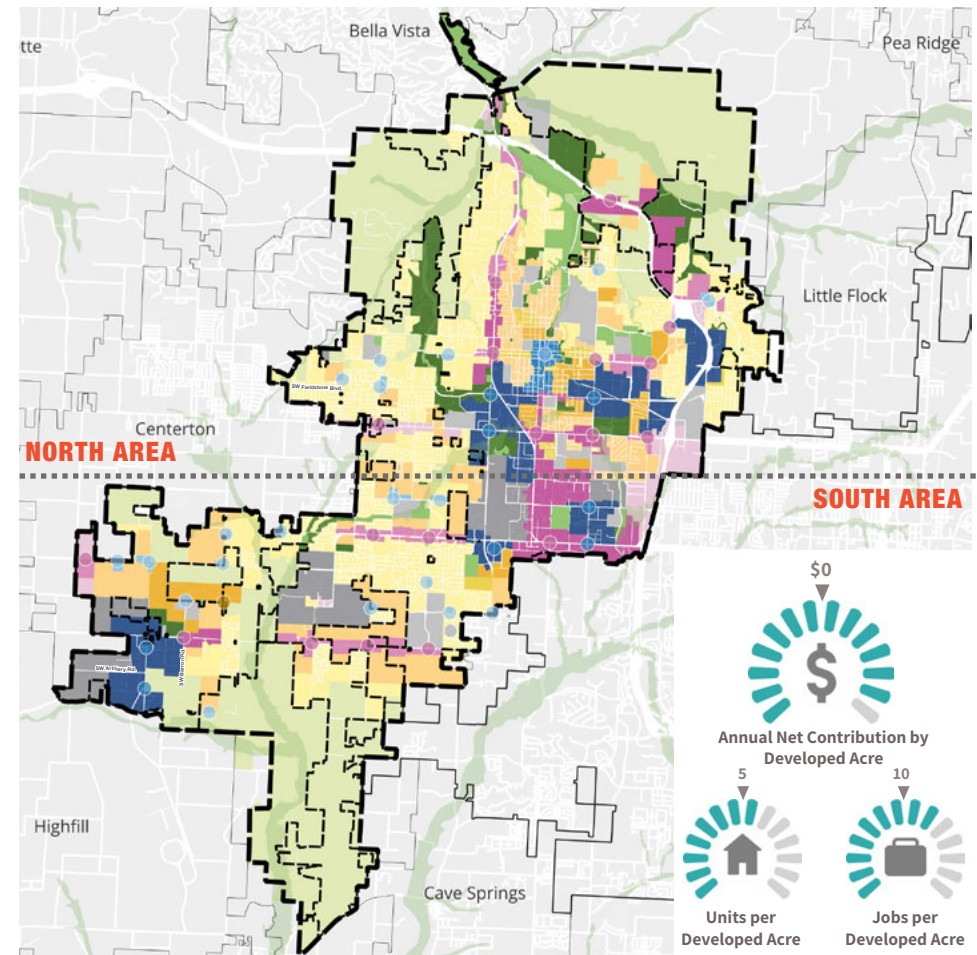
Strategic and Balanced Growth

To ease pressure on downtown and encourage walking and biking, the plan establishes multiple activity hubs, including a major future employment center near Northwest Arkansas National Airport. These Regional Centers will boost the city's economic base with spaces for cultural venues, entertainment, diverse jobs, and higher-density housing in areas away from the airports. Within residential zones, smaller Neighborhood Centers provide convenient retail and gathering spots, fostering a network of community-focused amenities within easy walking, biking, and driving distance for most residents.

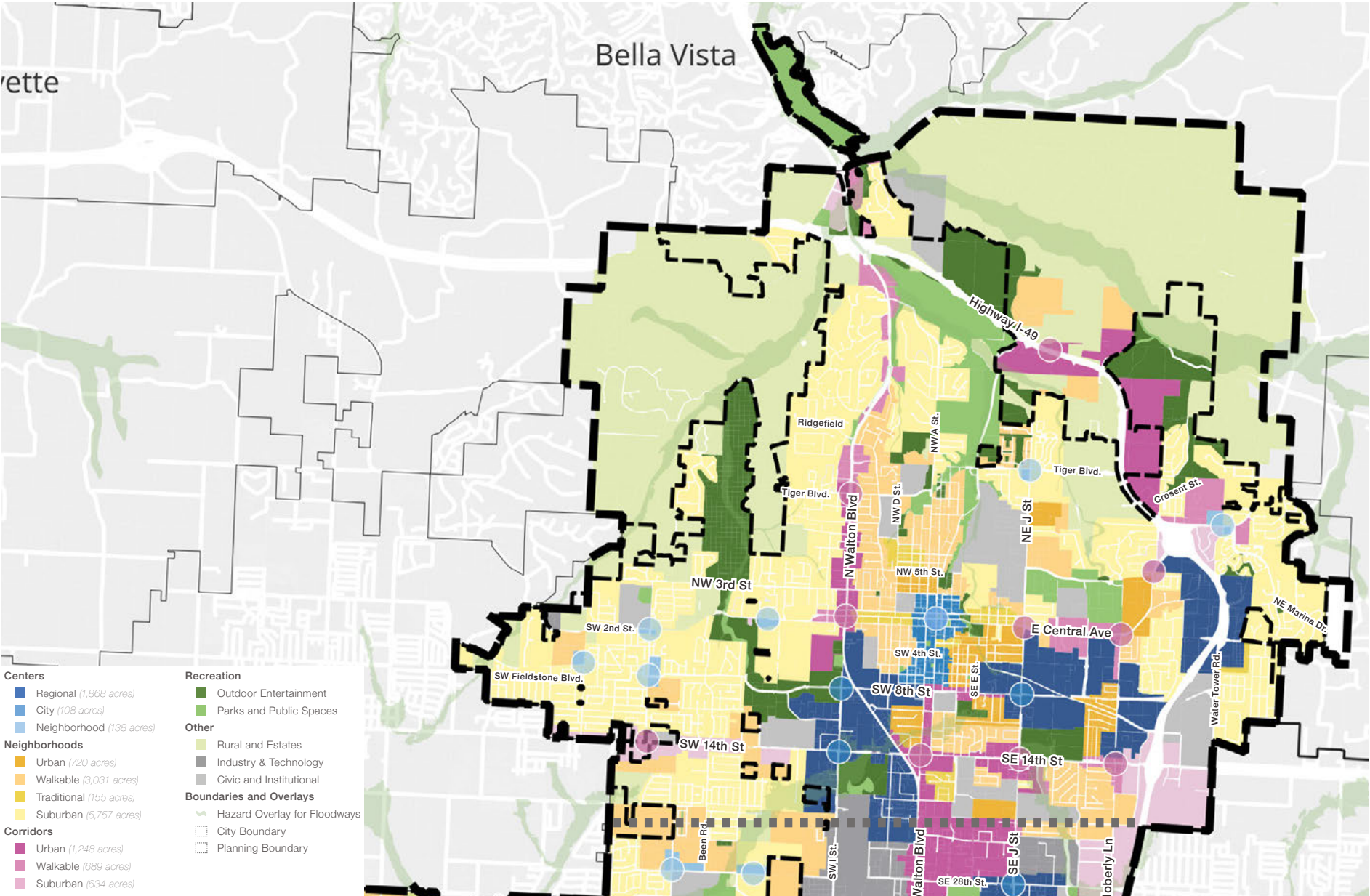
Strategically planned infill and compact growth in new areas aim to enhance Bentonville's fiscal health by minimizing infrastructure costs and creating a budget surplus to reinvest in city services, infrastructure, and recreation. With projected growth nearing 220,000 residents, the Future Land Use Plan addresses fiscal sustainability by balancing growth density and housing diversity.

Balanced growth, as outlined in the plan, supports a sustainable fiscal outlook, reduces downtown congestion, promotes alternative travel options, and diversifies housing to meet demand. The Community Plan targets an average new growth of about 13 units per acre, blended between new, high-density places like Regional Centers, medium-density places like Urban Corridors, and low-density places like Walkable Neighborhoods, while discouraging growth in Suburban and Traditional Neighborhoods and Rural areas. Each Place Type contributes to the city's economy, housing, and character, underscoring the need for comprehensive, balanced growth and a diversity of environments for residents, providing a high quality of life and accessibility to housing, jobs, and mobility for future generations.

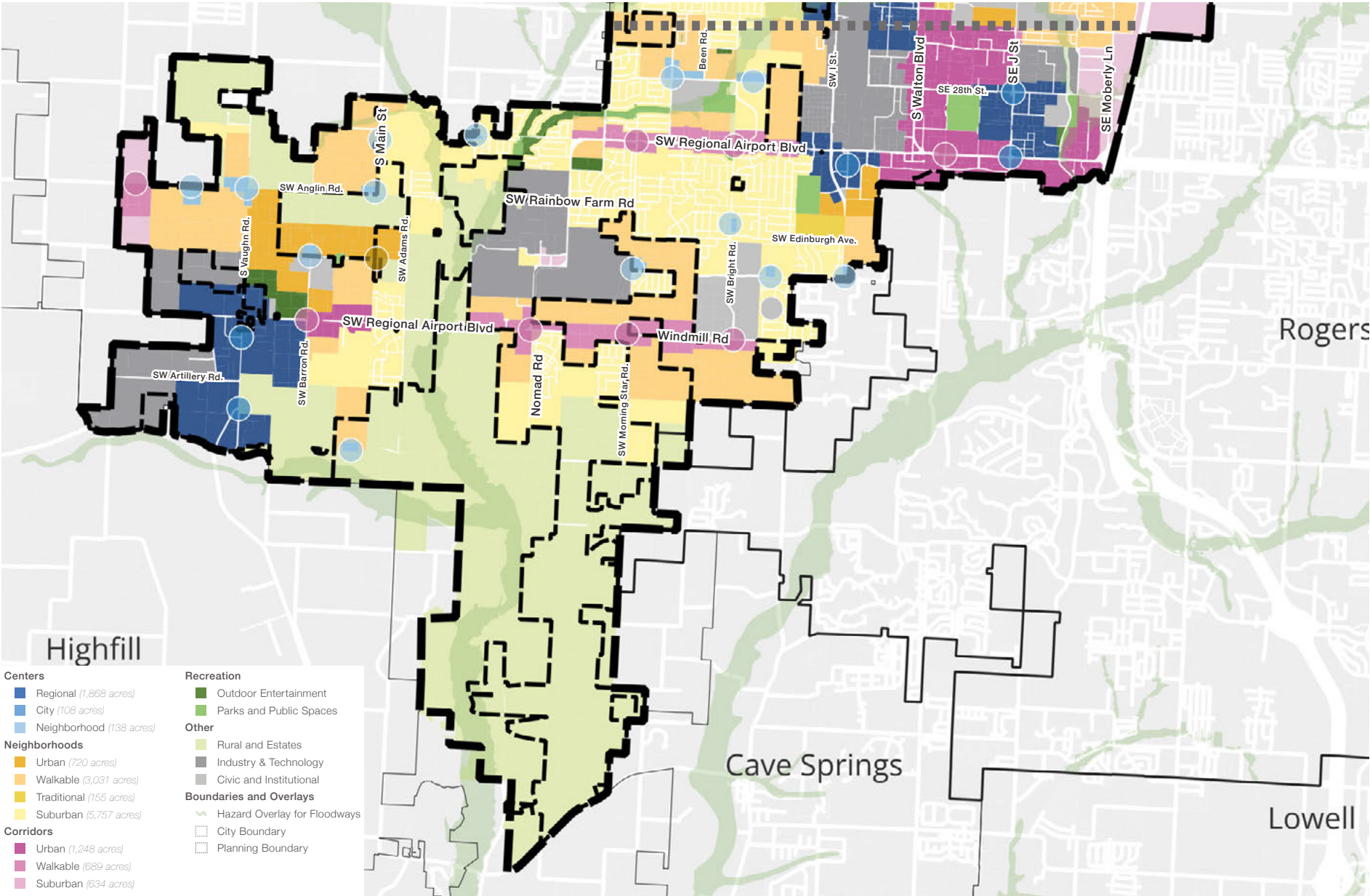
Preserving rural character remains a key priority. The plan encourages relatively higher-density development within the city's core and hubs, reducing the need for outward expansion. While the plan can accommodate population growth beyond current projections, compact, fiscally responsible growth ensures Bentonville retains its rural surroundings and strong fiscal outlook, meeting population demands while staying adaptable to future challenges.



