



**Planning Commission
Meeting Agenda
June 17, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83267757148>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. June 3rd Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Parachuting Penguins Warehouse
729 SE 22nd St. (LSD25-0021) | Large Scale Development |
| 2. AWSOM Lands Subdivision
1001 NE J Street (PLA23-0009) | Property Line Adjustment |
| 3. Walmart Campus Subdivision, Lot 1, Phase 19

905 Southeast J Street (FP25-0008) | Final Plat |
| 4. Walmart Campus Subdivision, Lot 1, Phase 20
1106 Southeast 5th (FP25-0009) | Final Plat |
| 5. Plateau Properties
NW Kolob Creek Cove (PP25-0002) | Preliminary Plat |

IV. New Business

Advertised Public Hearings

- | | |
|--|------------------|
| 1. Black Pine Construction & Development, LLC
868 Northwest B Street (RZ25-0027)
Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (Standard Review) | Rezoning* |
| 2. Ehret
1001 Convair St (RZ25-0029) | Rezoning* |

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

3. **Walmart Campus** **Planned Unit Development Amendment***

Southeast 8th Street ([PUD20-0002](#))

Revision 19.

4. **Territorial Jurisdiction (*Planning Area Boundary*)** **Ordinance***

Recent state legislation requires municipalities to modify existing codes.

5. **Traditional Neighborhood Place Type Amendment** **Resolution ***

Removes small-scale apartments from the Place Type.

6. **Accessory Dwelling Amendment** **Ordinance***

Recent state legislation requires municipalities to modify existing codes.

V. Other New Business

VI. Old Business

1. **Brightbox LLC** **Rezoning***

802 and 804 SE G Street ([RZ25-0021](#))

Rezoning: DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
June 3rd, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1578/media>

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

Commissioners Absent:

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Casey Hackler, Sophie McAdara

I. Call to Order

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

II. Approval of Minutes

1. May 6th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Hipp, second by Ibekwe.
- Minutes are approved 7-0.

Commissioner Kerr requests, without objection, to move Item 1 under New Business (LSD25-0012), with its accompanying waivers, and Item 1 under Old Business to consent agenda. No objections heard.

III. Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lot 37 Skyview Acres Subdivision
1006 Lockheed St (LS25-0005) | Lot Split |
| 2. RV PS Subdivision Phase 1
3820 Ginn Road (PP24-0003) | Preliminary Plat Extension |
| 3. Demmings 2nd Addition
312 NW 7 th St (LS25-0019) | Lot Split |
| 4. Town Vu Subdivision
306 SW Tater Black Rd (PLA25-0013) | Lot Split |
| 5. Lots 31 & 32 of Eden's Brooke | Lot Split |

Subdivision

3701 SW Banbury Dr ([LS25-0021](#))

- | | |
|---|--------------------------------|
| 6. Sunset Addition | Lot Split |
| 909 Northwest 9 th Street (LS25-0014) | |
| 7. O2B Kids | Large Scale Development |
| 3701 SW Banbury Dr (LSD25-0018) | |
| With condition of no EFIS | |
| 8. Northwest Assembly Church | Large Scale Development |
| 301 Southwest Unity Boulevard (LSD25-0012) | |
| Waiver 1: 9.2.2 Channel Cross Sections | |
| Waiver 2: Section III – Flow in Storm Drainage and Drainage Appurtenances, | |
| 3.3.4 Minimum Grades | |
| 9. Revised Enhanced Review Criteria
for the Future Land Use alignment
policy | Resolution* |

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. E. Central Garage Job Trailer | Conditional Use Permit* |
| 314 NE 2 nd St (CU25-0016) | |
| <i>Temporary job trailer in R-1, Low-Density Single-Family Residential</i> | |
| <ul style="list-style-type: none">• Mr. Adler provides an overview of the staff report.• Chairman Wright opens the public hearing.• Chairman Wright closes the public hearing.• Chairman Wright opens discussion among commissioners.• Planning Commission and staff discuss the conditional use permit.• Conditional use permit is approved 7-0. | |
| 1. Brightbox LLC | Rezoning* |
| 802 and 804 SE G Street (RZ25-0021) | |
| Rezoning: DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge | |
| <ul style="list-style-type: none">• Mr. Adler provides an overview of the staff report.• Chairman Wright mentions that a motion will be made to table this item at the end of the public hearing.• Brittany Gillen, representing the applicant, is here for any questions.• Chairman Wright opens the public hearing.• Chairman Wright closes the public hearing.• Chairman Wright opens discussion among commissioners. Motion to table by Ibekwe, second by Bryant.• Rezone is tabled 7-0. | |

2. **Indiana Ave Real Holdings, LLC** **Rezoning***

2303 Douglas St ([RZ25-0023](#))

Rezoning: R-1 Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Ken Ehret, the applicant, is here for any questions.
- A member of the public expresses concerns with the rezone.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 7-0.

3. **Indiana Ave Real Holdings, LLC** **Rezoning***

2305 Douglas St ([RZ25-0024](#))

Rezoning: R-1 Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Ken Ehret, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners. No discussion on this item.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 7-0.

4. **Paruchuris Estate LLC** **Rezoning***

SW Regional Airport Blvd, Parcel Number: 01-11476-000 ([RZ25-0025](#))

Rezoning: R-O, Residential Office to DN-4, Downtown Mixed Use Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Will Kelstrom, representing the applicant, is here for any questions.
- Members of the public express their objections to the requested rezone.
- Chairman Wright closes the public hearing.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is disapproved 7-0.

5. **Bentonville 424 SW C LLC** **Rezoning***

424 SW C St ([RZ25-0026](#))

Rezoning: R-1 Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- John Peirano, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.

- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezone is approved 7-0.

V. Other New Business

VI. Old Business

VII. Other Business

VIII. Adjournment

Motion to adjourn by Ibekwe, second by Hipp. Meeting is adjourned.



Parachuting Penguins Warehouse

729 SE 22nd St.

PC Date: 6/17/2025

Staff Report Details

Project Number	LSD25-0021
Applicant / Current Owner	Bates & Associates / Penguin Enterprises Inc
Site Area	+/- 0.77 Acres
Current Zoning	C2, General Commercial
Requested Zoning	NA
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	NA
Development Type / Use	
Related projects	

Property Description

The property is located on Southeast 22nd St. The property is presently zoned C-2, General Commercial, with a future land use designation of Urban Corridor. Surrounding zoning districts include C-3, Mixed-Use Commercial to the west and southwest; C-2, General Commercial property to the north, east, and southeast; and PUD, Planned Unit Development to the south. The property has direct access to SE 22nd St. and SE Village Loop.

Project Details

The proposed project is for a warehouse facility. The warehouse is 9,190 square feet. The development is providing 11 parking spaces above the required minimum for a warehouse. The warehouse requires a minimum of 10 spaces, and is parked at 11 spaces. Landscaping is provided per the Land Development Code. Total number of trees required for the development are provided on the site. Dumpsters have been located at the rear of the property and all internal walkways will have stamped concrete to differentiate the pedestrian paths.

The project makes use of Primary Materials: 23.8% Brick, 37.8% Stone Base, and 17.9% Glass (Special Use Primary Materials are less than 25%).

Relationship to the Community Plan

The land use for this site is an urban corridor. The warehouse facility is appropriate within the surrounding context. Additionally, this development meets the large-scale development standards and codes including proper screening, landscaping, and public amenity requirements.

Public Comment

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

Analysis / Waivers

Conclusion

Staff recommends approval.

Additional Details



**Pending PC
Item**



*Parachuting
Penguins
Warehouse*

SE VILLAGE LOOP

SE 22ND ST

*SE NEST
CIR*

SE G ST



LSD25-0021
Parachuting Penguins Warehouse
729 SE 22nd St.



PARACHUTING PENGUINS WAREHOUSE BENTONVILLE, AR

GENERAL NOTES 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE 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 10am FOR AN INSPECTION THE FOLLOWING DAY.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- NO FENCES SHALL BE BUILT IN THE DRAINAGE EASEMENTS.

BUILDING SETBACKS (C-2)	
FRONT (PARKING IN FRONT)	50FT (SHOWN)
(NO PARKING IN FRONT)	20FT
SIDE (ADJACENT TO NON-RESIDENTIAL DISTRICT)	07FT (SHOWN)
(ADJACENT TO RESIDENTIAL DISTRICT)	30FT
REAR (ADJACENT TO NON-RESIDENTIAL DISTRICT)	20FT (SHOWN)
(ADJACENT TO RESIDENTIAL DISTRICT)	30FT

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #0507020255K. DATED 06/05/2012)

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

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



VICINITY MAP
N.T.S.



LARGE-SCALE DEVELOPMENT PLAN

BASIS OF BEARING:
GPS OBSERVATION-AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION NAVD88
VERTICAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK P4 AT PAGE 766
2) FINAL PLAT OF WERT'S 3RD ADDITION FILED IN BOOK 2004 AT PAGE 208
3) FINAL PLAT OF VILLAGE PHASE II & III FILED IN BOOK 2004 AT PAGE 73
4) FINAL PLAT OF WERT'S ADDITION FILED IN BOOK P3 AT PAGE 69
5) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 720
6) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 128
7) PLAT OF SURVEY FILED IN BOOK P4 AT PAGES 589
8) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 31245
9) ALTA COMMITMENT FOR TITLE INSURANCE FILE NO. 24-2812 FILED MAY 27, 2024 AT 7:00 A.M. AND ALL DOCUMENTS CONTAINED THEREIN

EXISTING WARRENTY DEED DESCRIPTION (B. L2024, P. 31245):

LOT 12 OF COTTONWOOD VILLAGE, PHASE III, TO THE CITY OF BENTONVILLE, ARKANSAS AS PER PLAT RECORDED IN PLAT BOOK 2004 AT PAGE 073.

SUBJECT TO EASMENTS, RIGHT-OF-WAYS AND PROTECTIVE COVENTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

CITY NOTES:
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, LAND DEVELOPMENT CODE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY 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.

