



**Planning Commission
Meeting Agenda
April 15, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84100687243>

I. Call to Order

II. Approval of Minutes

- | | |
|-------------------------------------|------------------------------------|
| 1. April 1st Meeting Minutes | Approval of Meeting Minutes |
|-------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|--|
| 1. Hancock Residential
Northwest corner of SE E and SE 7th (LSD25-0016) | Large Scale Development |
| 2. Elzey's Subdivision
405 SW 4TH ST (PLA25-0007) | Property Line Adjustment |
| 3. Phasing / Bonding for JB Townhomes
823 NW 14th St. (LSD23-0001) | Large Scale Development
Amendment |
| 4. Benton County Justice Center
2401 Melissa Drive (LSD25-0015) | Large Scale Development |
| 5. Tara Ridge Phasing

SW Topping Ln (LSD21-0073) | Large Scale Development
Amendment |
| 6. Lanterns on 4th

Southeast 4th Street (LSD24-0013) | Large Scale Development
Extension |

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. Bentonville Film Festival
507 Southeast E Street (The Momentary) (CU25-0010)
<i>For long-term temporary use (3+ days).</i> | Conditional Use Permit* |
| 2. Desi District
2301 SW Regional Airport Boulevard (CU25-0011)
<i>Restaurant Use in C-1, Neighborhood Commercial.</i> | Conditional Use Permit* |

3. **Suen** **Rezoning***
515 NW D ST. ([RZ25-0017](#))
Rezoning: R-E, Residential Estate to DN-1, Downtown Low Density Residential
(Standard Review)
4. **Recchia** **Rezoning***
301 SE B ST. ([RZ25-0015](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential (Enhanced Review)
*Staff request tabling to allow for another notice package to be sent out with a
modified legal description.*
- V. Other New Business**
 1. **Review of the Enhanced Review Criteria for the Future Land Use alignment policy** **Discussion**
- VI. Old Business**
 1. **Opal Park's off-site improvements** **Vote**
([PP23-0003](#))
 2. **Establishing a lot size standard for Attached Single Family dwellings in the R-2 Medium Density Zone** **Ordinance***
Modification setting 25' minimum frontage and 2,500 SF minimum lot area standards
for Single Family Attached
 3. **Freddy's Frozen Custard** **Informational**
3308 SW 14th Right in right out (pork chop) outcome with ARDOT
- VII. Other Business**
 1. **Sewer Basins Update** **Informational**
The Southwest Lift Station Basin and Shewmaker Basin are nearing design
capacity.
- VIII. Adjournment**



**Planning Commission
Meeting Minutes
April 1st, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://www.zoom.us/rec/play/JasPyNGKO84ehiN2_5qUzM1T9o7ruNKU10EziNoWLIdwRDKcgb057QaYO0WZMhN8YtKuSXa6CYTfW71A.QcQgqr8NRWBTvtyj?autoplay=true&startTime=1743540637000

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

Commissioners Absent: Eric Hipp

Staff Present: Tyler Overstreet, Tom Adler, Sophie McAdara, Nathan Izard, Dan Weese, Bonnie Bridges

I. Call to Order

- Chairman Wright calls the meeting to order at 5:02 pm.

II. Approval of Minutes

1. March 18th Meeting Minutes

Approval of Meeting Minutes

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

Commissioner Kerr requests, without objection, that Item 1 under New Business be removed from the agenda. No objections heard.

III. Consent Agenda

1. Lots 4-7 of the Reserve Subdivision

Lot Split

Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road ([LS24-0031](#))

2. Lots 28 and 29 of Quail Run Subdivision

Property Line Adjustment

312 Quail Run Circle ([PLA24-0020](#))

3. Lot 1 of LSP Addition

Property Line Adjustment

3302 Southeast L Street ([PLA24-0034](#))

4. Echelon

Preliminary Plat

1602 Northwest 3rd Street (PP25-0003)

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 6-0.

IV. New Business

1. Fee In lieu for Opal Park's pro rata share of two traffic signals along Regional Airport Rd: SW Barron and Adams Rd

Discussion

- This item was removed from the agenda.

Advertised Public Hearings

1. Establishing a lot size standard for Attached Single Family dwellings in the R-2 Medium Density Zone

Ordinance

- Chairman Wright opens the public hearing.
- Mr. Overstreet, the applicant, provides an overview of the code change proposal.
- Chairman Wright closes the public hearing and opens up for discussion among the Planning Commission.
- Commissioner Davis suggests that since it is a single-family lot on which the single family attached home is being constructed, the minimum lot area and minimum lot width should be consistent with half the single family requirements (2500 sf for minimum lot area and 25 feet for minimum lot width).
- After discussion, Mr. Overstreet states that those amended requirements probably make more sense and that he would prefer to table and bring a revised proposal back at a later date.
- Commissioner Bryant asks about the difference between a townhouse and single family attached development. Mr. Overstreet clarifies.
- Motion by Davis to table the ordinance, second by Bryant.
- Motion is approved 6-0.

2. Early Build Ordinance

Ordinance*

- Mr. Overstreet provides an overview of the ordinance proposal.
- Chairman Wright opens the public hearing.
- Mary McGetrick, a Fayetteville resident and developer, speaks to this item and states that she believes the modifications are a great idea.
- Bob David with Thrilled Homebuilders, states that it is a tedious process to get to final plat and that this ordinance is a perfect process for developers owning the land that they are developing to be able to shorten the timeline for the building process and help with the housing shortage in Northwest Arkansas.
- Chairman Wright closes the public hearing.
- Commissioner Davis states that he is happy to see the amendment come through and recalled that discussions on the modification of this process had begun a few years earlier. In addition to staff and utility representatives, Commissioner Davis inquired on whether developers and the city council member that brought the proposed change had reviewed and reached agreement on the current modification.

- Mr. Overstreet clarified that other parties were included and that this reappearance of the ordinance was the cleaned-up version.
- Ordinance is approved 6-0.

3. Whitebox @ Market LLC

Rezoning*

801 SE G Street, 802 SE H Street ([RZ25-0012](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Brittany with CEI, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Rezoning is approved 6-0.

4. Sumalinog

Rezoning*

804 SE H ST ([RZ25-0013](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Brittany with CEI, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing and opens up for the Planning Commission to discuss.
- Commissioner Davis states that the last two items under an Enhanced Review were not addressed by the applicant and that the Planning Department and Planning Commission need to start requiring applicants address the additional items listed in an Enhanced Review process.
- Commissioner Bennett states that it would be very difficult for an applicant to successfully make an argument that would satisfy the last two items under Enhanced Review and suggests that those items should be reviewed and perhaps modified. He requested that the Planning Commission and Planning Department review the original intent of that language and see if we can create more attainable options. Mr. Overstreet advised the Commission that staff would review the language and bring back further recommendations at a later meeting.
- Rezoning is approved 6-0.

5. Banwarth

Rezoning*

10592 Phillips Cemetery Road ([RZ25-0014](#))

Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

- Mr. Adler provides an overview of the staff report.
- Mary McGetrick, the applicant, provides a presentation of the development proposal. She also states that the land in question is in a complex area and that they are waiting for more direction from the Planning Department on this area and therefore is requesting that the rezoning be tabled.
- Chairman Wright opens the public hearing.
- Don Rogue, an adjacent property owner, speaks to the current rezoning request. He discusses environmental and flood issues that have progressively gotten worse over the last 10 years and states his farmland is becoming less productive due to topsoil degeneration and flooding effects. He states that the homes going in are going to create an environmental impact and requests that the Planning Commission keep that in mind and take care of the ranchers and farmers in that area.

- Chairman Wright closes the public hearing.
- Motion by Davis, second by Ibekwe to table this item.
- Motion is approved 6-0.

6. Sage Valley

Planned Residential Development*

Valley Street ([PRD25-0002](#))

Rezoning: Planned Residential Development (PRD) to Planned Residential Development (PRD)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Stephen Hahn with CEI engineering, on behalf of the applicant, states that he is asking to have this item tabled until the May 6th Planning Commission meeting but is here for any questions or comments.
- Commissioner Bryant expresses concerns about fire and trash trucks having to back up to serve the property and encourages the applicant to obtain an agreement in advance of development.
- Commissioner Bennett comments on the possibility of construction traffic entering from Tiger Boulevard and states his opposition to such an entry.
- The Commission and staff discuss sidewalks and slow shared streets as well as an understanding private streets are not maintained by the City either routinely or during adverse weather events.
- Chairman Wright closes the public hearing.
- Motion by Ibekwe to table the item to the May 6th Commission, second by Bryant.
- Motion is approved 6-0.

V. Other New Business

1. Catalyst Church

Large Scale Development

Waiver 1: Landscaping: Section 1400.8 of the Development Code requires a continuous planting isle for the northerly parking lot. Per discussion at Tech Review, the applicant is modifying the waiver to include only the southeast parking area.

Waiver 2: Maximum depth of detention ponds.

- Mr. Adler provides an overview of the staff report.
- Motion by Davis to approve Waiver 1 as modified, second by Ibekwe. Motion is approved 6-0.
- Motion by Ibekwe to approve Waiver 2, second by Bryant. Motion is approved 6-0
- LSD25-0009 is approved 6-0

VI. Old Business

VII. Other Business

Mr. Overstreet shares about the possibility of a bus tour sponsored by Arvest Bank on April 15th from 2-4.

Mr. Overstreet shares with the Planning Commission recent legislation that has come under review or has been passed by the Arkansas General Assembly that affects the City of Bentonville's planning and development regulations and processes.

VIII. Adjournment

Motion to adjourn by Davis, second by Kerr. Meeting is adjourned.



Consent Agenda Item [LSD25-0016](#)

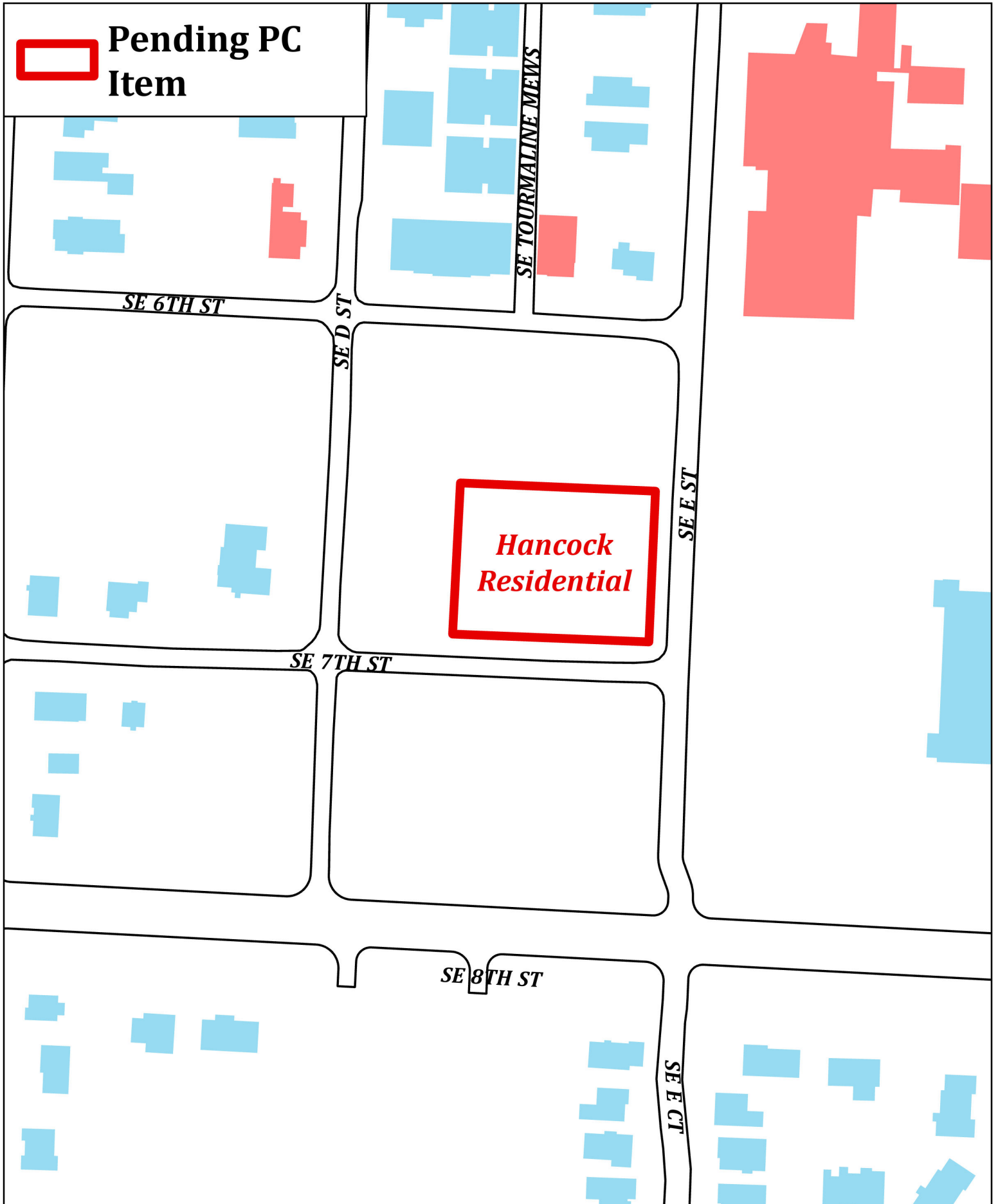
For the Planning Commission meeting on April 15, 2025

Details

The project consists of 14 town homes at the northwest corner of SE E and SE 7th, just south of Austin Baggett Park. The property is zoned Downtown Edge and the applicant is providing a shared use drive along the westerly edge. The project makes use of the Special Use Primary Material of stucco for the east elevation but is exempt from the provisions of the building material design standards pursuant to Section 1100.21(c)(1) of the Development Code. The project provides 2 garaged parking spaces per unit for all but lot 6, which provides the two spaces without a garage.



**Pending PC
Item**



LSD25-0016
Hancock Residential
SE 7th and SE E Streets



LARGE SCALE DEVELOPMENT HANCOCK RESIDENTIAL

NW CORNER SE 7th & E BENTONVILLE, ARKANSAS

CONTACT LIST

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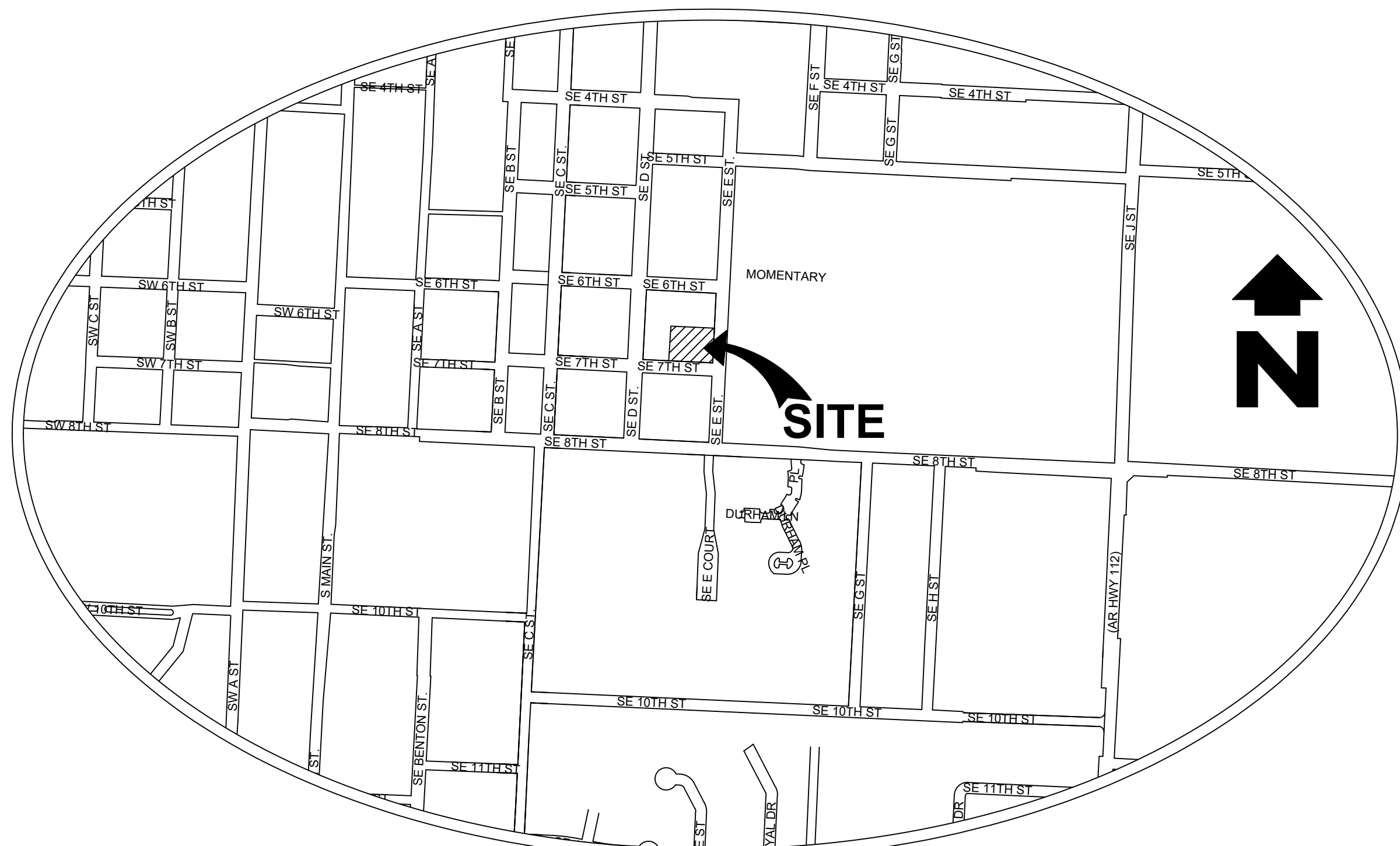
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Chad.Hodge@cox.com
Timothy Goss (479) 651-5583
timothy.goss@cox.com

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Office (479)531-1403

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(479) 464-9282

Landscape Architect
Dan Cole, LS 712002
Sand Creek Engineering
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Bentonville, ar 72712
(479)464-9282

Construction Inspector
for Sand Creek
Waymack Services
Rusty Waymack - 479-586-6372
Doug Creekmore - 479-270-9593
Tony Kinion - 479 - 586-5113



VICINITY MAP

NOT TO SCALE

ATLAS PAGE # 319



SHEET LIST

- 1 COVER SHEET
- 2 TOPOGRAPHY - DEMO
- 3 SITE PLAN
- 4 EROSION CONTROL PLAN
- 5 GRADING PLAN
- 6 ADS - DETENTION
- 7 ADS - DETAILS
- 8 OFF - SITE STORM
- 9 UTILITY PLAN
- 10 LANDSCAPE PLAN
- 11 BEUD ELECTRIC PLAN (PENDING)
- 12 BEUD DETAILS 1
- 13 BEUD DETAILS 2
- 14 BEUD DETAILS 3
- 15 BWD WATER/SEWER DETAILS
- 16 BWD WATER DETAILS
- 17 BWD WATER DETAILS
- 18 BWD SEWER DETAILS
- 19 DETAILS 1
- 20 DETAILS 2

LEGAL DESCRIPTION

Lot 8, Block K of Orchard Addition, to the City of Bentonville, Benton County, Arkansas as shown in plat L202462124, being part of the SW¼ of the NW¼ of Section 32, T-20-N, R-30-W, Fifth Principal Meridian, being more particularly described as follows:

Commencing at a Found ¾" Rebar w/Cap AR1002 at the NW Corner of Lot 4, Block K, Orchard Addition as shown by the recorded Lot Split filed as Document No. L202252071; Thence S87°31'52"E 110.00 feet to a Found ¾" Rebar w/Cap AR1002 for the Point of Beginning;

Thence S87°31'52"E 213.57 feet to a Found ¾" Rebar w/Cap AR1002 on the West Right-of-Way of SE "E" St; Thence continuing along said West Right-of-Way S02°32'52"W 164.94 feet to a Found ¾" Rebar w/Cap AR1002 at the intersection of the North Right-of-Way of SE 7th St. and the West Right-of-Way of SE "E" St.; Thence leaving said West Right-of-Way and continuing along said North Right-of-Way N87°41'34"W 214.98 feet to a Found ¾" Rebar w/Cap AR1002; Thence leaving said North Right-of-Way N03°02'14"W 165.55 feet to the Point of Beginning, containing 35,406 Sq.Ft. or 0.81 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

REVISION CHART

△	TITLE	DATE	NOTES:
△	REV-0	12-11-2024	Pre-app Meeting
△	REV-1	2-21-2025	1st Submittal
△	REV-2	3-24-2025	2nd Submittal



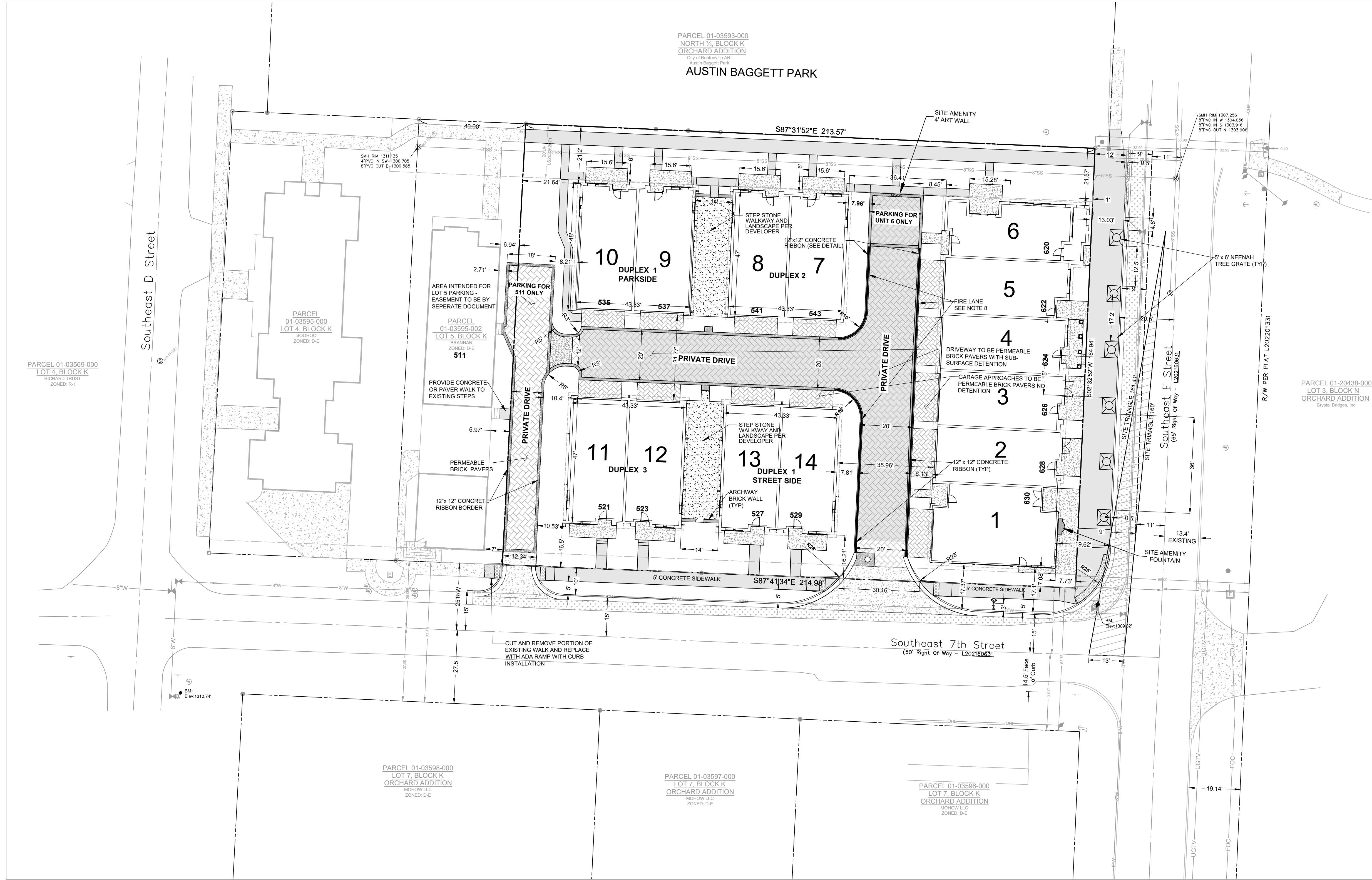
NOT FOR
CONSTRUCTION

PRELIMINARY

NOT FOR
CONSTRUCTION



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



RIGHT OF WAY ACCESS
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.

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.

LOT 5 OWNER PARTICIPATION:

LOT 5 OWNERS ARE AWARE AND HAVE AGREED TO THE IMPROVEMENTS ON THEIR LOT AND UNDERSTAND THE WEST PARKING SPACES ARE FOR THEIR USE.

EXTERIOR LIGHTING

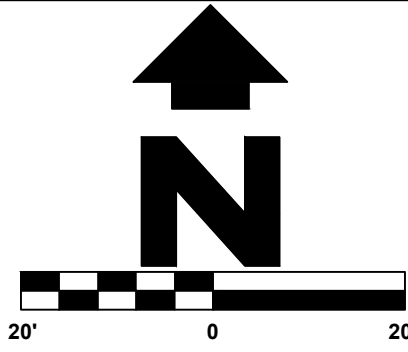
ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B.U.G. HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

PROPOSED SITE AMENITIES

ART WALL - PROPOSED LOCATION SHOWN - STYLE AND DETAIL MUST BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
WATER FOUNTAIN - PROPOSED LOCATION SHOWN - FOUNTAIN STYLE AND DETAIL MUST BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

NOTE

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



SCALE: 1" = 20'

BENCHMARK:
FIRE HYDRANT at NW corner of SE E Street and SE 7th STREET
SW Bolt in top flange Elev. 1309.82'

PROPERTY ZONED - DE - DOWNTOWN EDGE
PROPOSED USE: RESIDENTIAL HPR CONDOS
D-E SETBACKS - FRONT 0' ALONG STREETS
SIDE INTERIOR - 7' MIN
SIDE EXTERIOR - 0'
REAR 7' - MIN

BUILDING AREA - 16,065 SF (Roof Eave)
PROPOSED 14 LIVING UNITS
PARKING REQUIRED (3 BED UNITS) - 1 PER UNIT
PARKING PROPOSED - 13 UNITS TO HAVE 2 GARAGE SPACES
1 UNIT TO HAVE TWO REAR DRIVE SPACES
28 SPACES PROPOSED

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- SEWER LINE
- WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- PERMEABLE PAVERS WITH STORAGE
- PERMEABLE PAVERS WITH NO STORAGE
- CONCRETE SIDEWALK
- CONCRETE WALKS, PATIOS & PORCHES

SITE NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CURB ENDS, TRANSITION FROM 6" TO 0" IN TWO FEET.
- RADIIL NOTED ON THE PLAN IS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- STREET IMPROVEMENT CURBS SHALL BE CONCRETE CURB & GUTTER, INTERIOR DRIVE AREAS TO BE EDGED WITH 12"x12" CONCRETE RIBBON.
- FIRE LANE - ALONG THE MAIN ENTRY DRIVE, RIBBON/CURB TO BE PAINTED RED FULL WIDTH AND "NO PARKING FIRE LANE" STENCILLED IN 4" WHITE LETTERING WITH 1" LETTERING EVERY 25' ON EACH SIDE STARTING 10' FROM END OF RIBBON.
- TIE PROPOSED STREET CURB TO EXISTING CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
- NO DEVELOPMENT SIGNS ARE PROPOSED FOR THIS PROJECT. A SIGN PERMIT WOULD BE REQUIRED FOR ANY FUTURE SIGNS.
- MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE SCREENED FROM STREET VIEW USING FENCING OR LANDSCAPE PLANTINGS. ONLY UNIT 6 HAS A GROUND MOUNTED AC UNIT. ALL OTHER AC EQUIPMENT ARE ON SECOND FLOOR BALCONY'S AND SCREENED AS SHOWN ON ARCHITECT ELEVATIONS. SEE FINAL ARCHITECTURAL PLANS FOR DETAILS OF THE SCREENING MATERIAL.
- NO BOUNDARY FENCING IS PROPOSED. A SEPARATE PERMIT WOULD BE REQUIRED SHOULD FENCING BE ADDED.
- REFER TO ARCHITECTURAL PLANS FOR FOOTING/FOUNDATION DESIGN AND STRUCTURAL DIMENSIONS.
- SHARED ACCESS, PRIVATE UTILITY, AND DETENTION EASEMENTS TO BE DEDICATED BY THE HORIZONTAL PROPERTY REGIME.
- EASEMENTS FOR ELECTRIC UTILITY TO BE DEDICATED BY SEPERATE EASEMENT DOCUMENTS.



Know what's below
Call before you dig

OWNER/DEVELOPER
3 Goodfellow Real Estate Group, LLC
Patrick Sbarra
633 Sky Mountain Drive
Rogers, Arkansas 72756
Office (479)531-1403

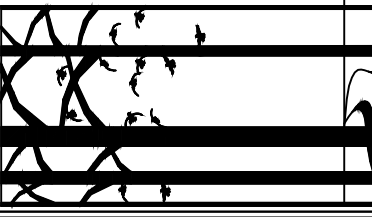
ENGINEER:
Sand Creek Engineering & Land
Surveying, Inc
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9262

SITE PLAN
HANCOCK RESIDENTIAL - AN HPR DEVELOPMENT
NW CORNER SE 7th & "E" STREETS
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

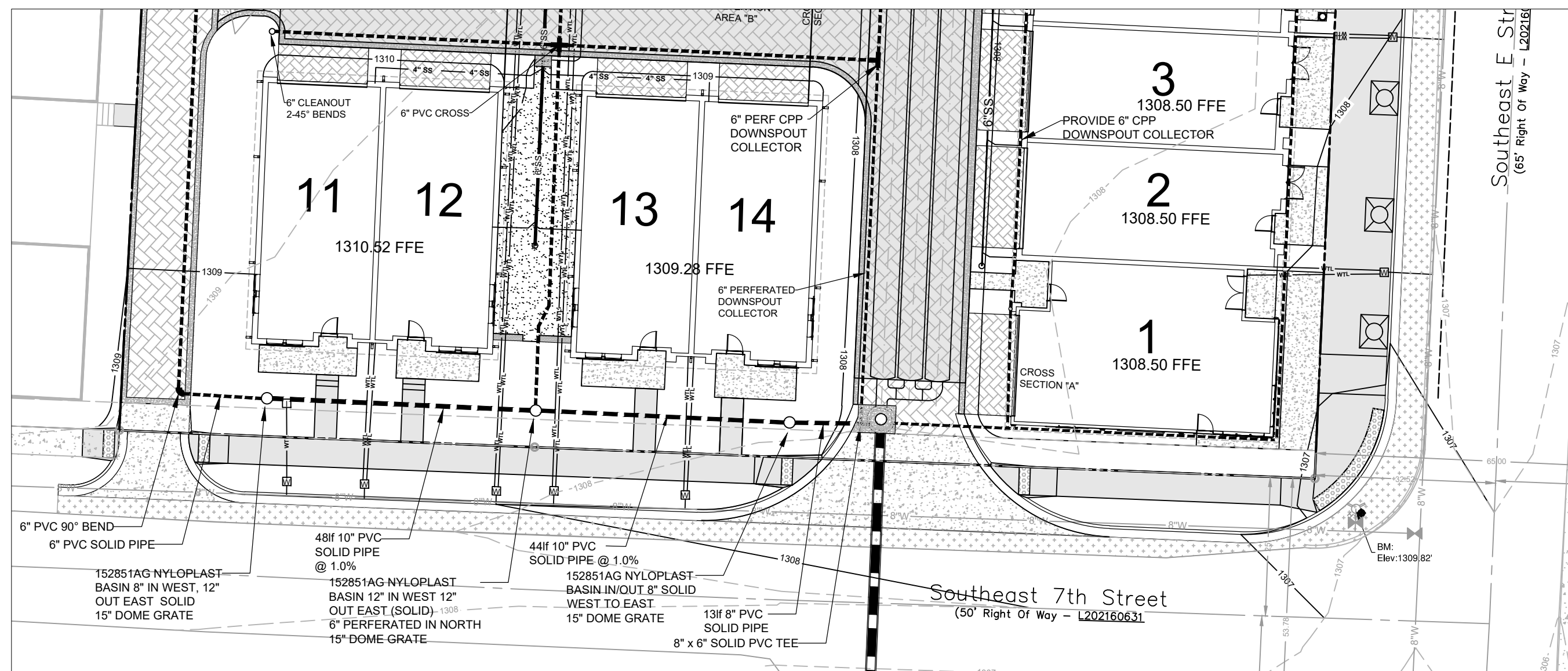
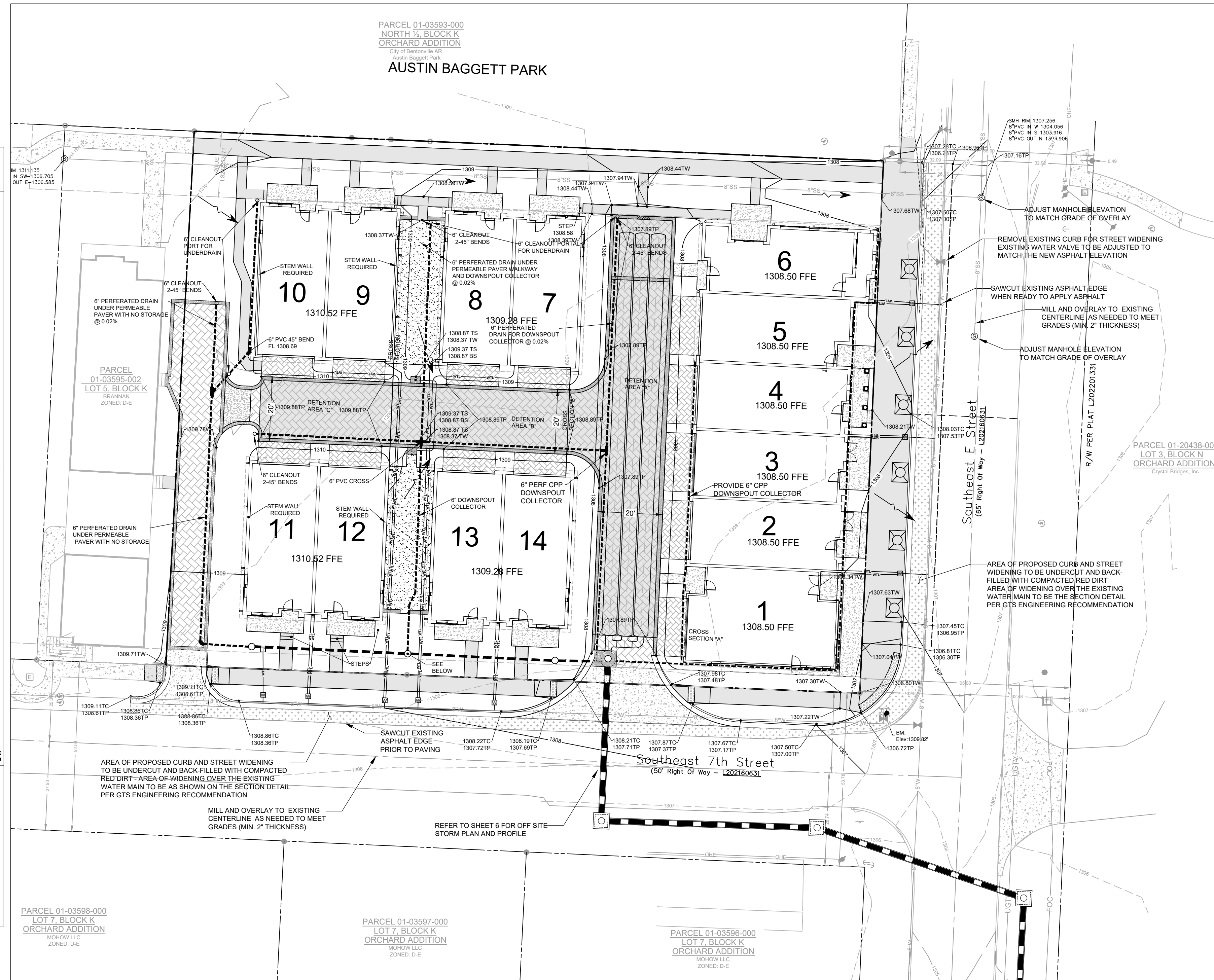
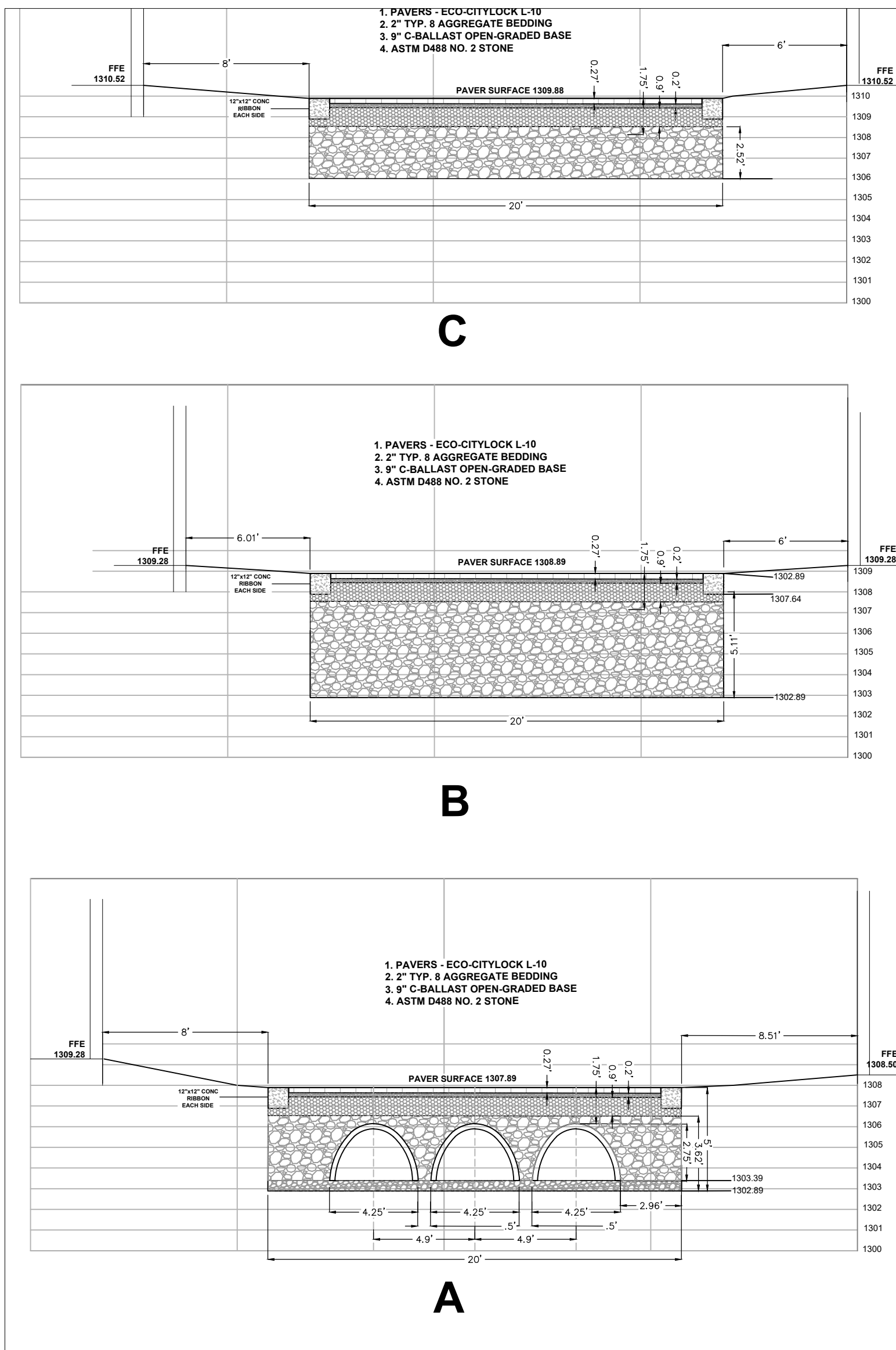
NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 72712-4622-9262