NORTH AREA



SOUTH AREA

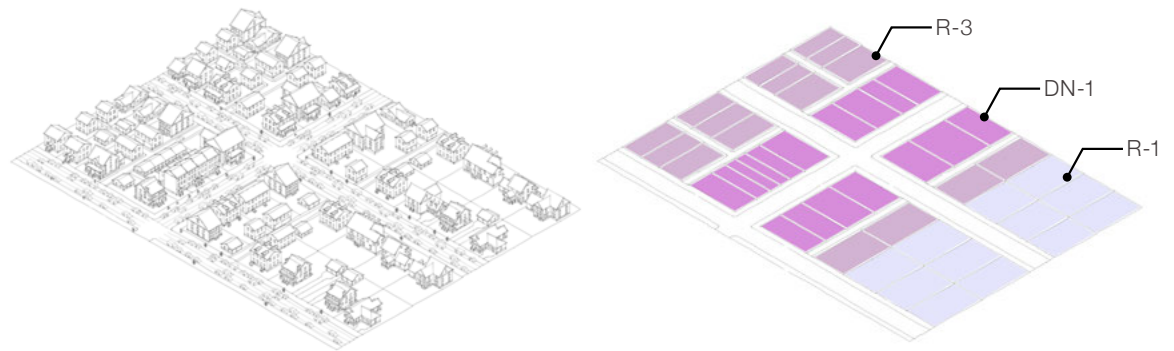


FUTURE LAND USE AND ZONING

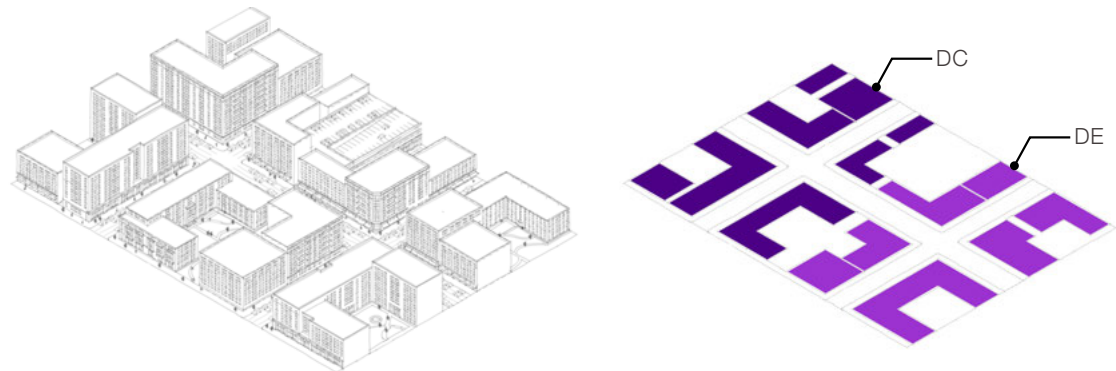
Future Land Use and zoning are interconnected yet distinct components of city planning. While the Community Plan does not directly change zoning, it provides a vision for the city's development by defining Place Types—a set of intended characteristics for each area of the city, including land uses like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

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

TRADITIONAL NEIGHBORHOOD



REGIONAL CENTER

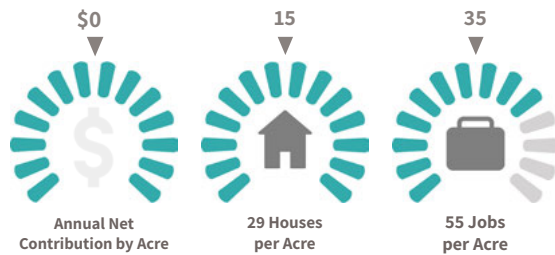


Examples of Place Type correlation with zoning districts. Place Types typically include multiple zoning districts.

Note: Rezoning requests should be reviewed in accordance with the city's most recently adopted Future Land Use Map and Zoning Alignment Policy.