TO SCHEDULE AND 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 ADVANCED BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

INDEX OF DRAWINGS

C01	COVER SHEET
SU01	BOUNDARY SURVEY
SPO1-SPO2	SITE PLAN + SITE TRIANGLES
UTO1	UTILITY PLAN
GPO1	GRADING + EROSION CONTROL PLAN
STM	STORM PLAN + PROFILE
L-101	LANDSCAPE PLAN
DT01-DT03	SITE DETAILS
1-3	STANDARD WATER+SEWER DETAILS
1-3	STANDARD ELECTRIC DETAILS

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		SERVICE - WATER
		SERVICE - SEWER
		WATER
		SEWER
		LANDSCAPE BUFFER
		GREENSPACE
		ENCASEMENT
		DEMO
		SIGHT TRIANGLE
		DRIVEWAY
		ADJACENT PROPERTY OWNER
		VIEWPORT
		PROFILE LABEL
		SPOT TEXT
		LIFT STATION
		FIRE STRIPING
		RETAINING WALL
		STREET CUTS

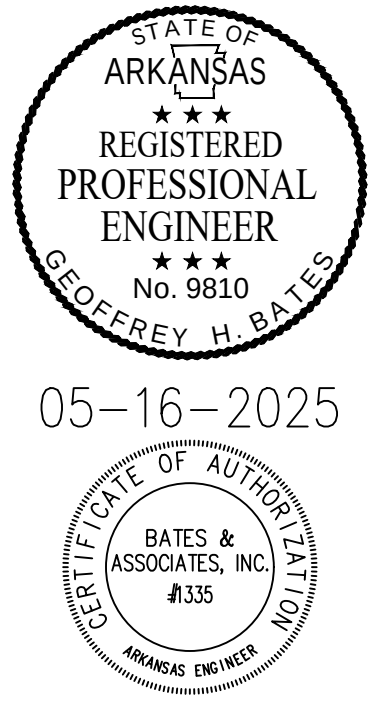
LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONTOURS (BX)
		CONTOURS (INT)
		CURB & GUTTER
		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
		FENCE
		FLOWLINE
		FORCEMAIN
		GAS MAIN
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		LIGHT
		POWER POLE
		PROPERTY LINE
		RIGHT OF WAY
		SANITARY SEWER MANHOLE
		SIDEWALK
		SIGN
		SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME

CITY OF BENTONVILLE CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 721-4543 JOSHUA.KNIGHT@BLACKHILLSCORP.COM	FIRE:	CITY OF BENTONVILLE FIRE DEPARTMENT DANIEL CLARDY 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 696-0279	STREET DEPT:	CITY OF BENTONVILLE DANIEL CLARDY 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 696-0279	CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORVELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5993
CABLE:	COX COMMUNICATIONS TIMOTHY GOSS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 651-5583 EMAIL: TIMOTHY.GOSS@COX.COM	BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906	WASTE WATER:	CITY OF BENTONVILLE CHRIS EARL 1901 NE A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3161	FIRE DEPT	BENTONVILLE FIRE DEPT BRENT BOYDSTON- FIRE CHIEF 800 SW A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
TELEPHONE:	AT&T BRENT BALDWIN 1133 E HAROLD ST FAYETTEVILLE, AR 72701 PHONE: (479) 200-9022 OR (479)-571-6609 EMAIL: BB6585@ATT.COM	BUILDING AND FIRE SAFETY:	CITY OF BENTONVILLE BRAD ARNOLD 305 SW A ST BENTONVILLE, AR 72712 PHONE (479) 271-3108	WATER/SEWER:	CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140	STORMWATER:	CITY OF BENTONVILLE ALISON WEST 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479) 271-6719 EMAIL: JWEST@BENTONVILLEAR.COM
			SOLID WASTE:		ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717		
			PLANNING:		CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. A STREET BENTONVILLE, AR PHONE: (479) 271-3122		
ELECTRIC:	CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 771-3159						

ENGINEER: G. BATES

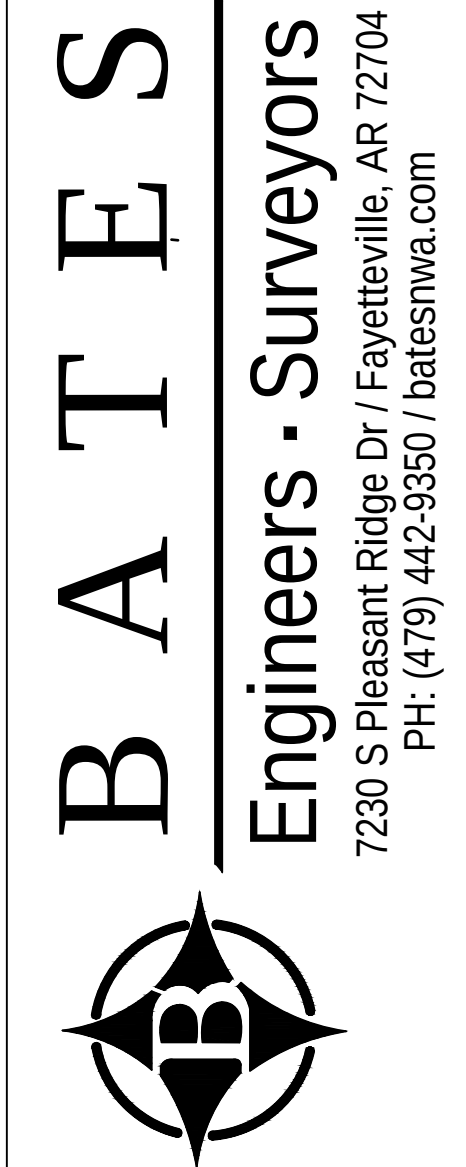
DRAWN BY: K. HANEY



DATE	REVISIONS
02/26/25	PAC Submittal
03/19/25	1st Submittal
05/06/25	2nd Submittal
05/16/25	3rd Submittal

PARACHUTING PENGUINS WAREHOUSE
LARGE SCALE DEVELOPMENT PLAN

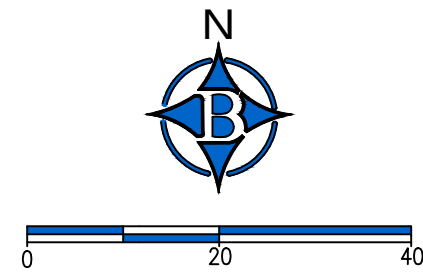
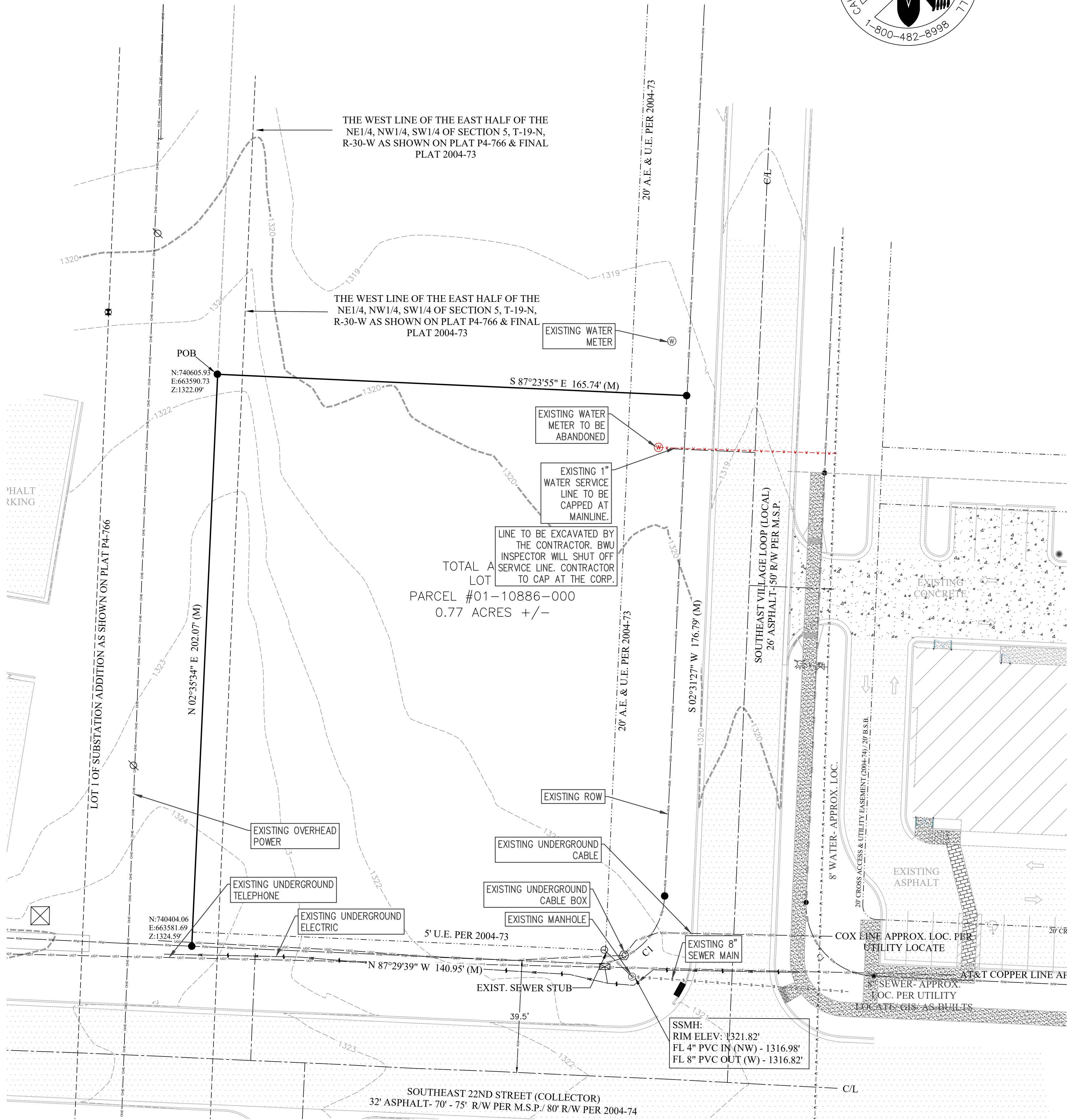
COVER SHEET
729 SE 22ND ST
BENTONVILLE, ARKANSAS



DRAWING NO.