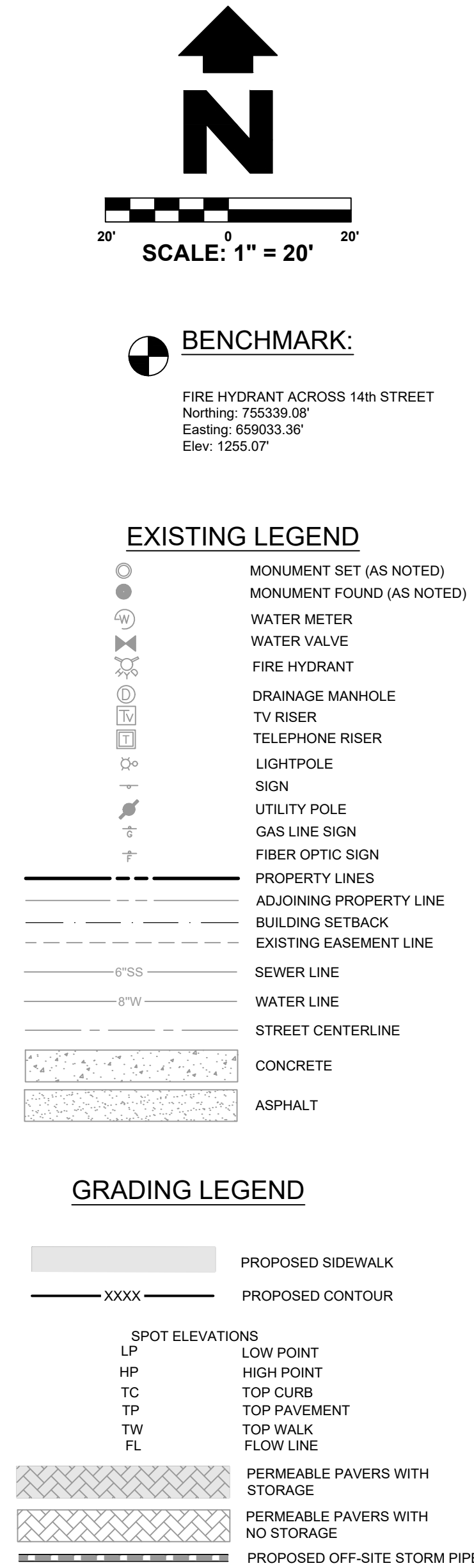


MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TRS
SCE PROJECT #: 23028_Master
CURRENT REVISION: 2nd Sub
DATE: 3/24/2025
SHEET: 3 of 20

**PROPOSED ADS STORMTECH SYSTEM
WITH STORAGE VOLUME IN SYSTEM AND ROCK BACKFILL
AREAS A AND B PROVIDE THE REQUIRED STORAGE TO MEET
THE BENTONVILLE DETENTION REQUIREMENT**



PROPOSED ADS NYLOPLAST YARD DRAIN SYSTEM



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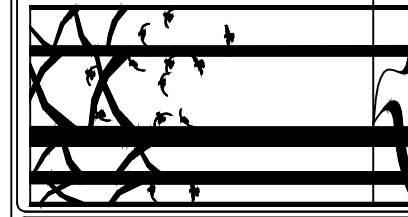
OWNER/DEVELOPER
3 Goodfellow Real Estate Group, LLC
Patrick Starna
633 Sky Mountain Drive
Rogers, Arkansas, 72756
Office (479)531-1403

ENGINEER:
Sand Creek Engineering & Land
Surveying, Inc.
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282

GRADING PLAN
HANCOCK RESIDENTIAL - AN HPR DEVELOPMENT
NW CORNER SE 7th 7 & "E" STREETS
BENTONVILLE, ARKANSAS

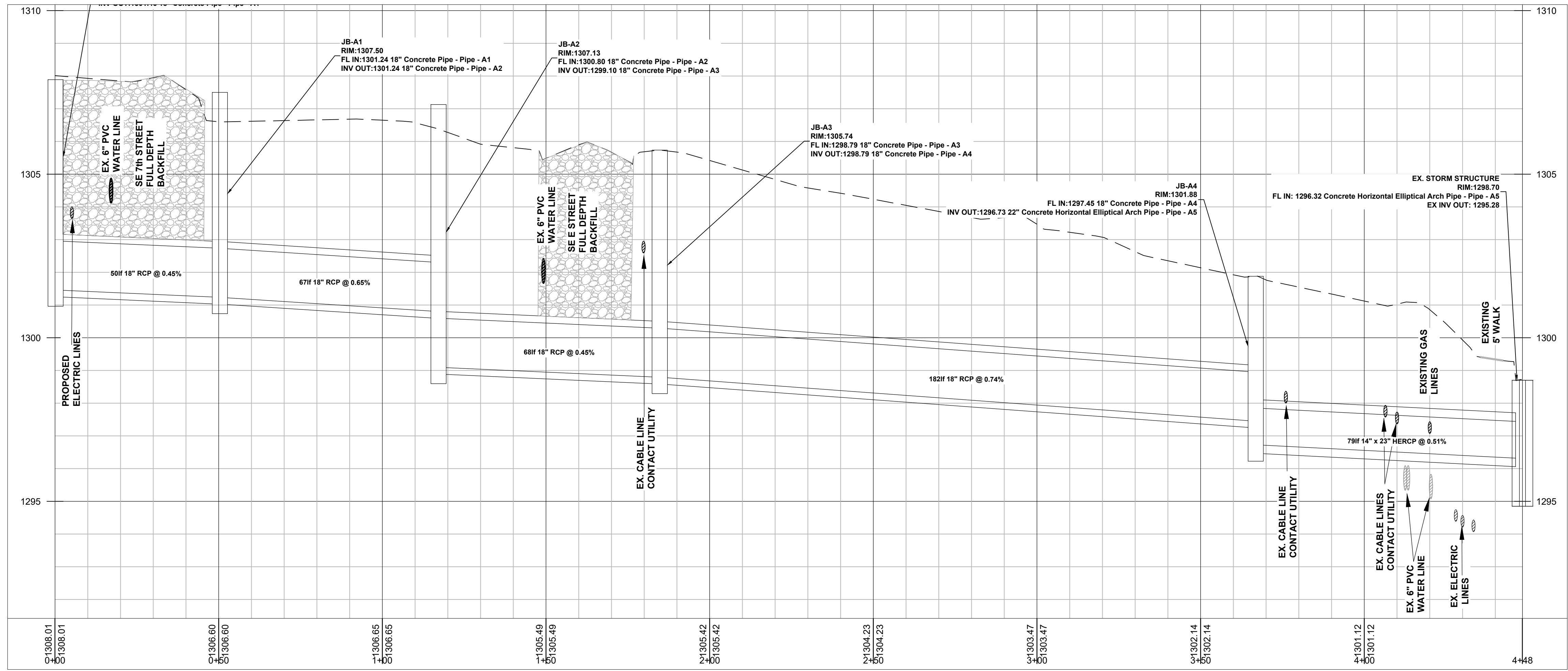
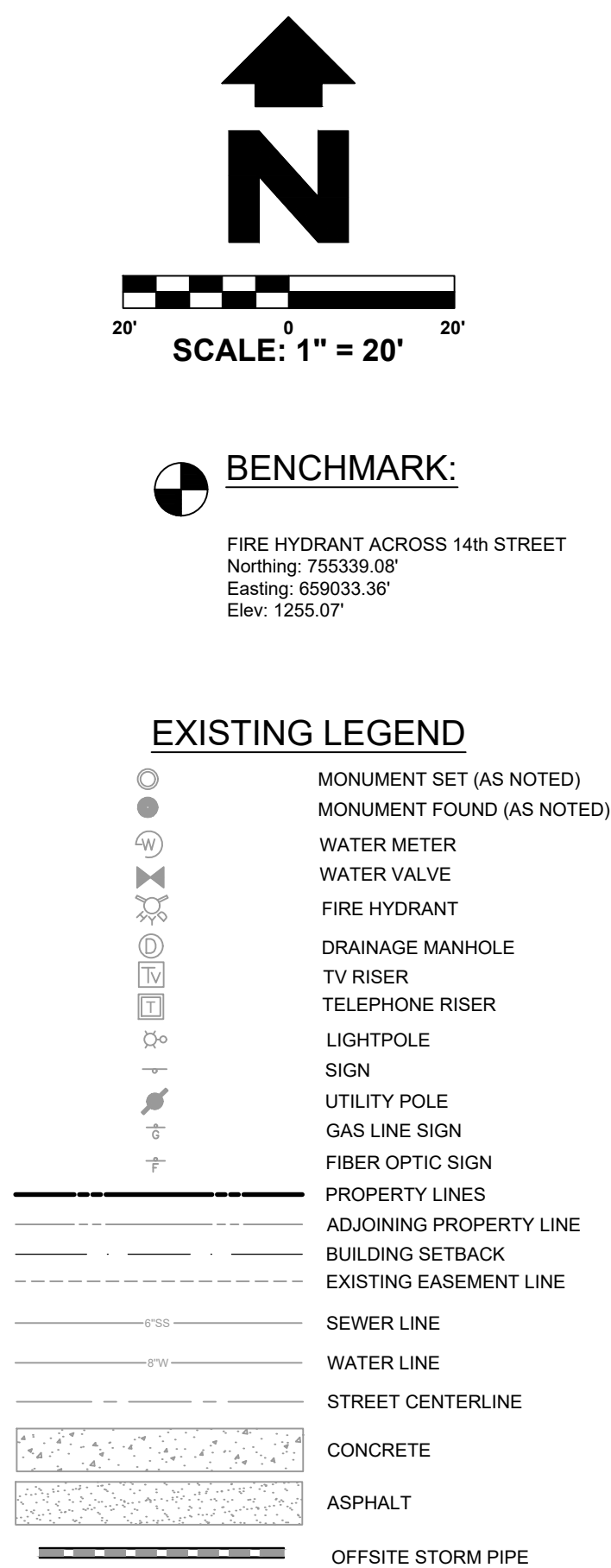
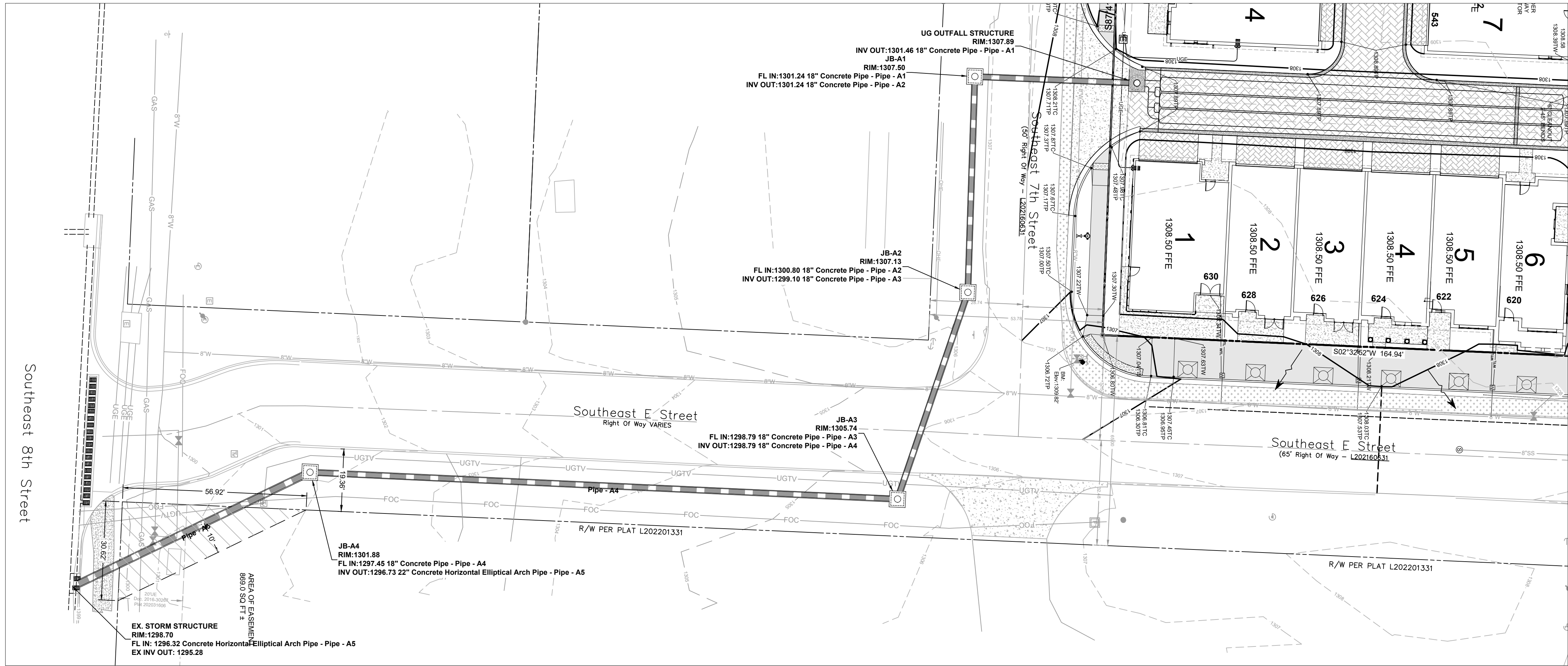
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SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 72712-4002



MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TRS
SCE PROJECT #: 23028_Master
CURRENT REVISION: 2nd Sub
DATE: 3/24/2025
SHEET: 5 of 20

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OFF-SITE STORM PROFILE

HANCOCK RESIDENTIAL - AN HPR DEVELOPMENT

NW CORNER SE 7th & "E" STREETS

BENTONVILLE, ARKANSAS

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SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 72712-4502-2526

MANAGER: Ken Booth

DESIGNED BY: KB

DRAWN BY: KB

CHECKED BY: TRS

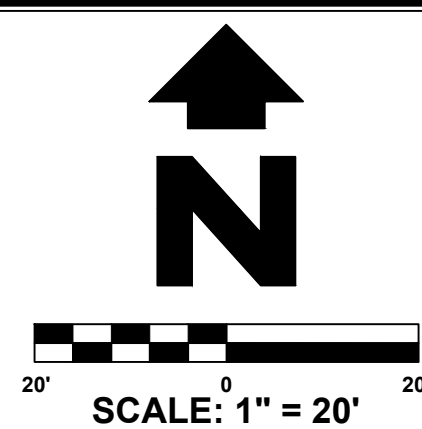
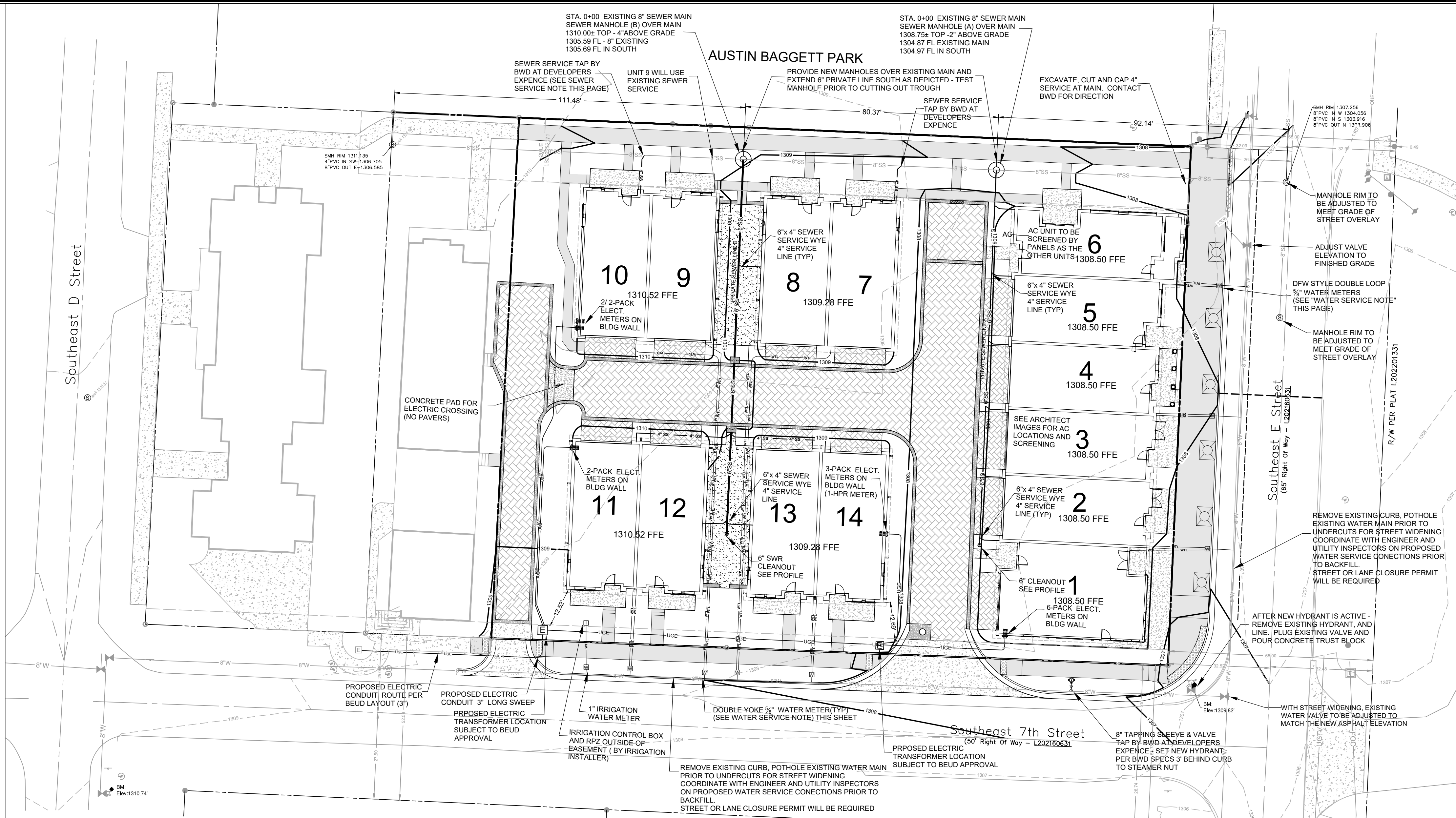
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SHEET: 8 of 20

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BENCHMARK: TOP BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MUELLER ON TOP FLANGE OF FIRE HYDRANT AT NW CORNER OF SE "E" AND 7TH ELEVATION 1309.82

NOTE: PROJECT WILL BE UNDER A HORIZONTAL PROPERTY REGIME (HPR) WITH THE LAND AND IMPROVEMENTS BEING COMMON USE AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

EXISTING LEGEND

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
	TV RISER
	TELEPHONE RISER
	LIGHT POLE
	SIGN
	UTILITY POLE
	GAS LINE SIGN
	FIBER OPTIC SIGN
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	EASEMENT TO BE DEDICATED BY PLAT
	WATER LINE
	SEWER LINE
	STREET CENTERLINE
	EXISTING CONCRETE
	EXISTING ASPHALT
	PROPOSED WATER SERVICE
	PROPOSED WATER METERS
	SEWER SERVICE LINE

UTILITY NOTES:

- COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
- TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
- REFER TO BUILDING PLANS FOR EXTERIOR BUILDING LIGHTS AND LIGHT TYPES. NO POLE/ OVERHEAD LIGHTS ARE PROPOSED.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER, SEWER, AND ELECTRIC LINES.
- COORDINATE WITH BLACK HILLS ENERGY FOR ULTIMATE LOCATION OF GAS METERS, VALVES AND ALL RELATED PIPING. REFER TO ARCHITECTS PLUMBING DESIGN FOR ADDITIONAL INFORMATION.

WATER SERVICE

WATER METER CANS, SETTERS, SERVICE LINES AND CORP STOP TO BE INSTALLED BY CONTRACTOR. CONTACT BWD TO DO THE TAPS WHEN READY. WATER INSTALLATION TO BE PER THE 2024 WATER AND SEWER SPECIFICATIONS.

SEWER SERVICE

NEW SEWER SERVICES FOR UNITS 7 AND 9 TO THE EXISTING 8" SEWER MAIN TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR WITH TAPS BEING MADE BY BWD AT DEVELOPERS EXPENSE. WATER AND SEWER INSTALLATION TO BE PER THE 2024 WATER AND SEWER SPECIFICATIONS.

EXTERIOR LIGHTING

ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-LUG HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

ELECTRIC DESIGN LAYOUT

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES. REFER TO BEUD ELECTRIC LAYOUT AND DETAILS IN THIS PLAN SET.

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

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

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SEWER FLOW CALCULATIONS

This project is proposing 14 units of varying sizes to be a Planned Residential Development fronting SE E Street on the east and SE 7th Street on the south. A sewer extension was constructed by the property owner and completed in April of 2023. An 8" sewer main was extended from an existing manhole in SE E Street along the north line of Lots 5, 6, and 7 of Block K of Orchards Addition, Bentonville project #LSD22-0026.

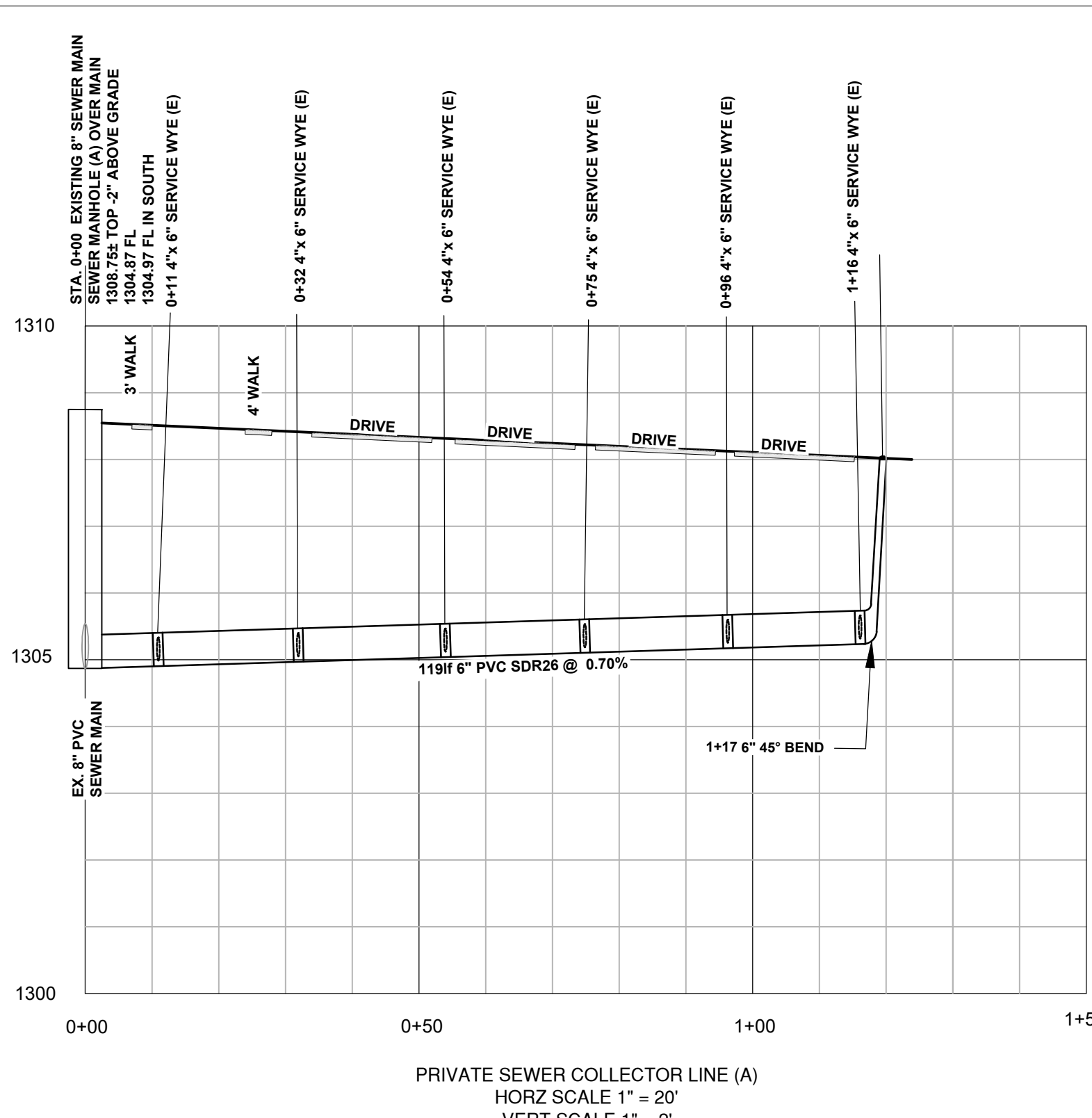
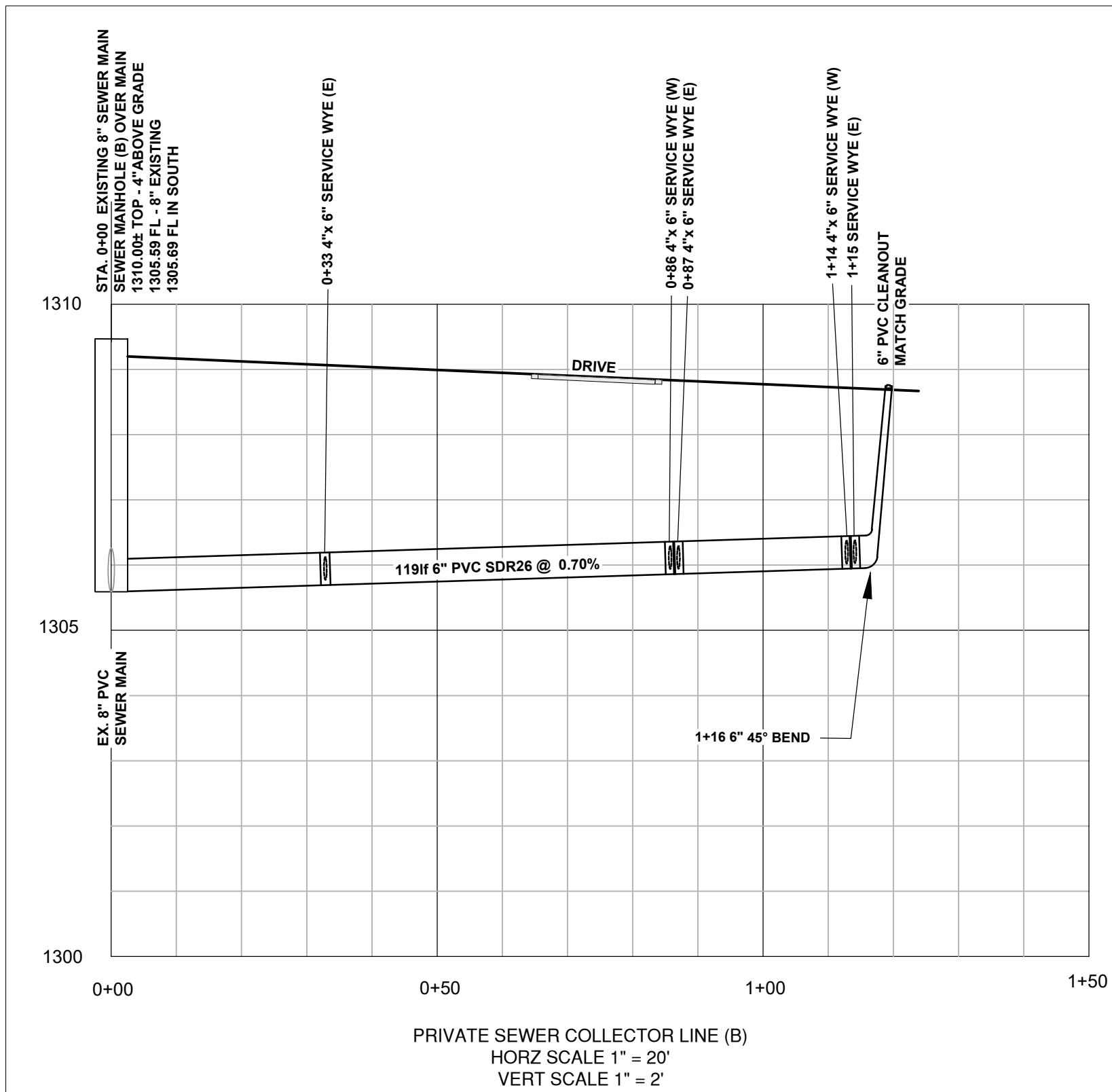
The 14 units are sized as listed below and the sewer flow calculations are shown for each unit size.

- 1 - 4-Bedroom x 450gpd = 450gpd
- 2 - 3-Bedroom x 350gpd = 700gpd
- 11 - 2-Bedroom x 270gpd = 2970gpd

Total Gallons Per Day = 4120gpd = 24 hours = 171.67gph + 60 minutes = 2.86gpm x 4 Peak Factor = 11.44 gpm

8" existing main 10% full flow = 34.3

Calculations based on the provided BWD guidelines the sewer capacity is adequate and no sewer flow study would be necessary.