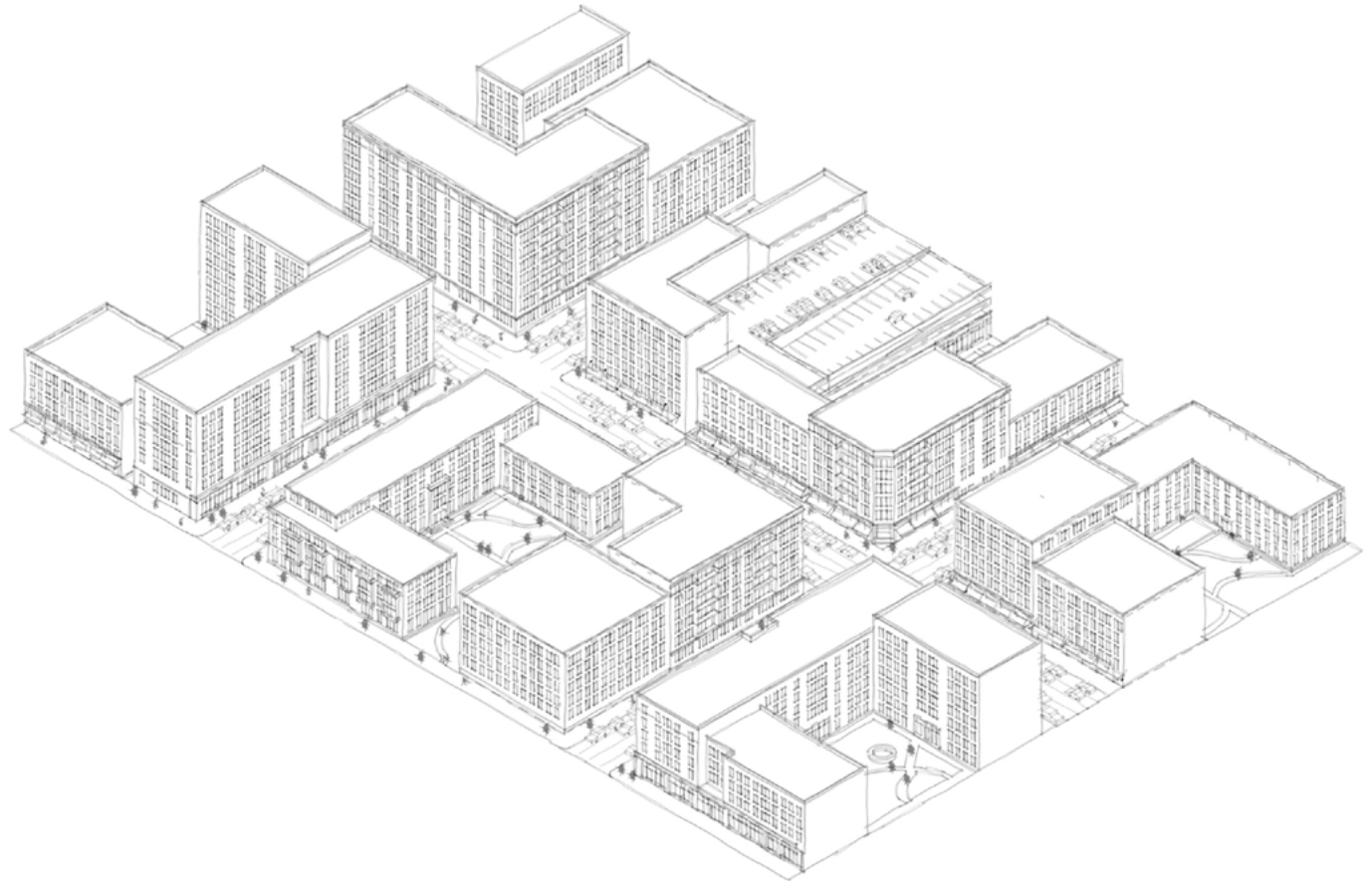
PLACE TYPES

REGIONAL CENTER

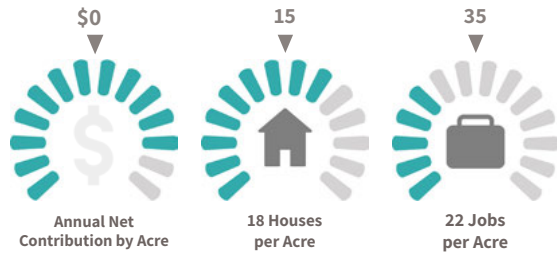


Anticipated building height: 6-8 stories

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

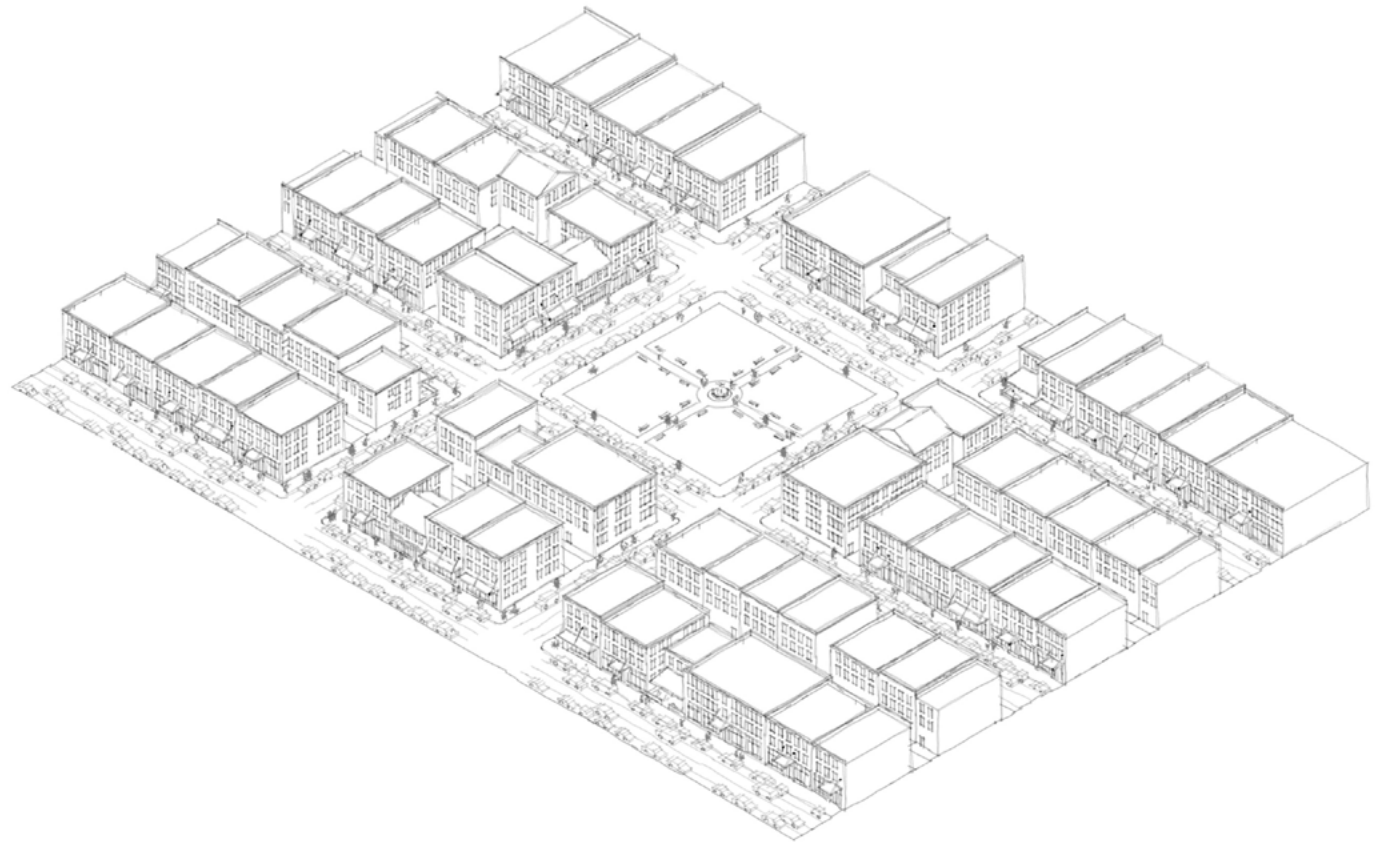


CITY CENTER

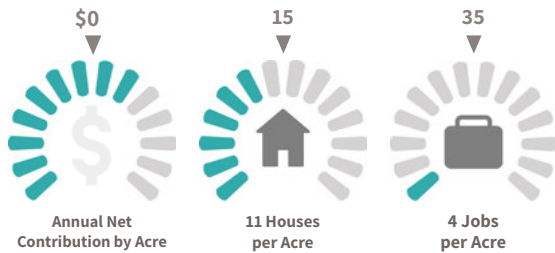


Anticipated building height: 4-6 stories

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

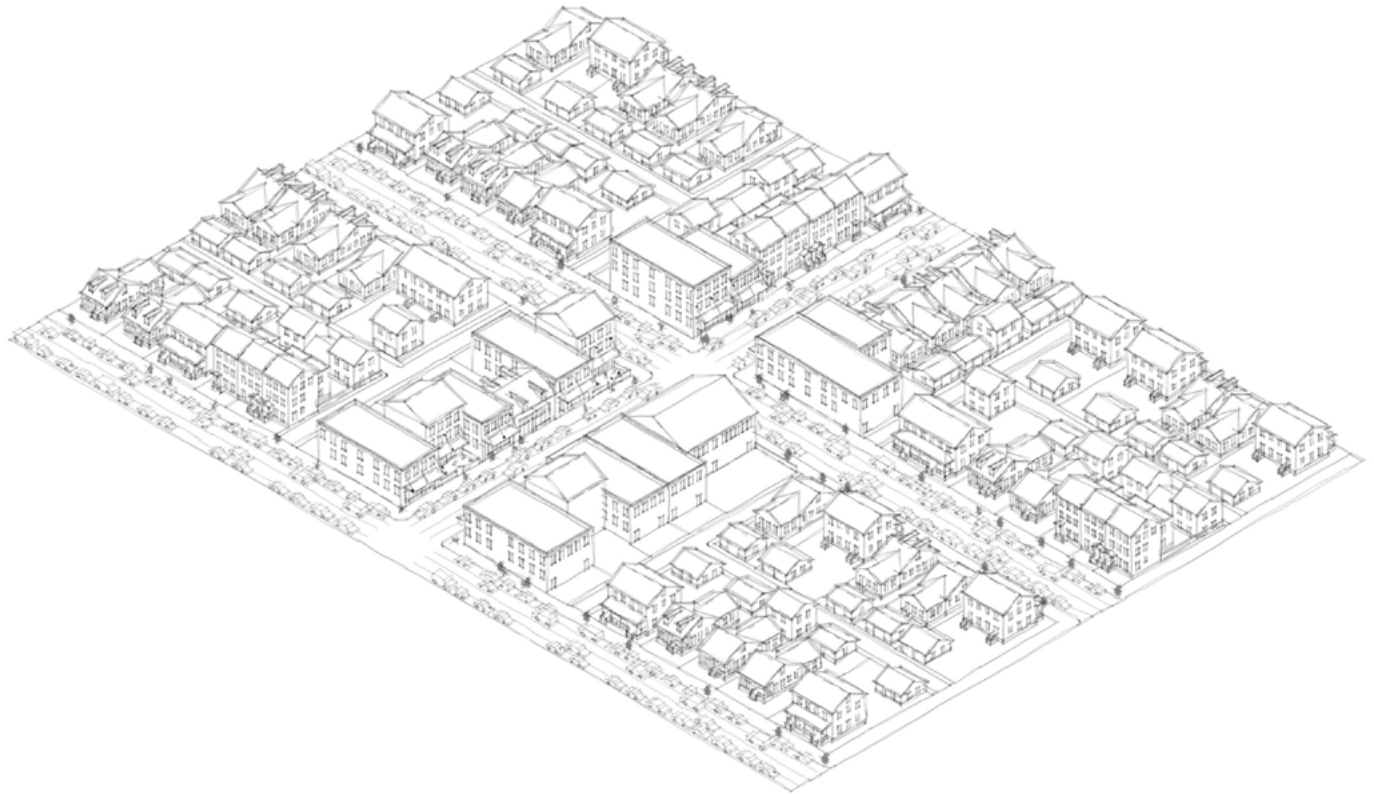


NEIGHBORHOOD CENTER

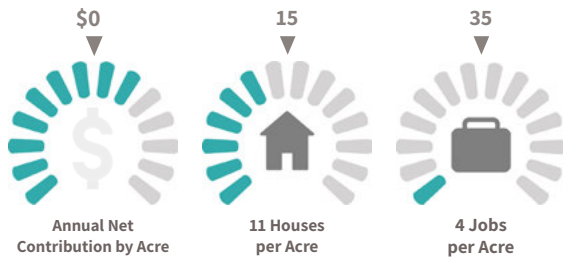


Anticipated building height: 3-5 stories

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

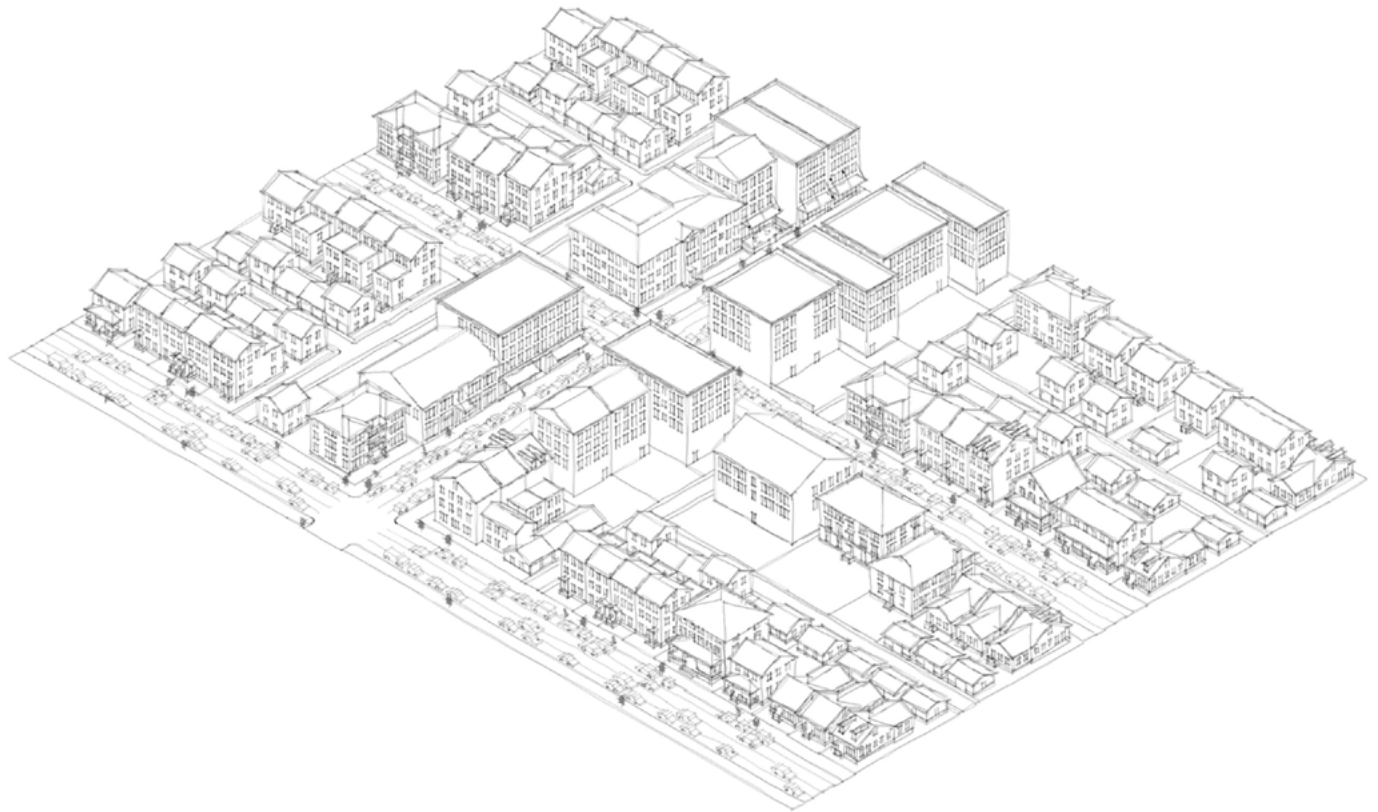


URBAN NEIGHBORHOOD

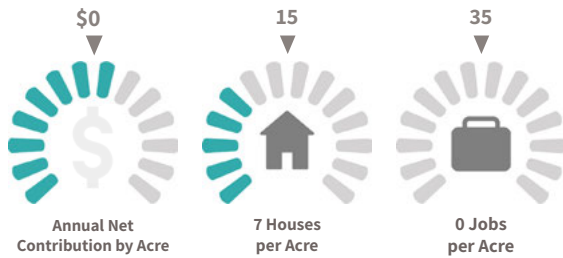


Anticipated building height: 3-5 stories

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



WALKABLE NEIGHBORHOOD

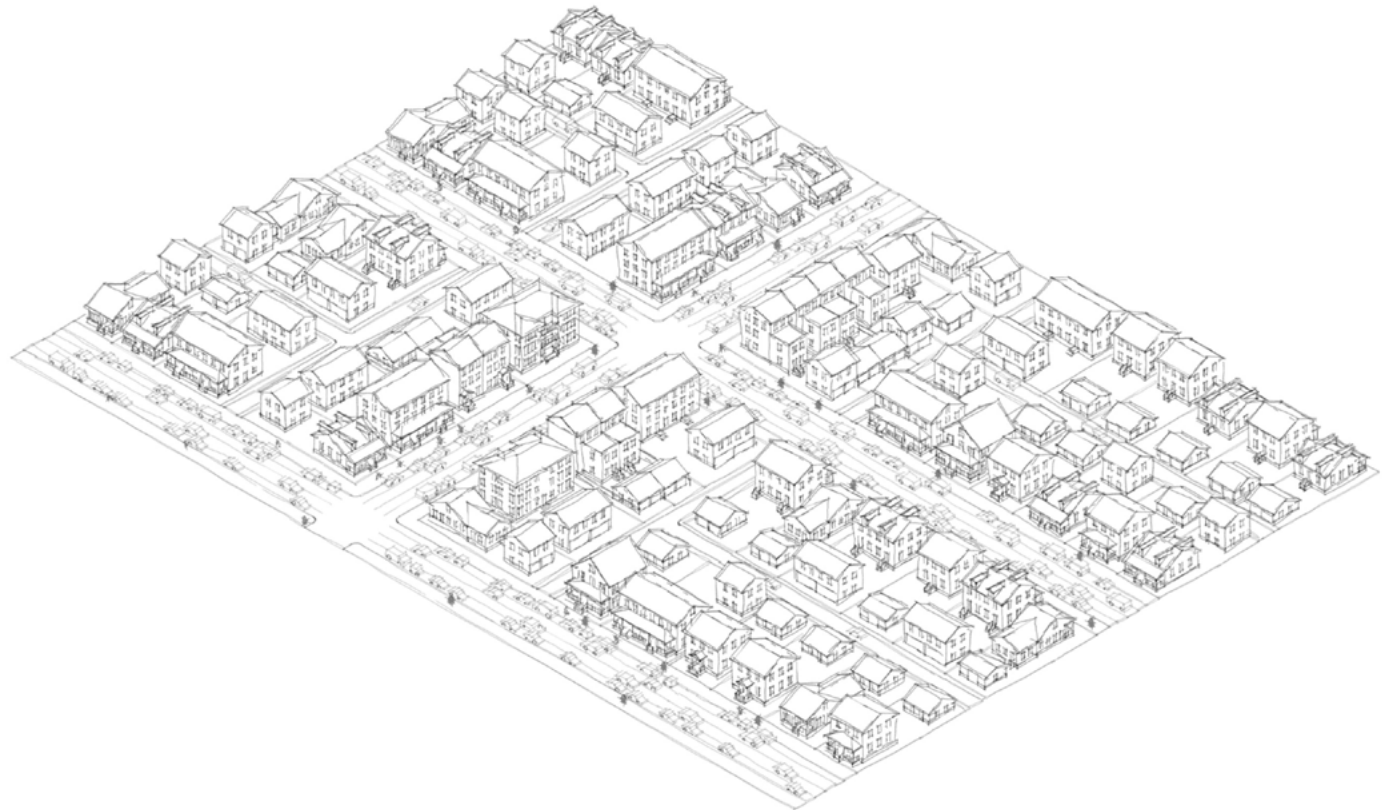


Anticipated building height: 3 stories

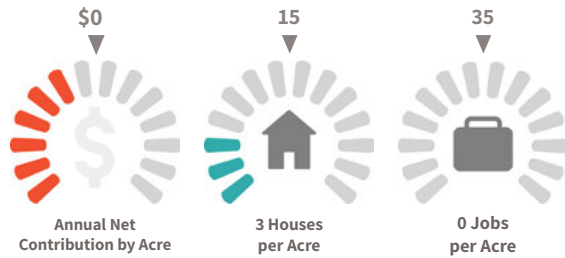
Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting.

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

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



TRADITIONAL NEIGHBORHOOD

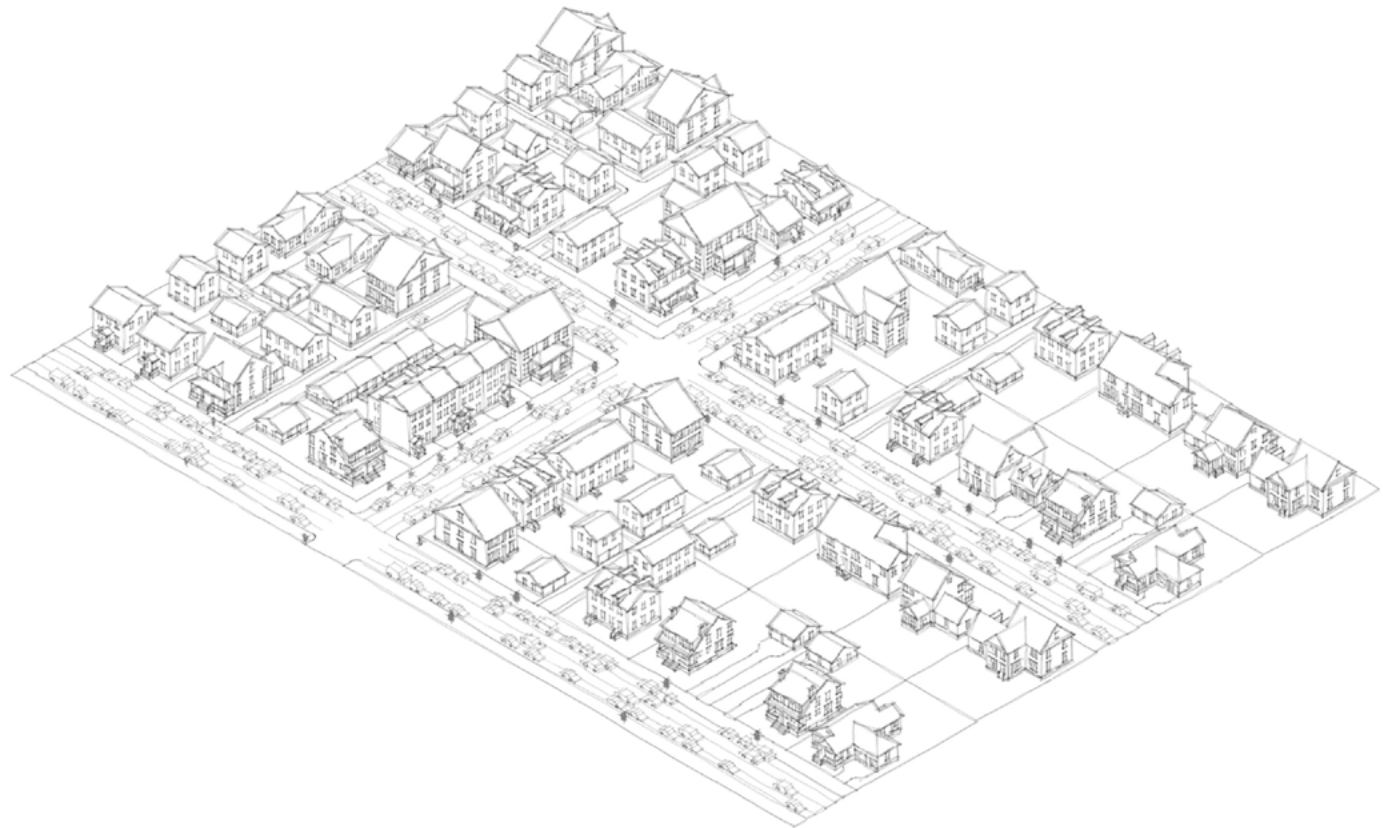