C01

LSD25-0021



REVISIONS	DATE
PAC Submittal	02/26/25
1st Submittal	03/19/25
2nd Submittal	05/06/25
3rd Submittal	05/16/25

PARACHUTING PENGUINS WAREHOUSE
LARGE SCALE DEVELOPMENT PLAN
BOUNDARY SURVEY
729 SE 22ND ST
BENTONVILLE, ARKANSAS



BATES

Engineers • Surveyors

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

DRAWING NO.
SU01

ENGINEER: G. BATES

DRAWN BY: K. HANEY

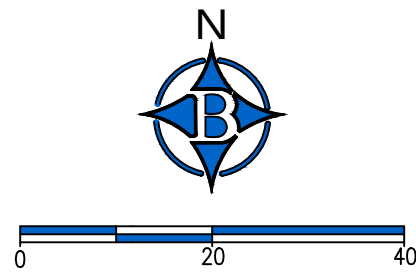
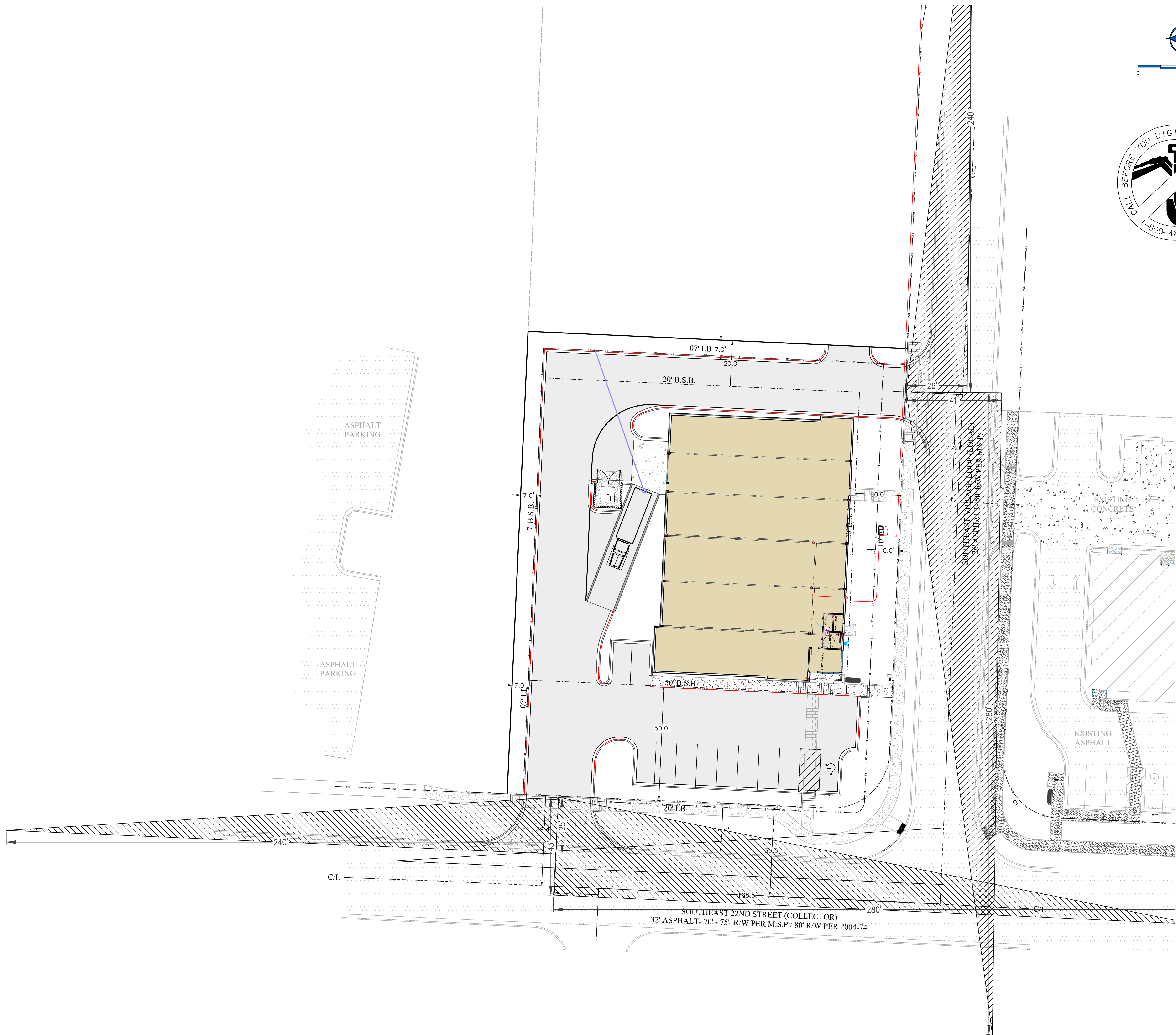
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

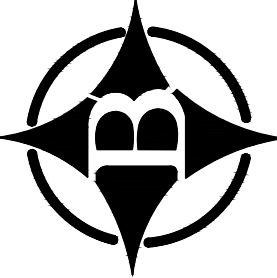
05-16-2025

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PROJECT NO. 24-238



PROJECT NO. 24-238



B A T E S

Engineers • Surveyors

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

DRAWING NO.
SP02

PARACHUTING PENGUINS WAREHOUSE
LARGE SCALE DEVELOPMENT PLAN

SITE TRIANGLES
729 SE 22ND ST
BENTONVILLE, ARKANSAS

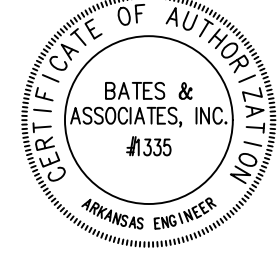
REVISIONS	DATE
PAC Submittal	02/26/25
1st Submittal	03/19/25
2nd Submittal	05/06/25
3rd Submittal	05/16/25

DRAWN BY: K. HANEY

ENGINEER: G. BATES



05-16-2025



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4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.5°	
11.25	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	

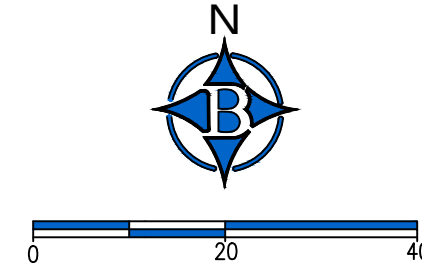
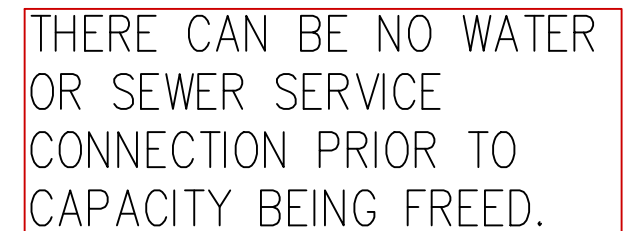
 SEWER MH 4'

 SEWER MH 5'

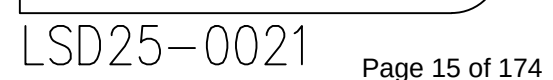
 SEWER MH 6'

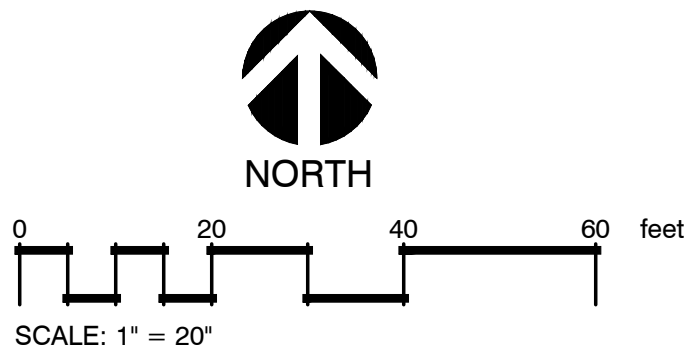
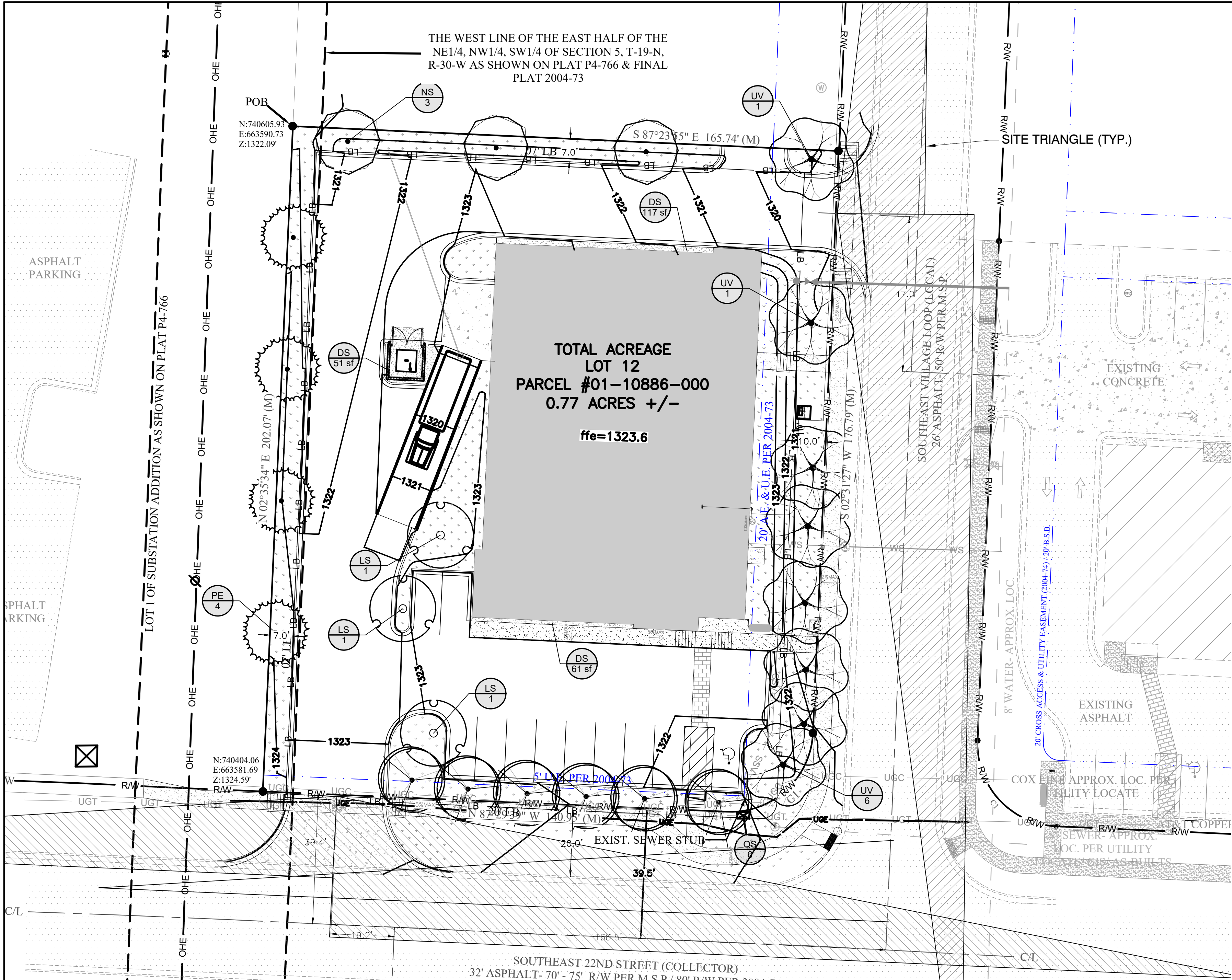
COMPLETION OF RESTROOM, SEWER, AND WATER WILL TAKE PLACE UNDER A SEPARATE PERMIT AFTER CAPACITY HAS BEEN ALLOTTED.