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UTILITY PLAN

HANCOCK RESIDENTIAL - AN HPR DEVELOPMENT
NW CORNER SE 7th & "E" STREETS
BENTONVILLE, ARKANSAS

SHEET:

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SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9262



MANAGER: Ken Booth

DESIGNED BY: KB

DRAWN BY: KB

CHECKED BY: TRS

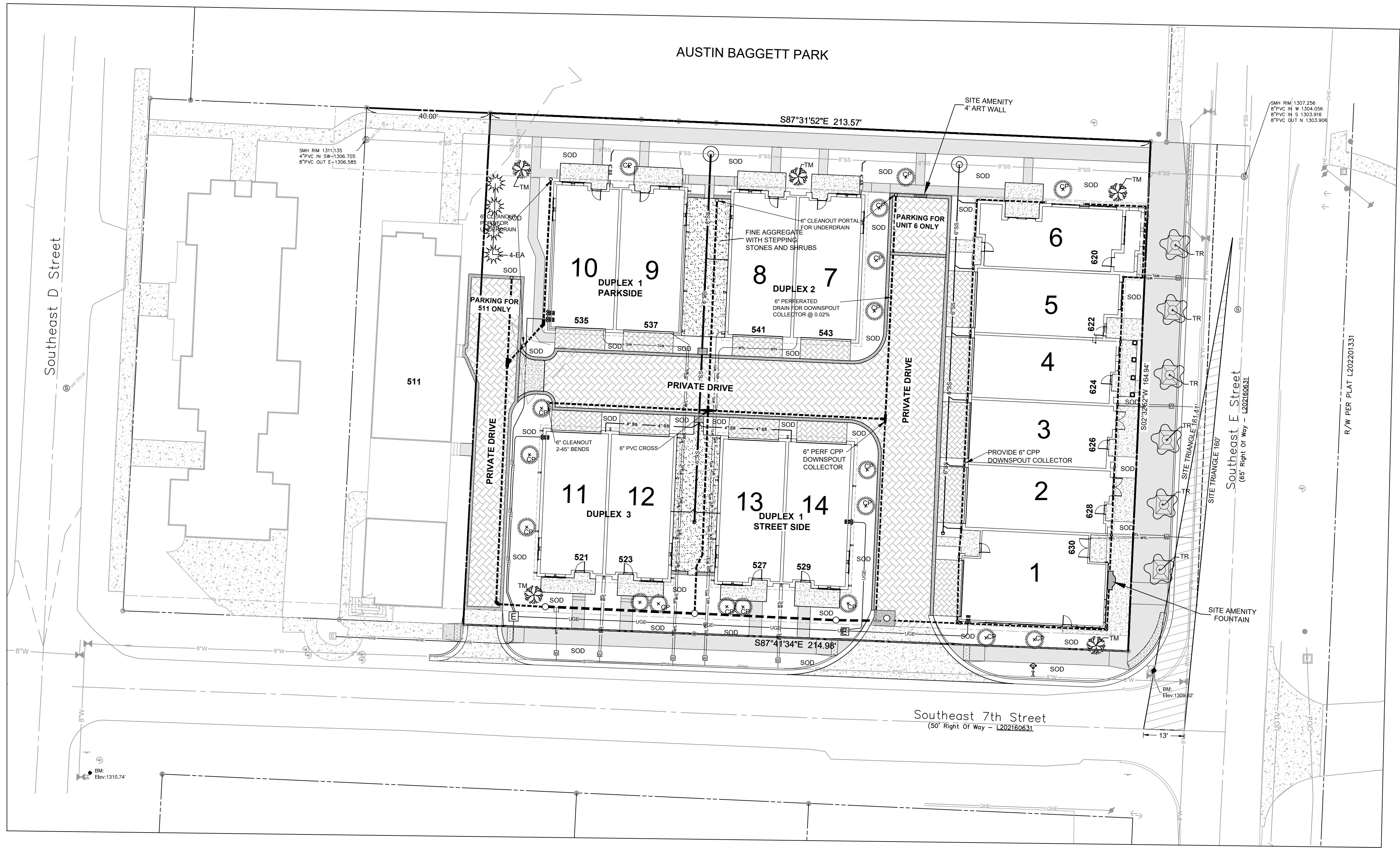
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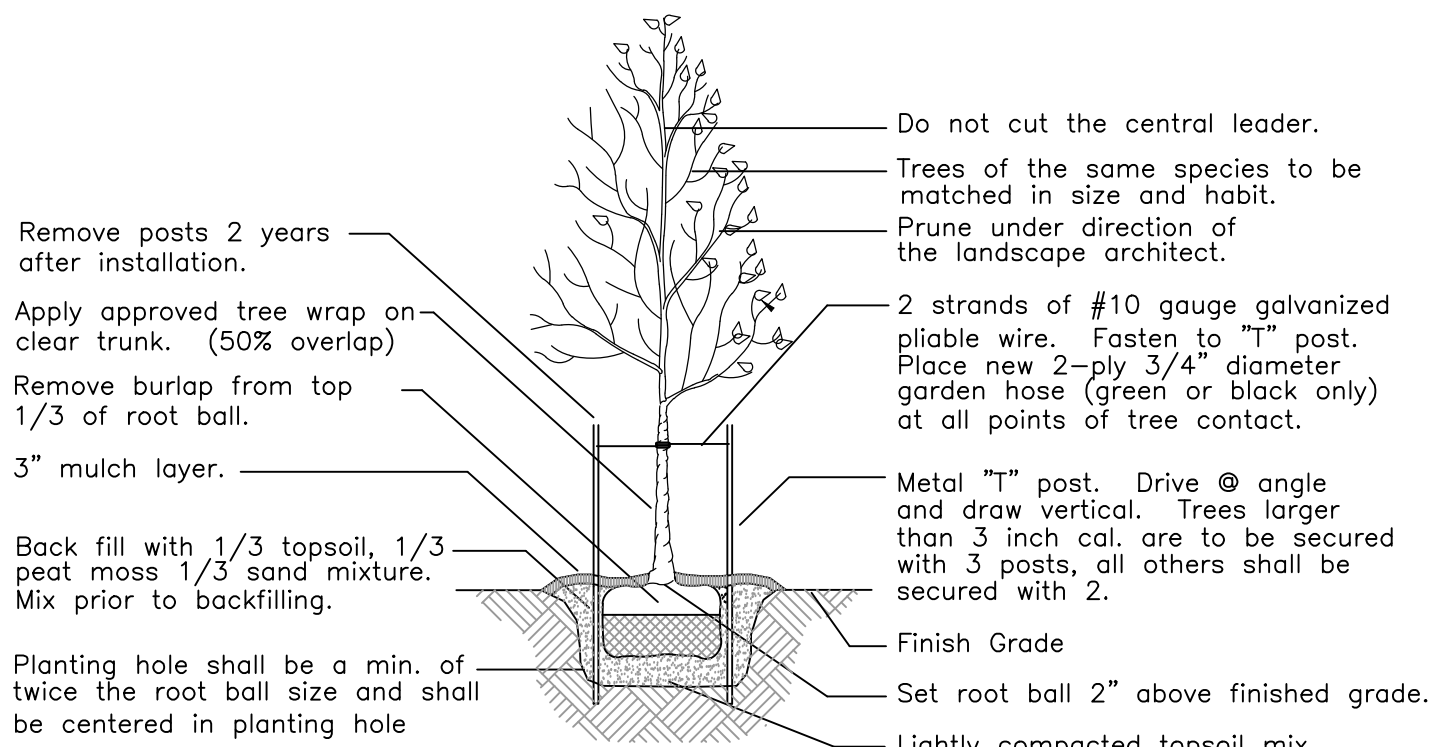
SHEET: 9 of 20

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LANDSCAPE NOTES:

- GENERAL
- LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK. PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
 - ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
 - ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST ROOT BALL.
 - DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
 - ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
 - PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD BE VERIFIED TO ASSURE CORRECT QUANTITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA; TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
 - PRE-EMERGENT HERBICIDE (TRIFLORAL OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - BALL AND BURLAP MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
 - PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
 - ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
 - ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
 - PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
 - NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES, WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS.
 - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK. PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 - PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
 - ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)
 - ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FROM BUILDING HOSE BIBS.
 - ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY DEVELOPER OR CONTRACTOR.



TREE PLANTING

NTS

LANDSCAPE REQUIREMENTS

TOTAL ACRES - 0.81 ACRES (35,406 SF)
DEVELOPMENT AREA - 35,406 SF
- DRIVE AREA - PAVERS - 4,590 SF (Pervious)
- DRIVE AREA - PAVER STORAGE - 4,600.00 SF
- SIDEWALKS/PATIOS - 2,040.5 SF (IMPERVIOUS)
- BUILDINGS - 16,065 SF (Roof Eave)
LOT COVERAGE - 76.96%

OVERALL GREEN SPACE - 8,156 SF (23.035%)

TREE REQUIREMENTS

Street Frontage (Collector) - 165' ± 30' = 5.5 - 6 Provided (Meeting Fire request for trees 20' or less)
Street Frontage (Local) - 215' ± 25' = 8.6 - 9 Provided
Exterior requirements - One tree per 50'
West Side - 165' ± 50' = 4 Trees Required - 5 Provided
North Side - 215' ± 50' = 4 Trees Required - 6 Provided
Interior Provided - 4
TOTAL TREES REQUIRED = 25
TREES PROPOSED = 31

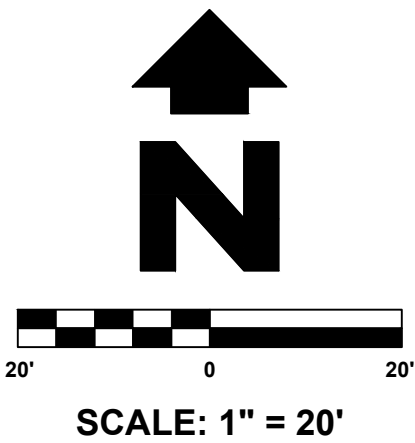
PLANT MATERIAL SCHEDULE

Quantity	Symbol	Abv	Common Name	Scientific Name	Planting Size (min)	Mature Height	Location
6	TR	TM	Texas Redbud	Cercis canadensis var	2.0" Caliper B&B	18 ft (Ornamental)	(E Street)
2	TM	TM	Trident Maple	Acer buergerianum	2.5" Caliper B&B	30ft (Shade)	(7th Street)
7	CP	CP	Chinese Pistache	Pistacia chinensis	1.5" Caliper B&B	30 ft (Ornamental)	(7th Street)
3	TM	TM	Trident Maple	Acer buergerianum	2.0" Caliper B&B	30ft (Shade)	(North)
3	CP	CP	Chinese Pistache	Pistacia chinensis	1.5" Caliper B&B	30 ft (Ornamental)	(North)
2	CP	CP	Chinese Pistache	Pistacia chinensis	1.5" Caliper B&B	30 ft (Ornamental)	(West)
4	EA	EA	Emerald Arborvitae	Thuja occidentalis "Emerald Green"	1.5" Caliper B&B	Evergreen	(West)
5	CP	CP	Chinese Pistache	Pistacia chinensis	1.5" Caliper B&B	30 ft (Ornamental)	(Interior)

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL FINAL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY REQUIREMENTS.

NOTICE:

- TREES EXISTING ON THIS SITE ARE NOT DESIRABLE OR NOT LOCATED SO AS TO BE PRESERVED. TREE'S TO BE REMOVED ARE MARKED ON THE SURVEY SHEET 2.
- NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE
- NO PLANTINGS BETWEEN ABOVE 2' IN HEIGHT TO BE PLANTED EITHER SIDE OF THE DRIVEWAY ACCESSES.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- HEALTHY TREES PLANTED ON THIS SITE SHALL NOT BE TOPPED OR REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
- WHERE UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- LANDSCAPE IRRIGATION WILL BE DESIGNED AND INSTALLED BY OTHERS IN CONJUNCTION WITH THE LANDSCAPE INSTALLATION. ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.



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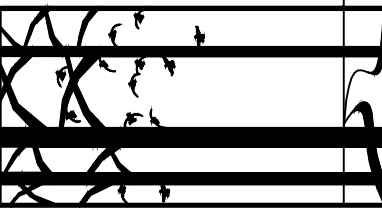
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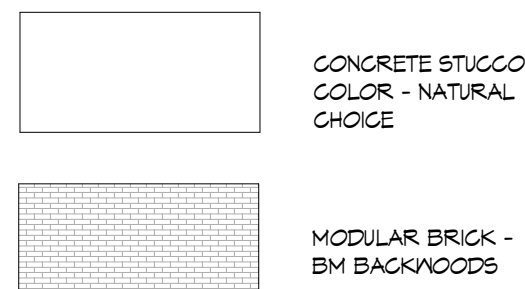
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EXTERIOR MATERIALS LEGEND



4 WEST ELEVATION COLOR
1/4" = 1'-0"



3 NORTH ELEVATION COLOR
1/4" = 1'-0"

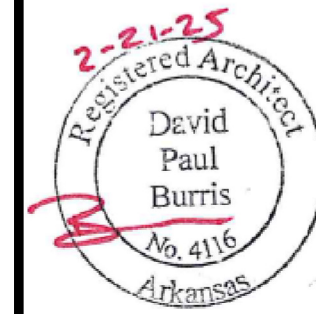
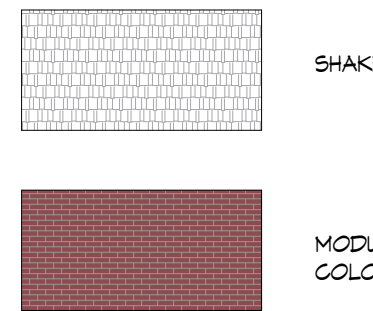


2 EAST ELEVATION COLOR
1/4" = 1'-0"



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

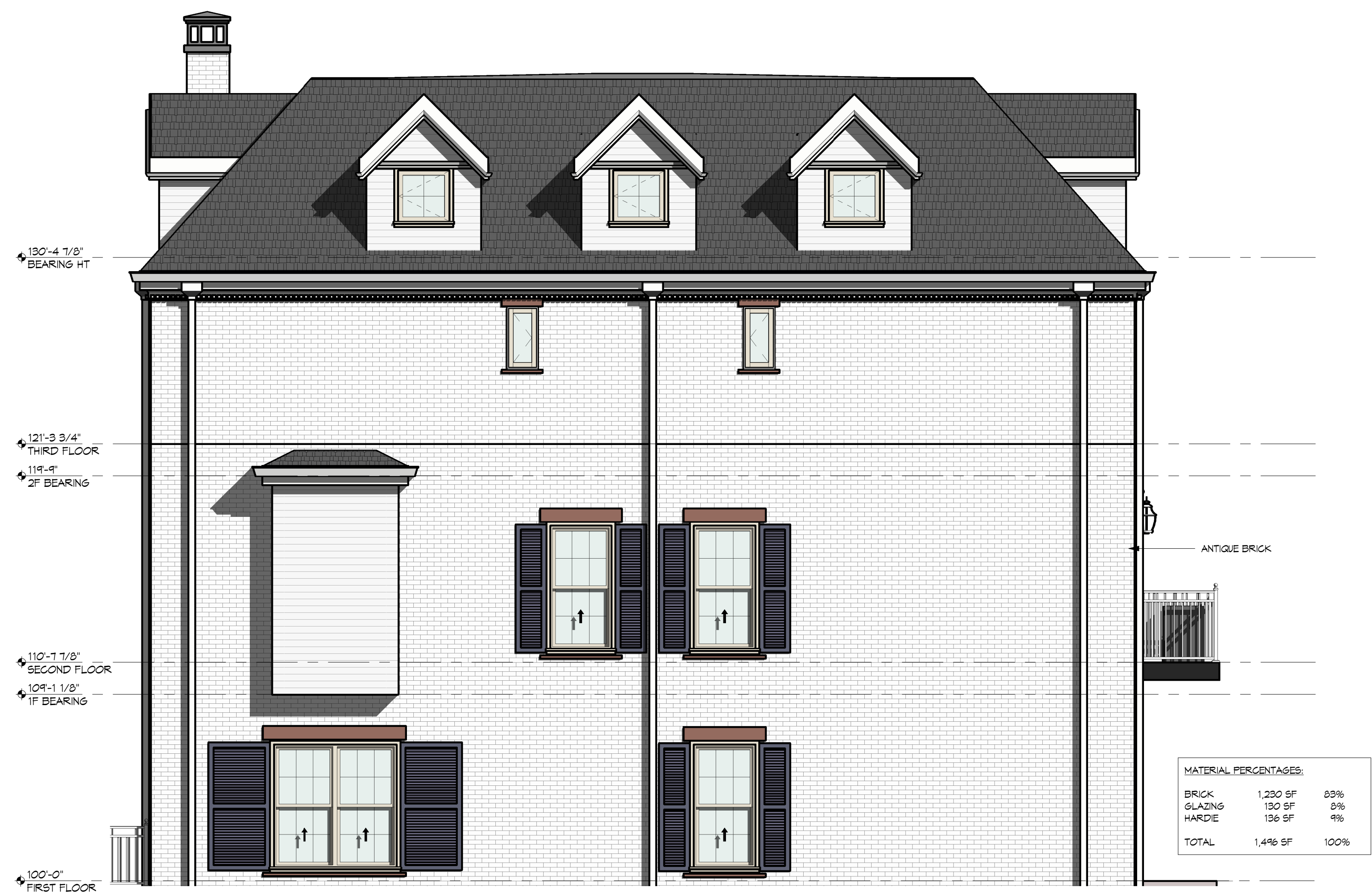
EXTERIOR MATERIALS LEGEND



4 DUPLEX 1 - PARKSIDE - EAST ELEVATION
1/4" = 1'-0"



3 DUPLEX 1 - PARKSIDE - SOUTH ELEVATION
1/4" = 1'-0"



2 DUPLEX 1 - PARKSIDE - WEST ELEVATION
1/4" = 1'-0"



1 DUPLEX 1 - PARKSIDE - NORTH ELEVATION
1/4" = 1'-0"

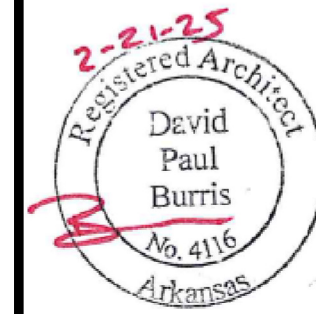
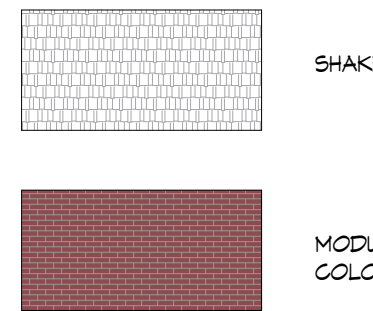
Burris
Architecture
850 Tiger Blvd., Bentonville, Ar 72712
479-636-3531

HANCOCK DUPLEX 1
SE 7TH ST
BENTONVILLE, AR

DATE: 2-21-25
JOB NO: 23061
REVISIONS

A7.0
COLOR ELEVATIONS

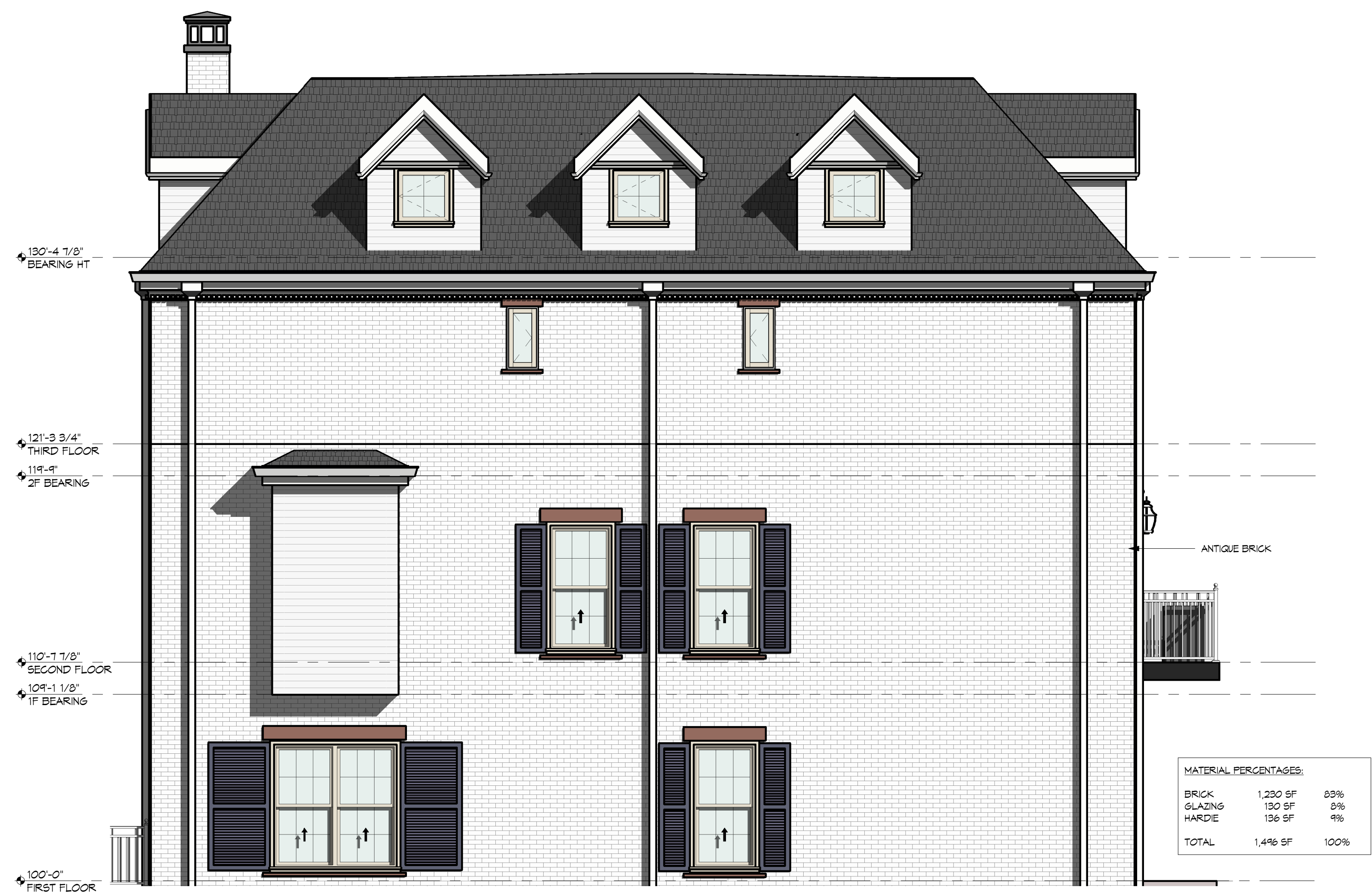
EXTERIOR MATERIALS LEGEND



4 DUPLEX 1 - PARKSIDE - EAST ELEVATION
1/4" = 1'-0"



3 DUPLEX 1 - PARKSIDE - SOUTH ELEVATION
1/4" = 1'-0"



2 DUPLEX 1 - PARKSIDE - WEST ELEVATION
1/4" = 1'-0"



1 DUPLEX 1 - PARKSIDE - NORTH ELEVATION
1/4" = 1'-0"

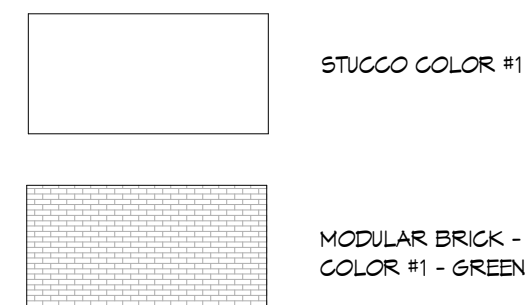
Burris
Architecture
850 Tiger Blvd., Bentonville, Ar 72712
479-636-3531

HANCOCK DUPLEX 1
SE 7TH ST
BENTONVILLE, AR

DATE: 2-21-25
JOB NO: 23061
REVISIONS

A7.0
COLOR ELEVATIONS

EXTERIOR MATERIALS LEGEND



4 EAST ELEVATION COLOR
1/4" = 1'-0"



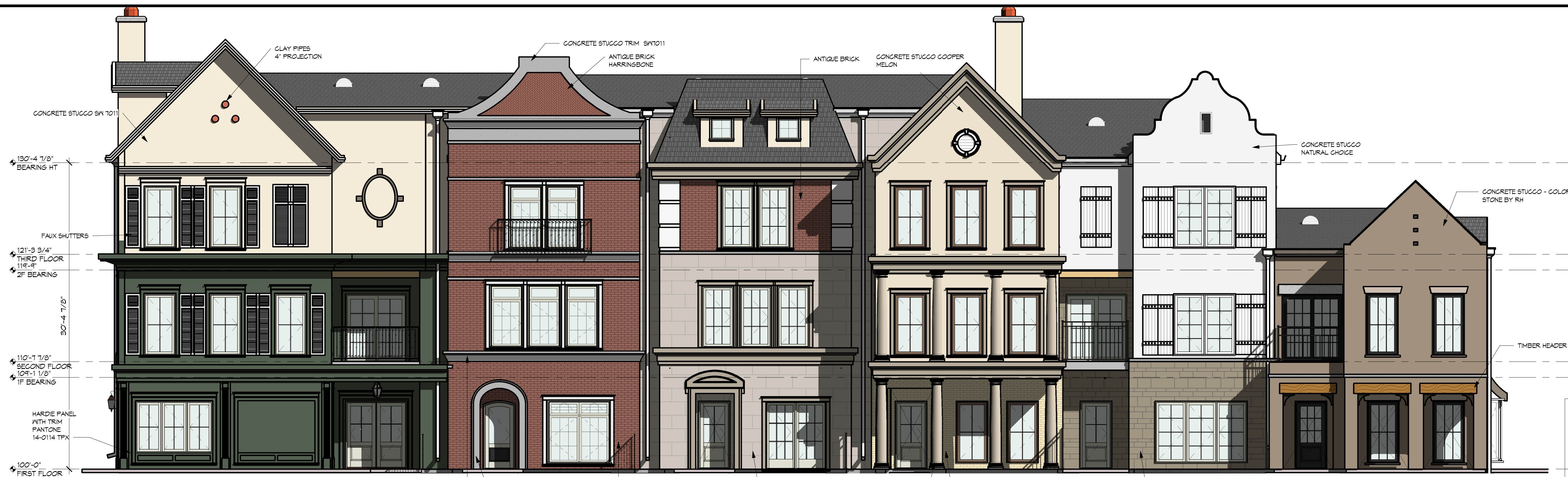
3 SOUTH ELEVATION COLOR
1/4" = 1'-0"



2 WEST ELEVATION COLOR
1/4" = 1'-0"



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



EXTERIOR MATERIALS LEGEND

	MODULAR BRICK - COLOR #1 - PAINTED WHITE		SIDING COLOR #1 - BLACK
	MODULAR BRICK - COLOR #2 - RED		SIDING COLOR #2
	MODULAR BRICK - COLOR #3 - TAN BROWN		STONE VENEER #1
	DOUBLE PANE - LOW E - TINTED GLAZING		STONE VENEER #2
	HARDIE COLOR #1 - GREEN		CONCRETE STUCCO COLOR #1
	HARDIE COLOR #2		CONCRETE STUCCO COLOR #2

MATERIAL PERCENTAGES	
BRICK	680 SF 15%
GLAZING	1100 SF 24%
STUCCO	1910 SF 33%
STONE	142 SF 1%
HARDIE	510 SF 11%
TOTAL	4,950 SF 100%

1 E ELEVATION - COLOR
3/16" = 1'-0"



MATERIAL PERCENTAGES	
BRICK	40 SF 2%
GLAZING	210 SF 15%
STUCCO	580 SF 33%
HARDIE	840 SF 51%
TOTAL	1780 SF 100%

3 S ELEVATION - COLOR
3/16" = 1'-0"



MATERIAL PERCENTAGES	
BRICK	23 SF 2%
GLAZING	206 SF 16%
STUCCO	1100 SF 82%
TOTAL	1331 SF 100%

2 N ELEVATION - COLOR
3/16" = 1'-0"



MATERIAL PERCENTAGES	
BRICK	910 SF 22%
GLAZING	1185 SF 27%
STUCCO	1450 SF 35%
STONE	308 SF 8%
HARDIE	415 SF 9%
TOTAL	4368 SF 100%

4 W ELEVATION - COLOR
3/16" = 1'-0"



Consent Agenda Item [PLA25-0007](#)

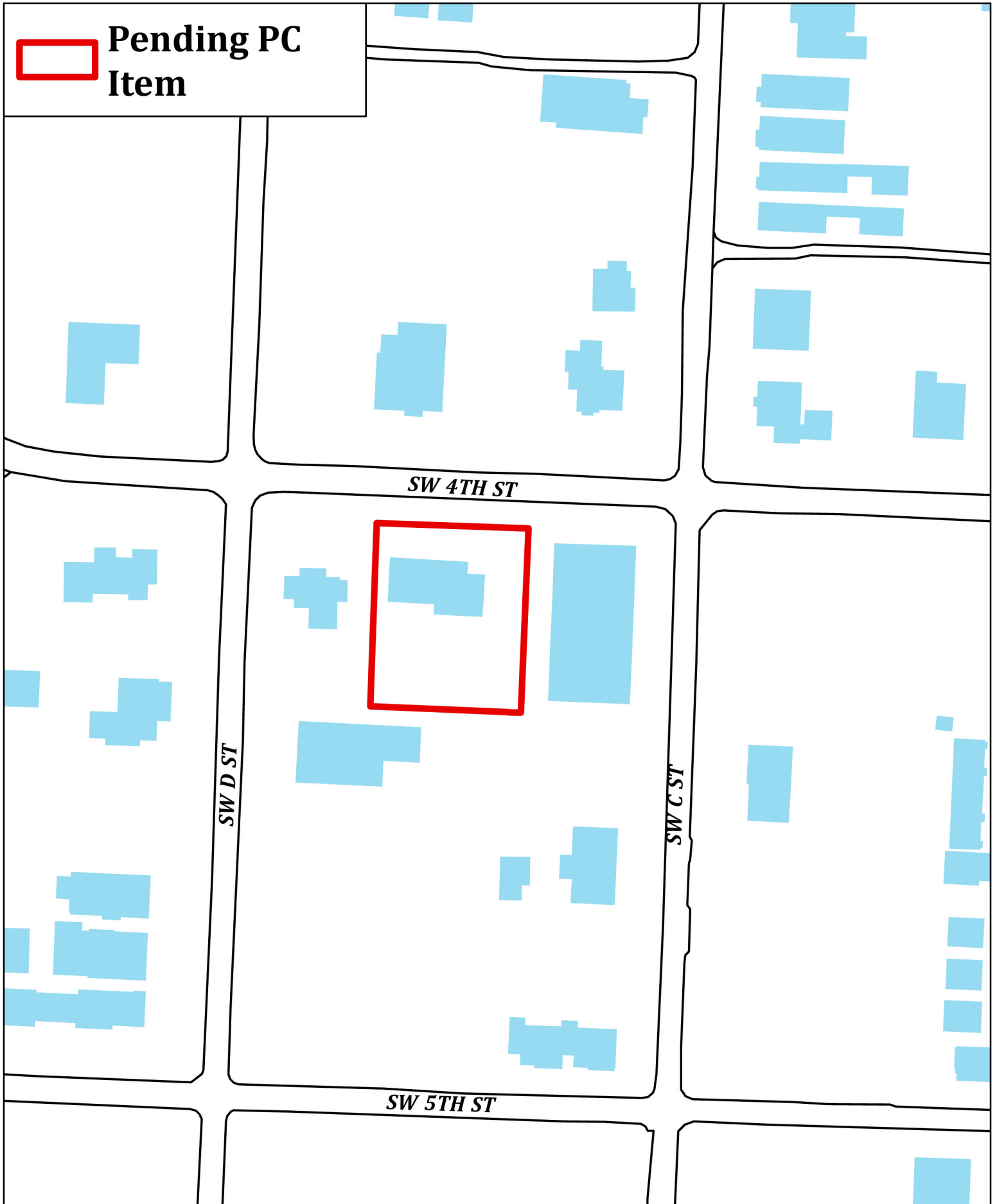
For the Planning Commission meeting on April 15, 2025

Details

Property Line Adjustment: Creating Lot 6 of Elzey's Subdivision. 405 Southwest 5th Street, 405 SW 4TH ST BENTONVILLE LLC, PLA25-0007

A property line adjustment of Lot 2 and A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST creating Lot 6 of Elzey's Subdivision. This plat is dedicating a 15' utility easement along the north property line. The right-of-way along Northwest 4th street is adequate per the Master Street Plan.

 Pending PC Item



PLA25-0007
Creating Lot 6 Elzeys Subdivision
405 SW 4TH ST



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.
- 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.
- CURRENT ZONING: DN-2 (DOWNTOWN MEDIUM DENSITY RESIDENTIAL)
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

PARENT DESCRIPTION:

LOT 2 IN ELZEY'S SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, IN BENTONVILLE, ARKANSAS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 103.

AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31 TOWNSHIP 20 NORTH OF RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF ELZEY'S SUBDIVISION; THENCE SOUTH 89°05'21" EAST A DISTANCE OF 9.75 FEET TO A FOUND 1/2" REBAR BEING THE NORTHWEST CORNER OF SCOGGAN'S SUBDIVISION; THENCE SOUTH 02°23'10" WEST A DISTANCE OF 140.00 FEET TO A SET 5/8" REBAR; THENCE WEST 89°04'05" WEST A DISTANCE OF 9.17 FEET TO A PIPE BEING THE SOUTHEAST CORNER OF LOT 2 OF ELZEY'S SUBDIVISION; THENCE NORTH 02°08'46" EAST A DISTANCE OF 140.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES OR 1,325 SQUARE FEET.

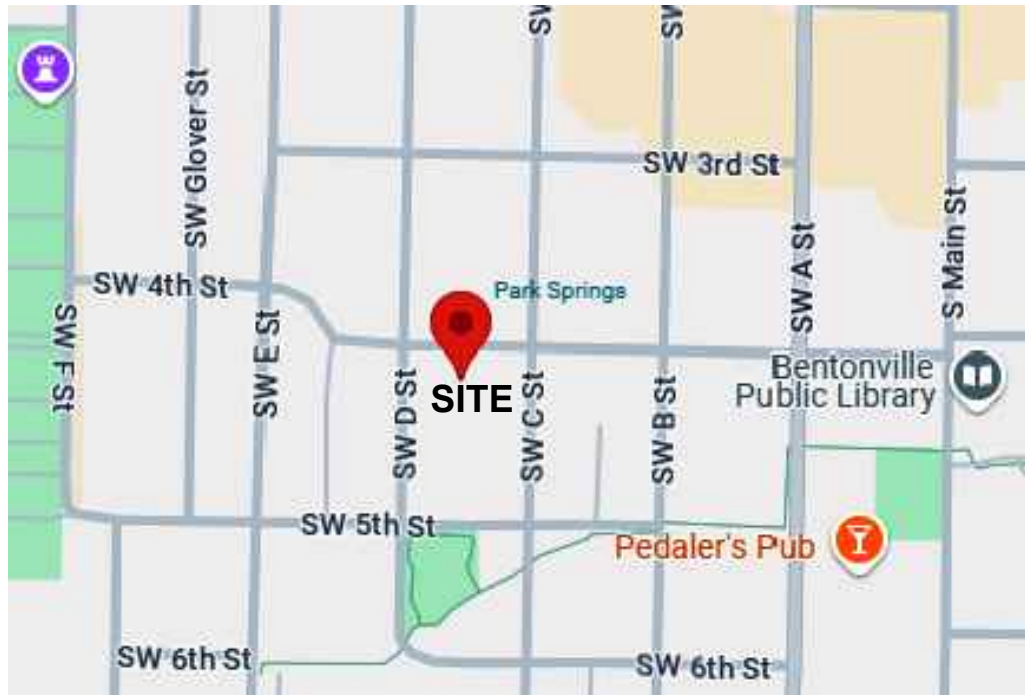
NEW LOT 6 DESCRIPTION:

LOT 2 IN ELZEY'S SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, IN BENTONVILLE, ARKANSAS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 103 AND A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31 TOWNSHIP 20 NORTH OF RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF ELZEY'S SUBDIVISION; THENCE SOUTH 89°05'21" EAST A DISTANCE OF 9.75 FEET TO A FOUND 1/2" REBAR BEING THE NORTHWEST CORNER OF SCOGGAN'S SUBDIVISION; THENCE SOUTH 02°23'10" WEST A DISTANCE OF 140.00 FEET TO A FOUND 5/8" REBAR PLS 1845; THENCE NORTH 89°04'05" WEST A DISTANCE OF 9.17 FEET TO A PIPE BEING THE SOUTHEAST CORNER OF LOT 2 OF ELZEY'S SUBDIVISION; THENCE NORTH 02°08'46" EAST A DISTANCE OF 140.28 FEET TO THE POINT OF BEGINNING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF LOT 2, ELZEY'S SUBDIVISION; THENCE SOUTH 87°34'22" EAST A DISTANCE OF 99.22 FEET TO A FOUND 3/4" PIPE; THENCE SOUTH 89°05'21" EAST A DISTANCE OF 9.75 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 02°23'14" WEST A DISTANCE OF 140.00 FEET TO A FOUND 5/8" REBAR PLS 1845; THENCE SOUTH 89°02'39" WEST A DISTANCE OF 9.17 FEET TO A FOUND 1" PIPE; THENCE NORTH 87°31'44" WEST A DISTANCE OF 99.33 FEET TO A FOUND 5/8" REBAR PLS 1845; THENCE NORTH 02°11'24" EAST A DISTANCE OF 140.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES OR 15,247 SQUARE FEET MORE OR LESS.