Anticipated building height: 2.5-3 stories

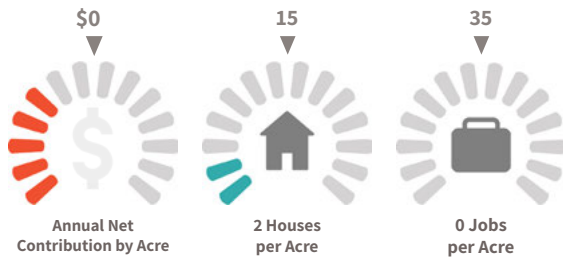
Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and automobile-oriented Suburban Neighborhoods. As such, they merge features of both.

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

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

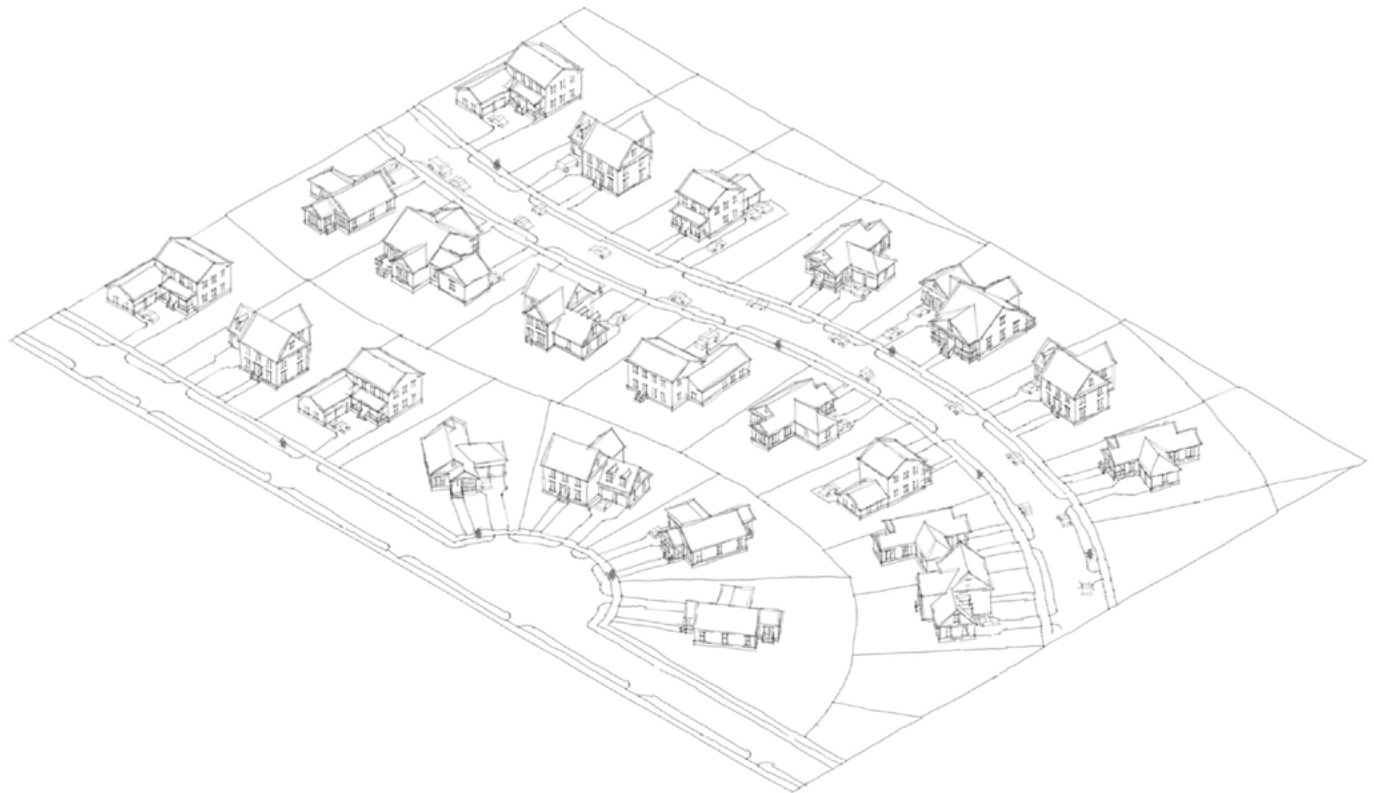


SUBURBAN NEIGHBORHOOD

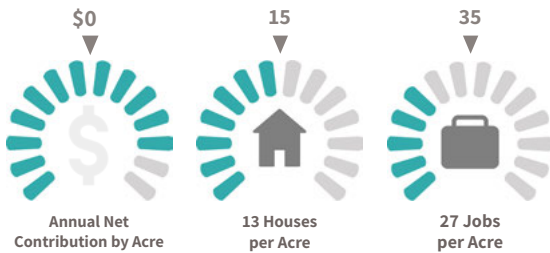


Anticipated building height: 2.5-3 stories

Suburban Neighborhoods, often referred to as subdivisions, consist mainly of single family homes on comparatively larger lots, some including accessory dwellings within the main house volume or in a detached building. They are generally quiet areas more removed from most commercial amenities. Family-oriented, often with large concentrations of children, suburban neighborhoods are often preferred by growing families. Because houses are on larger properties, buildings are more spread out and car trips are required for most needs. Suburban Neighborhoods don't cover their own costs, but they provide housing needed for a large segment of the community, including families raising the next generation of Bentonville residents.