PEAK FLOW (PEAK FACTOR=4) = 0.08 GPM



- 1.) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 2.) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
- 3.) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- 4.) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
--------	------	-------------------------	---------	------	--------	-----

PARKING LOT TREES

	LS	Liquidambar rotundiloba / Sweet Gum	2.5" Cal.	B&B or Cont.	8' min.	3
	UV	Ulmus americana "Valley Forge" / American Elm	2.5" Cal.	B&B or Cont.	8' min.	8

PERIMETER TREES

	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8' min.	3
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	8' min.	4

STREET TREES

	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Con		6
--	----	-------------------------------------	-----------	------------	--	---

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
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GROUND COVERS

	CT	Cynodon dactylon "Tif 419" / Bermuda Grass	sod		9,070 sf
--	----	--	-----	--	----------

ROCK / STONE

	DS	Decorative smooth river rock / 1" - 2"	3" Depth		229 sf
--	----	--	----------	--	--------

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12'-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHIN THE SITE TRIANGLE SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER SE 22nd ST. 141 LF = 6 TREES REQUIRED SE VILLAGE LOOP 153 LF = 8 TREES REQUIRED	6 TREE PROVIDED 8 TREE PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF NORTH BOUNDARIES 166 LF WEST BOUNDARIES 202 LF	3 TREES REQUIRED 4 TREES REQUIRED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 7,206 SF 8% GREENSPACE REQUIRED 7,206 X .08 = 576 GREENSPACE REQUIRED 3 TREES REQUIRED	949 SF PROVIDED 3 TREES PROVIDED

ENGINEER: JWC

DATE	REVISIONS
02/26/25	PAC Submittal
03/19/25	1st Submittal
05/06/25	2nd Submittal
05/16/25	3rd Submittal

PARACHUTING PENGUINS WAREHOUSE
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
729 SE 22ND ST
BENTONVILLE, ARKANSAS

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

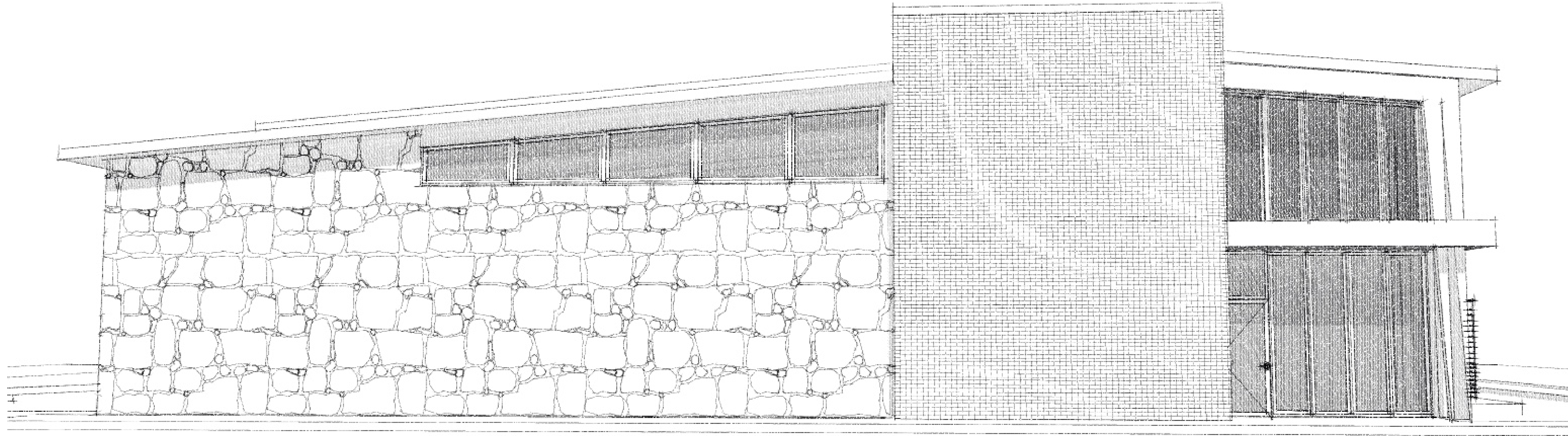
PROJECT NO. 24-238
DRAWING NO. L-100

5/19/2025
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721
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Know what's below.
Call before you dig.

PARACHUTING PENGUINS WAREHOUSE • PARCEL 01-00886-000 22ND ST, BENTONVILLE AR, 72712



DOOR SCHEDULE						
ID	TYPE	W	HT	THK	Sill Detail	Remarks
D01	No Grid	3'-0"	7'-0"	1 3/8"	ADA	COMMERCIAL STORE FRONT, 7' DOOR AND 3' TRANSOM, FULL GLASS INTEGRATED W/W06
D02	Flush	3'-0"	7'-0"	1 3/8"	ADA	COMMERCIAL FLUSH MOUNT
D03	Flush	3'-0"	7'-0"	1 3/8"	ADA	COMMERCIAL FLUSH MOUNT
D04	Flush	3'-0"	7'-0"	1 3/8"		COMMERCIAL FLUSH MOUNT
D05	Flush	3'-0"	7'-0"	1 3/8"		COMMERCIAL FLUSH MOUNT
D06	Flush	3'-0"	7'-0"	1 3/8"		COMMERCIAL FLUSH MOUNT
D07	Flush	3'-0"	7'-0"	1 3/8"	ADA	COMMERCIAL FLUSH MOUNT
OH02	Style 5	12'-0"	16'-0"	1 3/4"		ROLL UP

DOOR TYPES			
TYPE	Flush	No Grid	Style 5
VIEW			
DIMS	3'-0"×7'-0"	3'-0"×7'-0"	12'-0"×16'-0"

ALL WINDOWS TO BE COMMERCIAL STOREFRONT, THERMALLY BROKEN, TEMPERED GLASS PER CODE REQUIREMENTS

WINDOW SCHEDULE			
ID	SIZE		TOP OF WINDOW HEIGHT A.F.F.
	WIDTH	HEIGHT	
W01	5'-8"	2'-10 1/8"	ANGLED TOP, SHORT LEG 2'5". FIELD VERIFY. FIELD MULL TO W02
W02	5'-8"	3'-3 7/8"	ANGLED TOP, SHORT LEG 2'10". FIELD VERIFY. FIELD MULL TO W01 AND W03
W03	5'-8"	3'-9 3/8"	ANGLED TOP, SHORT LEG 3'4". FIELD VERIFY. FIELD MULL TO W02 AND W04
W04	5'-8"	4'-2 7/8"	ANGLED TOP, SHORT LEG 3'9 1/2". FIELD VERIFY. FIELD MULL TO W03 AND W05
W05	5'-8"	4'-8 1/2"	ANGLED TOP, SHORT LEG 4'3". FIELD VERIFY. FIELD MULL TO W04
W06	12'-8"	10'-0"	COMMERCIAL STORE FRONT, D01 INTEGRATED IN UNIT
W07	12'-9"	8'-7"	COMMERCIAL STORE FRONT, ANGLED UNIT, SHORT LEG 7'7". FIELD VERIFY.
W08	9'-8"	10'-0"	COMMERCIAL STORE FRONT
W09	9'-8"	7'-0"	COMMERCIAL STORE FRONT
W10	16'-0"	3'-0"	TWIN FIXED
W11	16'-0"	3'-0"	TWIN FIXED
W12	16'-0"	3'-0"	TWIN FIXED
W13	16'-0"	3'-0"	TWIN FIXED
W14	16'-0"	3'-0"	TWIN FIXED

GENERAL NOTES

- 1.) ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES ESTABLISHED BY THE CITY.
- 2.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MIGHT BE REQUIRED BY GOVERNING AGENCIES, AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES.
- 3.) THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER.
- 4.) THE GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST CLASS WORKMANLIKE MANNER, AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
- 5.) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES.
- 6.) ALL PRODUCTS USED ON THIS PROJECT SHALL BE FIRST-QUALITY, NEW AND FREE OF ASBESTOS OR OTHER ENVIRONMENTALLY UNSAFE SUBSTANCES.
- 7.) WHERE SPECIFIC PRODUCTS AND MANUFACTURERS ARE SPECIFIED, THE CONTRACTOR MAY SUBMIT AN EQUAL PRODUCT OR MANUFACTURER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS (AND SAMPLES AS REQUESTED) TO CONSTRUCTION ADMINISTRATION FOR APPROVAL PRIOR TO ORDERING.
- 8.) SHOP DRAWINGS SHALL BE SUBMITTED TO CONSTRUCTION ADMINISTRATION FOR APPROVAL PRIOR TO FABRICATION OF ANY WORK SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF SAID WORK.
- 9.) THE OWNER OF THIS PROJECT IS ALSO ACTING AS THE CONSTRUCTION ADMINISTRATOR. THE ARCHITECT IS PROVIDING THESE DRAWINGS UNDER A LIMITED SCOPE OF WORK AGREEMENT WITH THE OWNER. ANY INFORMATION, MATERIALS, OR TECHNIQUES NOT PROVIDED ON THESE DRAWINGS IS TO BE PROVIDED BY THE OWNER.
- 10.) THE ARCHITECT HAS NOT BEEN CONTRACTED TO PROVIDE ANY CONSTRUCTION OBSERVATION SERVICES FOR THIS PROJECT AND CAN NOT BE HELD RESPONSIBLE FOR INSURING THAT THE PROJECT IS BUILT ACCORDING TO THE CONSTRUCTION DOCUMENTS. THE OWNER IS RESPONSIBLE FOR INSURING THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE QUALITY OF THE CONSTRUCTION OF THE PROJECT IS SOLELY THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT CAN NOT BE HELD LIABLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP OR CONSTRUCTION.
- 11.) THE ARCHITECT HAS NOT BEEN CONTRACTED TO PROVIDE, EXAMINE, APPROVE, OR OTHERWISE PROVIDE ENGINEERS OR ENGINEERING SERVICES OF ANY KIND ON THIS PROJECT. THE CONTRACTOR AND/OR OWNER ARE RESPONSIBLE FOR DETERMINING THE NEED FOR, PROCURING, ADMINISTERING, VERIFYING, AND COORDINATING ALL ENGINEERING SERVICES.
- 12.) THESE DRAWINGS, ALONG WITH THE DRAWING CONTRACT AND ARCHITECT ARE THE COMPLETE AGREEMENT AND SUPERSEDE ANY OTHER WRITTEN, VERBAL, IMPLIED, OR OTHERWISE COMMUNICATED AGREEMENTS. NO ADDITIONAL DRAWINGS OR SERVICES ARE A PART OF THE AGREEMENT AND NO ADDITIONAL STANDARD OF CARE APPLIES. IT IS THE OWNER'S SOLE RESPONSIBILITY TO EXAMINE THESE DRAWINGS AND MAKE ARCHITECT AWARE OF ANY MISSING INFORMATION, DRAWINGS, DETAILS OR THE LIKE, OR ANYTHING THAT THEY FEEL IS NOT CONSISTENT WITH THE PROFESSIONAL SKILL AND CARE ORDINARILY PROVIDED BY ARCHITECTS PRACTICING IN THE SAME OR SIMILAR LOCALITY, UNDER THE SAME OR SIMILAR CIRCUMSTANCES. THE USE OF THESE DRAWINGS IN ANY WAY BY THE OWNER INDICATES ACCEPTANCE OF THE DRAWINGS AS COMPLETE PURSUANT TO THE AGREEMENT, AND WAIVES ANY AND ALL FUTURE CLAIMS BY THE OWNER.