Vicinity Map

N.T.S.



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: _____
PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR

SIGNED: _____
CITY CLERK

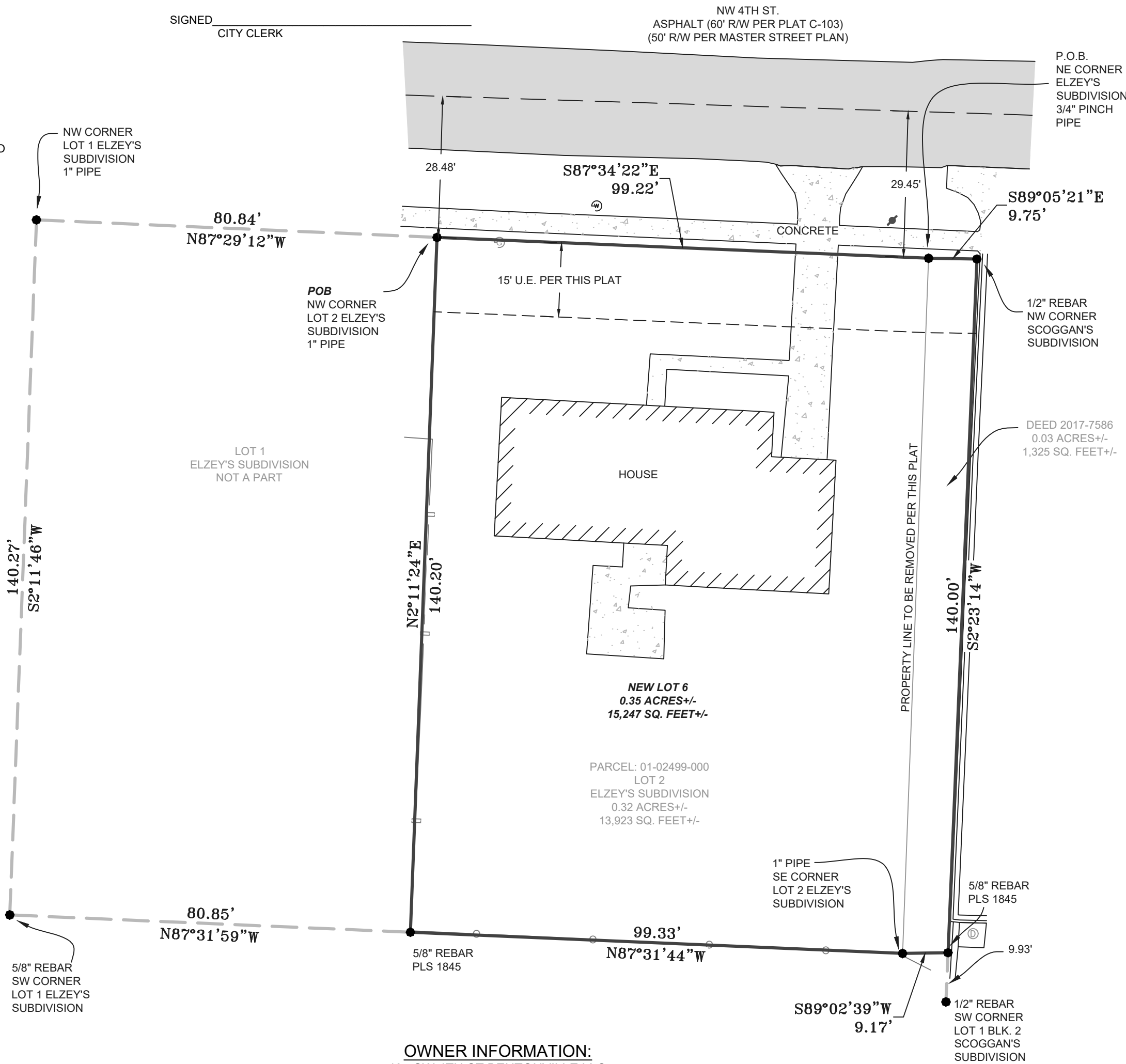
CERTIFICATE OF OWNERSHIP

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: _____

405 SW 4th ST BENTONVILLE LLC



OWNER INFORMATION:

405 SW 4TH ST BENTONVILLE LLC
14829 FRIPP ISLAND CT
NAPLES FL 34119

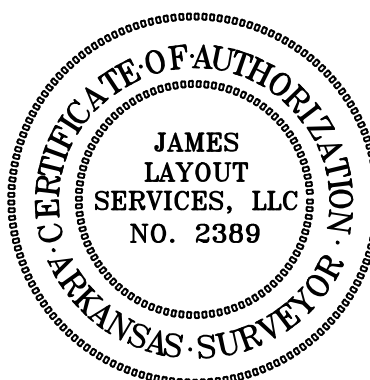
CERTIFICATE OF SURVEYING ACCURACY

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



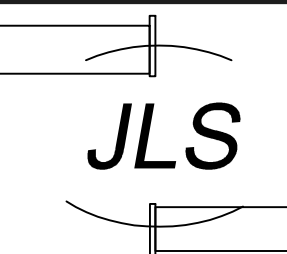
City Project Number:

PLA25-007

State Filing Code:

500-20N-30W-0-31-100-04-1845

Property Line Adjustment
Creating Lot 6 of Elzeys Subdivision



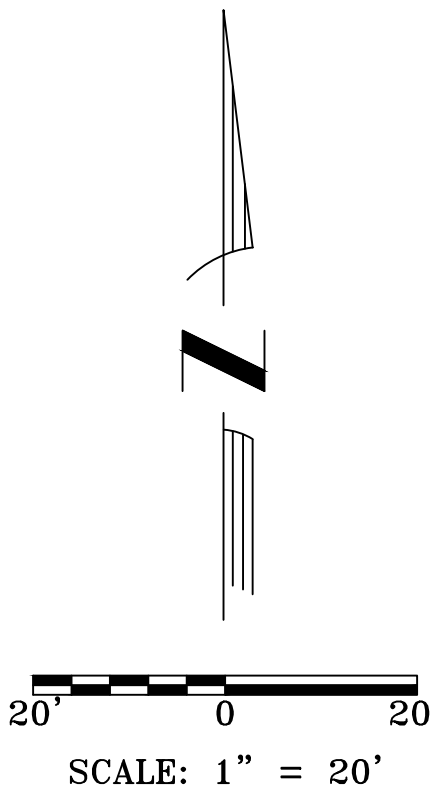
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com



Notes:

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

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book L202155897 at the courthouse in Benton County, Arkansas.
- Basis of Bearings: Arkansas State Plane, 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."
- This survey is based on a Title Commitment #1815513-112 supplied by Waco Title Company, and dated December 17, 2018, 7:00 am.
- 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 DN-2.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date 6/5/2012.
- We hereby grant to the City of Bentonville a blanket Avigation Easement over the entirety of this (Subdivision, Lot Split, Property Line Adjustment) pursuant to Municipal Code Section 401.12 and 401.13. (If the project is just in the muni airport just reference 401.12, or just list 401.13 for XNA, some areas are in both.
- 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.



Recording Information
Job Number: 25-030 PLA
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 2/20/2025
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

LEGEND
MONUMENT FOUND (AS NOTED) MONUMENT SET (AS NOTED) AHTD P-O-W MONUMENT BENCHMARK GUARD POST UTILITY POLE TELEPHONE RISER FIBER OPTIC TELEPHONE RISER ELECTRICAL RISER CABLE RISER TRAFFIC SIGNAL SIGN WATER METER WATER VALVE FIRE HYDRANT GAS METER DRAINAGE MANHOLE RECORD DISTANCE RECORD BEARING SANITARY SEWER MANHOLE DECIDUOUS TREE EVERGREEN TREE GAS LINE TELEVISION CABLE PROPERTY LINES BUILDING SETBACK 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



Phasing / Bonding for JB Townhomes

823 NW 14th St.

PC Date: 4/15/2025

Staff Report Details

Project Number	(LSD23-0001)
Applicant / Current Owner	
Site Area	+/- .6 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

The project consist of 4 townhomes along NW 14th.

Project Details

The applicant is nearing the completion of the project and has a future project in mind to the west. Rather than mill and overlay, install curb, gutter and sidewalk in front of this future project (along the south side of NW 14 St. as shown in red on the exhibit), the applicant wishes to bond for these 153' of improvements, calling it a "Phase 2" of the existing project (LSD23-0001). The applicant believes that construction of the future project will destroy the curb, gutter and sidewalk in this area and necessitate the reinstallation of theses improvements.

Relationship to the Community Plan

Public Comment

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

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

RECORD DRAWING JB TOWNHOMES

BENTONVILLE, ARKANSAS NW14th STREET 823, 825, 837, 839

CONTACT LIST

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

City Engineer: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Ellen Norvell, (479) 271-5993
enorvell@bentonvillear.com

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

Fire Dept.: City of Bentonville,
800 S.W. "A" Street,
Bentonville, AR 72712,
Jake Feemster, (479) 271-5927
jfeemster@bentonvillear.com

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

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

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

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

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

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

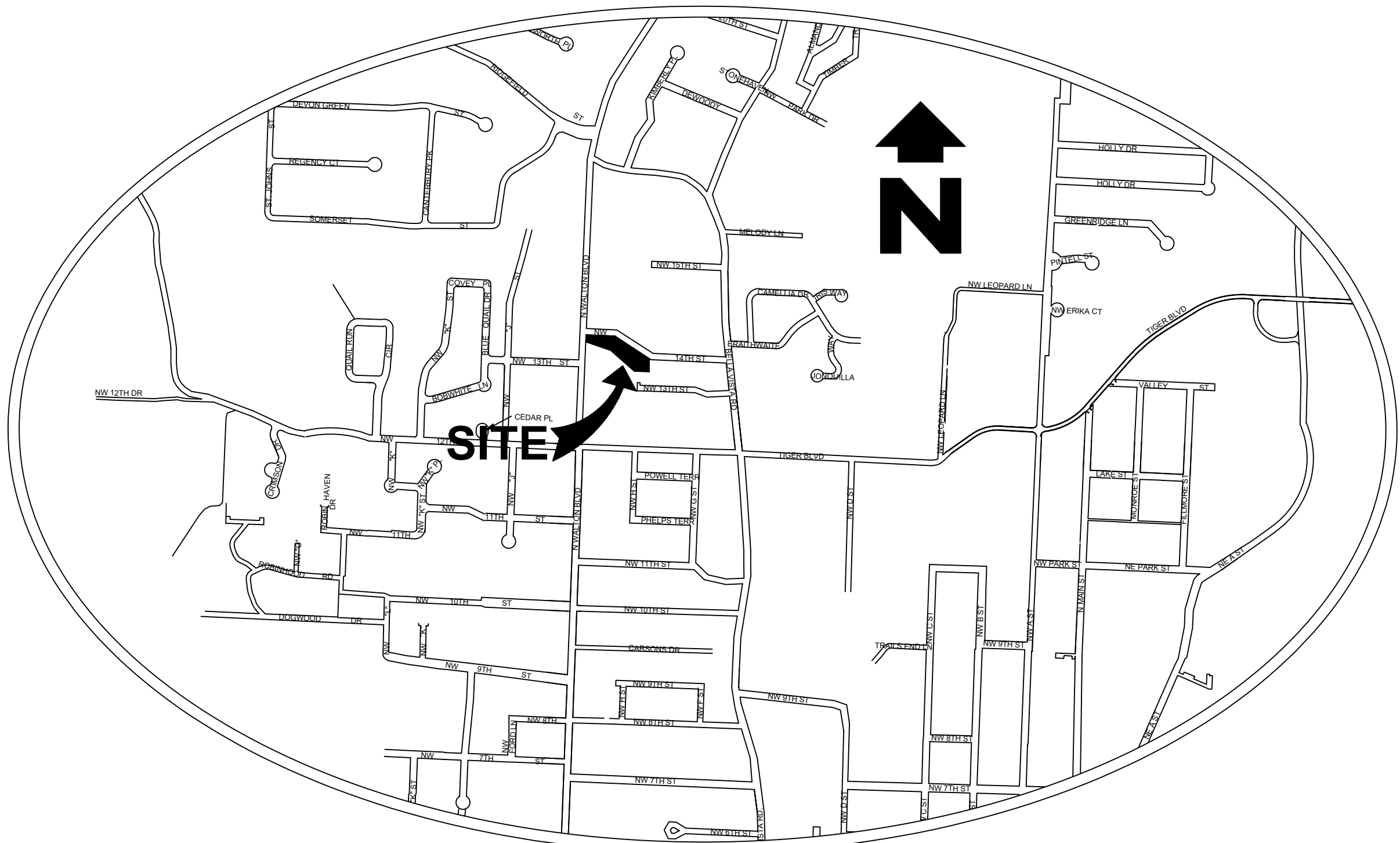
Cox Communications:
4901 S. 48th Street,
Springdale, AR 72762,
Chad Hodge (479) 263-7057
Chad.Hodge@cox.com
Timothy Goss (479) 651-5583
timothy.goss@cox.com

Owner/Developer
Haney Enterprises, LLC
P.O. Box 415
Bentonville, AR, 72712
Office (479)273-1608

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

Landscape Architect
Sand Creek Engineering
1610 NW 12th Street
Bentonville, ar 72712
(479)464-9282

Construction Inspector
for Sand Creek
Waymack Service
Rusty Waymack - 479-586-6372
Doug Creekmore - 479-270-9593



VICINITY MAP

NOT TO SCALE

ATLAS PAGE # 319



WAIVERS APPROVED:

- 1 BUILDING MATERIAL
- 2 DETENTION STRUCTURE LOT IN LIEU OF EASEMENT

SHEET LIST

- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING PLAN
- 4 UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 STORM PROFILES

LEGAL DESCRIPTION

SURVEY DESCRIPTION (PARCEL 01-03497-000):

Lot 2, Northwoods Addition, to the City of Bentonville, Arkansas, as shown on plat of record in plat book W at page 165, plat records of Benton County, Arkansas, being more particularly described as follows:
BEGINNING at the NE Corner of said Northwoods Addition, same being a point in the South Right-of-Way of NW 14th St.; Thence departing said South Right-of-Way, South 39°38'26"W 79.95 feet to a Found 2" Rebar, Thence South 56°43'56"W 144.98 feet to a Set 2" Rebar w/ Cap "AR1002"; Thence North 40°53'16" West 41.59 feet to a Set 2" Rebar w/ Cap "AR1002"; Thence North 34°12'29" East, crossing a Found 2" Rebar at a distance of 8.66 feet, and continuing for a total distance of 202.99 feet to a Set 2" Rebar w/ Cap "AR1002" in the South Right-of-Way of NW 14th St.; Thence along said South Right-of-Way, South 55°41'33" East 103.35 feet to the POINT OF BEGINNING, containing 16,816 Square Feet or 0.386 Acres, more or less. Subject to any easements, rights-of-way, covenants or restrictions of record or fact. If any.

SURVEY DESCRIPTION (PARCEL 01-01510-001):

A part of Lot 2, Block 1, Brailwaite Park Subdivision, as recorded at Plat Book W, Page 265 in the plat records of Benton County, Arkansas, being more particularly described as follows:
BEGINNING at the NE Corner of Northwoods Addition as recorded at Plat Book W at Page 165, same being a point in the South Right-of-Way of NW 14th St.; Thence along said South Right-of-Way, South 48°34'45" East 94.34 feet to a Found 2" Open-Top Pipe; Thence departing said South Right-of-Way, South 01°23'39" West 127.47 feet to a Set 2" Rebar w/ Cap "AR1002"; Thence North 88°51'10" West, crossing a Found 2" Rebar w/ Cap "AR1759" at a distance of 29.69 feet, and continuing for a total distance of 201.19 feet to a Found 2" Rebar w/ Cap "AR1759"; Thence North 40°53'16" West 59.15 feet to a Set 2" Rebar w/ Cap "AR1002"; Thence North 56°43'46" East 144.98 feet to a Found 2" Rebar; Thence North 39°38'26" East 79.95 feet to the POINT OF BEGINNING, containing 28.441 Square Feet or 0.065 Acres, more or less. Subject to any easements, rights-of-way, covenants or restrictions of record or fact, if any.



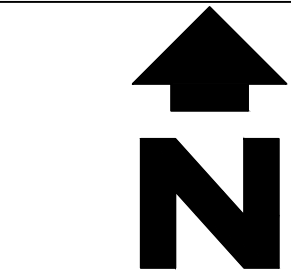
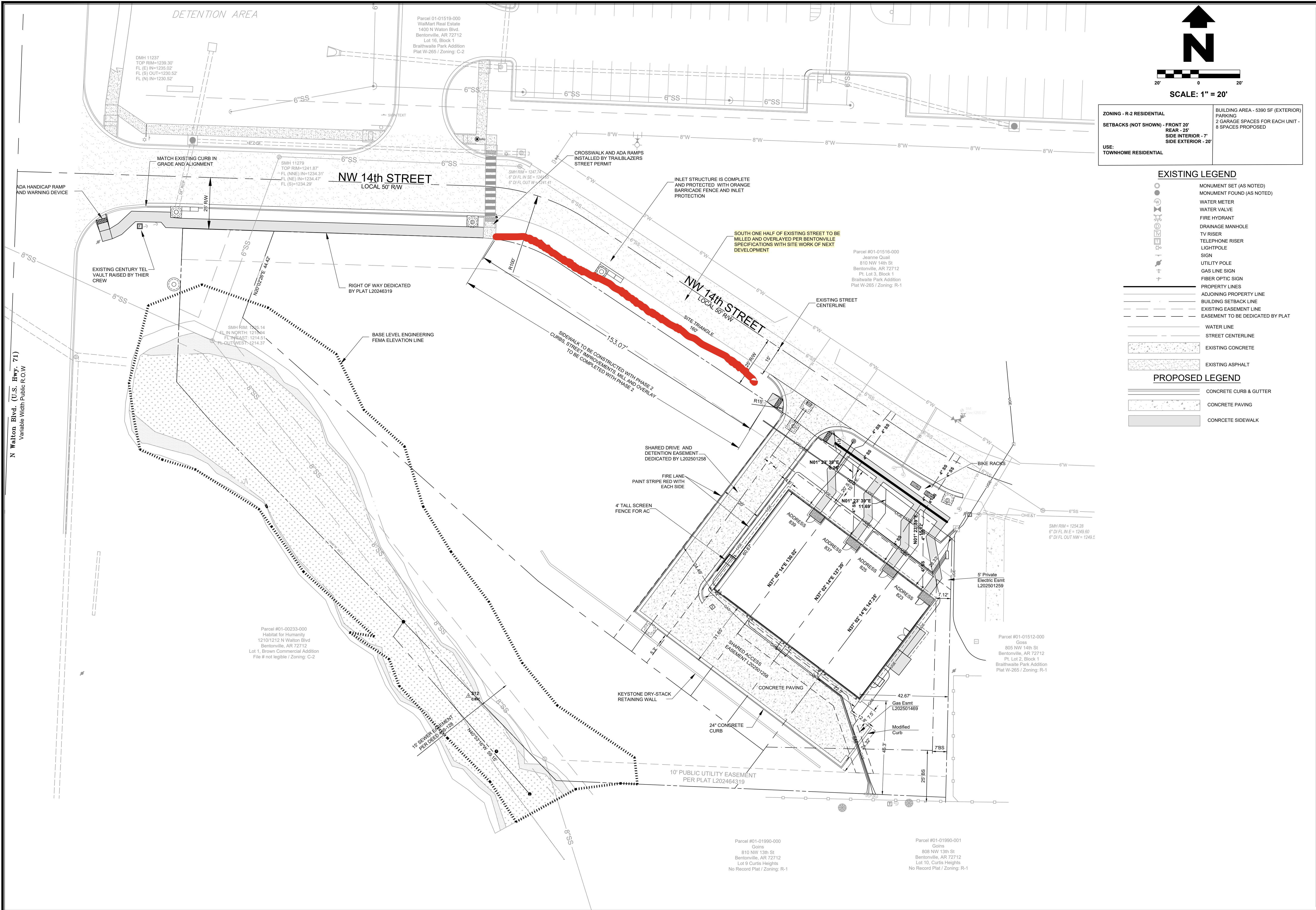
PRELIMINARY



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

CITY OF BENTONVILLE PROJECT # LSD 23-0001

X:\22 Proj\22019\Drawings\Record\2019 Master-RECORD.dwg - Plotted on 3/15/2025 5:21 PM @ a scale of 1:1 to DWG TO PDF.PC3 by KB00TH



SCALE: 1" = 20'

ZONING - R-2 RESIDENTIAL	BUILDING AREA - 5390 SF (EXTERIOR) PARKING 2 GARAGE SPACES FOR EACH UNIT - 8 SPACES PROPOSED
SETBACKS (NOT SHOWN) - FRONT 20' REAR - 25' SIDE INTERIOR - 7' SIDE EXTERIOR - 20'	
USE: TOWNHOME RESIDENTIAL	

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EASEMENT TO BE DEDICATED BY PLAT
- WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- CONCRETE SIDEWALK

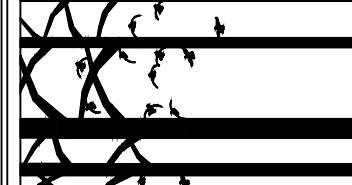
DEVELOPER:
HANEY ENTERPRISES, LLC
P.O. BOX 415
Bentonville, AR 72712
479-273-1608
johnnyhaney@gmail.com

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

RECORD SITE PLAN
JB TOWNHOMES
809 N.W. 14th STREET
BENTONVILLE, AR

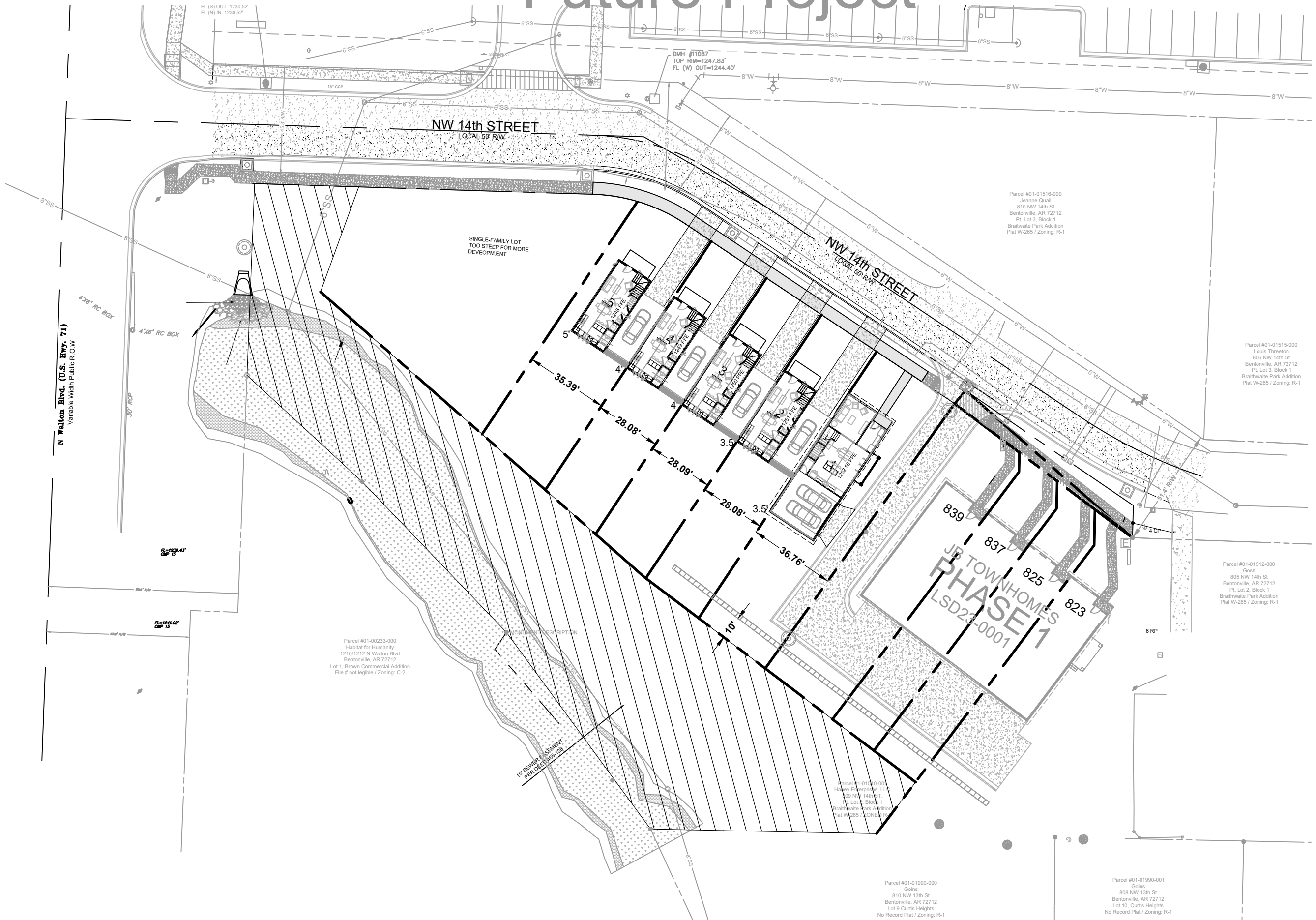
PRELIMINARY
4/28/23

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



MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	22019_Record
CURRENT REVISION:	RECORD
DATE:	3/15/2025
SHEET:	2 of 6

Future Project



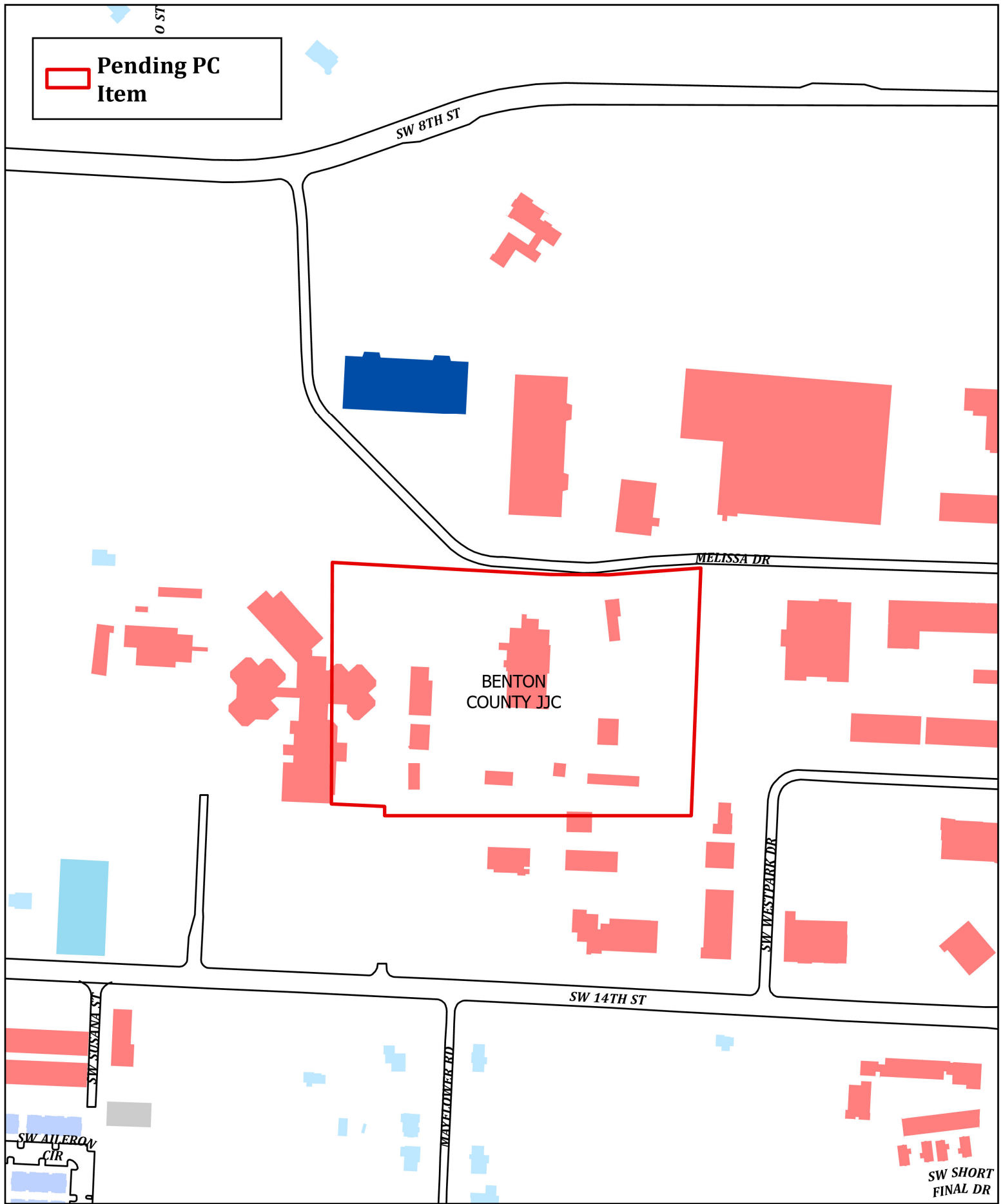


Consent Agenda Item [LSD25-0015](#)

For the Planning Commission meeting on April 15, 2025

Details

The project consists of a building and parking lot expansion to the existing Benton County Justice Juvenile Detention Center. The property is zoned A-1, Agriculture. The project is over 75% primary use material of brick and windows, and under 25% special use primary materials architectural metal panel on each facade. The project is adding to the previous total parking count, providing 275 spaces where only 180 are required by code. The existing building is 33,876 square feet, with the new addition coming in at 27,780 square feet.



LSD25-0015
BENTON COUNTY JC
MELISSA DR



FILE NAME: A:\6000\60181\001\LD\CAD\DD\Sheets\C-PLAN-COVR-60181.001.dwg DATE: April 4, 2025, TIME: 11:22 AM, USER: ah5220

LARGE SCALE DEVELOPMENT PLANS
FOR

BENTON COUNTY JUSTICE CENTER
CITY REVIEW

1301 MELISSA DR
BENTONVILLE AR, 72712
APRIL 2025
CITY OF BENTONVILLE ATLAS PAGE 402

Sheet List Table	
Sheet Number	Sheet Title
G000	COVER SHEET
C100	DEMO PLAN
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	SITE PLAN
C400	UTILITY PLAN
C401	WATER LINE PLAN AND PROFILE
C500	GRADING PLAN
C501	STORM DRAIN PLAN AND PROFILE
C600	MISCELLANEOUS DETAILS
C601	MISCELLANEOUS DETAILS
C602	MISCELLANEOUS DETAILS
C700	CITY OF BENTONVILLE WATER AND SEWER DETAILS
C701	CITY OF BENTONVILLE WATER AND SEWER DETAILS
L100	LANDSCAPE PLAN

ENGINEER

HALFF
2407 SE COTTONWOOD STREET, STE. 1
BENTONVILLE, ARKANSAS 72712
CONTACT: PATRICK FOY
EMAIL: PFOY@HALFF.COM
TEL: (479) 273-2209
FIRM/ BUSINESS NO.: 2407 STATE: AR

ARCHITECT

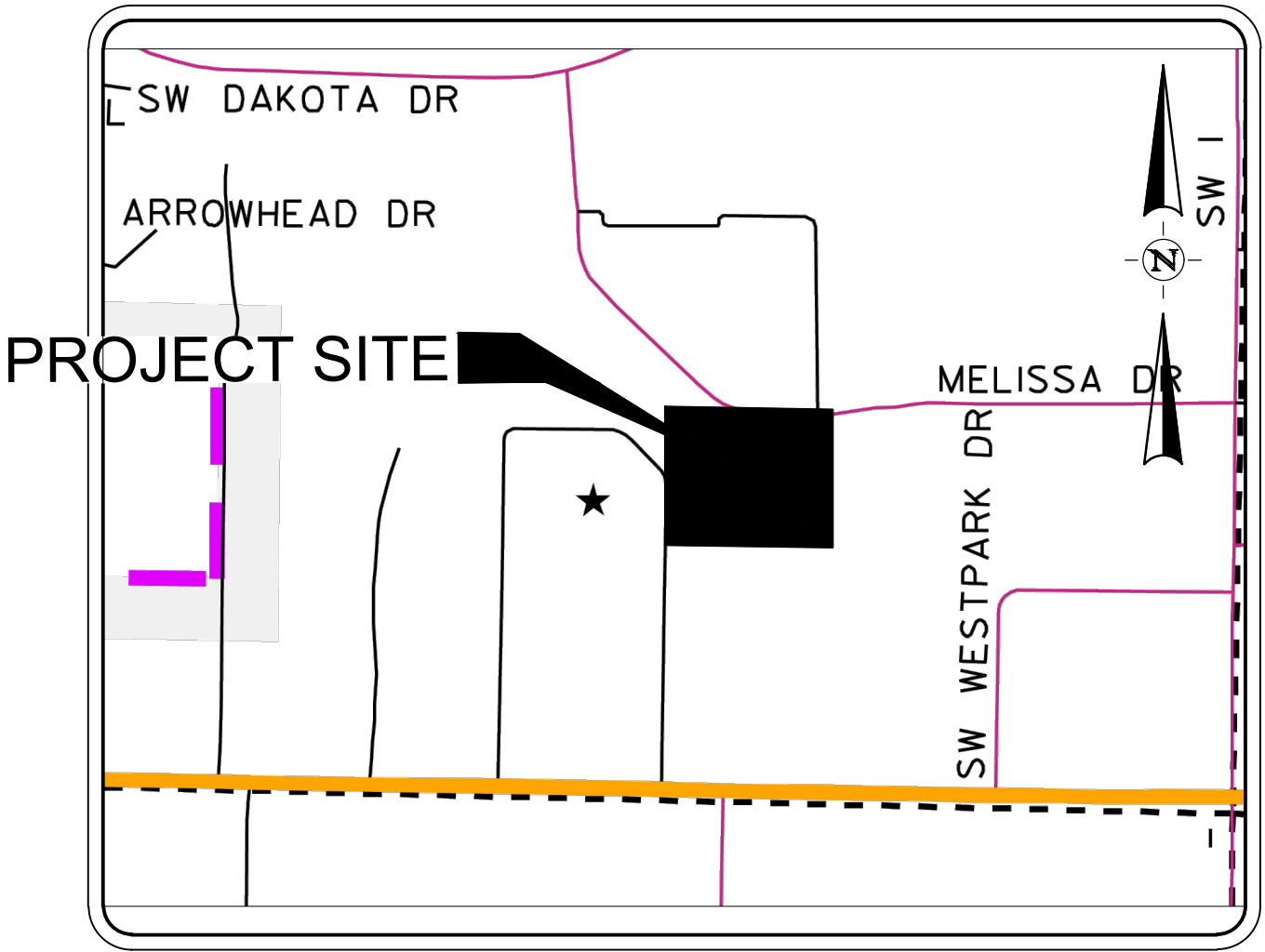
HIGHT-JACKSON ASSOCIATES, P.A.
5201 VILLAGE PARKWAY, SUITE 300
CONTACT: LORRIE SMITH
EMAIL: LSMITH@HJARCH.COM
TEL: 479-464-4965

SURVEYOR

HALFF
2407 SE COTTONWOOD STREET, STE. 1
BENTONVILLE, ARKANSAS 72703
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LANDSCAPE ARCHITECT

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1465 E. JOYCE BLVD, STE. 200
FAYETTEVILLE, ARKANSAS 72703
CONTACT: DIRK THIBODAUX
EMAIL: DTHIBODAUX@HALFF.COM
TEL: (479) 579-3969



PROJECT MAP

NOT TO SCALE

PROJECT DESCRIPTION

EXISTING BUILDING USE(S): JUVENILE JUSTICE CENTER - COURTROOM, DETENTION CENTER, PAROLE OFFICES
EXISTING BUILDING ARE: +/- 33,876 SF
EXISTING BUILDING HEIGHT: 19'-8"
BUILDING ADDITION USE(S): CRIMINAL COURTROOMS, PROSECUTING ATTORNEY OFFICES, TRAINING ROOM, AND ADDITIONAL OFFICES
BUILDING ADDITION AREA: 27,780 SF
BUILDING ADDITION HEIGHT: 24'-7"

WAIVERS AND VARIANCES

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

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: DANIEL CLARDY
PHONE: (479) 696-0279

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-5993

BUILDING & FIRE SAFETY
CONTACT: BRAD ARNOLD
PHONE: (479) 271-3108

STORMWATER
CONTACT: ALISON WEST
PHONE: (479) 271-6719
EMAIL: jwest@bentonvillear.com

SITE UTILITY CONTACTS

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72701
EMAIL: bb6585@att.com

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

WASTE WATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3161

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

CABLE TELEVISION
COX COMMUNICATIONS
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
CONTACTS:TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: timothy.goss@cox.com

ELECTRIC
CITY OF BENTONVILLE
CONTACT: TRAVIS MATLOCK
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: JUSTIN SCANTLIN (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

OWNER



BENTON COUNTY DETENTION CENTER
BRYAN BEESON- FACILITY ADMIN.
215 E CENTRAL AVENUE
BENTONVILLE, AR 72712
www.sheriff.bentoncountyar.gov

PREPARED BY:



2407 SE COTTONWOOD ST
STE. 1
BENTONVILLE, AR 72712
TEL. (479) 273-2209
www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

ZONING - AGRICULTURAL (A-1)		
BUILDING SETBACKS		
FRONT	SIDE	REAR
30'	30'	30'

BENTONVILLE STANDARD NOTES:

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY
- ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
- THIS PROJECT IS WITHIN AIRPORT ZONE "C(3)" AND THE DESIGN MEETS THE REQUIREMENTS OF THIS ZONING.