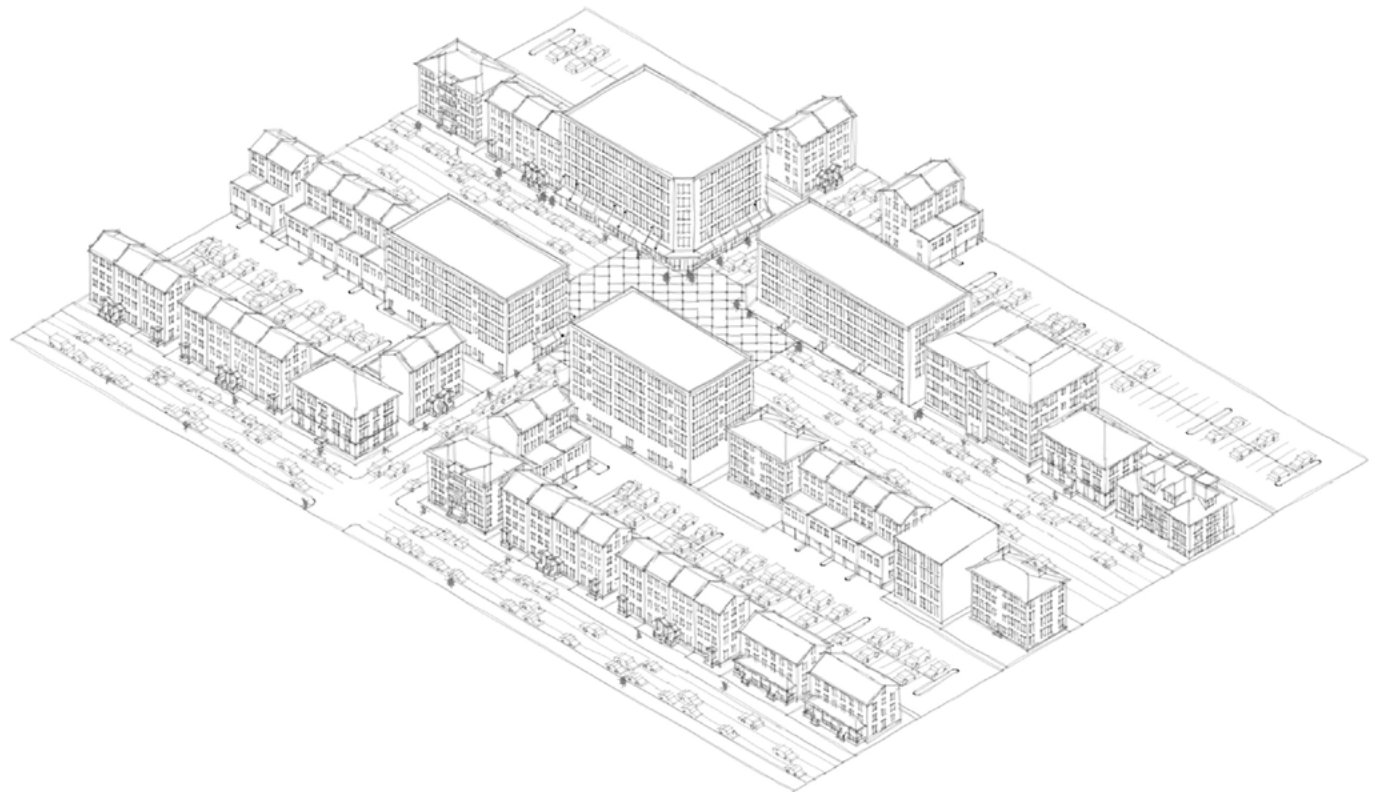


URBAN CORRIDOR

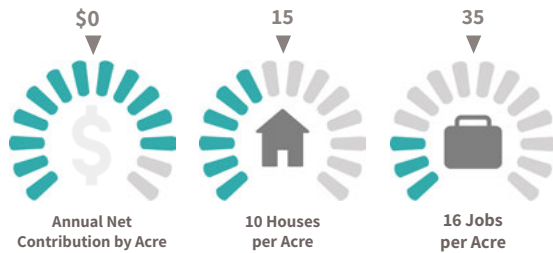


Anticipated building height: 3-6 stories

Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs. Urban Corridors are strong tax contributors, outperforming all other place types except Regional and City Centers.



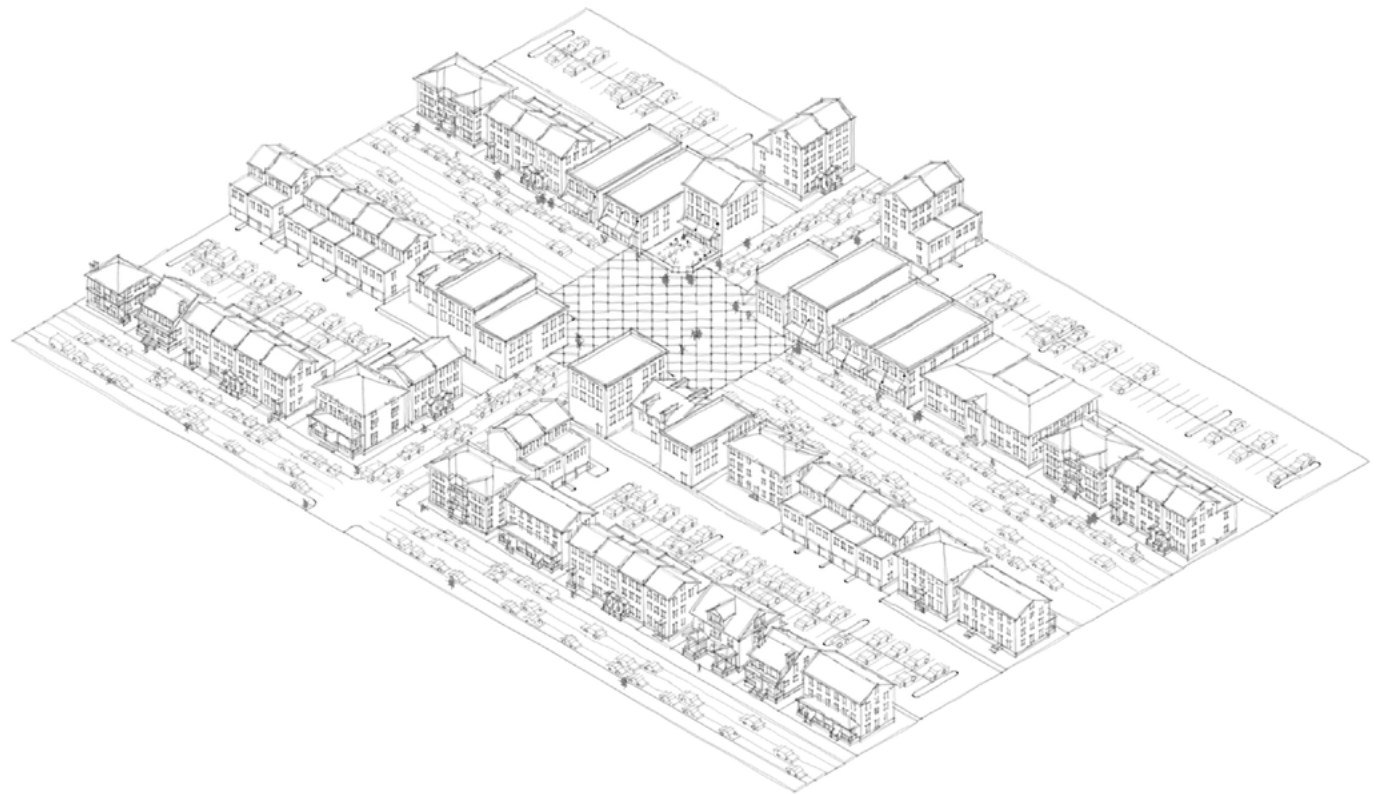
WALKABLE CORRIDOR



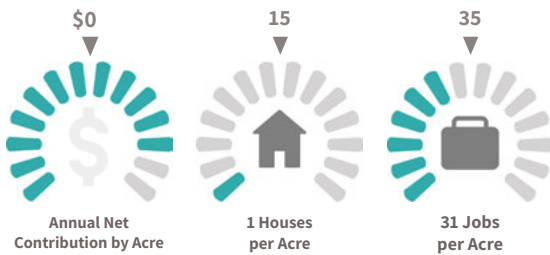
Anticipated building height: 3-5 stories