- *TIE ALL DOWNSPOUTS INTO SUBSURFACE DRAINAGE, DISCHARGE MINIMUM 10' FROM HOUSE
- *SOD AND IRRIGATE DISTURBED AREAS OF PROPERTY. PROVIDE LANDSCAPE ALLOWANCE.
- LANDSCAPE DESIGN BY OTHERS. COORD. WITH OWNER FOR AREAS OF CONFLICT
- *PROVIDE PERIMETER CONSTRUCTION FENCING AT DRIP LINE OF EXISTING TREES. NO CONSTRUCTION TRAFFIC OR MATERIAL STORAGE TO OCCUR BENEATH DRIP LINE OF TREES.
- *PROVIDE SLEEVES INTO ALL ISOLATED BEDS/PLANTERS/LANDSCAPE AREAS FOR IRRIGATION AND POWER

PARCEL #01-10886-000
BENTONVILLE, AR 72712

OCCUPANT:
PARACHUTING PENGUINS
NEW BUILDING
9074 SQ FT
TYPE III B
SPRINKLED
Occupancy:

LOCATION	TYPE	FLOOR AREA PER OCCUPANT	SQ FT	OCCUPANCY
WAREHOUSE	S2	500 GROSS	9074 (NET)	19
			TOTAL OCCUPANCY	19

PLUMBING:

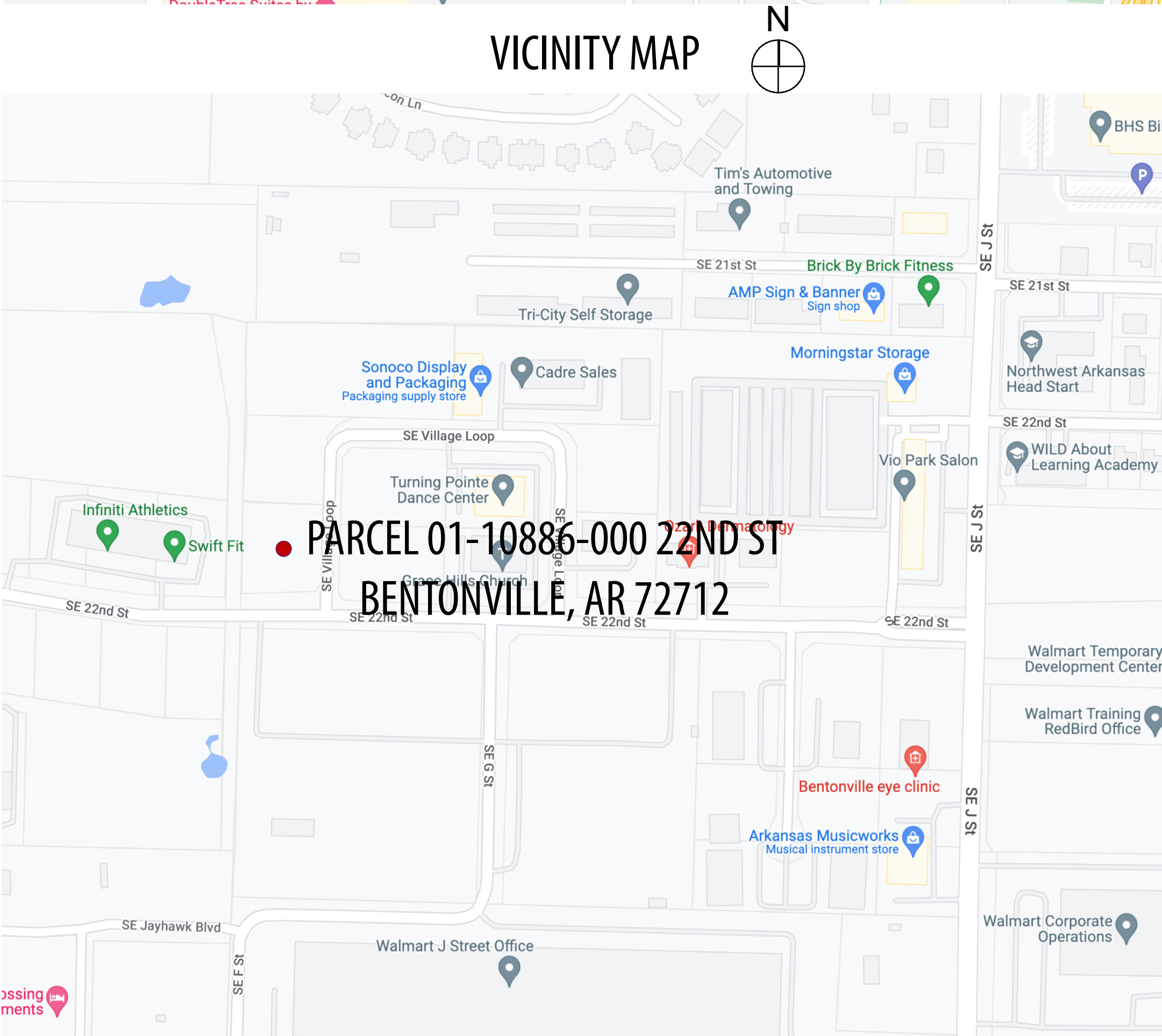
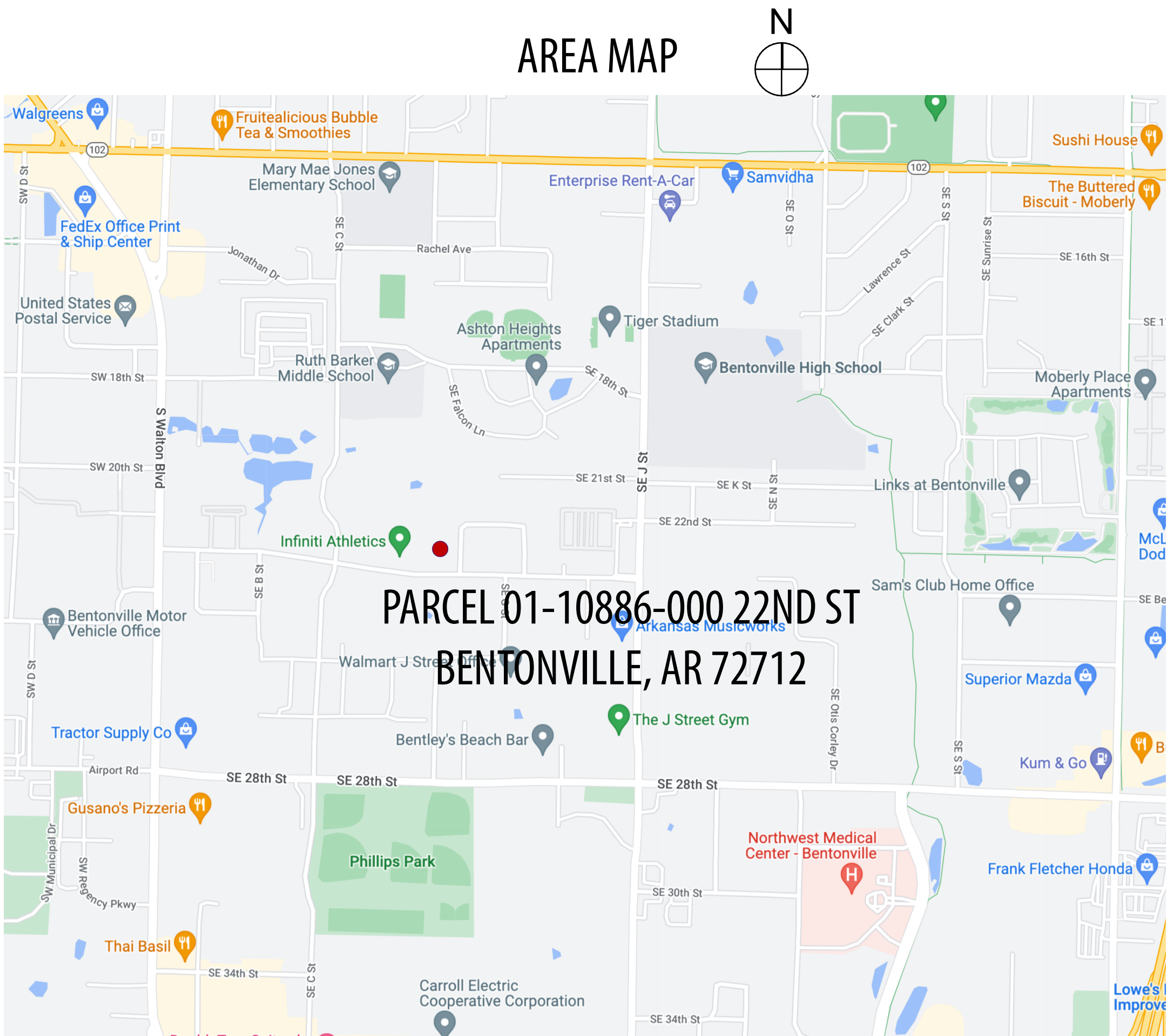
TYPE	REQUIRED	OCCUPANCY	PROVIDED
TOILETS	1 PER 100		1
SINKS	1 PER 100		1
DRINKING FOUNTAIN	1		1
SERVICE SINK	1		1

EGRESS
.15"/PERSON = 2.85"

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

- CITY OF BENTONVILLE AMENDMENTS TO THE 2021 ARKANSAS FIRE PREVENTION CODE VOL I (FIRE)
- 2021 ARKANSAS FIRE PREVENTION CODE VOL II (FIRE)
- 2021 ARKANSAS FIRE PREVENTION CODE VOL II (BUILDING)
- 2021 ARKANSAS MECHANICAL CODE
- 2020 NATIONAL ELECTRIC CODE
- 2018 ARKANSAS PLUMBING CODE
- 2018 ARKANSAS FUEL GAS CODE
- 2014 ARKANSAS ENERGY CODE
- 2024 INTERNATIONAL BUILDING CODE (IBC) VOL I W/ARKANSAS STATE AMENDMENTS



**ALL MATERIALS AND FINISHES TO MATCH EXISTING BUILDING AT:
801 SE 22nd St, Bentonville, AR 72712**

SHEET INDEX	
A0.0	COVER SHEET
A1.1	FIRST FLOOR
A1.2	ROOF PLAN
A1.3	FINISHES/LIFE SAFETY
A3.0	ELEVATIONS
A3.1	BUILDING SECTIONS
A4.0	3D VIEWS
A4.1	DETAILS
A4.2	DETAILS