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0255K

EFFECTIVE DATE: 06/05/12

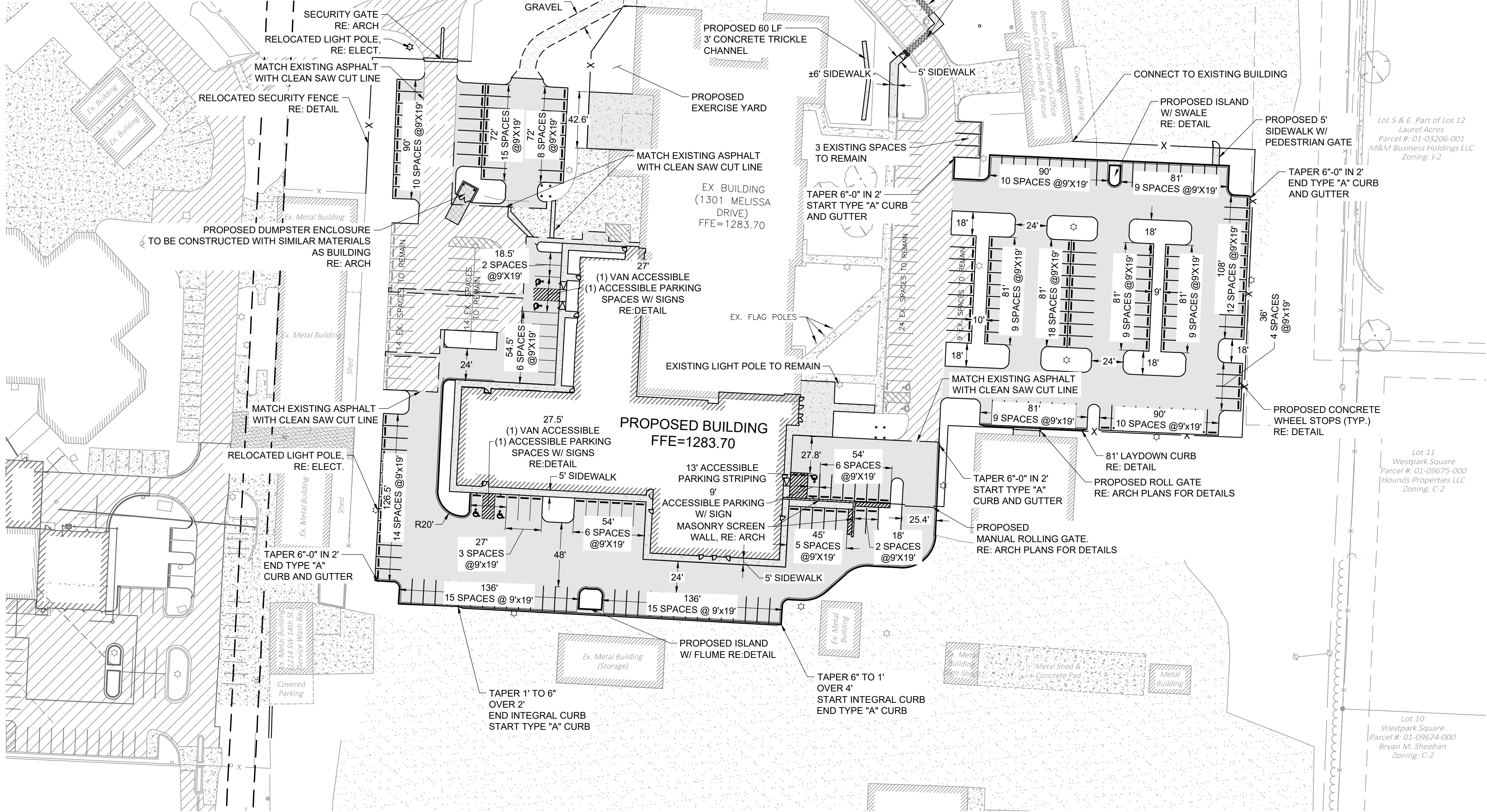
AVO: 60181.001 DATE: APRIL 2025

LSD25-0015

G000

PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
3 COURT ROOMS AND 1 TRAINING ROOM	1 SPACE FOR EACH FOUR (4) SEATS	84*	100*
PROFESSIONAL OFFICES	1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA FOR THE FOR 10,000 SQ. FT.	34*	65*
PROFESSIONAL OFFICES	90% OF 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA FOR THE ADDITIONAL 20,001-30,000 SQ. FT.	62*	110*
HC Accessible Spaces	7 PER 201-300 SPOTS	7*	7*
HC Van Accessible Spaces	1 In 6 HC Spaces	2	2
Total		180**	275**

*Includes All Accessible Spaces



LEGEND

EX. ASPHALT

EX. CONCRETE

SITE GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- ALL PROPOSED SIGNAGE, IF ANY, WILL REQUIRE A SEPARATE PERMIT.
- CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FOR ALL RIGHT OF WAYS 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.
- ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- ANY WORK THAT REQUIRES SHUTTING DOWN UTILITIES OR CLOSURE OF ACCESS ROADS MUST BE COORDINATED WITH OWNER AND MAY REQUIRE AFTER HOURS SCHEDULING.

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EXISTING BUILDING HEIGHT: 19'-8"
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BENTON COUNTY JUSTICE CENTER
BENTONVILLE, AR
BENTON COUNTY DETENTION CENTER
215 E CENTRAL AVENUE
BENTONVILLE, AR 72712

half

2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL: (479) 275-2209

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

PATRICK FOY

18318

NAME

PE LICENSE NO.

4/4/2025

DATE

1470

FIRM / BUSINESS NO.

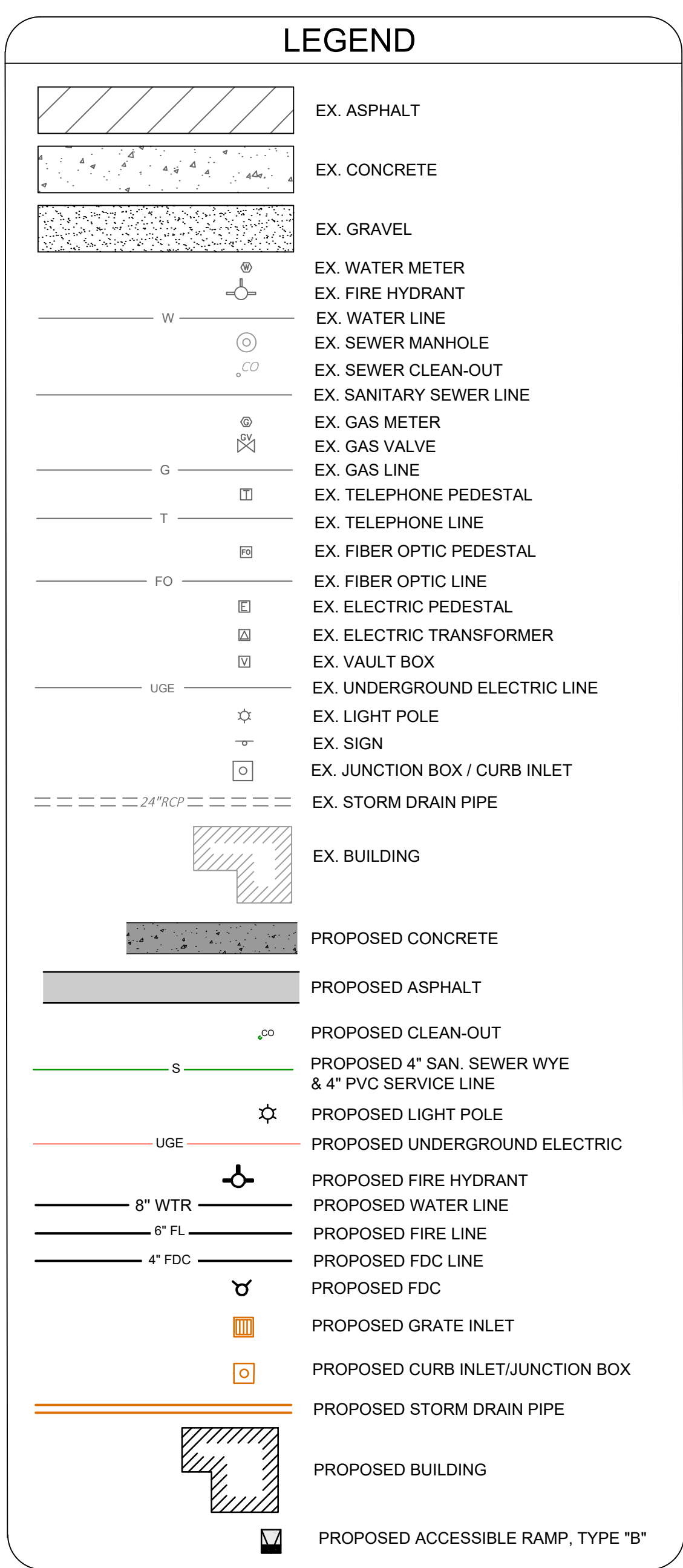
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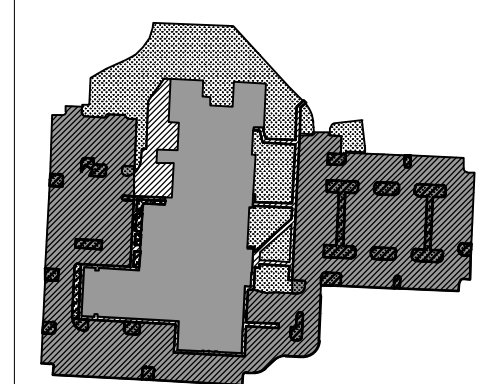
PROJECT NO.:	60181.001
ISSUED:	04.04.2025
DRAWN BY:	SRF
CHECKED BY:	PRF
SCALE:	1" = 50'
SHEET TITLE:	

SITE PLAN

C300



LSD25-0015



OVERALL SITE AREA CALCULATIONS

TOTAL SITE AREA: 198,981 S.F

TOTAL IMPERVIOUS AREA: 127,828 (64%)

TOTAL GREEN SPACE AREA: 71,153 (34%)

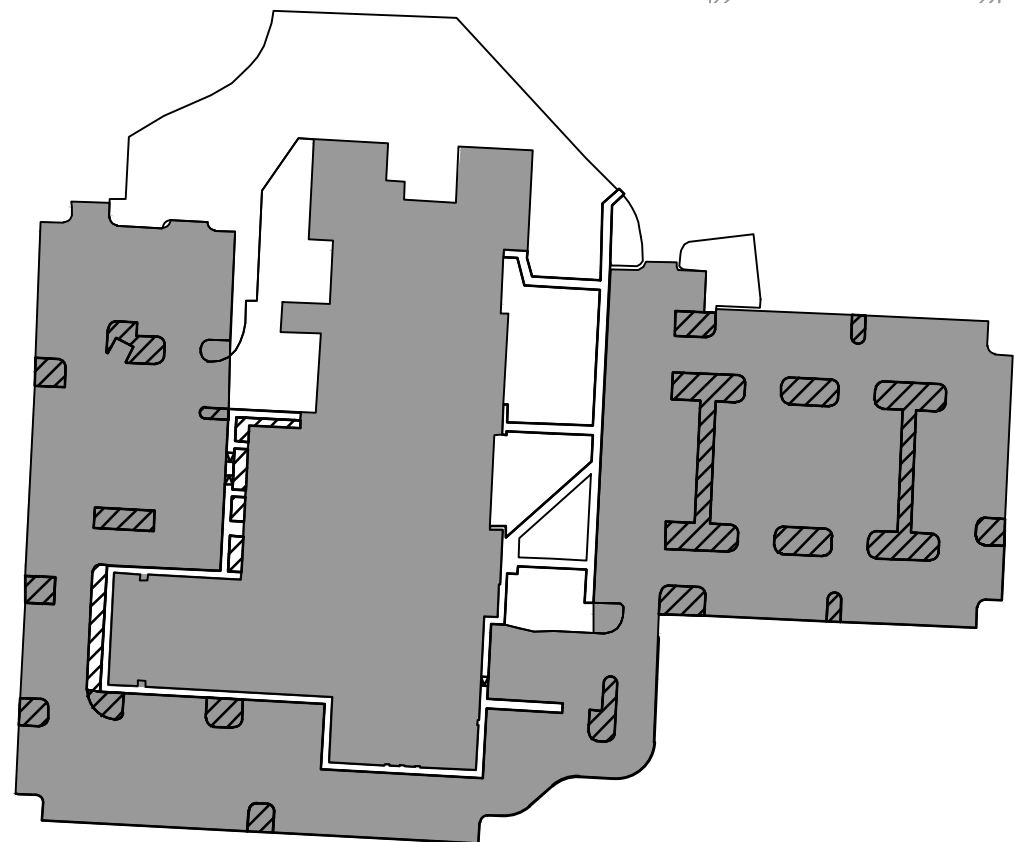
INTERIOR GREEN SPACE CALCULATIONS:

TOTAL PARKING LOT AREA: 122,310

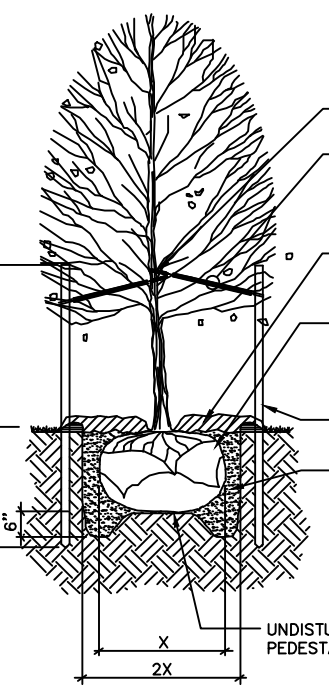
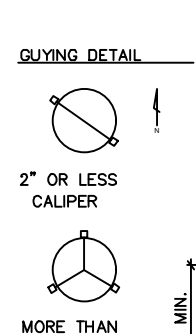
TOTAL INTERIOR GREEN SPACE REQUIRED: 12,231 (10%)

TOTAL INTERIOR GREEN SPACE PROVIDED: 12,450 (10%)

BUILDING AREA
PARKING AREA
INTERIOR GREEN SPACE
PERVIOUS AREA
IMPERVIOUS AREA



IRRIGATION EXTENTS



TREE PLANTING DETAIL
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

- SYMBOL DESCRIPTION**
- TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
 - 12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE
 - 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
 - REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 3' OF ROOT BALL
 - TREE SAUNDER (FORMED BY MIN. 4" THICK MULCH)
 - 8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
 - PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAH TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY.
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

LSD25-0015

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CAL	HT	CONT
TREES					
	14	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE	2"-2 1/2" CAL.		B&B
	18	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	2"-2 1/2" CAL.		B&B
	3	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE GINKGO TREE	2"-2 1/2" CAL.		B&B
	1	PINUS STROBUS / WHITE PINE	B&B	8'	
	20	QUERCUS RUBRA / NORTHERN RED OAK	2"-2 1/2" CAL.		B&B
	9	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	2"-2 1/2" CAL.		B&B
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
GROUND COVERS					
	37,023 SF	CYNODON DACTYLON / BERMUDAGRASS	ROLL SOD		

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- MAINTENANCE GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- TREE REMOVAL GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 10% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- PROPOSED IRRIGATION TO CONNECT TO EXISTING IRRIGATION AND REZONE AS REQUIRED.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY OTHERS PER PERFORMANCE SPEC AND INSTALLED DURING LANDSCAPE INSTALLATION.
- THE IRRIGATION SYSTEMS SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.

BENTON COUNTY JUSTICE CENTER
BENTONVILLE, AR
BENTON COUNTY DETENTION CENTER
215 E CENTRAL AVENUE
BENTONVILLE, AR 72712



2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
TEL: (479) 275-2209

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

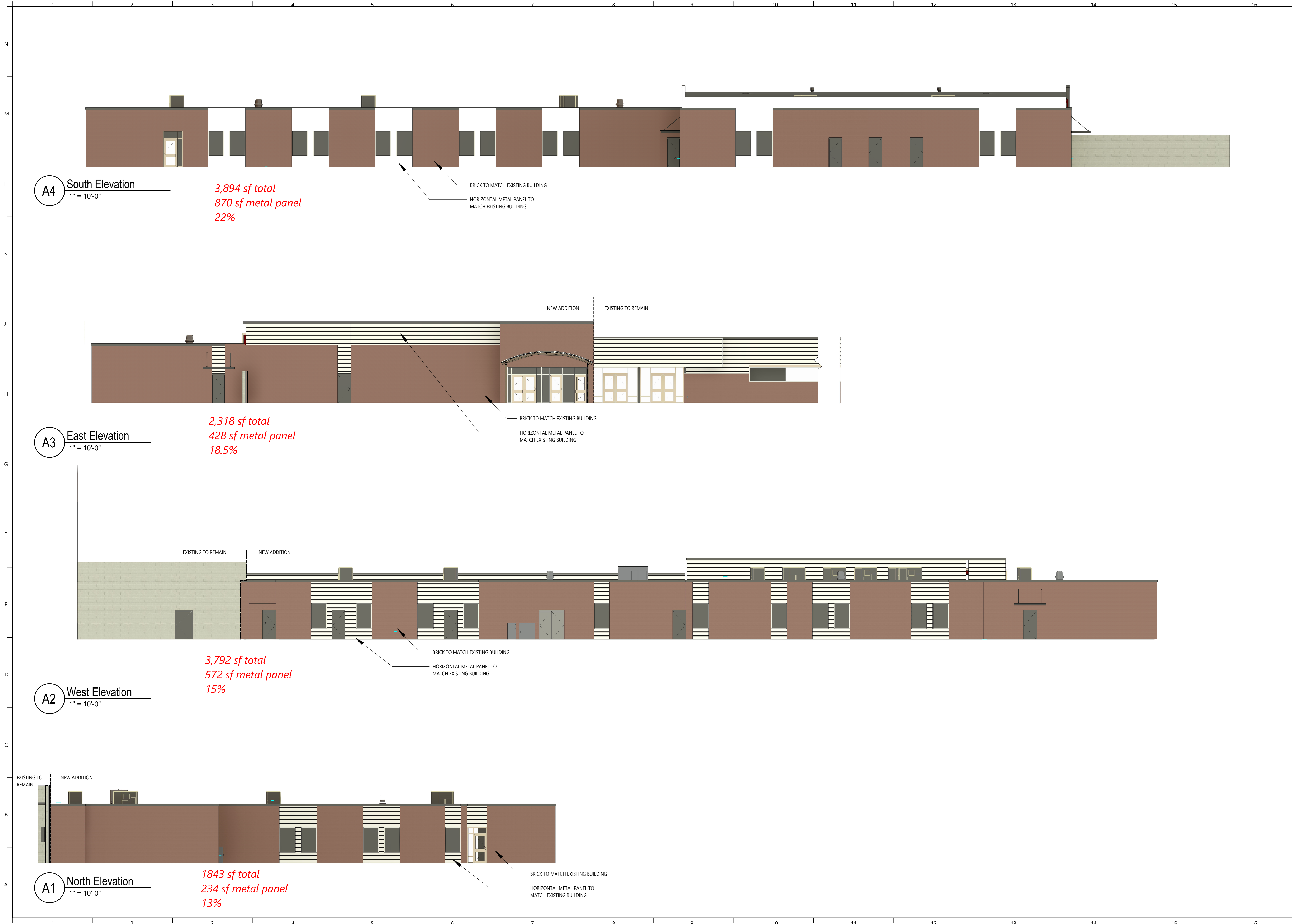
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DIRK THIBODAUX 5142
NAME PLA LICENSE NO.
4/4/2025
DATE
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 60181.001
ISSUED: 04.04.2025
DRAWN BY: RJC
CHECKED BY: MDT
SCALE: 1" = 50'
SHEET TITLE:

LANDSCAPE
PLAN

L100



60%
REVIEW

Hight Jackson

ASSOCIATES

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

AN ADDITION FOR

BENTON COUNTY JUSTICE CENTER

BENTONVILLE/AR

DRAWN BY:
RS

CHECK BY:
LS

ISSUE DATE
01/22/2025

PROJECT NO.
2311

REVISION DATES

EXTERIOR ELEVATIONS

SHEET

A4.2

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CENTRIA Concept Series™ Metal Wall Panels

CENTRIA Concept Series™ Metal Wall Panels are a versatile design choice for wall cladding panels. They are manufactured with a variety of profiles, metal substrates, and surface treatments, and are available in over 60 standard colors plus custom colors. Panels are available on hot-dip galvanized, Galvalume®, or Galvalume Plus® coated steel; aluminum and stainless steel panels are available.

CENTRIA Concept Series™ Wall Panels coated with CENTRIA's own **Fluorofinish®** Kynar 500® or Hylar 5000®-based fluoropolymer or **Versacor®** corrosion- and abrasion- resistant finishes will last for decades. Highly UV resistant and durable in the face of chemical and air borne pollution, salt spray and wind-driven sand, CENTRIA coatings set the standard for the industry.

Stand-off clips for CENTRIA Metal Wall Panels create a vented cavity allowing a drain plane to form behind the panels; the tight engagement of the clips and their extra thickness provide added resistance to deformation and disengagement – providing a long-life installation.

CENTRIA **Microline™** extrusions offer the designer an integrated trim system that ensures aesthetic control over the profile of visual components of the wall assembly. CENTRIA **MicroSeam®** mitered trimless corners accentuate horizontal lines. Available **Profile Louvers** match certain metal wall panel profiles and finishes.

Consult your local CENTRIA architectural representative for design assistance. Contact CENTRIA, Pittsburgh, PA, (800)759-7474, Email: info@centria.com, www.centria.com for a list of offices.

CENTRIA is a world leader in the manufacture of metal building products and systems for nonresidential walls and roofs. CENTRIA is also a world-class coil coater, coating a wide range of products for customers in numerous industries.

CENTRIA products appear in the following MasterFormat sections:

- Section 07 21 14 – Metal Faced Insulated Sheathing (TetraShield)
- Section 07 41 13 – Metal Roof Panels (SRS3, Exposed Fastener Panels)
- Section 07 41 16 – Insulated Core Metal Roof Panels (Versapanel)
- Section 07 42 13.13 – Metal Wall Panels (Cascade Metal Panel System, Paradigm EXP, Paradigm CFP, Concept Series, IW Series, Exposed Fastener Panels)
- Section 07 42 13.16 – Metal Plate Wall Panels (Intercept)
- Section 07 42 13.19 – Insulated-Core Metal Wall Panels (Formawall Dimension Series, Versawall, Versapanel, Foamwall, TotalClad MW)
- Section 07 42 17 – Insulated Composite Backup Panel (MetalWrap)

Specifier: This document is organized according to CSI MasterFormat. Edit section number and title as appropriate to the Project. Bold items require specifier selection. Convert bold to plain text and delete notes before publishing.

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Tara Ridge Phasing

SW Topping Ln

PC Date: 4/15/2025

Staff Report Details

Project Number	(LSD21-0073)
Applicant / Current Owner	TH Bentonville LLC
Site Area	+/- 24.5 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

This project is a cottage-style multifamily project off of Southwest Stone Boulevard.

Project Details

The applicant is nearing the completion of the project and is proposing a revised phasing plan to split phases 8 & 9 into 8A, 8B, 9A, and 9B. There are drainage/grading concerns by the adjacent property owner on the south side of phases 8 & 9. The phasing plan revision will allow the engineer and contractor to prepare a solution to these concerns and still keep progress moving on the rest of the development that is not adjacent to this property.

All public improvements were completed with Phase 1.

Relationship to the Community Plan

Public Comment

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

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



April 2, 2025

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

RE: Tara Ridge
CTA Job No. 21103301

Dear City of Bentonville:

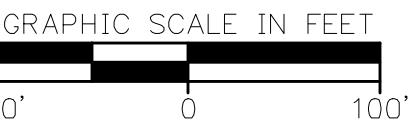
Below is a summary of changes to Tara Ridge per the plans submitted on 04/01/2025:

1. Revised phasing plan to split phases 8 & 9 into 8A, 8B, 9A, and 9B. There are drainage/grading concerns by the adjacent property owner on the south side of phases 8 & 9. The phasing plan revision will allow the engineer and contractor to prepare a solution to these concerns and still keep progress moving on the rest of the development that is not adjacent to this property.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Elizabeth Topping, P.E.
Project Manager



BENTONVILLE, ARKANSAS

No.	Description	Date
	REVISED PHASE LINES	10/26/22
	SPLITTING PHASE 8 & 9	04/01/2025

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

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 22770
JABETH L. TOPPING

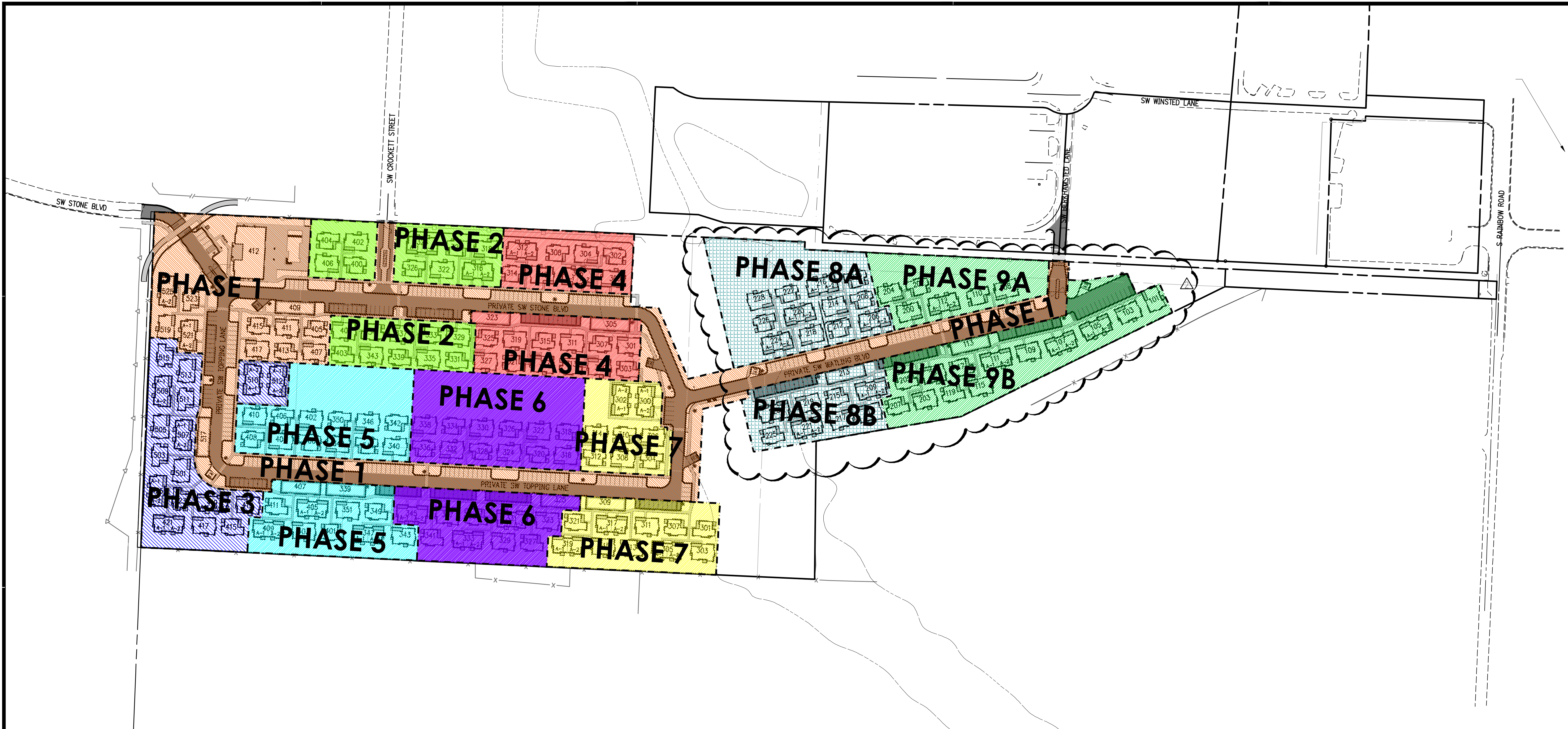
PROFESSIONAL
ENGINEER

No. 22770
JABET L. TOPPING

04.01.2025

04.01.2025

AC-105 R-1



 LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
⊙	FOUND IRON PIN	=====	
☼	LIGHT POLE	_____	CURB

RIGHT OF WAY
ROAD CENTERLINE
SIDEWALK
WELDED IRON FENCE

LEGEND (CONSTRUCT)

SYMBOLS

● SET IRON PIN

☼ ON-SITE LIGHT POLE BASE

The diagram illustrates a road cross-section with the following elements from top to bottom:

- LINEWORK**: Indicated by a double horizontal line.
- CURB**: Indicated by a single horizontal line.
- BUILDING SET BACK**: Indicated by a dashed horizontal line.
- RIGHT OF WAY**: Indicated by a solid horizontal line.
- PROPERTY LINE**: Indicated by a dashed horizontal line.
- ROAD CENTERLINE**: Indicated by a dashed horizontal line.
- 6' STEEL PICKET FENCE**: Indicated by a horizontal line with triangles pointing upwards.
- 6' WOOD PICKET PRIVACY FENCE**: Indicated by a horizontal line with diagonal slashes (/).
- MASONRY COLUMNS WITH 6' WOOD PICKET INFILL**: Indicated by a horizontal line with squares.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

**BUILDING A
DUPLEX**

BUILDING B
3-BEDROOM

BUILDING C
2-BEDROOM

-CAR GARAGE

A diagram of a rectangular domain. The boundary of the rectangle is filled with diagonal hatching. Inside the rectangle, there are three small black dots arranged horizontally, representing interior points.

-CAR CARPORT



Consent Agenda Item [LSD24-0013](#)

For the Planning Commission meeting on April 15, 2025

Details

The Large Scale was approved by the Planning Commission on May 20, 2024. The applicant is requesting 6 additional months to allow time for the construction contract to be finalized. The project is zoned Planned Unit Development (PUD23-0001). The proposed project is a 5 story, mixed-use development, primarily multi-family, but with a small commercial space on the ground floor. The multi-family portion consists of 156 total units, being a mix of studio, one bedroom, and two bedroom units. The site has shared access with the property to the west, the Haven project, and provides on street parking. Materials are brick with glass, metal panel, wood screen, concrete, and steel. Landscaping is provided per the Land Development Code but for the screening in the rear which was an approved waiver for the original approval. Parking is provided in accordance with the approved PUD, is located on the ground level, and is a mix of compact and standard sized stalls.



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

Date: April 7, 2025

Project: Lanterns on 4th

Location: SE 4th St, Bentonville, AR 72712

EDG Project No: #23-061

RE: Request for LSD Extension – Lanterns on 4th #LSD24-0013

Dear Planning Commissioners:

On behalf of Market District II LLC, 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 the 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 479.441.0231 or via email at khopkins@@ecologicaldg.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katelynn Hopkins', with a long horizontal line extending to the right.