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

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

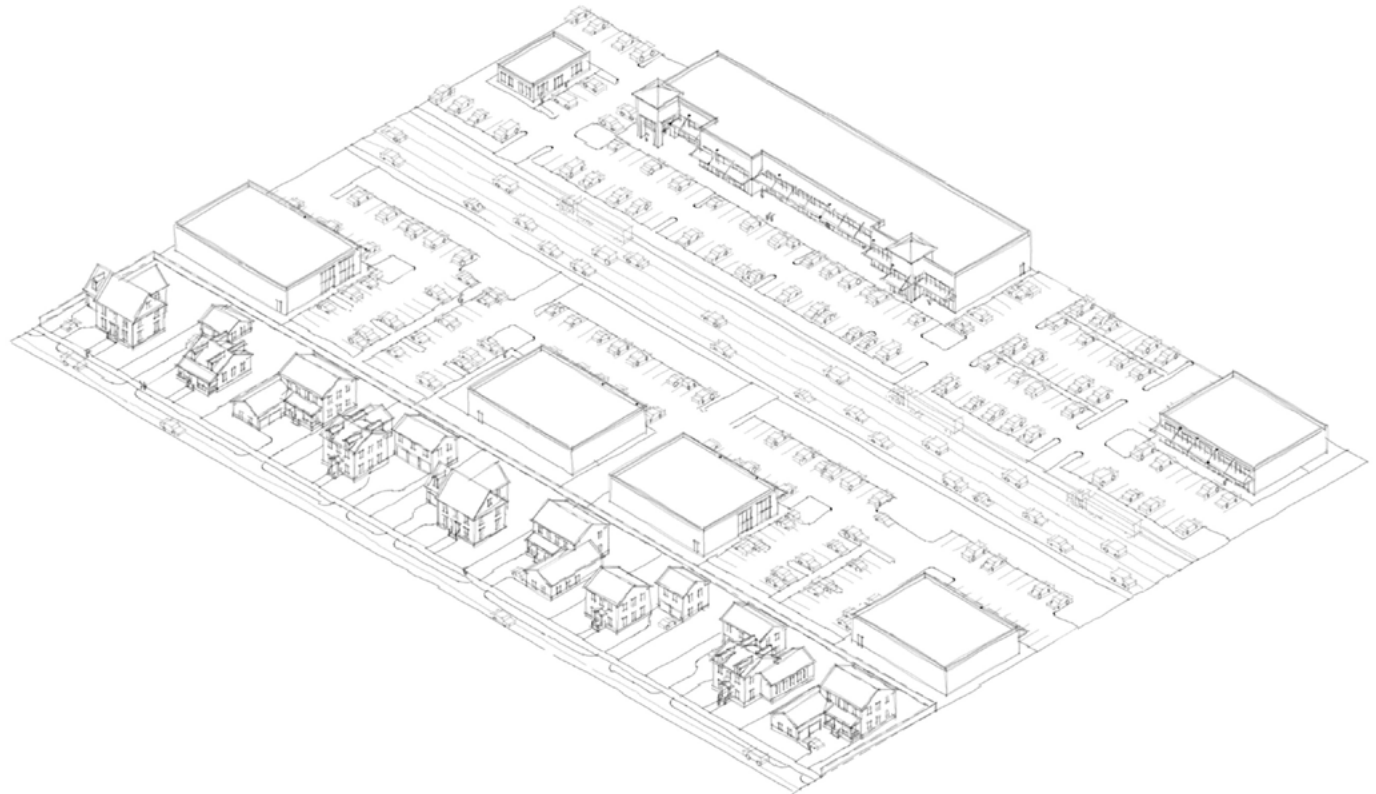


SUBURBAN CORRIDOR



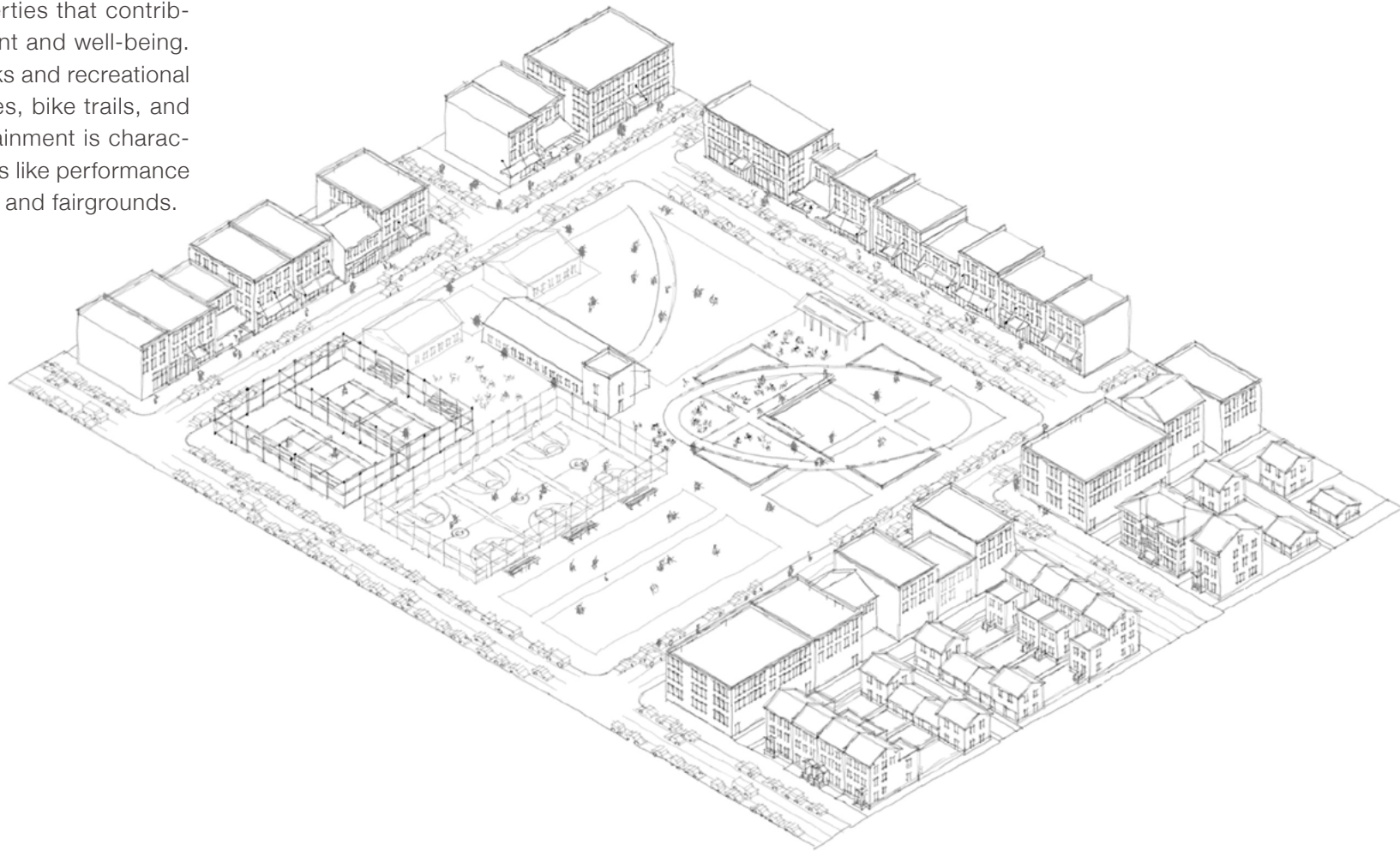
Anticipated building height: 2-4 stories

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

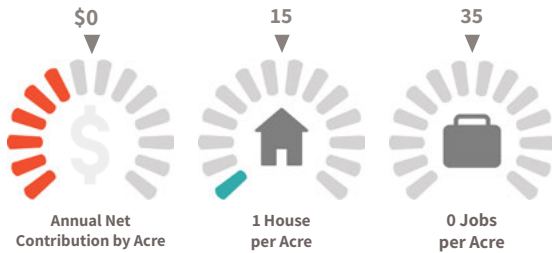


RECREATION

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

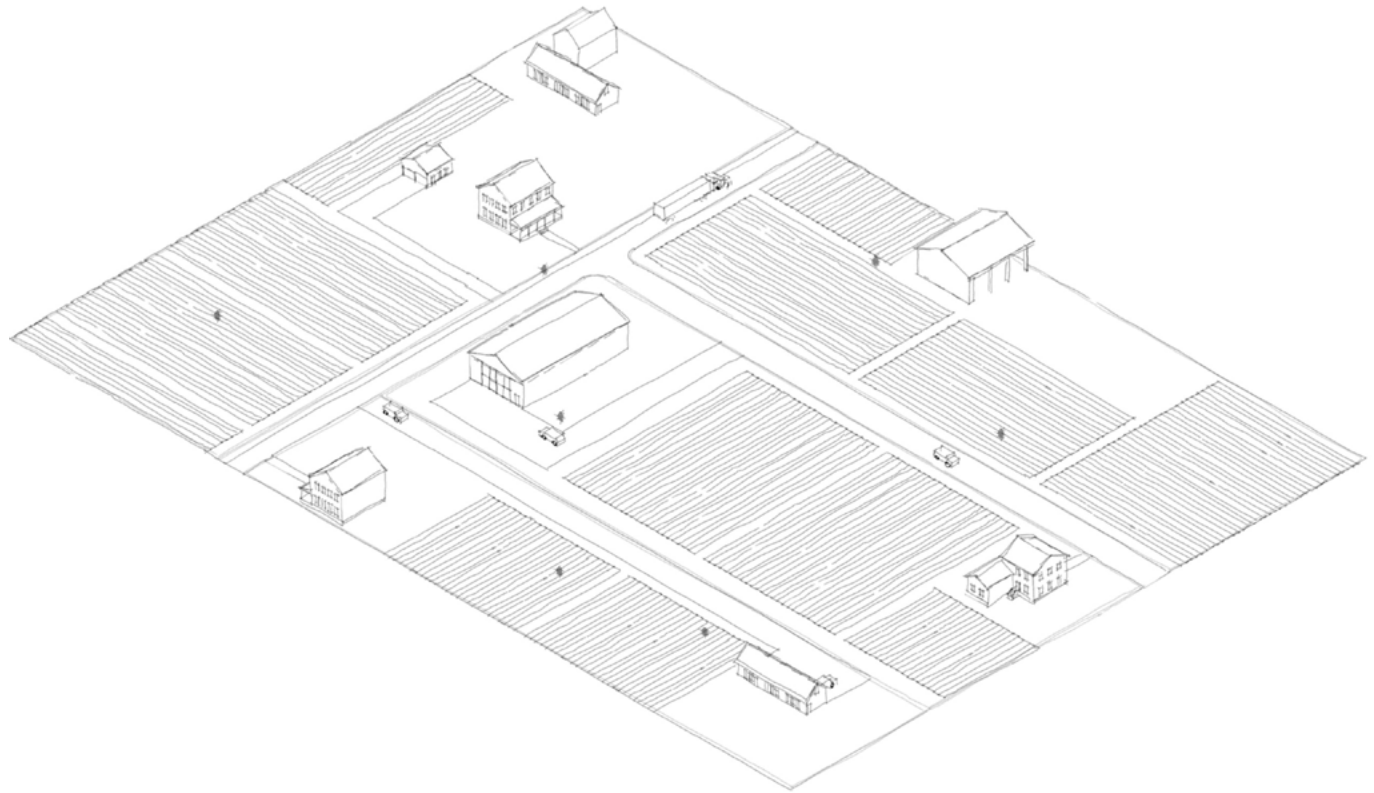


RURAL AND ESTATES

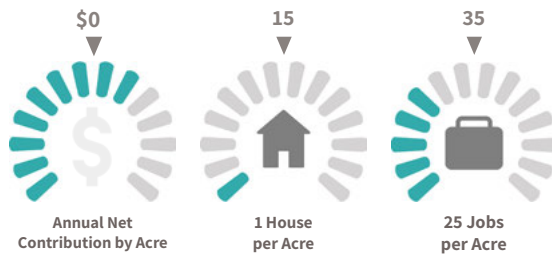


Anticipated building height: 2.5 stories; and taller structures for agricultural operations