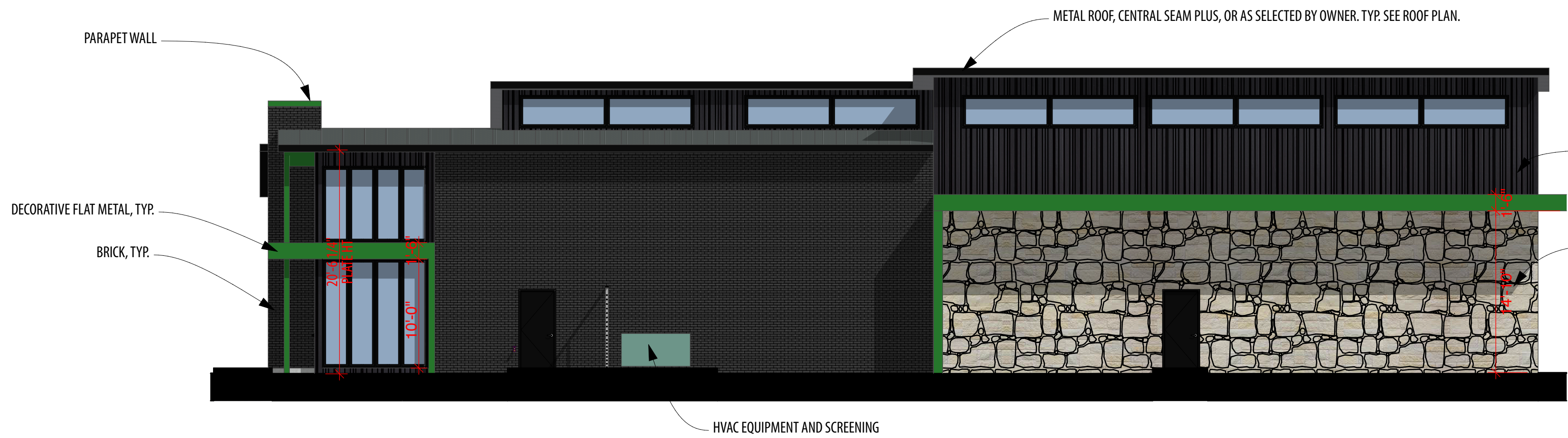
REVISIONS

john starnes, architect
137 Healing Springs Rd
Cave Springs, AR 72718
479.466.3874
info@jstarnes.com

Penguins Warehouse
PARCEL 01-00886-000 22ND ST
BENTONVILLE AR, 72712

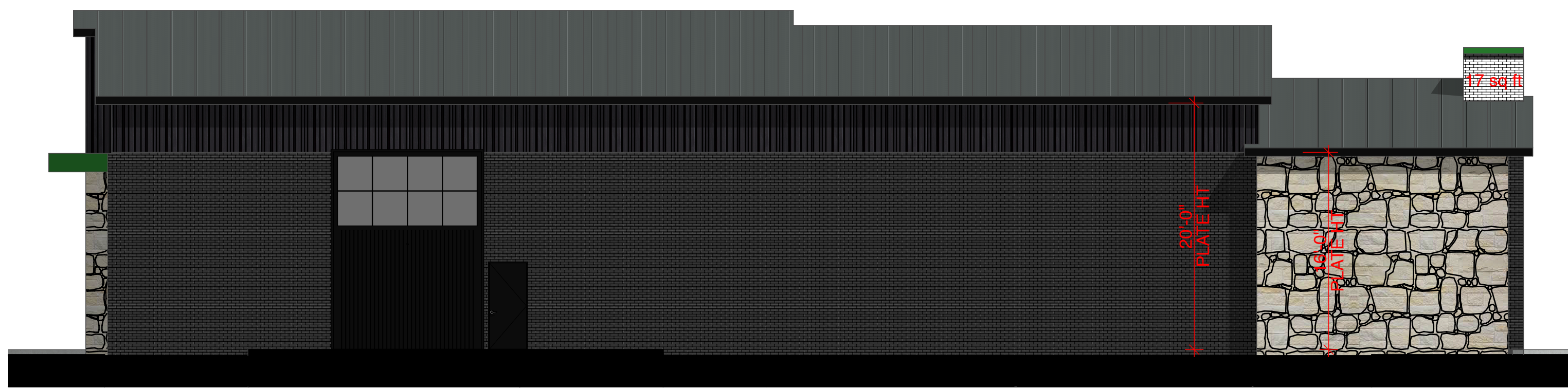
PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET
8/15/24
A0.0



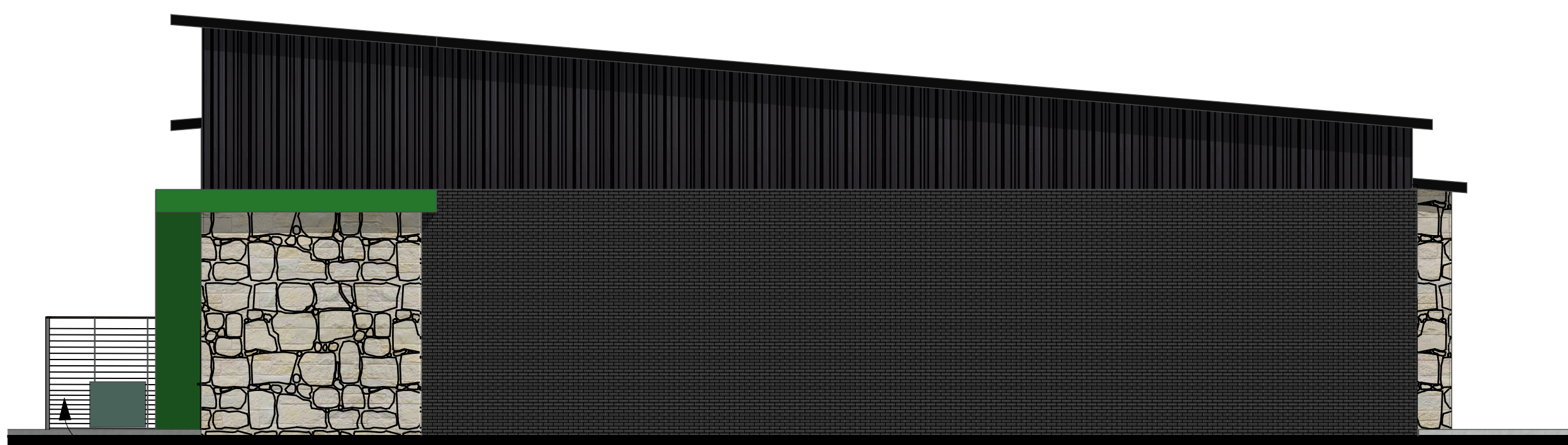
1
A3.0 East Elevation
SCALE: 1/8" = 1'-0"

PRIMARY MATERIALS:	75.8%	SPECIAL USE PRIMARY MATERIALS:	23.9%
BRICK	35.1%	ARCH PANEL, MIN 24G	19%
STONE	27%	METAL	4.9%
GLASS	13.7%		
BRICK	1010 SQ FT	FLAT METAL	141 SQ FT
STONE	778 SQ FT	ARCH PANEL	547 SQ FT
GLASS	394 SQ FT		



2
A3.0 West Elevation
SCALE: 1/8" = 1'-0"

PRIMARY MATERIALS:	83.5%	SPECIAL USE PRIMARY MATERIALS:	16.5%
BRICK	68%	ARCH PANEL, MIN 24G	16.2%
STONE	15.5%	METAL	0.3%
BRICK	1548 SQ FT	ARCH PANEL	373 SQ FT
STONE	355 SQ FT	FLAT METAL	8 SQ FT



3
A3.0 North Elevation
SCALE: 1/8" = 1'-0"

PRIMARY MATERIALS:	75%	SPECIAL USE PRIMARY MATERIALS:	25%
BRICK	58%	ARCH PANEL, MIN 24G	21%
STONE	17%	METAL	4%
BRICK	1285 SQ FT	ARCH PANEL	597 SQ FT
STONE	374 SQ FT	FLAT METAL	90 SQ FT



4
A3.0 South Elevation
SCALE: 1/8" = 1'-0"

PRIMARY MATERIALS:	79.5%	SPECIAL USE PRIMARY MATERIALS:	20.5%
BRICK	23.8%	ARCH PANEL, MIN 24G	11.7%
STONE	37.8%	METAL	8.8%
GLASS	17.9%		
BRICK	467 SQ FT	FLAT METAL	172 SQ FT
STONE	742 SQ FT	ARCH PANEL	230 SQ FT
GLASS	352 SQ FT		

**ALL MATERIALS AND FINISHES TO MATCH EXISTING BUILDING AT:
801 SE 22nd St, Bentonville, AR 72712**

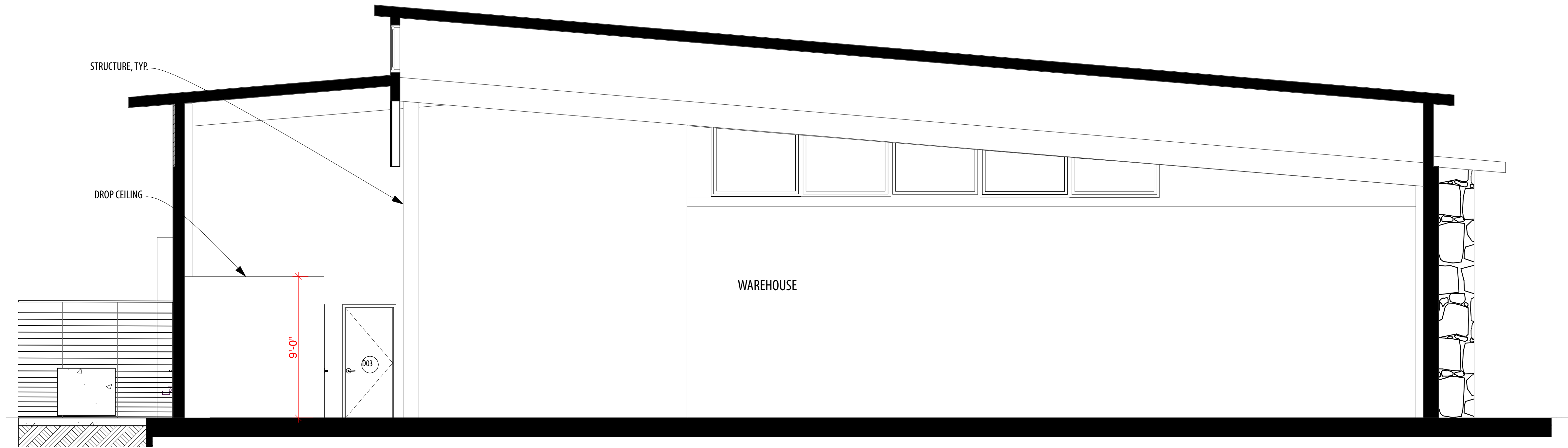
REVISIONS

john starnes, architect
137 Healing Springs Rd
Cave Springs, AR 72718
479.466.3874
info@jstarnes.com