Katelynn Hopkins, EIT
Engineering Designer
479.441.0231



PENDING PC Items

SE H ST

SE I ST

SE 3RD ST

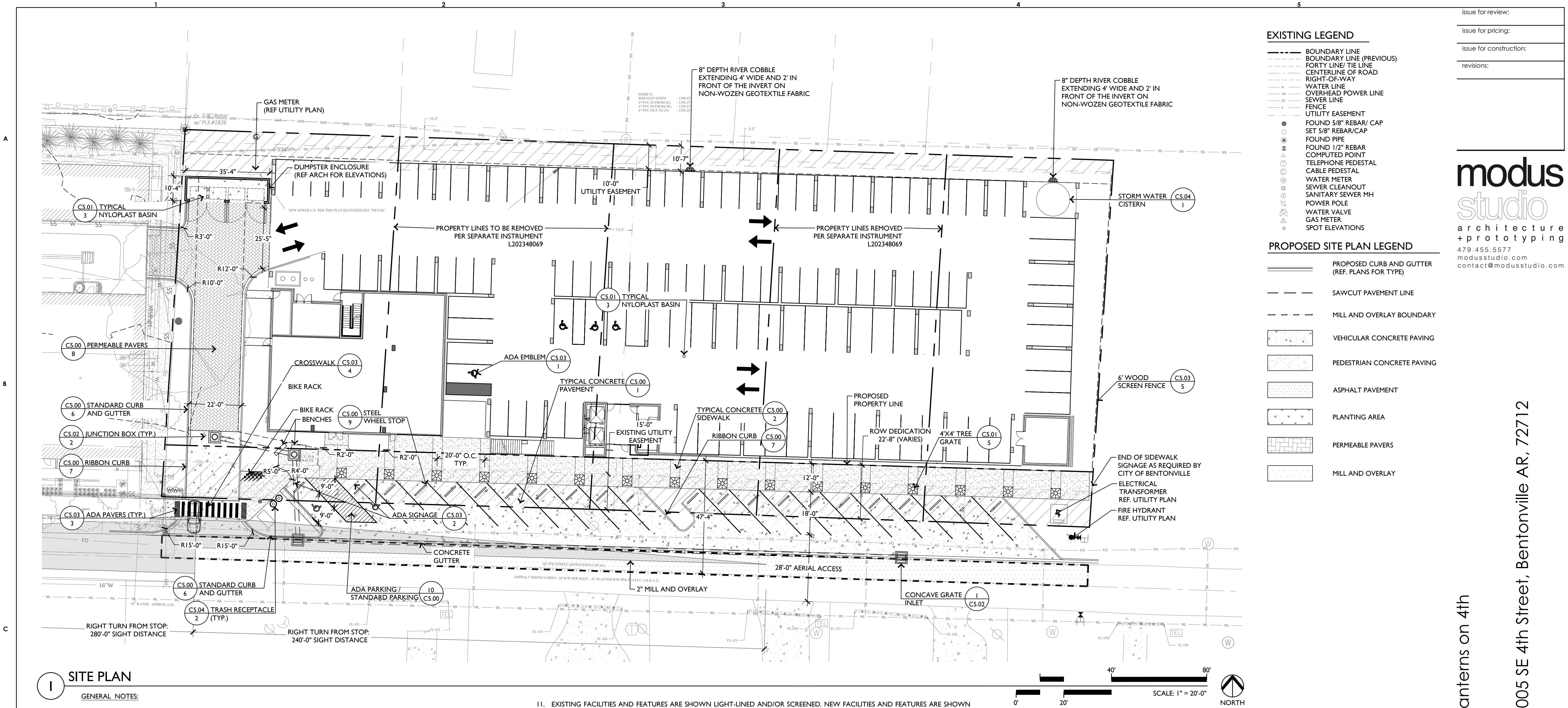
*Lanterns
on 4th*

SE 4TH ST



LSD24-0013
Lanterns on 4th
Large Scale Development



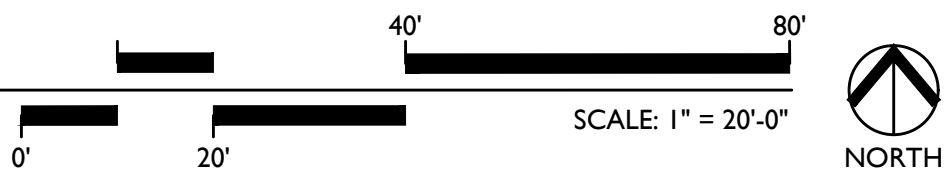


1 SITE PLAN

GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED 08/08/2023.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.

- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ANYTHING BETWEEN 3' AND 8' IS PROHIBITED WITHIN SHADED AREA OF SIGHT TRIANGLES, AS SHOWN ON PLANS.
- THIS PROJECT IS LOCATED WITHIN ZONE 3/C OF THE BENTONVILLE MUNICIPAL AIRPORT OVERLAY DISTRICT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.



EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- ASPHALT PAVEMENT
- PLANTING AREA
- PERMEABLE PAVERS
- MILL AND OVERLAY

SITE SUMMARY	
ZONING	P.U.D.
SITE AREA (EXCLUDING DEDICATED R.O.W)	1.18 AC
DWELLING UNITS PER ACRE	132.2
LOT WIDTH	389'
LOT COVERAGE MAX CORNER	0.93 AC (79%)
SETBACKS	
FRONT YARD	0'
WEST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 38'
EAST SIDE YARD (MULTIFAMILY RESIDENTIAL)	MIN. 9.5'
REAR YARD (SINGLE FAMILY RESIDENTIAL)	MIN. 9.5'
OPEN SPACE GROUND FLOOR DOG PARK + LEVEL 01 AMENITY	.23 ACRES (24.7% OF SITE)
UNIT COUNTS	
1 BEDROOM/STUDIO	132
2 BEDROOM	24

issue for review:

issue for pricing:

issue for construction:

revisions:

modus
studio

architecture
+ prototyping

479.455.5577
modusstudio.com
contact@modusstudio.com

Lanterns on 4th

1005 SE 4th Street, Bentonville AR, 72712

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents:

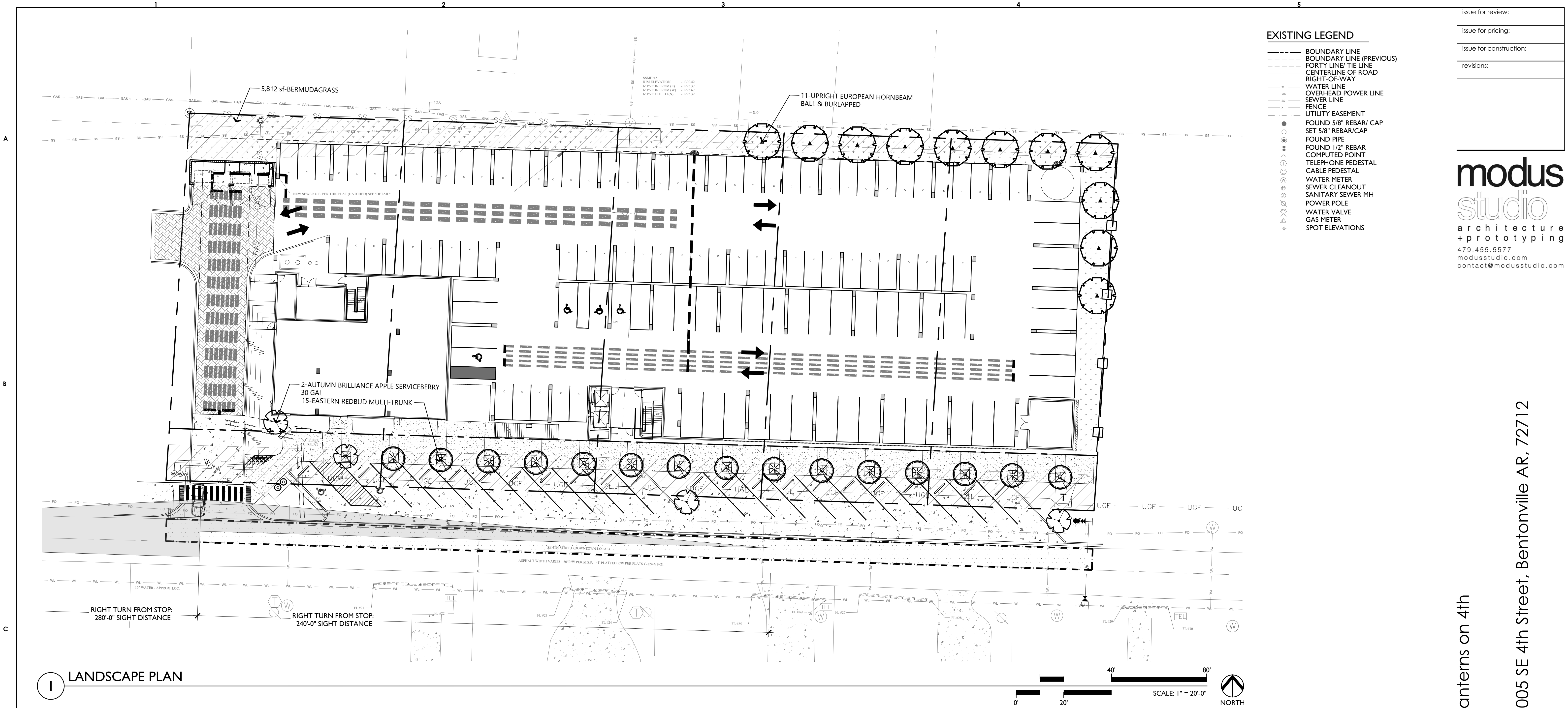
SITE PLAN

design: 90% CD

date: 2024.04.26

project: 23.15

C1.00



I LANDSCAPE PLAN

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 4TH STREET			
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 390 LF / 20 = 19.5 ~ 19 TREES REQUIRED	19 TREES	19 TREES
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	COMMERCIAL / RESIDENTIAL USES: TYPE A SCREEN REQUIRED	YES	NO - WAIVER REQUESTED
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED IN AERIAL ACCESS ZONE 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

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
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- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

issue for review:

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Lanterns on 4th

1005 SE 4th Street, Bentonville AR, 72712

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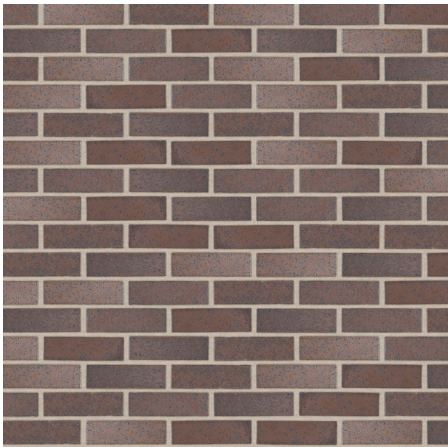
contents:
LANDSCAPE PLAN
design: 90% CD
date: 2024.04.26
project: 23.15

L1.00

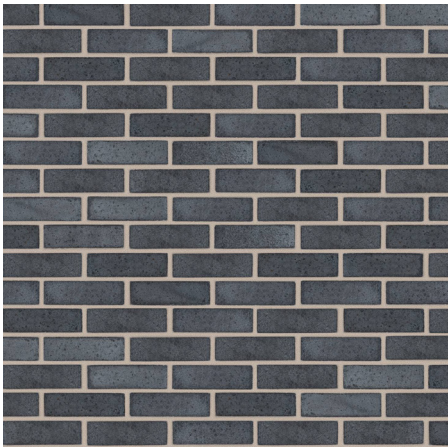
PLAN SET

exterior materials

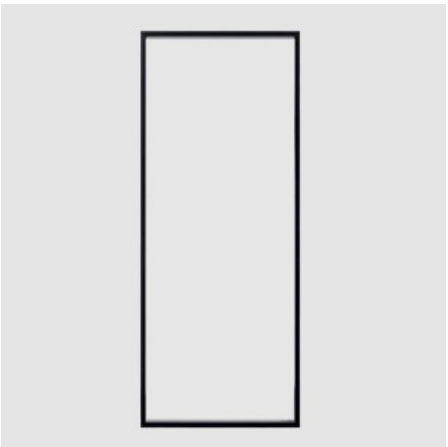
primary materials



B-01
red brick

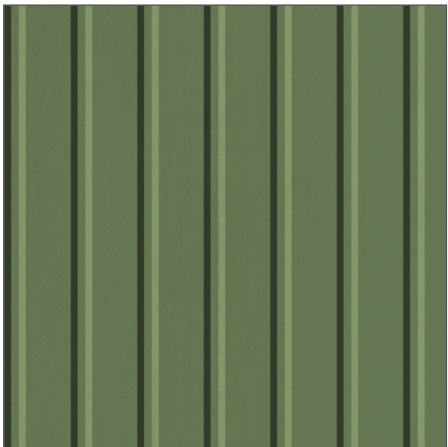


B-02
gray brick

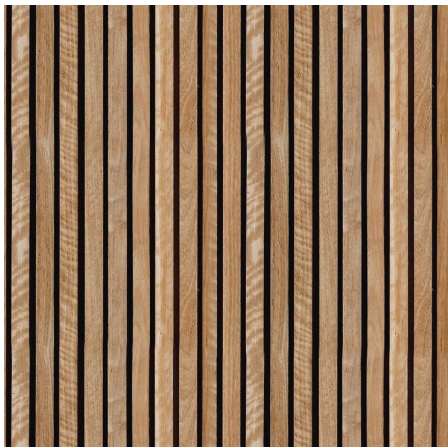


GL-01
glazing

special use materials



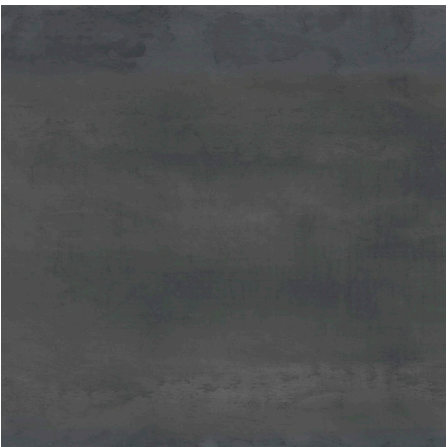
MP-01
architectural metal panel
or fiber cement siding



WS-01
wood screen



C-01
architectural concrete



SP-01
mild steel plate

PLAN SET

street elevations



east elevation

east elevation total: **8,832 sf**

primary materials: **6,582 sf (75%)**
B-01: 2,234 sf
B-02: 2,866 sf
GL-01: 1,482 sf

special use materials: **2,250 sf (25%)**
MP-01: 519 sf
WS-01: 734 sf
C-01: 107 sf
SP-01: 890 sf

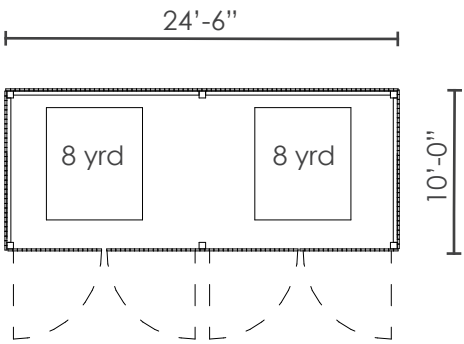


south elevation

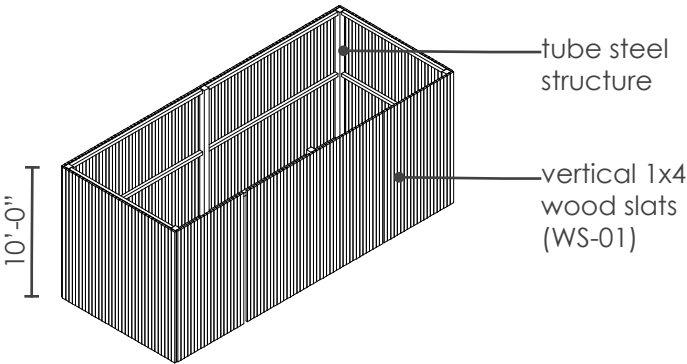
south elevation total: **18,285 sf**

primary materials: **14,748 sf (81%)**
B-01: 5,049 sf
B-02: 4,939 sf
GL-01: 4,760 sf

special use materials: **3,537 sf (19%)**
WS-01: 2,071 sf
C-01: 54 sf
SP-01: 1,412 sf



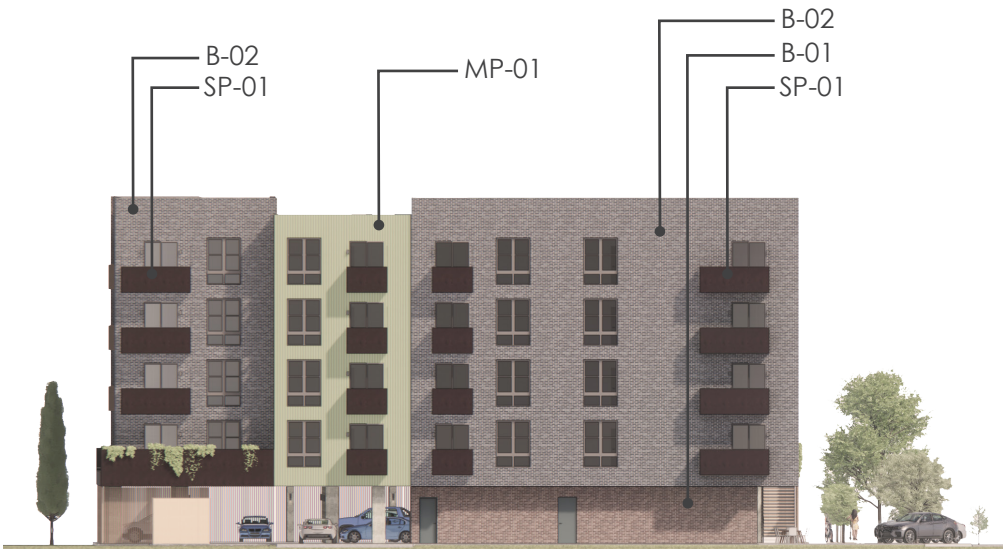
trash enclosure - plan



trash enclosure - 3D view

PLAN SET

street elevations



west elevation

west elevation total:	7,179 sf
primary materials:	5,350 sf (75%)
B-01:	674 sf
B-02:	3,586 sf
GL-01:	1,090 sf
special use materials:	1,829 sf (25%)
MP-01:	1,246 sf
WS-01:	12 sf
C-01:	107 sf
SP-01:	464 sf



north elevation

north elevation total:	18,639 sf
primary materials:	8,978 sf (48%)
B-01:	1,349 sf
B-02:	3,715 sf
GL-01:	3,914 sf
special use materials:	9,661 sf (52%)
MP-01:	5,931 sf
WS-01:	2,674 sf
C-01:	0 sf
SP-01:	1,056 sf

PLAN SET

exterior vignette - view from south



PLAN SET

exterior vignette - view from SE corner



PLAN SET

exterior vignette - view from SW corner



PLAN SET

exterior vignette - view from NW corner



PLAN SET

exterior vignette - view from NE corner



	Bentonville Film Festival
	507 Southeast E Street (The Momentary)
	PC Date: 4/15/2025

Staff Report Details	
Project Number	CU25-0010
Applicant / Current Owner	Bentonville Film Festival/Crystal Bridges Museum of American Art Inc.
Site Area	+/- 17.88 Acres
Current Zoning	Planned Unit Development (PUD)
Requested Zoning	
Current Future Land Use Map Designation	Regional Center
Requested Future Land Use Map Designation	
Development Type / Use	Film Festival/Long-term Temporary Use (3+ Days)
Related projects	

Property Description
The subject property is located at 507 Southeast E Street, the southeast corner of E and Southeast 5th Street. The current zoning is Planned Unit Development (PUD) with a future land use designation as Regional Center. The property has direct access to Southeast E, Southeast 5th, and Southeast 8th Streets.

Project Details
The applicant is requesting a Conditional Use Permit for the 2025 Bentonville Film Festival. The festival will be located at various locations throughout Bentonville, but the CUP is needed for the outdoor vendor space that will be located on the Momentary grounds. This will be a long-term temporary use (3+ days) that requires the CUP. The festival has received approval of similar CUPs each year going back to at least 2016.

Project Details

According to their narrative, the festival will use this space for film screenings and a vendor village. Movie screenings will take place at the Momentary from Wednesday, June 18 to Saturday, June 21, from 12pm to 10pm daily. The festival will take place at the Momentary during the following dates and times: Thursday, June 19, 4pm to 10pm; Friday, June 20, 4pm to 11pm; Saturday, June 21, 4pm to 10pm. Set up at the Momentary will be from Monday, June 16 to Wednesday, June 18 from 7am to 6pm daily. Tear down will commence on Saturday, June 21st and complete by Monday, June 23rd..

The applicant anticipates up to 2000 attendees at the Momentary space, and will have a 15-minute fireworks display the evening of Saturday, June 21st. Additional information about the event can be found in the applicant's narrative.

Relationship to the Community Plan

Traffic coming to Downtown will likely increase due to the event. Adequate parking can be found in the downtown area based on the anticipated number of attendees and the Momentary parking garage. Traffic to the site may become largely pedestrian and cycling due to remote parking or from downtown resident attendance. Trail and sidewalk connections to the site from the core downtown are accessible. The 25 filmmakers will be provided a private shuttle from Motto.

Public Comment

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

Analysis / Waivers

Proposed conditions of approval:

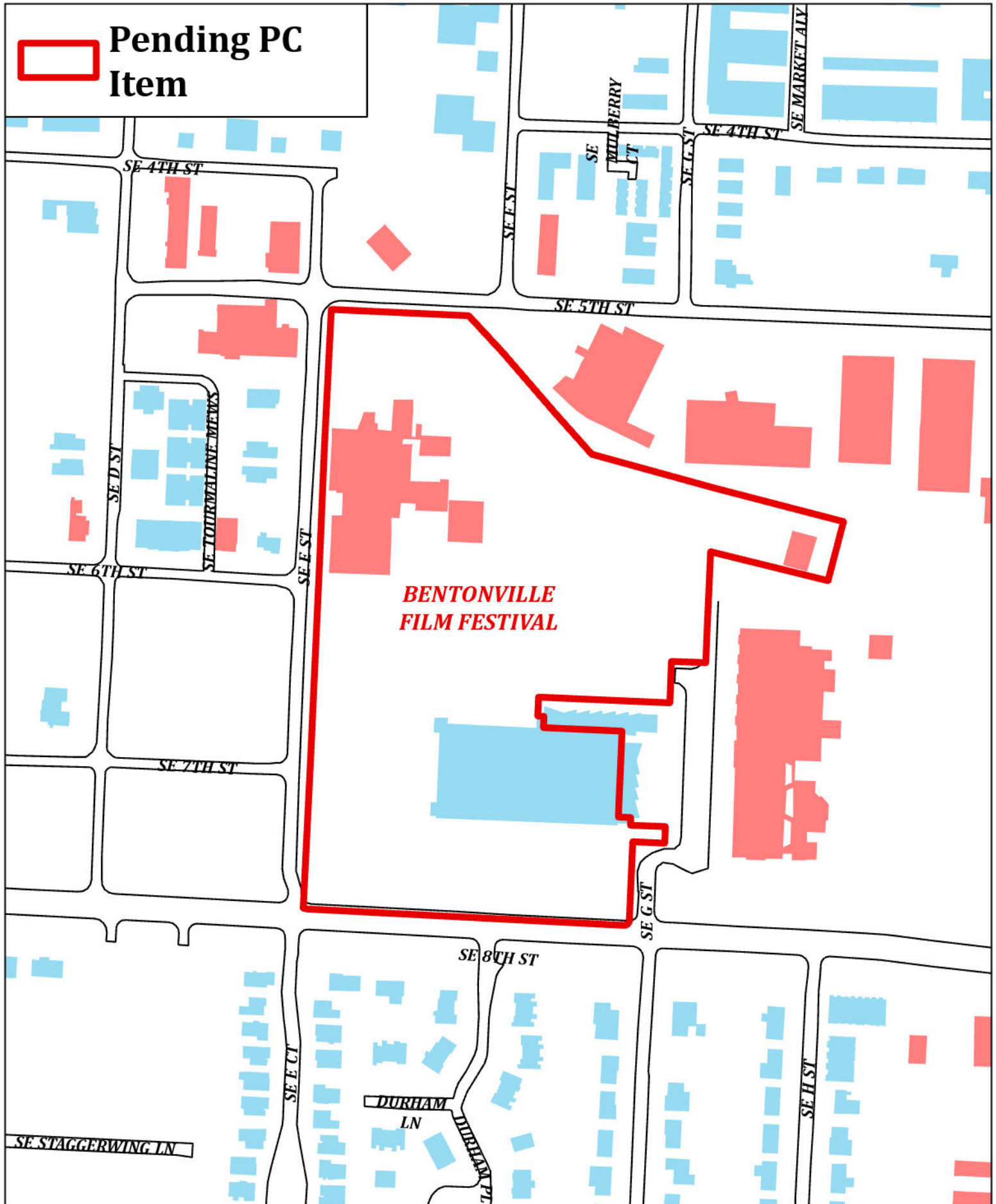
1. This Conditional Use Permit shall be valid from June 16, 2025 through June 23, 2025, (includes setup and teardown dates)
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. Any firework display will need to be approved by the Fire Department.

Conclusion

Additional Details

Last year, two days were needed after the conclusion of the festival for tear down. Staff anticipates a similar tear down period this year.

 Pending PC Item



CU25-0010
Bentonville Film Festival 2025
507 SE E ST





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: June 16 – June 23 (includes set and tear down dates)

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. 2025 marks the 11th year of the Bentonville Film Festival. The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it. BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Skylight Cinema (350 SW A Street) and the Momentary theater and Roadhouse theater (507 SE E Street). Timing is different based on the venues, but the overall schedule is 10am – 11pm. Momentary North Courtyard (507 SE E Street) will be the location for the Geena Davis Outdoor Theater and Vendor Village. Vendor tents, Food vendors, music and movie screenings will take place in this area.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: June 16 – June 23 (includes set and tear down dates)

FESTIVAL FILMING VENUES

	<u>Purpose</u>	<u>Date(s)/Times</u>
<u>Roadhouse theater – 507 SE E Street</u>	Movie Screening	Wednesday, June 18 – Saturday, June 21 from 12pm - 10pm
<u>Skylight Cinema – 350 SW A Street</u>	Movie Screening	Wednesday, June 18 – Sunday, June 22 from 12pm - 7pm
<u>Momentary theater – 507 SE E Street</u>	Movie Screening	Tuesday, June 12 – Sunday, June 22 from 12pm - 10pm

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	<u>Purpose</u>	<u>Date(s)/Times</u>
<u>Momentary Outdoor Pad - 507 SE E Street</u>	Outdoor Theater	Monday, June 16 - Wednesday, June 18 from 7am - 6pm is the set up Thursday, June 19 from 4pm – 10pm Friday, June 20 from 4pm – 11pm (last movie begins at 9pm) Saturday, June 21 from 4pm - 10pm (last movie begins at 8pm)
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
<u>Motto By Hilton – 229 S. Main Street</u>	Festival Hotel	Tuesday, June 17 - Sunday, June 22

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: June 16 – June 23 (includes set and tear down dates)

SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on June 16 - 18 and open to the public June 19 - 21 with tear down beginning the evening of June 21.

- Momentary will have an LED screen to show movies to the public, food vendors and partner activations.
- This area will be a place where BFF sponsors set-up temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food vendors will also be contracted to set up around the area.
- All venues have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Momentary Outdoor Theater will be in operation as follows (Times are tentative and may be adjusted):

- Monday, Tuesday, Wednesday, June 16 - 18 – Load in/set up 7am - 6pm
- Thursday, June 19 – Open 4pm – 10pm (last movie begins at 9pm)
- Friday, June 20 – Open 4pm – 11pm (last movie begins at 8pm)
- Saturday, June 21 – Open 4pm – 10pm
- Saturday, June 21 – once public has cleared space, begin tear down
- Sunday, June 22 – continue teardown 7am
- Monday, June 23 – complete teardown 7am – 5pm

OFFICE SPACE

- BFF Foundation Office, 702 SE 5th Street, Suite 8

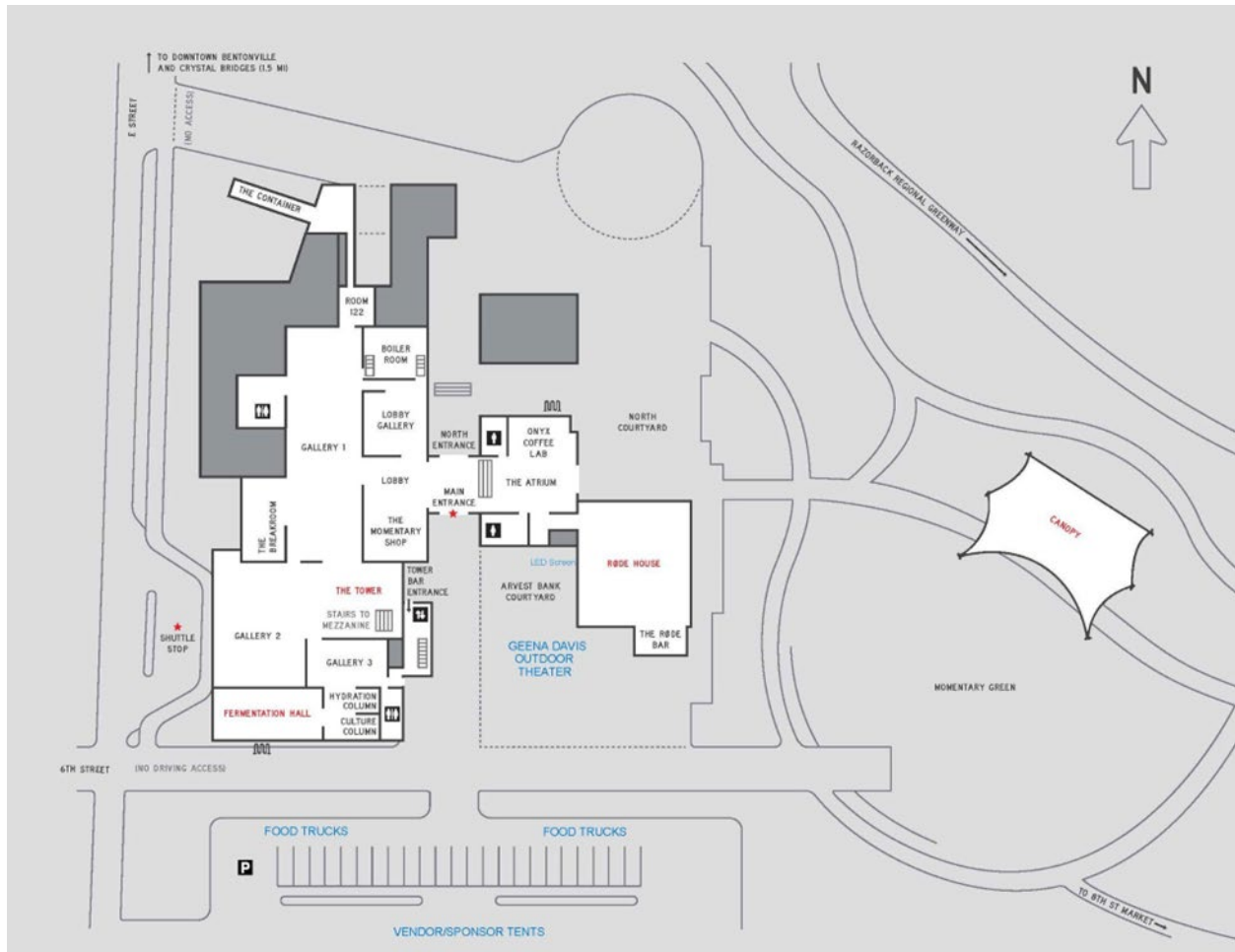
FESTIVAL FOOTPRINT

- Momentary North Courtyard – Public Movies, Food Vendors, Partner Activations
 - Anticipated attendance – 2000 (flow)
- Skylight Cinema – Movie Screenings
 - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Momentary theater – Movie Screenings
 - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Roadhouse theater – Movie Screenings
 - Anticipated attendance – 25 people per screening with 4 screenings per day.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 16 – June 23 (includes set and tear down dates)

MOMENTARY OUTDOOR THEATER FOOTPRINT – 507 SE E Street

Temporary tent structures will be set up within property lines of the following properties:



Fireworks Display

As part of the closing ceremony of the Geena Davis Outdoor Theater, a 15 minute fireworks display after the last movie the evening of Saturday June 21, 2024. Premier Pyrotechnics from Richland, MO conducts pyrotechnic shows at the Walmart Amp and will be contracted and secure all required permits.

SECURITY

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 16 – June 23 (includes set and tear down dates)

WASTE DISPOSAL

Momentary will handle waste disposal through our lease agreement for venue rental.

TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Motto to all venues by private “BFF Filmmaker Shuttle.”
- Public parking through downtown and parking garage vicinity 8th Street Market.
- Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 16 – June 23 (includes set and tear down dates)

Street Closure:

BFF will not need any street closures for the 2025 festival.

MISCELLANEOUS

- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.

SIGNAGE

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

- Throughout Momentary Outdoor Theater
- Sidewalk outside Skylight Cinema SW A
- Sidewalk outside Momentary Museum SE E
- Sidewalk outside Motto for shuttle

PHOTOS/SIZES OF SIGNAGE

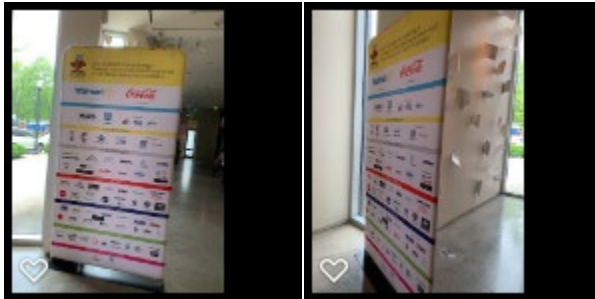
Sandwich Board – size of sign is 24" x 36"



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: June 16 – June 23 (includes set and tear down dates)

Pillow case (front and side view) - these vary in size. 4' x 7.5', 10' or 20'. These are normally placed inside due to wind damage.



Feather Flag – size is 13'



STORAGE

1. Onsite storage at Momentary (507 SE E Street)

CONTACTS

Jason Netter
 Festival Producer
 310-963-6181
Jnetter@kickstartent.com

Dave West
 Director of Operations
 Will be the contact for final walk throughs.
 603-828-7886
Dave@bentonvillefilm.org

Terry Flink
 Operations
 702-845-3269
Terry@bentonvillefilm.org



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 16 – June 23 (includes set and tear down dates)



Desi District

2301 SW Regional Airport Boulevard

PC Date: 4/15/2025

Staff Report Details

Project Number	CU25-0011
Applicant / Current Owner	CEI / Doaba Investment, LLC
Site Area	+/- 1.58 Acres
Current Zoning	Neighborhood Commercial (C-1)
Requested Zoning	N/A
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	Restaurant and grocery
Related projects	N/A

Property Description

The subject property is located at 2301 SW Regional Airport Boulevard. The lot is currently vacant and the applicant is proposing a grocery and restaurant facility with a 12,000 square foot building and a 1,680 square foot patio. The property is zoned C-1, Neighborhood Commercial, with a Future Land Use Map Designation of Walkable Corridor. Restaurants require a conditional use permit for C-1, Neighborhood Commercial. Grocery is considered retail which is allowed by right.

Project Details

Per the applicant's narrative, CEI is proposing a Desi District grocer and restaurant facility on SW Regional Airport Blvd. parcel #01-17145-000 on behalf of Doaba Investments LLC. The proposed building would be roughly 60% grocery, 40% restaurant, seating approximately 120 patrons.

Based on the applicant's narrative, the project anticipates 300 to 400 patrons during the weekdays and 500-600 patrons on the weekends, with 12-15 employees. Hours of operations will be 8AM to 10PM Monday-Friday and 8AM – 12AM Saturday and Sunday, providing food, drinks, and groceries to the community.

Project Details

The land across SW Regional Airport Blvd to the north is zoned A-1. The land to the east is zoned R-O, to the south is zoned PRD, and the land west of the proposed project site is zoned C-1. The southwest region of Bentonville is heavily populated with relatively few community services and hospitality options. Desi District will be a convenient small-scale grocer and restaurant for the surrounding residents.