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



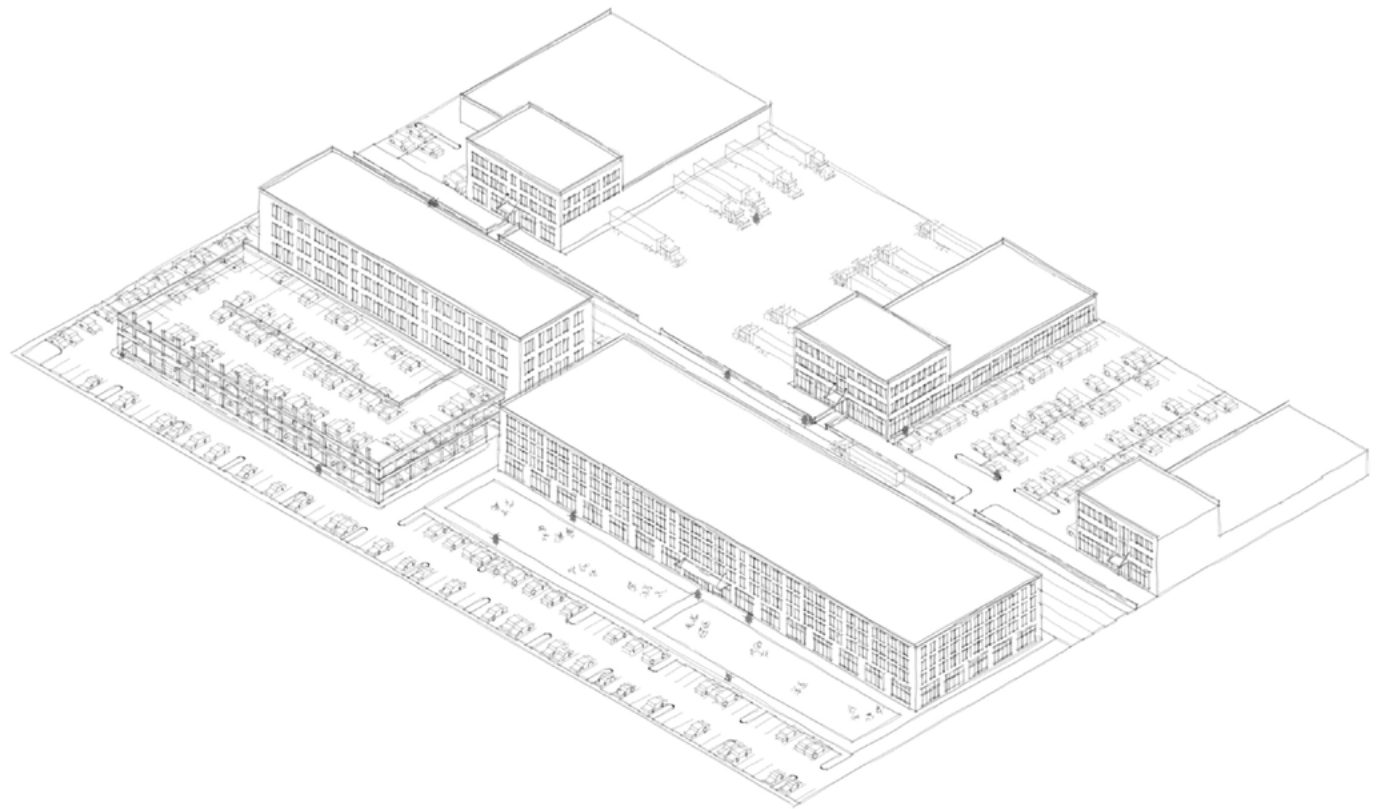
INDUSTRY AND TECHNOLOGY



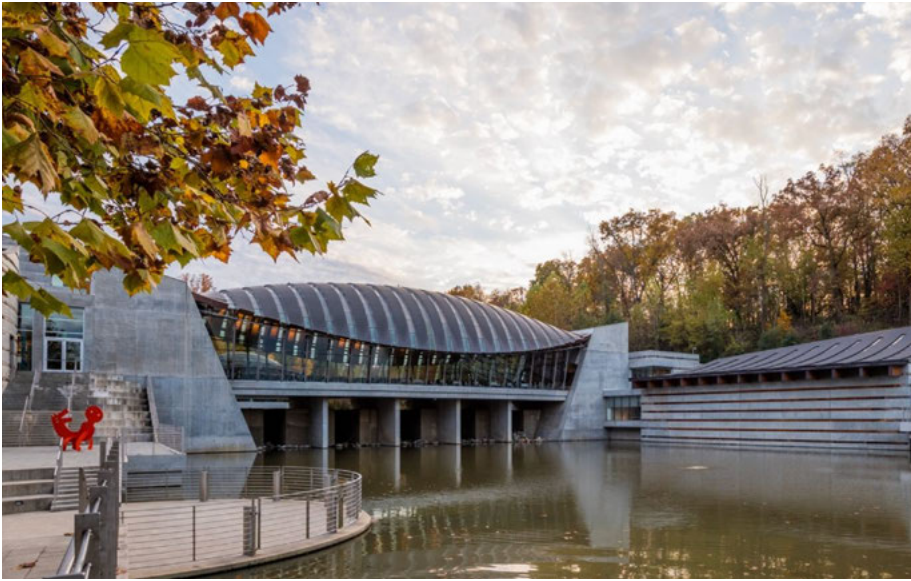
Anticipated building height: up to 5 stories or 60 feet

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

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



CIVIC AND INSTITUTIONAL



Civic and Institutional areas are typically designed with a campus-like layout, which distinguishes them from other Place Types structured around a traditional street and block system. These areas may vary widely, encompassing uses such as hospital campuses, research institutions, and cultural centers, each with unique features that support their primary function, like housing and services for students or employees. Some Civic and Institutional areas may be dense, with few open spaces, while others, particularly cultural sites, may include substantial green spaces or natural areas. Civic and Institutional areas serve an essential role in the local economy, driving tourism,

fostering new businesses, attracting research initiatives, and providing educational opportunities. The campus format means that building design, green space, and circulation within each area are highly specialized to its purpose, resulting in unique layouts. Although many Civic and Institutional campuses are nonprofit and don't directly cover municipal costs, they support the employment landscape and stimulate the local economy, indirectly contributing to property and sales tax revenue.

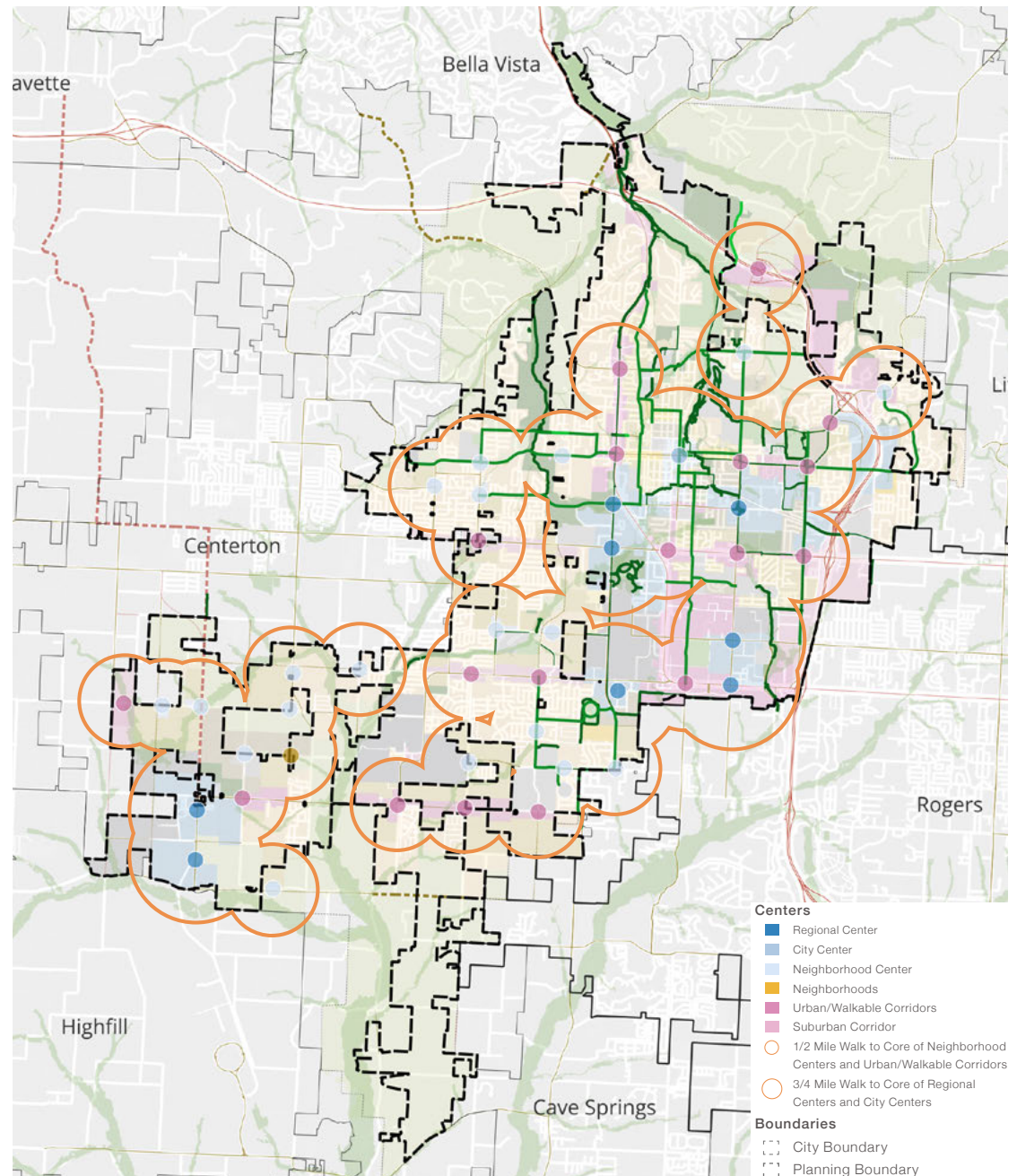


GETTING AROUND BENTONVILLE

Bentonville's rapid growth and increasing population necessitate a mobility strategy that provides practical, efficient, and accessible options for all residents and visitors. The city's current transportation network, shaped by car dependency, faces challenges such as congestion, limited connectivity, and unequal access to alternative travel modes. The Community Plan focuses on land use strategies designed to support enhanced mobility choices across cycling, walking, and public transit while optimizing road systems to ensure seamless travel for all users. By diversifying transportation options and improving infrastructure, Bentonville can create a balanced, user-friendly network that serves a dynamic, growing community.

Future policies and mobility investments should:

1. **Expand mobility options:** Develop infrastructure that prioritizes walking, biking, and supports current and future transit alongside road networks.
2. **Improve connectivity:** Create well-connected networks for all modes of transportation, connecting more streets, bicycle ways, and sidewalks, enabling direct and convenient travel.
3. **Ensure equity:** Provide access to multiple mobility options for all community members.
4. **Foster economic growth:** Support businesses, employment hubs, and recreational areas through strategic mobility planning by providing convenient access for customers and employees across all modes.



Cycling Infrastructure: Expanding Options for Riders

Create a citywide cycling network that serves commuters, recreational riders, and visitors.

Bentonville has become a national leader in cycling, yet significant opportunities exist to further develop its infrastructure. Expanding protected bike lanes, integrating cycling with land use planning, and enhancing connections to major destinations will encourage more people to choose biking as a primary travel option. Strengthening programs like bike-sharing and providing wayfinding signage can make cycling more accessible for casual users and tourists.

Pedestrian Connectivity: Supporting Walkable Neighborhoods and Districts

Build a pedestrian-friendly city with safe, direct, and comfortable walking routes to essential services and amenities.