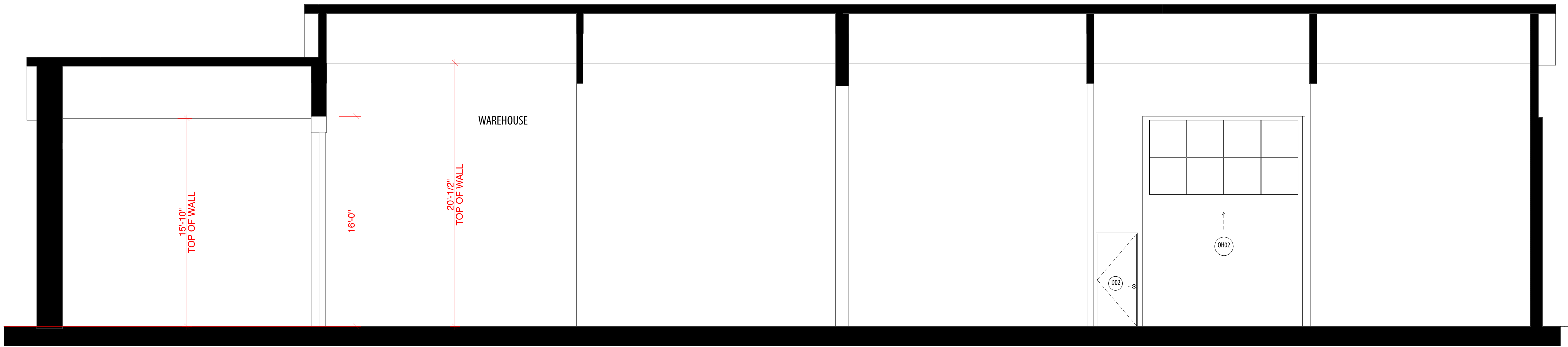
Penguins Warehouse
PARCEL 01-00886-000 22ND ST
BENTONVILLE AR, 72712

PRELIMINARY
NOT FOR CONSTRUCTION

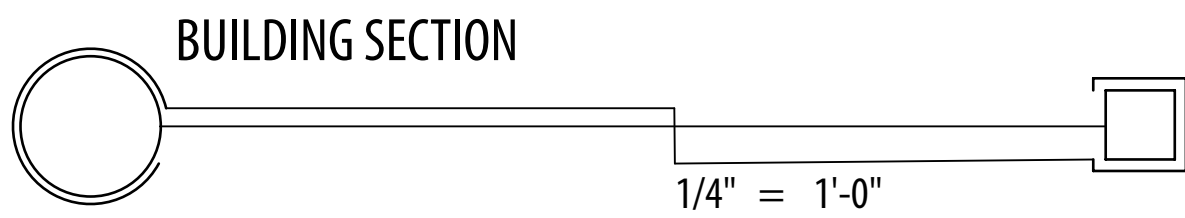
ELEVATIONS
8/15/24
A3.0



2
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



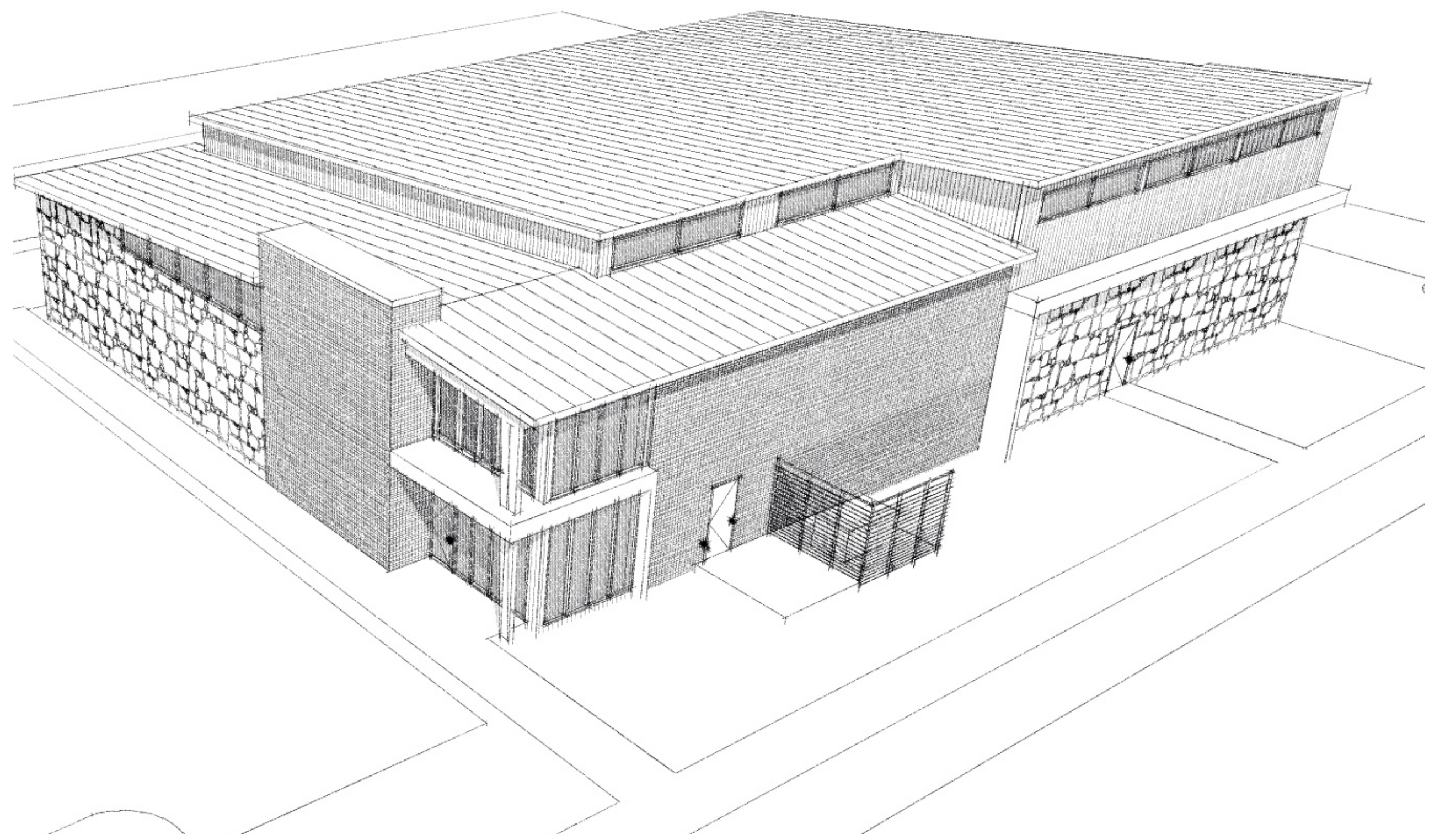
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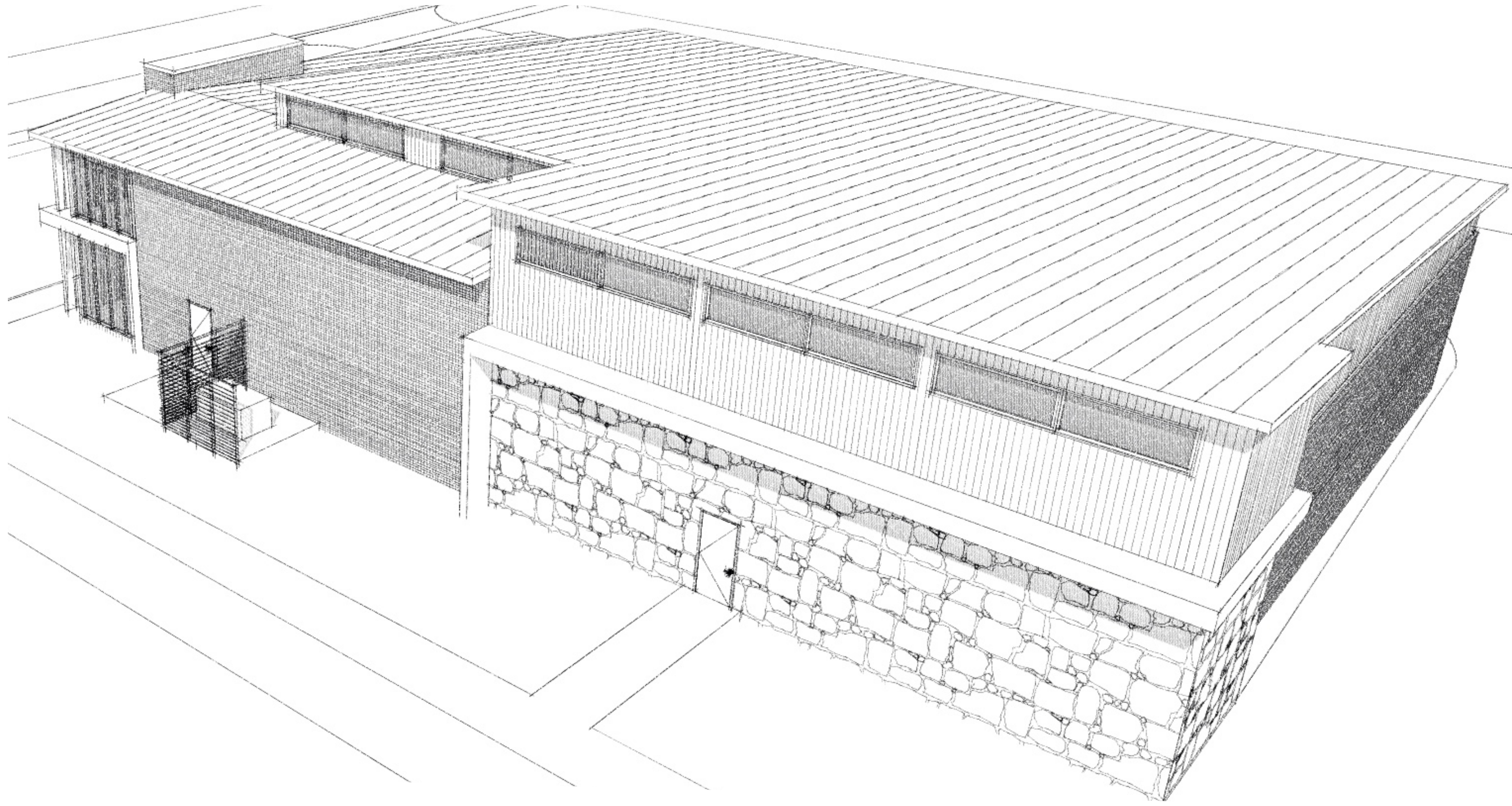
Penguins Warehouse
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BENTONVILLE AR, 72712