Relationship to the Community Plan

Desi District is consistent with the intent of the Community Plan, Residential Goal #3 to *"Provide proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce"*. The intent of the project is to fit in with the surrounding neighborhoods, following city requirements for architectural and site development standards. The entry for the site will be located in the north-west corner of the property, using a shared access easement with the parcel to the west, reducing curb cuts along SW Regional Airport Blvd. The concept site plan shows the parking intent/traffic flow of the project site. As the site is currently undeveloped, there will be an increase in outdoor lighting, but the development will be required to follow Section 1100.12 of the Development Code, including the installation of full cut-off lighting for any parking lot lighting to minimize light pollution and other requirements.

Public Comment

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

Analysis / Waivers

Conclusion

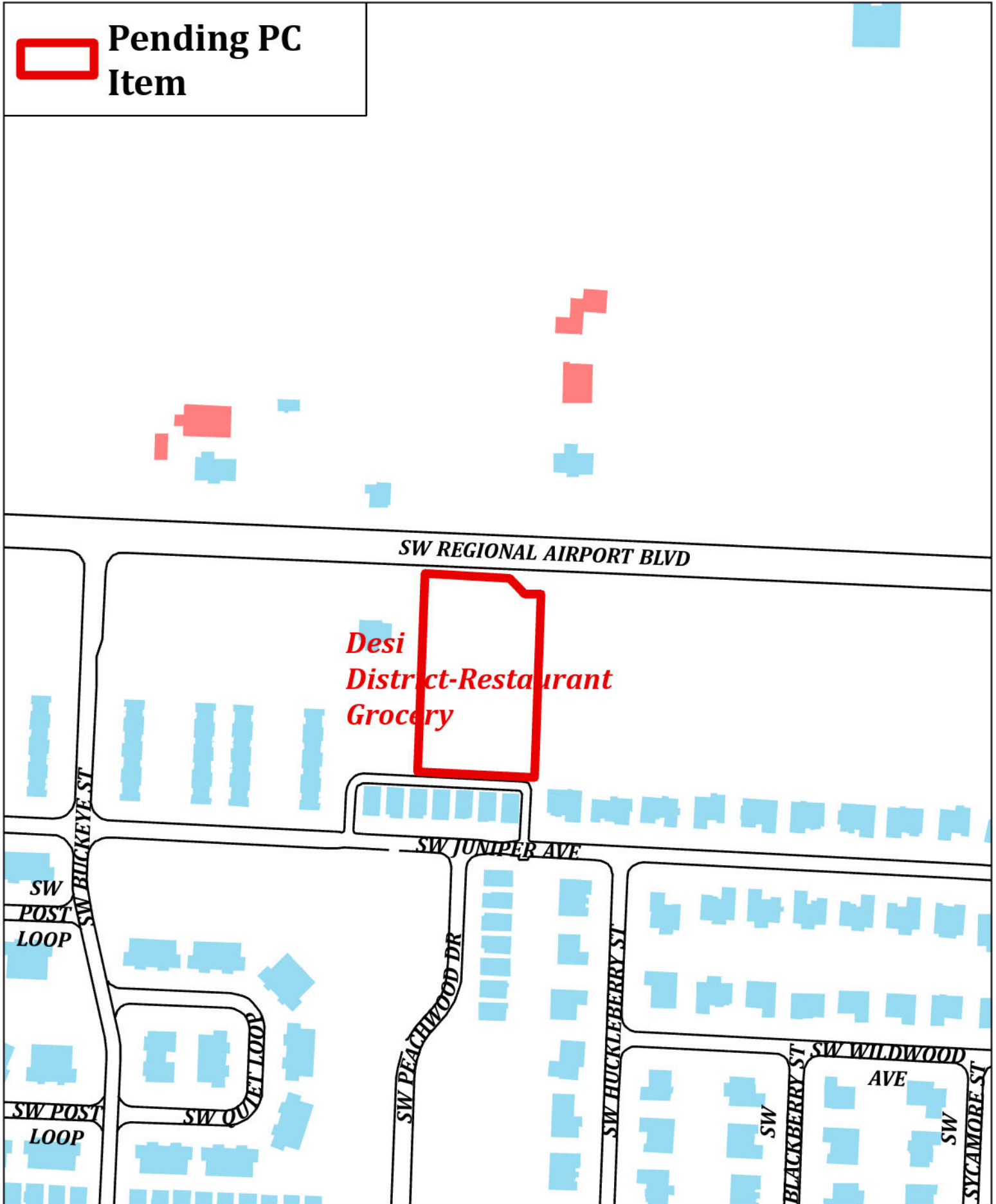
Planning Commission may consider the following conditions of approval, or suggest others as they see fit:

1. This Conditional Use Permit shall be valid for the proposed uses, locations and times shown herein. 8am - 10pm Monday-Friday and 8am - 12am Saturday and Sunday.
2. The City of Bentonville lighting and noise ordinances shall be met.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Additional Details



Pending PC
Item



CU25-0011

Desi District-Restaurant Grocery
SW Regional Airport Blvd





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

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

City of Bentonville

SW Regional Airport Boulevard (Parcel 01-17145-000)
Conditional Use Permit Narrative
April 4, 2025

Planning Department,

Desi District is a grocer and restaurant facility, with an approximate 12,000 square foot building size and 1,680 square foot of patio space. The property in question is along SW Regional Airport Blvd, parcel #01-17145-000. The lot is currently vacant. The proposed building will be roughly 60% grocer and 40% restaurant space, sitting approximately 120 patrons.

The land across SW Regional Airport Blvd to the north is zoned A-1. The land to the east is zoned R-O, to the south is zoned PRD, and the land west of the proposed project site is zoned C-1.

The southwest region of Bentonville is heavily populated with relatively few community services and hospitality options. Desi District will be a convenient small scale grocer and restaurant for the surrounding residents.

The project site in questions is zoned C-1, which requires a conditional use for a restaurant.

Desi District fits in well with the intent of “providing convenience good”. The intent of the project is to fit in with the surrounding neighborhoods, following city requirements for architectural and site development standards. The entry for the site will be located in the north-west corner of the property, using a shared access easement with the parcel to the west, to reduce curb cuts along SW Regional Airport Blvd. The concept site plan shows the parking intent/ traffic flow of the project site. As the site is currently undeveloped, there will be an increase in outdoor lighting, to follow City of Bentonville lighting ordinances.

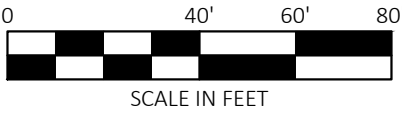
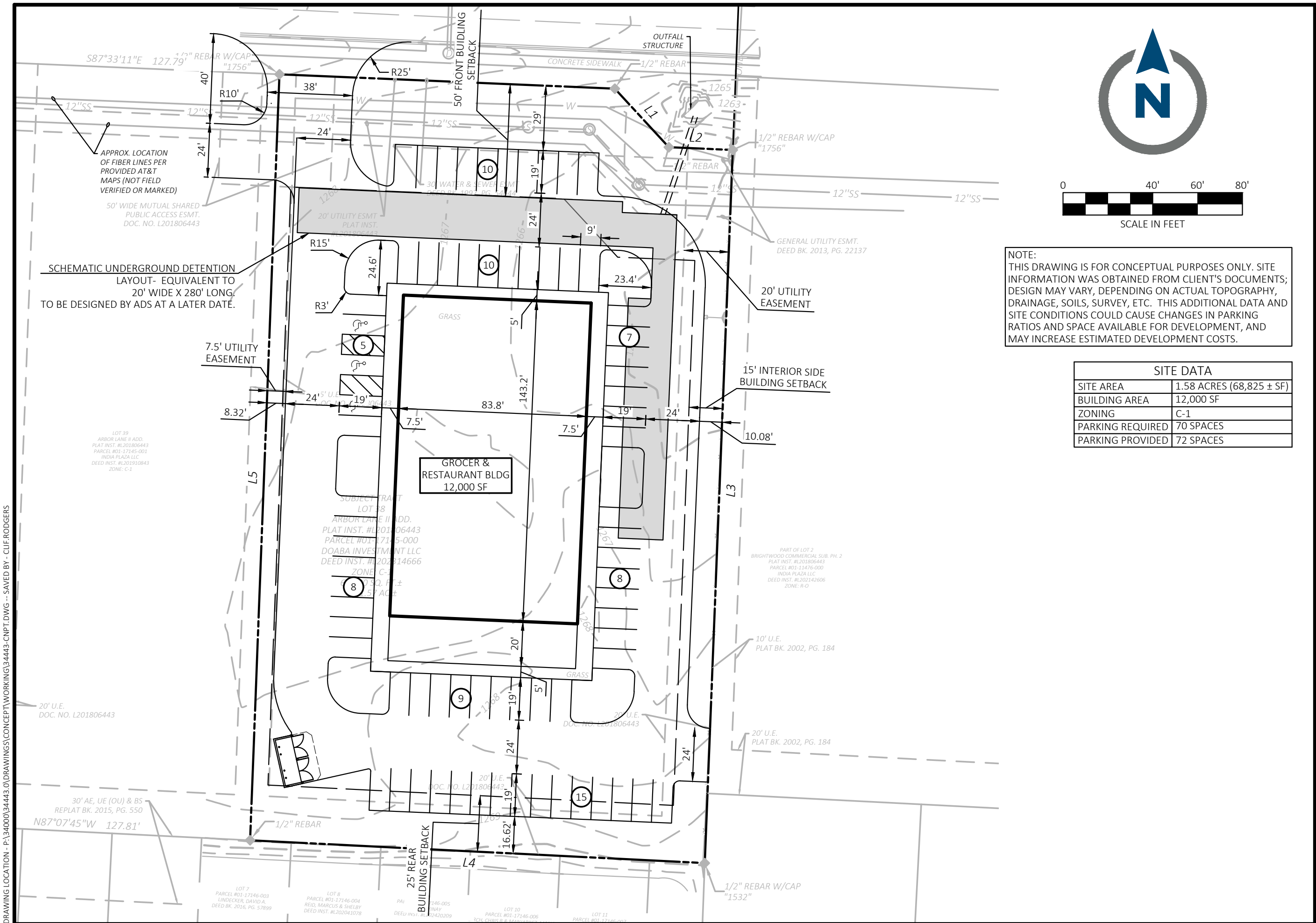
This proposed establishment anticipates 300 to 400 patrons during the week days and 500-600 patrons on the weekends, with 12-15 employees and hours of operations will be 8AM to 10PM Monday – Friday and 8AM – 12AM Saturdays and Sundays, providing food, drinks, and groceries to the community.

There are no protective covenants for this parcel.

We appreciate your consideration and should you have any questions, please reach out to Clif Rodgers (clif.rodgers@ceieng.com) or 479-318-8216.

Thank you,
CEI Engineering Associates, INC.
Clif Rodgers, PLA
Project Manager – Local Development

DRAWING LOCATION - P:\34000\34443\DRAWINGS\CONCEPT\WORKING\34443-CNPT.DWG - - SAVED BY - CLIF RODGERS



NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

SITE DATA	
SITE AREA	1.58 ACRES (68,825 ± SF)
BUILDING AREA	12,000 SF
ZONING	C-1
PARKING REQUIRED	70 SPACES
PARKING PROVIDED	72 SPACES



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

DESI DISTRICT GROCER & RESTAURANT
COMMERCIAL LOT
SW REGIONAL AIRPORT BLVD.
BENTONVILLE, AR

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MCR
DESIGNER	RAG
CEI PROJECT NUMBER	34443
DATE	3/19/2025
REVISION	CONCEPT 1

CONCEPT

SHEET TITLE

SHEET NUMBER

C0.1



Suen

515 NW D ST

PC Date: 4/15/2025

Staff Report Details

Project Number	RZ25-0017
Applicant / Current Owner	SUEN, TERRY & CATHERINE L TRUSTEES
Site Area	+/- [3.9] Acres
Current Zoning	R-E, Residential Estate District
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Residential
Related projects	

Property Description

The subject property is located at 515 NW D ST. The property is presently zoned R-E, Residential Estate, with a land use designation of Traditional Neighborhood. The property has direct access to NW D ST to the East. Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the West, PRD, Planned Residential Development to the West, and R-1, Low-Density Single-Family Residential to the North, South, and East.

Project Details

The applicant has requested a rezoning of the property from R-E, Residential Estate to DN-1, Downtown Low Density Residential. The applicant states in their narrative that they are requesting the rezoning to reflect the Future Land Use Map designation.

Relationship to the Community Plan

Relationship to the Community Plan

The property is designated as a Traditional Neighborhood place type on the newly adopted future land use map. Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and auto-mobile-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.

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

Public Comment

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

Analysis / Waivers

Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed DN-1 zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the West, PRD, Planned Residential Development to the West, and R-1, Low-Density Single-Family Residential to the North, South, and East.

Additional Details

On July 16, 2024, the Planning Commission denied a previous application on the site for a Planned Residential Development (see attachments). The zoning code section 301.08(5)(d) states:

Re-consideration. No application for a zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. The resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request.

 Pending PC Item



RZ25-0017
Suen
515 NW D ST





March 14, 2025

Dear Bentonville Planning Commission

We are requesting a rezone from R-E to DN-1 at 515 NW D St in line with the future land use map. The current and proposed use is residential and the impact on traffic is anticipated to be minimal. No signage is proposed. Existing water available along NW D and sewer available within the property.

Thank you,
Mark Haney



MARK RUSSELL
HOMES

515 NW D St Bentonville PRD Application
Mark Haney
Jun 12, 2024



"Catalpa Cottages"

The Catalpa Cottages will provide a variety of housing types within one of Bentonville's most treasured residential areas, while preserving the unique natural features of this site, including Black Apple Creek's headwaters and existing tree canopy within the valley. The proposed development features a mix of townhomes ranging from 1-3 bedroom options with one and two car garages. The homes are designed to maximize views and access to the valley as a shared neighborhood amenity to foster community and promote a strong sense of place. There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan. The current zoning is Residential Estate and current land use map indicates medium density residential.

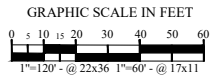
Phasing Plan

The Southwest corner including townhomes "G" and "H" along with the associated street and utilities including Hook St may be developed as a second phase, pending feasibility of the project as a whole. See attached Master Site Plan and architectural elevations for all proposed structures, streets, and lot lines.

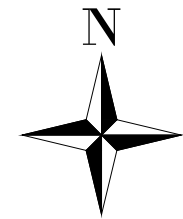
Development Criteria for Catalpa Cottages PRD

1. Common open space
 - a. The "Shared Community Commons" of ~1.3 acre (33%) will be permanently devoted to common usable open space, maintained by the POA
 - b. Equitable distribution – the open space is primarily the valley in the center of the parcel, with additional walking trails, terraced landscaping, and side yards distributed between the proposed structures
 - c. Preservation – the Property Owner Association will maintain the common open space, and the POA agreements may be reviewed by Bentonville Planning staff prior to certificate of occupancy
 - d. Accessibility – Common open space shall be open to residents within the PRD and the general public
 - e. Common open space allocations (rough estimates)
 - i. Wetlands and water bodies – 5% (wet weather natural low area)
 - ii. Lawns – 5%
 - iii. Pedestrian paths – 5%
 - iv. Central gathering spaces – 65% (existing valley, to be enhanced with additional landscaping, seating, and other features to create a park-like feel)
 - v. Landscape areas – 20%
 - vi. Recreational areas/facilities – no formal facilities, but the central gathering space may be used for outdoor recreation (picnic, play and relax areas), and a basketball hoop will be added between townhome structures in the Southwest corner on the fire hammerhead turnaround pavement area
2. Parking and off-street loading
 - a. Two (2) off street parking spaces are provided for 21 of the proposed 36 homes with two car attached garages. One (1) off street parking spaces are provided for 15 of the proposed 36 homes with one car attached garages. The 15 homes with one car garages include only one bedroom homes. The parking ratio is 1.58.
3. Perimeter requirements

- Preview only for information
- a. Proposed setbacks are described on the site plan and there is no minimum setback requirement. On the NW D frontage, front buildings will be at least 20' away from overhead power lines in the right of way, per BEUD requirements. All other setback minimums will be 0', but the homes and lots are designed to allow for side yards, utilities, and buffers between adjacent properties as labeled on the site plan with varying setbacks designed accordingly. Building heights will not exceed 40', with all eaves under 30' for fire access.
 - b. Within this PRD, there are no lot area, width, or ROW frontage requirements or minimums. All proposed lot sizes are indicated on the site plan.
4. Density
 - a. The proposed density is 36 homes on 4 acres, or 9 per acre. This is less than the suggested 10-12 homes per acre in medium density land use areas as the land use map designates this parcel.
 5. Authorization of housing types
 - a. All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design, thus Condos, two family, and multifamily structures are a permissible housing type within this PRD along with townhomes and single family homes. The housing type in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, we will diversify the housing product available in the neighborhood while retaining the residential character. By providing 1 bed, 2 bed, and 3 bed options, a variety of sizes and price points will be available. Residential accessory structures and dwelling units including sheds, garages, carports, and guest houses are permissible as long as they conform to CDA guidelines. Home occupations including Type A and Type B are permissible. Any home owner wishing to have a Type B home occupation must secure a conditional use permit per the requirements of Land Development Code Sec 601.12.
 6. Structural design standards
 - a. The homes are entirely designed around the natural site conditions, including the frontage on NW D, secondary access via Hook St, and a valley that holds the headwaters of Black Apple Creek. The homes are connected via a series of public alleys for mirrored garage access, with frontages proposed to face the valley/common green, NW D, or in the case of the "F" block of townhomes, a small shared front yard area. All structures will be designed in the style of the elevations and watercolor included in this application, featuring full brick veneer and hardi-board trim accents with thoughtfully designed gables, dormers, and front entry. There will be minor variations in the building heights and roofline articulation as indicated on the elevations, and according to the size of each home ranging from 1-3 bedroom. All homes include rear loading garages access from a shared public alley in order to maximize views over the valley, efficiency in utility design, and constraints of the site's unique shape and topography.

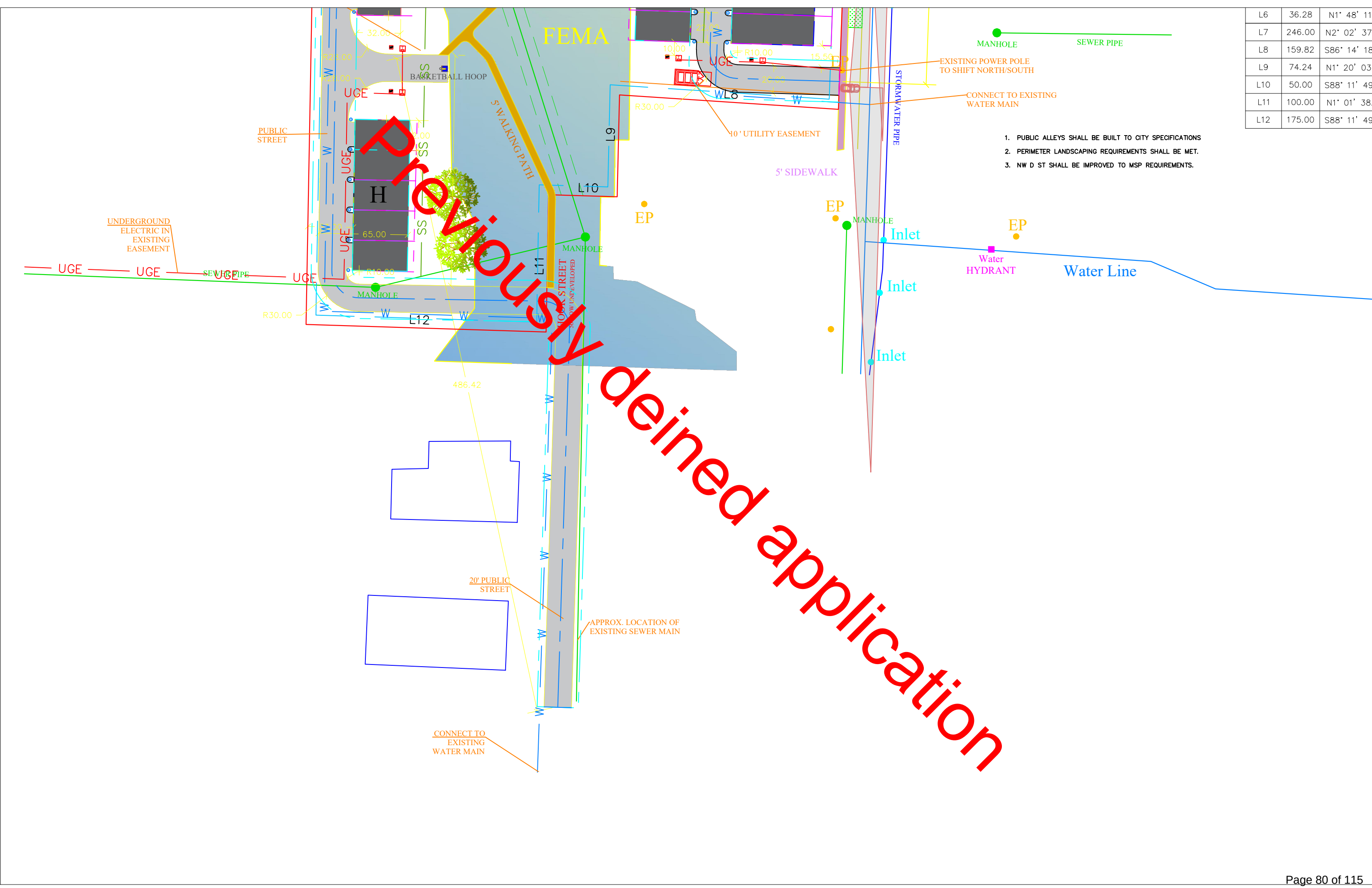


- TOWNHOUSE
60' x 22'
- TOWNHOUSE
40' x 22'
- TOWNHOUSE
32' x 18'



1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.
4. IF OFFSITE EASEMENTS ARE REQUIRED, THEY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

Parcel Line Table		
Line #	Length	Direction
L1	571.00	S1° 01' 38.00"W
L2	225.00	N88° 11' 49.00"W
L3	225.00	N88° 11' 49.00"W
L4	120.13	N1° 00' 01.00"E
L5	127.83	N88° 16' 25.00"W
L6	36.28	N1° 48' 11.00"E
L7	246.00	N2° 02' 37.00"E
L8	159.82	S86° 14' 18.00"E
L9	74.24	N1° 20' 03.00"E
L10	50.00	S88° 11' 49.00"E
L11	100.00	N1° 01' 38.00"E
L12	175.00	S88° 11' 49.00"E



L6	36.28	N1° 48' 11"
L7	246.00	N2° 02' 37"
L8	159.82	S86° 14' 18"
L9	74.24	N1° 20' 03"
L10	50.00	S88° 11' 49"
L11	100.00	N1° 01' 38"
L12	175.00	S88° 11' 49"

1. PUBLIC ALLEYS SHALL BE BUILT TO CITY SPECIFICATIONS
2. PERIMETER LANDSCAPING REQUIREMENTS SHALL BE MET.
3. NW D ST SHALL BE IMPROVED TO MSP REQUIREMENTS.



Catalpa Cottages

515 Northwest D Street

PC Date: 7/16/2024

Staff Report Details

Project Number	PRD24-0003
Applicant / Current Owner	Mark Haney (applicant), Suen Family Trust (owner)
Site Area	+/- 3.98 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	1-3 bedroom Townhome units
Related projects	N/A

Property Description

The subject property is currently a single lot addressed as 515 Northwest D Street that is presently occupied by a one single family residence that has direct access to Northwest D Street and Hook Street, both of which are classified as local streets on the most recent Master Street Plan.

The property is presently zoned R-E, Residential Estate with a land use designation of Medium Density Residential (MDR). Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the North and R-1, Low-Density Single-Family Residential to the North, East, and South. Planned Residential Development (PRD), R-1, Low-Density Single-Family Residential and DN-2, Downtown Medium Density Residential zoning districts all border the property to the West.

Project Details

The applicant is proposing a PRD on the subject property, to include eight total structures collectively consisting of 36 units. All structures are designed to be townhomes that are a mix of for sale and for lease. Two of the townhome units would directly front Northwest D Street, while the other six units will be tucked beyond the units that front Northwest D Street and also be located behind the existing properties that front onto Northwest 5th Street, Bella Vista Road and Northwest 9th Street. The unit mix consists of 1-

Project Details

bedroom, 2-bedrooms and 3 bedrooms each containing either a single or two-car garage. The exterior of the proposed structures will be composed of full brick with Hardie Board trim accents that incorporate gables, dormers and accented front entries.

All housing types proposed are single family townhomes for sale or lease individually and the majority will be constructed on their own lots, each with public right-of-way frontage as shown on the site plan. Buildings "E" and "F" are proposed as a Horizontal Property Regime condos to allow for more efficient utility design. The housing types in the vast majority of the surrounding neighborhood is single family detached homes, with a handful of small multifamily and townhome lots. By providing townhomes and condos in this highly residential area, the applicant seeks to diversify the housing products available in the neighborhood while retaining the residential character.

The proposed project will exceed the 15% minimum open space requirement by providing +/-1.3 acres or 33% of common usable open space that will be maintained by a Property Owner Association. This area is identified as "Shared Community Commons" on the included site plan. This area is primarily located in the valley or low point that traverses the middle of the project with additional walking trails, terraced landscaping and side yards distributed between the proposed structures.

The applicant is proposing to build two off-street parking spaces for the 21 of the proposed 36 units with two car attached garages. One off-street parking space is provided for each one-car garage for the one-bedroom units. The parking ratio is 1.58.

The only allowable uses the applicant is proposing are the four uses they are showing on their site plan, being single-family, two-family, townhomes and condos. Street improvements are proposed to Northwest D Street and Hook Street in addition to the construction of two new public streets internal to the project.

The applicant is proposing development in two phases with structures "G" and "H" as identified on the site plan as a second phase.

Relationship to the General Plan / Projected Traffic Impact

This property has a future land use designation of Medium Density Residential (MDR), which aligns with a PRD zoning request. This is also located in Priority Area 1, Downtown Intensification. This proposed development does intensify the property, and does so with respect to the surrounding neighborhood, keeping the building scale and form limited. While vehicle traffic will increase from the site due to the increase in total units, many trips will be replaced by walking or biking due to the proximity to downtown as well as the well-established street grid in this part of town.

Public Comment

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

Analysis / Waivers

This proposal appears to meet the intent of the Community Plan by increasing intensity in the downtown area. The project proposes to keep the structures consistent in scale with the surrounding neighborhood

Analysis / Waivers

while the location of the property at lower elevation than the surrounding properties keeps the building heights low while increasing the unit counts, allowing the proposed development to blend in with the existing neighborhood. The lot coverage of the proposed development is consistent with some of the larger single-family homes in the vicinity.

The property proposes a high-quality product, being both the site design and landscaping as well as the building design and form. The site is designed to preserve the natural areas located in the valley portion of the site, which is the head waters area of Black Apple Creek and could be an amenity to this development and the surrounding community.

While the immediate neighborhood is predominately single-family, the zoning nearby is somewhat more of a mix, with some DN-2 and PRD zoning designations immediately adjacent to this property.

All landscape requirements, including buffering, will be followed and will be reviewed at the Large Scale Development stage. These items are not modifiable through the PRD.

Conclusion

Staff recommends approval of this PRD request as it follows the intent of the Bentonville Community Plan and aligns with the land use designation. The following conditions of approval are proposed for the project:

1. The developer shall demonstrate that a minimum of 1,500 square feet of open space per dwelling has been turned over to the POA for ownership and maintenance in perpetuity prior to each certificate of occupancy for the project.
2. The developer shall construct all open space trails and sidewalks proposed for the entire PRD with the first phase of the project.
3. The developer shall construct the full 20' width of Hook St and dedicate all required right of way from the project to NW 5th St prior to any certificate of occupancy for structures "G" and "H".
4. No building, trash enclosure or roadway shall be constructed closer than 7' from the perimeter of the overall project (i.e buildings "E" and "F" to be 7' southerly of the northerly property line; the road and trash enclosure on the westerly property line to be 7' from the westerly property line; the road and trash enclosure on the southerly property line to be 7' north of the southerly property line).

Additional Details

NOTICE OF INTENT TO REZONE

Mark Russell LLC

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

R-E, Residential Estate



to

DN-1, Downtown Low Density Residential



The legal description of the property is as follows:

Lot 2 of the Property Line Adjustment of Phillips Valley Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record P3 at Page 957

The common description of the property is: 515 NW D St

The public hearing will be held April 15, 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:

For all the previous reasons stated to the city in the former attempts by this builder to build here. D street cannot handle the school traffic. And this is an R1 Neighborhood

Signature and Physical Address

Monte Boulanger, Owner
414 NW D

Signature and Physical Address

Monte Boulanger
815 NE A (home address)

NOTICE OF INTENT TO REZONE

Mark Russell LLC

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E, Residential Estate ☐ to DN-1, Downtown Low Density Residential ☐

The legal description of the property is as follows:

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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:

~~As a plan progress~~ We support low density residential housing in this area. We do not support building on or extending Hook St onto the FEMA Floodplain

 612 Bella Vista Rd

Signature and Physical Address

 612 Bella Vista Rd

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Mark Russell LLC

Planning Commission to set a public hearing date to consider rezoning the following property from _____ has requested the Bentonville

R-E, Residential Estate



to DN-1, Downtown Low Density Residential



The legal description of the property is as follows:

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305 S.W. "A" Street.

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1. Attend the public hearing and express your views.
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For more information, you may call the Planning Department at (479)271-3122.

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

- ☒ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:


Signature and Physical Address

Signature and Physical Address

11713 Hwy 279

Bentonville, AR

72713

MEMORANDUM

TO: Bentonville Planning Commission, Mayor Stephanie Orman, Bonnie Bridges & Tyler Overstreet

DATE: April 13, 2025

RE: RZ25-0017 – 515 NW D Street – Suen Property

For the third time in 18 months Mark Haney ("Haney") is pursuing a rezone of 515 NW D Street (Suen Property). Haney's first attempt at a rezone was for DN-3, it was withdrawn as it was to be denied. Haney applied for PRD zoning May 3, 2024 and was denied by the planning commission, by a 7-0 vote on July 16, 2024. About one month later Haney appealed to the City Council and such appeal was denied. Haney filed the current rezoning application March 17, 2025, however such application is not ripe for application at least until July 16, 2025. As referenced in the additional details of the Staff Report, which references zoning code section 301.08(5)(d) and states: Re-consideration. No application for a zoning amendment will be considered by the Planning commission within one (1) year from date of final disapproval by planning commission of a proposed amendment. The resubmission must meet all requirements for a rezoning request and must be a different rezoning from original request. This current request is subject to this zoning code section and we would ask the Planning Commission to move to strike this application given that such application is several months inside of one year from the last denial. The entirety of Section 301.08 is clear on its face that the one year waiting period applies. The word "amendment" sounds different than "new zoning" or "rezoning", perhaps that could be a basis for differentiation, except that the word "amendment" is routinely and exclusively used to describing the "new zoning" or "rezoning" in the entirety of Section 301.08(b)(5). This is the section that covers approval, denial, forward to city council and re-consideration. We don't see how the current request can go forward inside a year from the planning commission's denial. In fact, Section 301.08 is even titled **"Zoning Amendments (Rezoning)."**

A meritorious discussion as to this rezoning should not move forward and the resources set forth by the city staff, commissioners and concerned neighbors have been expended unnecessarily. If such discussion moves forward despite the clear application of Section 301.08, the neighbors to this memorandum have many concerns and questions in light of the current alignment policy for zoning. Such questions include:

- (1) What does DN-1 allow Haney to construct on the Suen property? Tyler Overstreet states that the alignment policy does not change the existing code and that only single family or cottage court are potential uses for the Suen Property. However, the Staff Report details the property's relationship to the community plan and concludes that the rezoning is consistent with the newly adopted future land use plan. Please provide us clarity as to what Haney can construct on the Suen property if and when such property is rezoned to DN-1.
- (2) Tonight is not the time for public comment on the rezoning, which should be stricken. If the application was timely there would be little room for debate as the future use plan calls for DN-1 zoning. Unlike Haney's previous two attempts at rezoning, the property (DN3 & PRD), the new

application is not beyond the future use plan. If and when Haney gets DN-1 approval, what public comments and input will the neighbors be afforded?

Our concern is that Haney is attempting to circumvent the previous rulings by this commission and the city council by seeking a DN-1 zone and then attempting to apply it to the broadly worded community plan for Traditional Walkable Neighborhood. Such attempt defeats the spirit of the rezoning and the previously denied attempts by trying to create a work-around to create density similar to his previous attempts that were overwhelmingly denied. This memo will not go into all of the reasons why a high-density project on this property is not feasible. You have all heard the concerns multiple times: that being traffic congestion with TJ Elementary, safety for pedestrians, bikes and children walking to school, a large flood plain that continues to experience an increased volume of water, no secondary outlet for the development, infrastructure deficiencies at and around the property, and insufficient parking. The implications of a dense project on this property are severe.

We hope Mr. Haney will propose a project that fits in the neighborhood and does not exacerbate the problems briefly outlined above. In fact, we will be relieved not to have to continue to come back before you and set forth the same concerns that you, the commissioners, and us, the neighbors, have shared. We hope Mr. Haney will set forth tonight his intentions for the property and we hope such intentions are a relief rather than of major concern. All of this however, is not ripe for consideration until after Mr. Haney timely applies for rezoning on or after July 16, 2025. We are not requesting special relief, rather asking you to follow the applicable city ordinance that is outlined above.

FROM: Chip & Charlotte Stacy, 416 NW 6th Street

Alan Lewis and Nancy Martin, 505 NW C Street

Melanie Kerr, 509 NW 9th Street

Dave & Linda Slaton, 407 NW 6th Street

Terry & Janet Little, 307 NW 6th Street

Allen & Marsha Beck, 503 NW 9th Street

Kevin Green, 419 NW 7th Street

Rosemary Green, 608 NW A Street

Shannon Bedore, 502 Bella Vista Road

Steve & Lisa Lockwood, 704 NW D Street

Cindy Walters, 402 NW 6th Street

Lena B. Evans, 405 NW 6th Street

Don & Sue Ann Overstreet, 707 NW C Street

Deborah Elsenhout & Kim Lupo, 201 NW 7th Street

Steve & Debbie Hanska, 507 NW C Street



Recchia

301 SE B ST.

PC Date: 4/1/2025

Staff Report Details

Project Number	(RZ25-0015)
Applicant / Current Owner	Maeva Recchia
Site Area	+/- [.16] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Neighborhood Traditional
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

The subject property is located at 301 SE B ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Traditional Neighborhood. The property has direct access to SE 3RD ST to the North, and SE B ST to the West. Immediate surrounding zoning districts are R-1, Low-Density Single-Family Residential to the North, South, 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 Medium Density Residential. The applicant states in their narrative that they are requesting the rezoning, but that while townhomes are allowed in DN-2, this lot does not meet the minimum lot size requirements. The applicant also notes that the property does not contain a historic home and therefore cannot be preserved as historic property.

Relationship to the Community Plan

Relationship to the Community Plan

The property is designated as a Traditional Neighborhood place type on the newly adopted future land use map. Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and auto-mobile-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.