Walking offers a practical, low-cost mode of transportation for short trips. However, Bentonville's pedestrian network is concentrated in downtown areas, leaving many neighborhoods underserved and connections between districts difficult. Expanding sidewalks, ensuring safe crossings, and connecting walking paths and trails to schools, parks, and commercial centers will allow residents to travel safely and conveniently without a car.

Commuting Solutions: Diversifying Travel Modes

Reduce peak-hour congestion by promoting alternative commuting options and optimizing traffic flow.

Nearly 45,000 daily commuters travel to Bentonville, approaching the city's entire population. Expanding housing options near employment centers can shorten commutes and reduce dependency on cars. A multimodal approach—including cycling, walking, and carpooling—can distribute traffic and alleviate pressure on main corridors. Adding secondary routes and improving road efficiency will provide drivers with more options and smoother travel.

Future Transit: Planning for Regional Access and Future Transit Routes

Lay the foundation for future public transit systems by clustering development and creating natural transit hubs.

While Bentonville lacks a robust public transit network, thoughtful land use planning today can set the stage for future systems. Locating higher-density housing and employment centers near potential transit corridors ensures efficient service when transit becomes viable. Transit-ready development, paired with active transportation options, can provide residents with choices beyond driving.

Street Network Connectivity: Enhancing Mobility Through Direct Routes

Develop an interconnected street network that improves access for all transportation modes.

Fragmented street layouts force reliance on major roads, leading to congestion and limited mobility. By prioritizing a grid-style network in new developments and retrofitting connections in existing neighborhoods, Bentonville can create more travel options, reducing traffic concentration along the city's more significant roadways. A connected street system also supports active transportation by offering direct, safe routes for pedestrians and cyclists.

Complete Streets: Balancing Street Design to Serve All Users

Design streets that balance the needs of drivers, cyclists, pedestrians, and transit users.

Complete Streets principles ensure that streets cater to diverse travel needs, balanced according to differing user demands across the community. Adding bike lanes, pedestrian amenities, and safe transit stops makes streets accessible for all while reducing conflicts between modes. Designing streets to suit their surrounding Place Types ensures each area receives appropriate features, whether for busy commercial corridors or quiet residential zones.

Biking and Walking Integration: Enabling Mobility Modes Other Than Driving

Make biking and walking practical alternatives for everyday travel.

Walking and biking are essential to reducing congestion and broadening mobility options. Investments in mixed-use developments, pedestrian-friendly streets, and enhanced biking infrastructure encourage active transportation as a daily habit. Major projects like the Walmart Home Office's goal for bike commuting demonstrate how private initiatives can align with city goals, reducing overall traffic while increasing transportation equity.

Equitable Mobility: Meeting Diverse Needs

Ensure transportation options accommodate all community members, regardless of age, ability, or income.

A successful transportation network addresses the needs of all users, including children, seniors, and those without access to a car. Adding accessible pathways, affordable bike-share programs, and safe pedestrian crossings can ensure mobility equity across Bentonville's neighborhoods. Targeting underserved areas with improved infrastructure builds a more inclusive and resilient community.

Key Priorities for Bentonville's Mobility Future

- **Accessibility:** Ensure all transportation modes are available and convenient for every resident.
- **Efficiency:** Reduce travel times through well-designed routes and integration of multiple transportation options.
- **Safety:** Minimize vehicle speed and accident severity through placemaking, complete street design strategies, improved connectivity, and traffic-calming measures.
- **Community-Centered Design:** Align mobility strategies with the needs of Bentonville's growing population and local businesses by prioritizing pedestrians and cyclists, especially within hubs of community and commercial activity.

By focusing on expanding mobility options and improving connectivity, Bentonville can address its transportation challenges while enabling growth and supporting successful business and cultural communities.



Exhibit C: 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

Place Types listed in order presented in Ch. 4 of Community Plan

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.

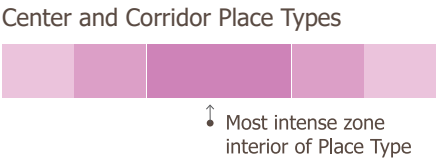
The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

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

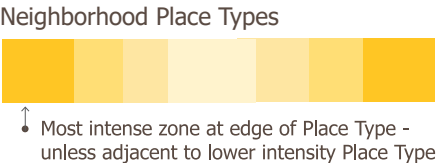
- (a) *Consistency.* Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.
- (b) *Impact.* Relationship and effect on the land use and zoning of the surrounding area.
- (c) *Compatibility.* Compatibility with recent development activity in the surrounding area.
- (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; and

~~(e)(d) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s); and~~

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.

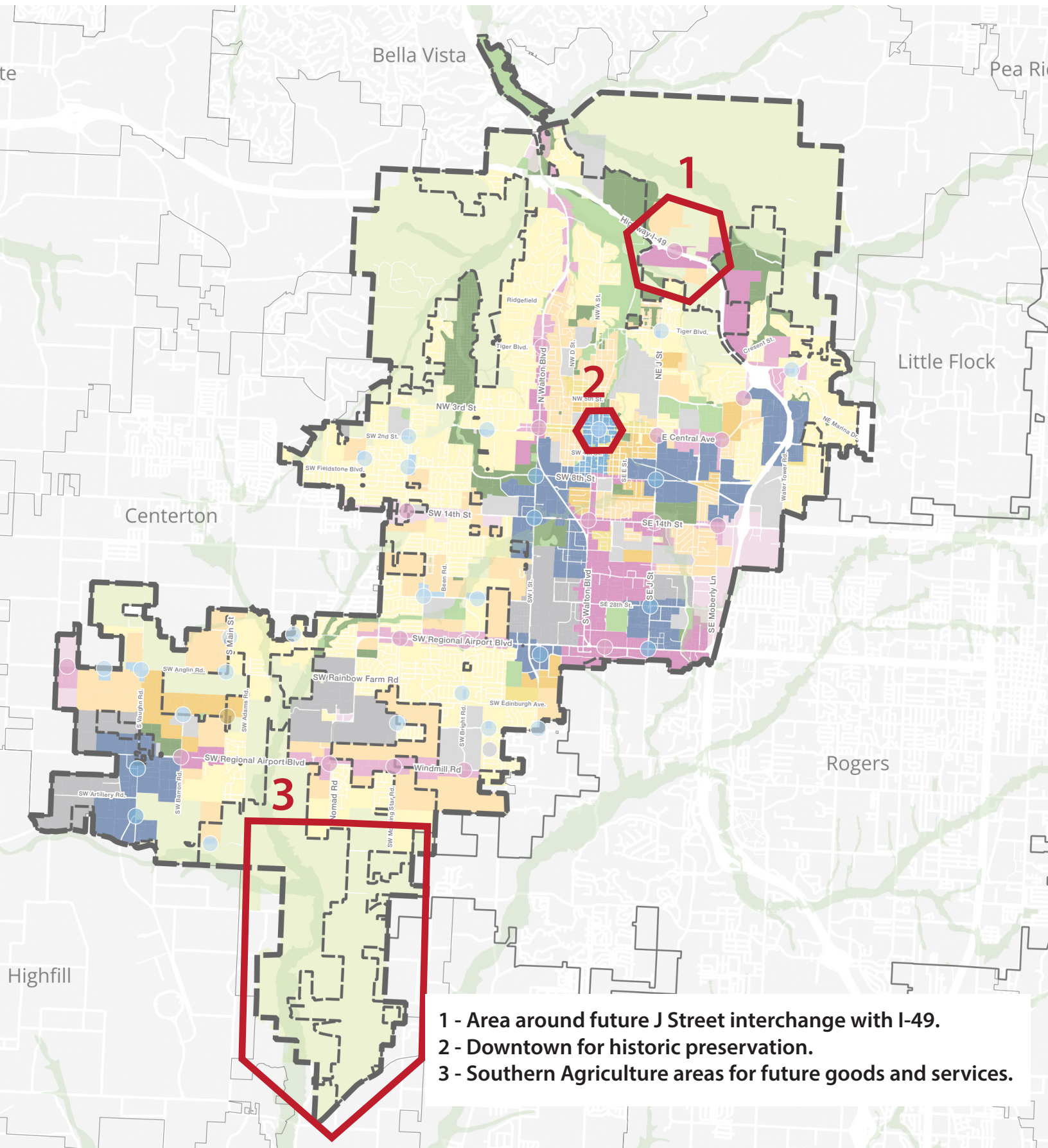
4. No Action. When the box is blank where the property’s Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed 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.

EXHIBIT D: FLUM Study Areas



January 27, 2025

Mr. Tyler Overstreet
Planning Director
City of Bentonville

Dear Tyler,

I am writing on behalf of the owners of Beau Terre Office Park to formally request a reconsideration of the designated land use for the south side of Beau Terre Office Park. We respectfully propose that this area be designated as a "Regional Center" in Bentonville's latest land use plan.

Beau Terre Office Park is uniquely positioned to serve a variety of users and purposes due to its direct access and exposure to I-49. Designating the south side of Beau Terre as a "Regional Center" would unlock its full potential by allowing for a broader mix of uses, including retail, medical office, hotels, etc. As you know, there is already a hotel and restaurant on site. The "Regional Center" designation has been given to the properties to the west across I-49 (most comparable property) and south of Beau Terre, so we assumed our land use would be the same. We plan for the south and north sides of Beau Terre to be walkable, bikeable and connected with all commercial properties to the north, south and west and similar in its commercial uses.

Thank you for considering this appeal. We would be happy to provide additional information or meet to discuss this request in more detail. Please do not hesitate to reach out at your convenience.

Sincerely,



Marshall Saviers
CEO, Principal
Cushman & Wakefield | Sage Partners

Cc: Ted Dickey

From: John Schmelzle <john@schmelzleassociates.com>

Sent: Saturday, February 1, 2025 10:45 AM

To: planning <planning@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: Request to revisit Placetype along J St.

Commissioners and Planning Staff,

I would like to formally submit a request to revisit the placetype for the below location on J street from the current Neighborhood Walkable to Neighborhood Urban. The below summarized the rationale for my request:

- 1. It does not touch single family residential.** Circle of Life Hospice is on the eastern boundary and its elevation is significantly higher. The rear of the building faces the subject parcels. Legacy Village multi-family is to the south and shares a relatively small boundary to the subject property(s). The north has some existing SF but appears to be unoccupied and recently sold or under contract at commercial pricing.
- 2. Access to major Arterial-** J street fronts the subject location making it ideal for a higher intensity land use
- 3. High Intensity City Center is across the street-** with the Amezium, School of Medicine, Whole Health, and Crystal Bridges walkable/bikeable from this location it makes for an ideal place to encourage a higher intensity infill neighborhood to connect with. This would create a logical layering down of land use intensity from high intensity City Center to the next one down which is Neighborhood Urban, light commercial (Circle of Life) to traditional neighborhood as you go from West to East. Then as you get closer to more infrastructure to the south you have Crystal Flats and recreation. It flows according to the chart and proximity to infrastructure while still respecting the existing single family homes off NE 10th and Kings street.
- 4. Urban Neighborhood Exists to the north-** there is an island of Urban already on the map to the north, separated by Traditional Neighborhood. There is probably a debate to be had on whether the section along western portion of NE 10th St should remain Traditional Neighborhood. My understanding is the home on the corner is under contract at commercial land pricing and market forces may eventually merge it into the higher intensity placetypes but it makes for a logical connection and provides for more opportunities to create a more cohesive neighborhood rather than separate enclaves.