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

Public Comment

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

Analysis / Waivers

Conclusion

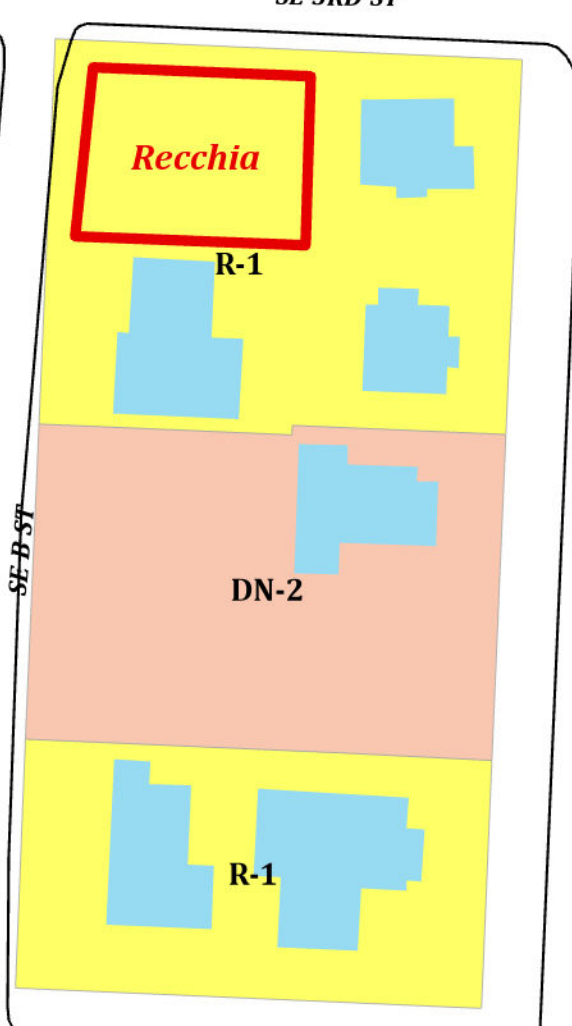
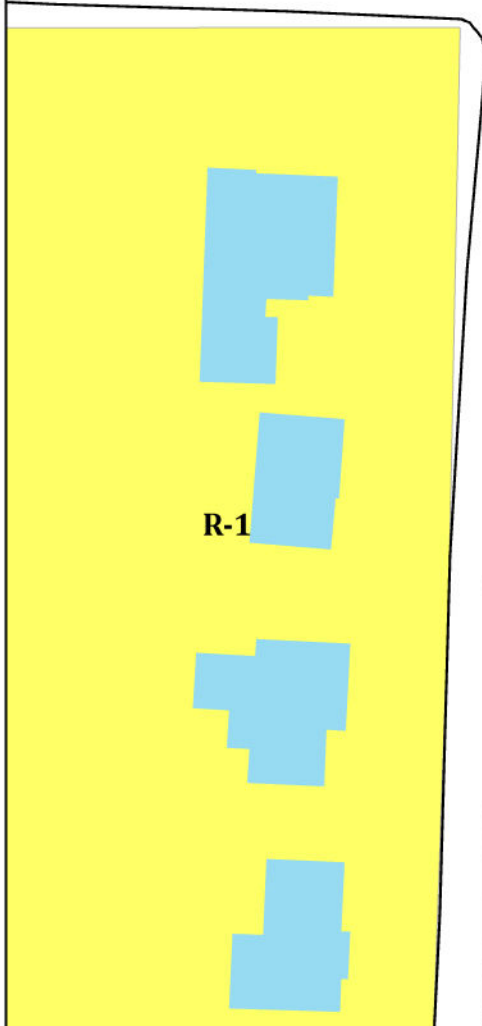
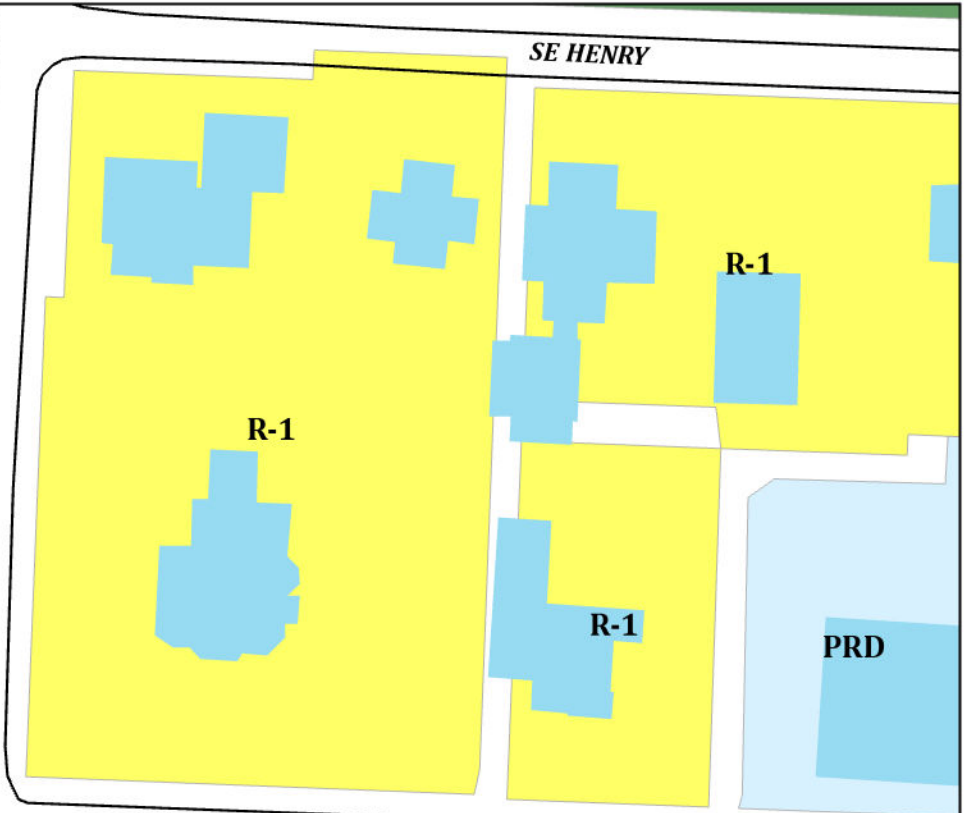
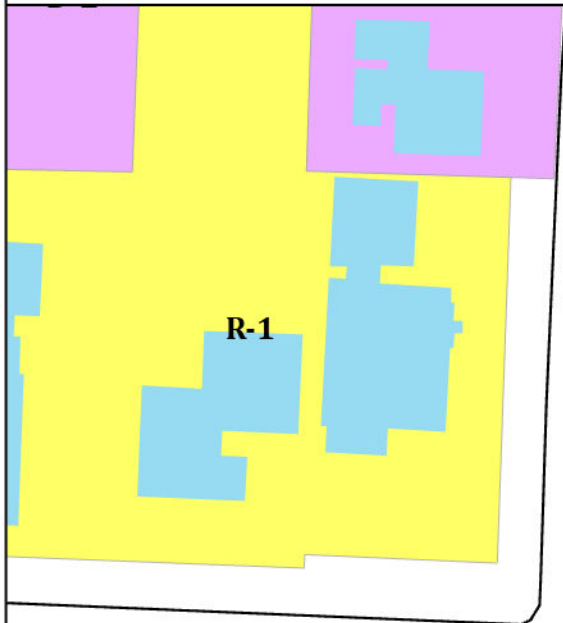
This rezoning is consistent with the newly adopted future land use plan under Enhanced Review and the proposed DN-2 zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the North, South, East, and West.

Additional Details

This parcel is adjacent but south of a proposed historic overlay district along 3rd St. which is a future study area of the Future Land Use Map (see attachments). Any possible historic overlay district would need council approval before implementation and would likely impact building permits, not rezoning applications.

 Pending PC Item



RZ25-0015
Recchia Rezone R-1 to DN-2
301 SE B St



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

ATTORNEYS AT LAW

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

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

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

March 5, 2025

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

RE: Rezoning Parcel No. 01-01160-000 from R-1 to DN-2

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Maeva Recchia, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-01160-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Single Family Residential to DN-2, Downtown Medium-Density Residential.

The Property is currently designated as "Neighborhood-Traditional" on the Future Land Use Plan, which allows for DN-2 under Enhanced Review. Because the lot is vacant, it is unlikely to develop in the same way as the other lots within this area. This FLUM designation was presumably given to this area in order to preserve the historic homes located within. Because this lot does not already contain a historic home, it is not possible for the Property to be preserved with one. Otherwise, this lot is located on the edge of this FLUM district, and is adjacent to an "Urban Neighborhood Designation", which allows up to a DN-4 zoning under Standard Review. Lately, it is worth noting that, while townhomes are allowed under DN-2 at "Block-End," the minimum lot area for such dwelling type is 7,500 square feet. As shown in the submitted survey, the Property has an area of only 7,124.67 square feet, and thus, the zoning code **would not permit townhomes to be built on this property in any circumstance.**

Lastly, any increase in traffic would be negligible due to the small lot size, no signage is contemplated, the development will conform to Bentonville's Downtown Design codes, and sewer and water are both available on the street.

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

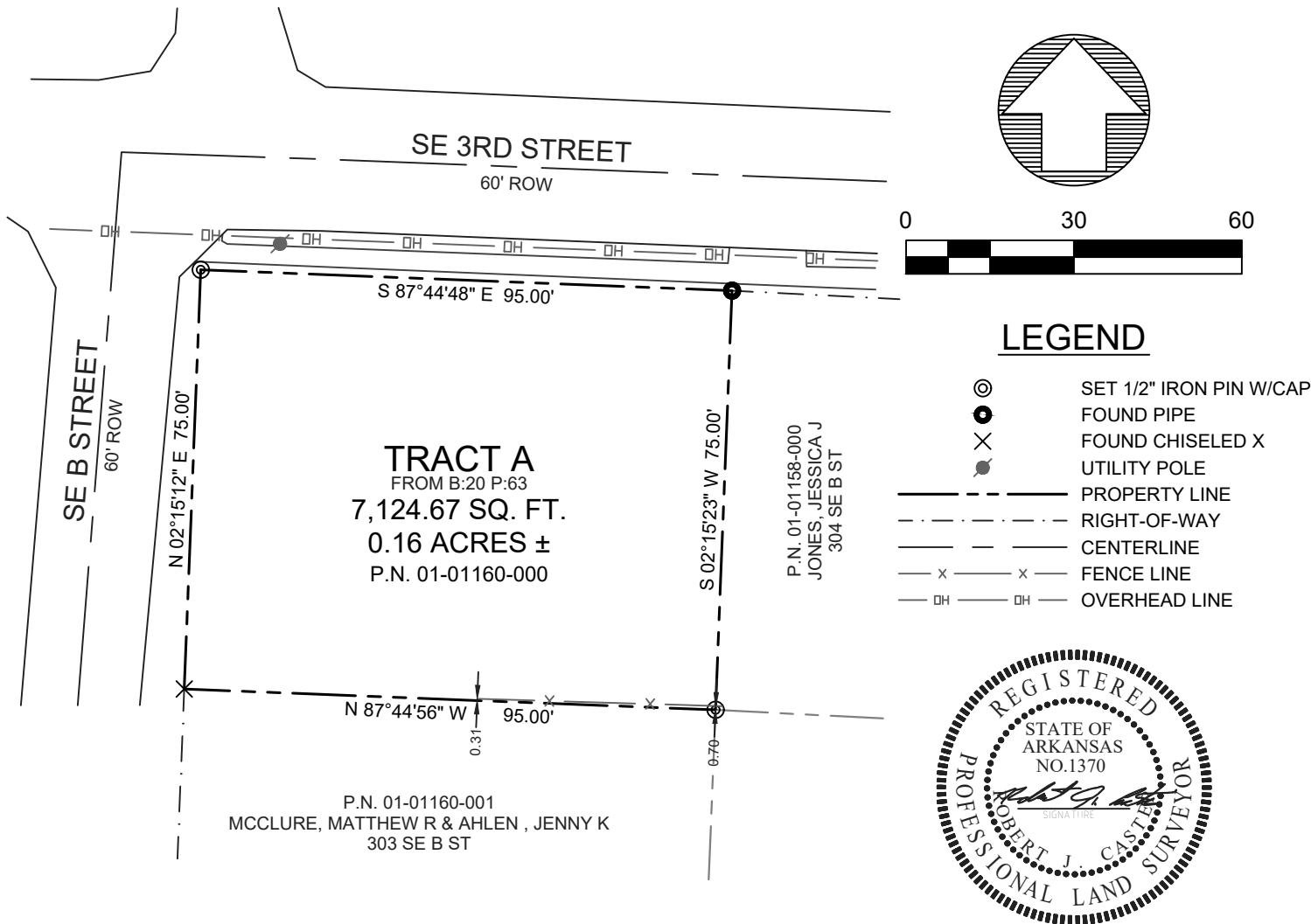
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:



LEGAL DESCRIPTION:

A PART OF LOT 1 OF BLOCK 1, ARMSTRONG SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 1, THENCE S 87°44'48" E A DISTANCE OF 95.00 FEET; THENCE S 02°15'23" W A DISTANCE OF 75.00 FEET; THENCE N 87°44'56" W A DISTANCE OF 95.00 FEET; THENCE N 02°15'12" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7124.67 SQUARE FEET, OR 0.164 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

Robert J. Caster
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
08/12/2022
DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

BOUNDARY SURVEY

PART LOT 1, BLOCK 1, ARMSTRONG SUBDIVISION
301 SE B STREET, CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

SE 3rd Street Historic Overlay District

4/04/2025 – DRAFT FOR NEIGHBORHOOD REVIEW

(a) Purpose.

- (1) To encourage compatibility between new and historic buildings within historic neighborhoods by:
 - a. Requiring that the location of new buildings on their sites is similar to the site location of historic buildings; and
 - b. Allowing a wider variety of housing options, while retaining the historic neighborhood character.

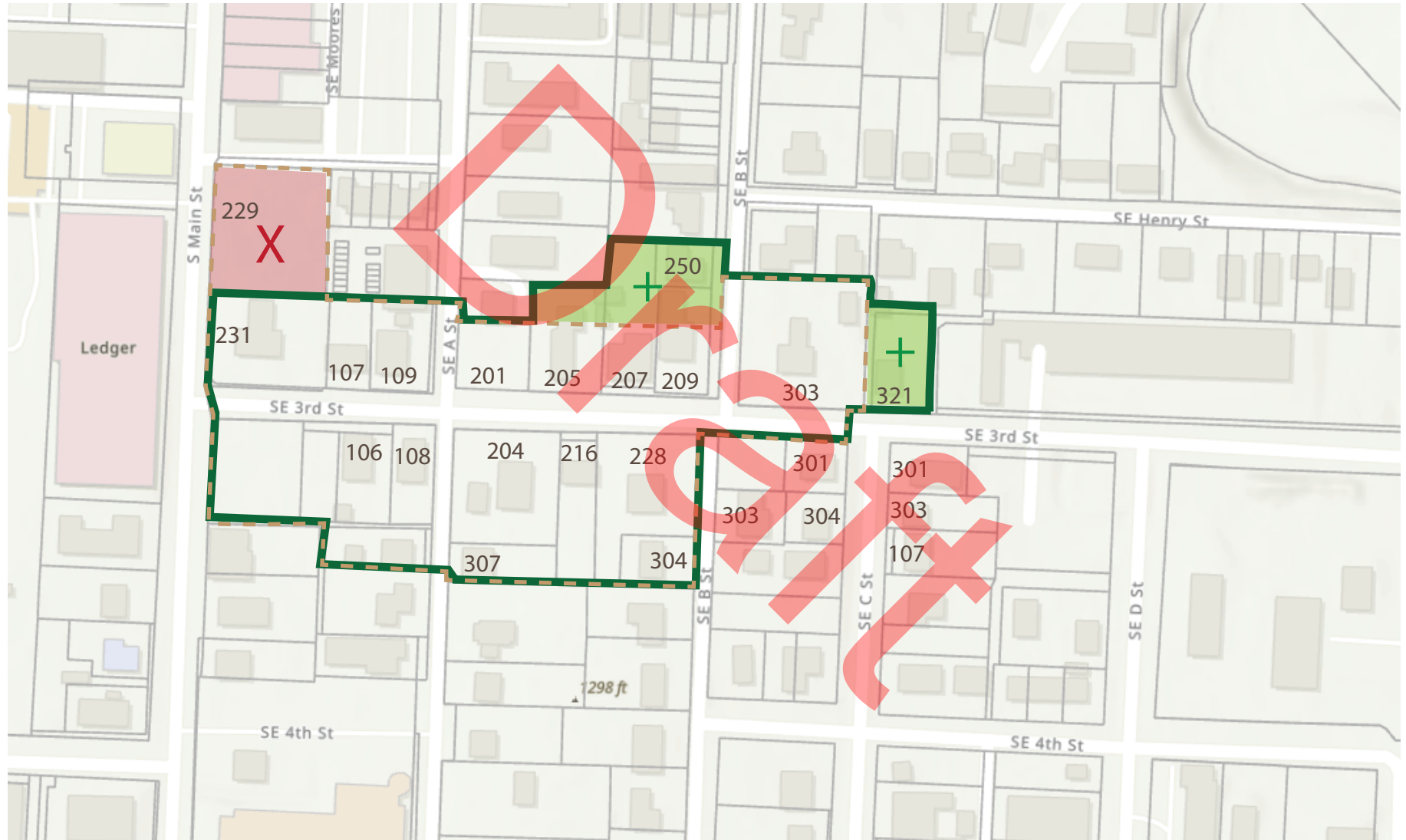
(b) Requirements.

- (1) The front and side street setbacks must match or be between the front setback of existing buildings on abutting properties.
- (2) Building heights can only exceed the average height of historic buildings on the block by one story.
- (3) Off-street parking is limited to no more than 4 spaces.

SE 3rd Street Historic District

[- -] Original 3rd St Historic District

[— —] Proposed 3rd St Historic Overlay District Boundary



NOTICE OF INTENT TO REZONE

Maeva Recchia

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 Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

The public hearing will be held April 15th, 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.)

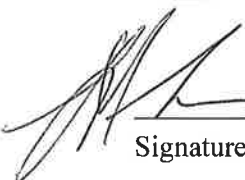
For more information, you may call the Planning Department at (479)271-3122.

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:

- The property is surrounded by R-1 properties.
- The north side of the property faces SE 3rd Street Historical District and is adjacent to three homes that are on the State and National Historical Register.
- There is not adequate infrastructure to support enough space for parking on SE B Street and SE 3rd Street is a "No Parking" street.
- This property lies within a Traditional Neighborhood designation and must go through an enhanced review.

 207 SE 3rd Street
Signature and Physical Address

 207 SE 3rd St.
Signature and Physical Address

NOTICE OF INTENT TO REZONE

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has requested the Bentonville

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

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See Exhibit A, attached hereto

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

- 1) The property faces a historical district on / side (front).
- 2) DN2 requires an Enhanced Review and does not meet the additional criteria to be considered for DN2 zoning (criteria (d) and (e)).
- 3) The property does not have adequate infrastructure for parking. SE 3rd Street is NO PARKING.

Celia M Swanson

Signature and Physical Address

209 SE 3rd Street
Bentonville, AR
72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Maeva Recchia

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

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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:

I would like to maintain the current
R-1, Low Density Single Family Residential
Please don't allow this "Block BUSTER" to
change our neighborhood

Signature and Physical Address

306 SE B. ST
Bentonville, AR
72712

Signature and Physical Address

Please
Continue to
Maintain our
Hometown Look.

NOTICE OF INTENT TO REZONE

Maeva Recchia 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 Exhibit A, attached hereto

The common description of the property is: 301 SE B St.

The public hearing will be held April 15th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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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:

250 SE B Street

Signature and Physical Address



Signature and Physical Address

250 SE B Street

Matt Healy



Review of the Enhanced Review Criteria for the Future Land Use alignment policy

PC Date: 4/15/2025

Staff Report Details

Project Number	FLUM
Applicant / Current Owner	
Site Area	
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Some possible discussion items for a revised "Enhanced Review Criteria"

1. If the rezone in question is on the boundary of a place type, a criteria could be to consider matching the zone on the other side,
2. If there is transit, a four-lane road or trail proximate to pick up the additional mobility needs
3. If there are jobs proximate
4. If there is vacant land adjacent (the rezone in question is setting the stage for future development)
5. If the development pattern in the area is consistent with the rezone request
6. If there are goals in the comprehensive plan that are further advanced by the proposed rezone application.

Relationship to the Community Plan

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

Analysis / Waivers

Conclusion

Additional Details



Opal Park's off-site improvements

PC Date: 4/1/2025

Staff Report Details

Project Number	PP23-0003
Applicant / Current Owner	
Site Area	
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Opal Park Preliminary Plat

Project Details

Preliminary Plat PP23-0003 was approved with the condition that the developer finalize their pro-rata share off-site impacts prior to the sooner of 1.) the submittal of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.

The developer is requesting that the condition be modified so that city staff and the developer can bring back a proposal for their proportionate share pursuant to Development Code 1200. The proposed modified condition is that the planning commission approve the developer's pro-rata share off-site impacts prior to the *later* of 1.) the submittal of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.

Relationship to the Community Plan

Relationship to the Community Plan

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

Analysis / Waivers

Conclusion

Additional Details



City of Bentonville • Planning Department • 305 SW A Street • Bentonville, Arkansas

February 3, 2025

Buffington Barron LLC
2826 East Joyce Boulevard, Suite 1
Fayetteville, AR 72703
RE: Preliminary Plat Request PP23-0003

To whom it may concern:

The City of Bentonville Planning Commission has approved your Preliminary Plat for Opal Park Phase 1 located at Southwest Regional Airport Boulevard. The owner and/or developer must sign a development plan agreement agreeing to develop the property according to the development plan and also agreeing to all contingencies as required at the time of approval. Contingencies are as follows:

1. A digital copy of the plan.
2. Any changes made in the submittal plan must be approved through Community Development.
3. All technical review comments must be addressed before a pre-construction meeting will be held and/or any building permits will be issued.
4. All landscaping, once installed, shall be maintained in a healthy living condition and all plant material that dies shall be replaced. (Refer to Section 1400 of the Land Development Code)
5. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.

The following condition was also approved by the Planning Commission:

Condition #1: The plat was approved by PC, conditioned upon the applicant bringing back to planning commission for their consideration, a proposal for their pro-rata share of the improvement of both the intersections of Adams Road at AR12 and SW Regional Airport Road at Barron Road pursuant to Article 1200 of the Development Code. This condition shall be satisfied the sooner of 1.) the submittal of the Preliminary Plat of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.



City of Bentonville • Planning Department • 305 SW A Street • Bentonville, Arkansas

Please sign this letter, upload to your project in Trakit, and return to the Bentonville Planning Department at 305 SW A Street, Bentonville, AR 72712 or via email to planning@bentonvillear.com. You will need to retain at least one copy of this agreement to present at the time of building permit application. If you should have any questions, do not hesitate to call the Planning Office at (479) 271-3122 ext. 2 or email planning@bentonvillear.com.

Sincerely,

Brittany Chue

Brittany Chue
Planning Technician

As owner/developer of the above referenced project, I/we acknowledge receipt of this letter and agree to the conditions listed above.

Signed by:

Clay Carlton

Member

2/4/2025

By/Title

Date



R-2 Medium Density Duplex and Townhome Residential Zoning District Amendment

PC Date: 4/15/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.07 Residential (R) District Regulations to establish a lot size standard for attached single family dwellings in the R-2 Medium Density Two-Family and Townhome Residential Zoning District

History

This amendment was heard on the April 1, 2025 Planning Commission meeting. After discussion, planning commission tabled the item requesting the minimum lot area be increased from 2,000 to 2,500 and the lot width be increased from 20' to 25'. Staff also suggests adding a category under building type of "single family attached – structure"

Purpose of Amendment

The proposed amendment is to better align lot and area standards with the purpose of the R-2 zoning district. The purpose of the R-2 Medium Density Two Family and Townhome Residential zoning district states "The R-2 district should provide areas for the development of two-family residential structures, attached or detached." Currently, the R-2 Medium Density Two Family and Townhome Residential zoning district does not provide lot and area standards for attached single-family, which is a two-family residential structure with the individual units sitting on separate lots. This use and structure type are described in the district purpose statement and should be allowed with standards established.

Recommendation

On the Lot and Area Standards Table for R-2, add the following:

- Building type of "single family attached – structure" with a minimum lot area of 5,000 square feet and minimum lot width of 50'.
- Building type of "single family attached – unit" with a minimum lot area of 2,500 square feet and minimum lot width of 25'.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE SEC. 401.07 RESIDENTIAL (R) DISTRICT
REGULATIONS TO ESTABLISH A LOT SIZE STANDARD FOR
ATTACHED SINGLE FAMILY DWELLINGS IN THE R-2 MEDIUM
DENSITY TWO-FAMILY AND TOWNHOME RESIDENTIAL ZONING
DISTRICT; AND FOR OTHER PURPOSES.**

WHEREAS, the purpose of the R-2 Medium Density Two Family and Townhome Residential zoning district states “The R-2 district should provide areas for the development of two-family residential structures, attached or detached”.

WHEREAS, R-2 Medium Density Two Family and Townhome Residential zoning district does not provide lot and area standards for attached single-family, which is a two-family residential structure with the individual units sitting on separate lots.

WHEREAS, this use and structure type are described in the district purpose statement and should be allowed with standards established.

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

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, *Sec. 401.07 Residential (R) District Regulations, Sec. (b)(1) Standards* shall be and is hereby amended by adding lot standards for the R-2 Medium Density Two Family and Townhome Residential zoning district as shown below as underline red text:

District	Building type	Min. Lot area (sq. ft.)	Min. Land area / Dwelling Unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior/ corner lot
R-2	Single-family	5,000	--	50'	40%	45%
	<u>Single-family attached - structure</u>	5,000	--	50'	50%	55%
	<u>Single- family attached - unit</u>	<u>2,500</u>	<u>--</u>	<u>25'</u>	<u>--</u>	<u>--</u>
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	8,000	2,000	80'	50%	55%
	Townhouse - unit	2,000	--	20'	--	--
	Townhouse - structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

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

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

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

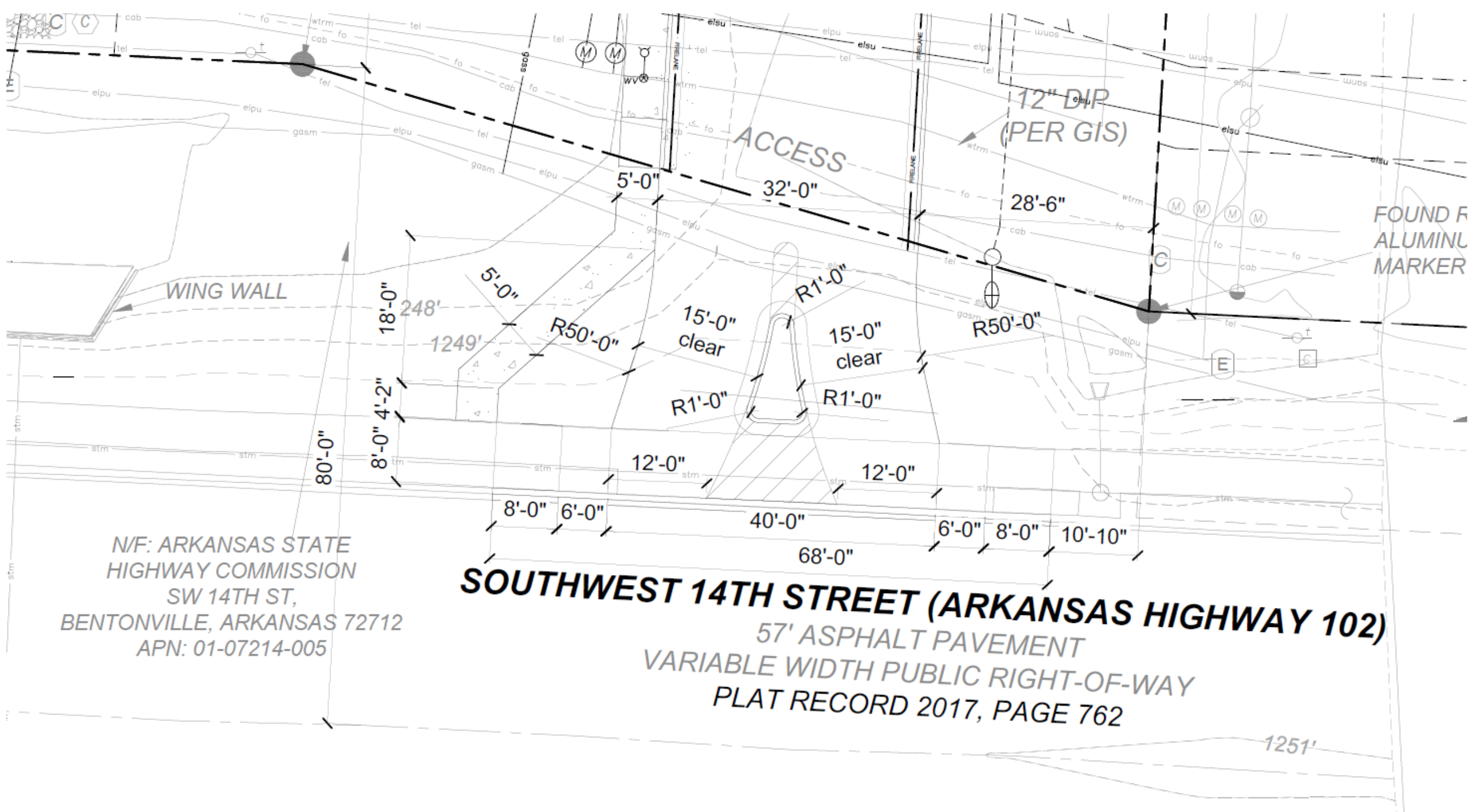


Consent Agenda Item [LSD24-0042](#)

For the Planning Commission meeting on April 15, 2025

Details

A concept being discussed with the City's Transportation Department and ARDOT for Freddy's.



N/F: ARKANSAS STATE
HIGHWAY COMMISSION
SW 14TH ST,
BENTONVILLE, ARKANSAS 72712
APN: 01-07214-005

SOUTHWEST 14TH STREET (ARKANSAS HIGHWAY 102)
57' ASPHALT PAVEMENT
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PLAT RECORD 2017, PAGE 762

a new restaurant for

Freddy's

3308 SW 14th Street
Bentonville, AR 71712

date
04.02.2025
drawn by
DAE
checked by
DAE
revisions

Large Scale Development
City Project
Tracking Number
LSD24-0042



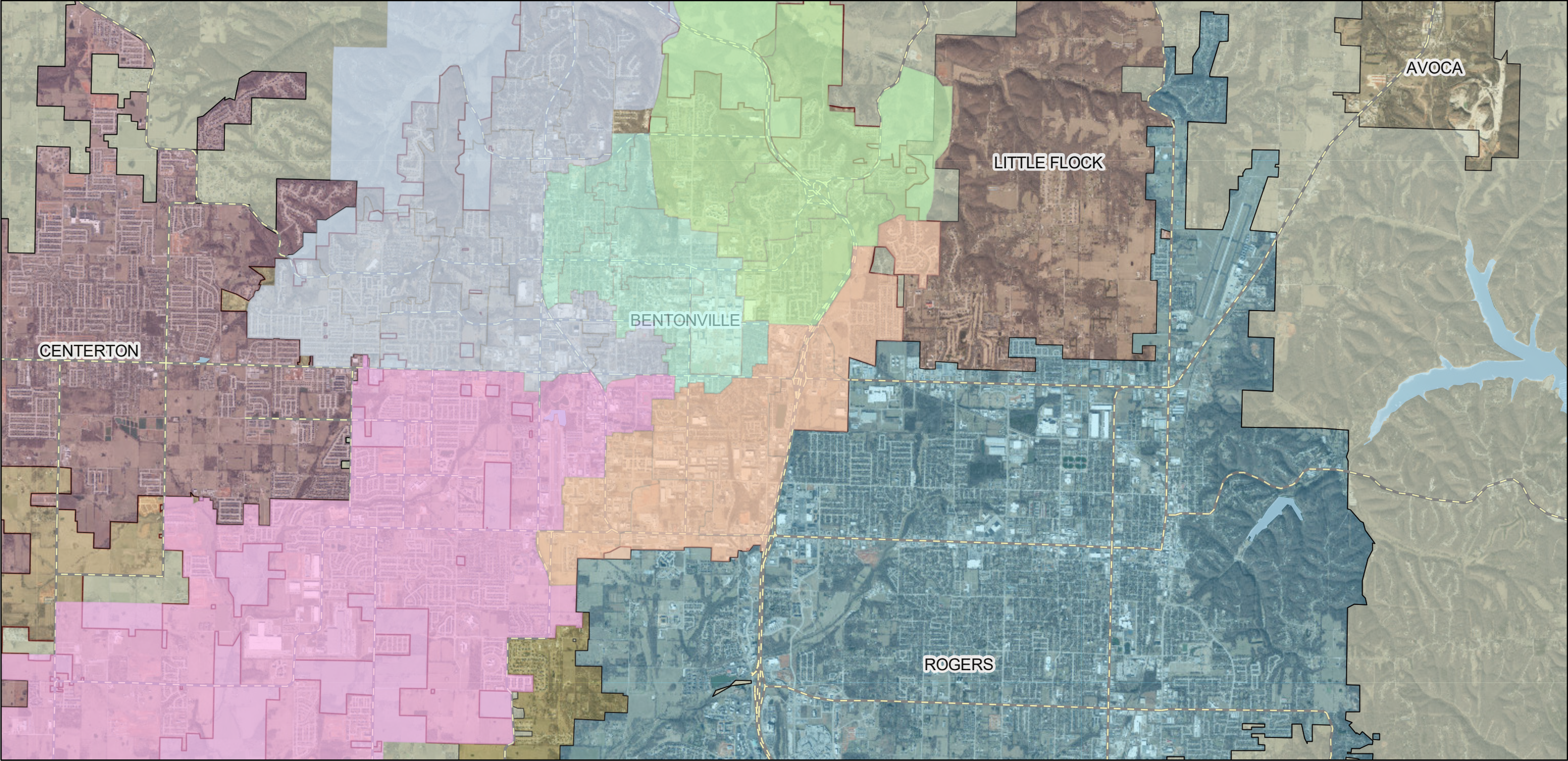
Consent Agenda Item [2025-310](#)

For the Planning Commission meeting on April 15, 2025

Details

A discussion of the existing constraints to sewer capacity in certain basins.
<https://www.bentonvillear.com/1892/2024-Sewer-Capacity-Study>

City of Bentonville GIS



4/8/2025, 9:34:06 AM

ssSewer_Basins

McKisic

Town Branch

South Lift Station

Shewmaker

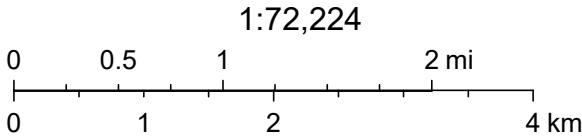
SouthWest To NACA

Image

Red: Band_1

Green: Band_2

Blue: Band_3



Esri, NASA, NGA, USGS, FEMA

Summary of System Capacity Improvements

Capacity Improvements Included:

- 17 Projects Upsizing Existing Gravity Sewer Lines
- 1 Project increasing Storage at South Lift Station
- 2 Projects Improving Pumping Capacity at Lift Stations
 - South Lift Station
 - Turner Lift Station