PRELIMINARY
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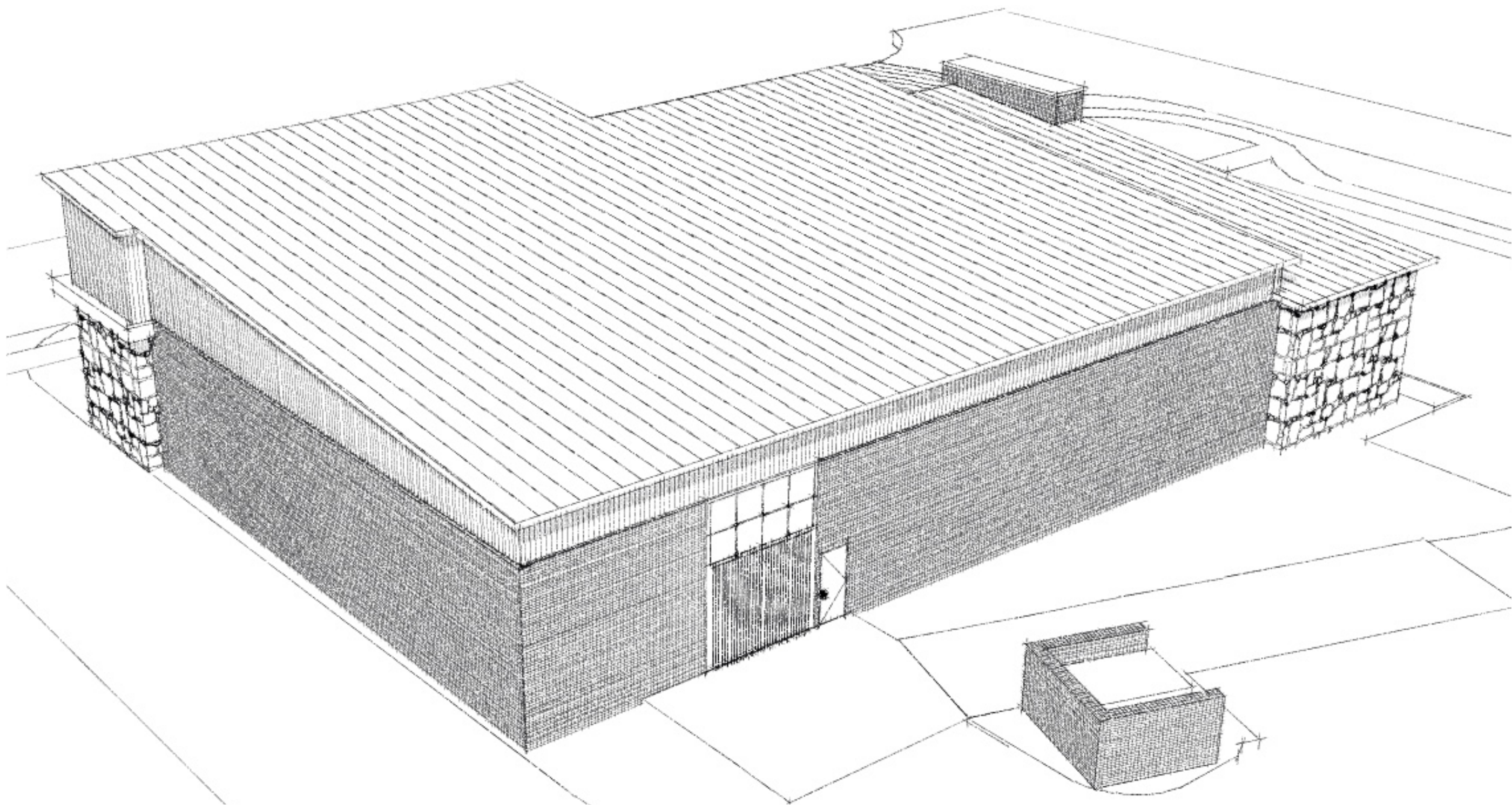
BUILDING SECTIONS
8/15/24
A3.1



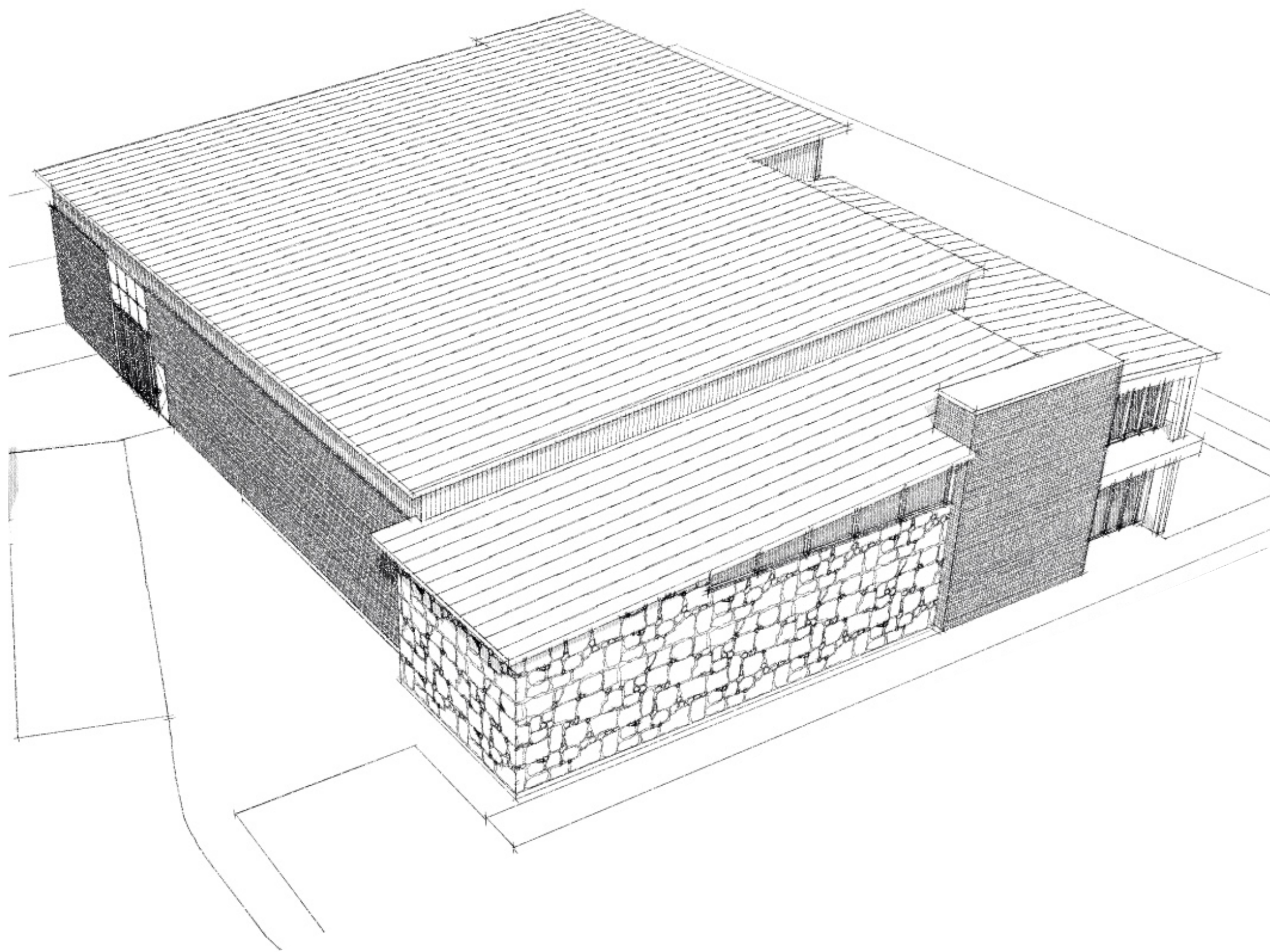
SE VIEW



NW VIEW



NE VIEW



SW VIEW

REVISIONS

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137 Healing Springs Rd
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PRELIMINARY
NOT FOR CONSTRUCTION



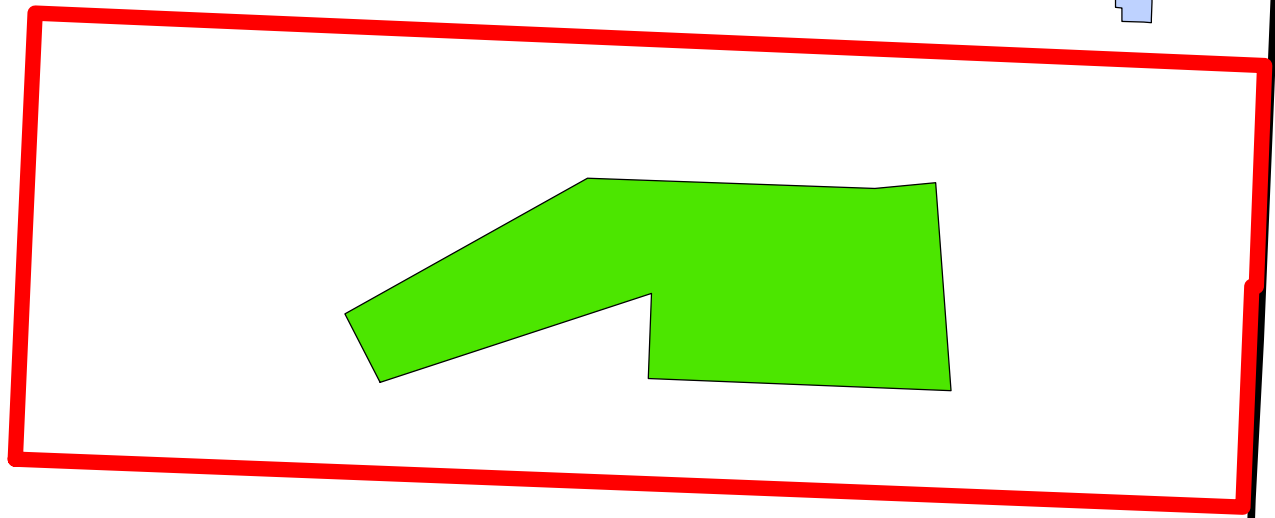
Consent Agenda Item [PLA23-0009](#)

For the Planning Commission meeting on June 17, 2025

Details

Property Line Adjustment: Lots 1 and 2 of Deeble Addition and Parcel 01-00349-000, Creating Lot 1, of AWSOM Lands Subdivision. 1001 Northeast J Street, C-3, Mixed-Use Commercial, PLA23-0009.

A Property Line Adjustment of Lots 1 and 2 of Deeble Addition and Parcel 01-00349-000, Creating Lot 1 of AWSOM Lands Subdivision. The plat is dedicating a .049 acre utility easement and 0.24 acres of right-of-way along NE J Street on the west side of the lot.



NE
10TH
ST

NE J ST

MIDSETH ST

Legend
 Pending Planning Commission Items



1 inch = 200 feet

PLA23-0009 4/18/23
PROPERTY LINE ADJUSTMENT
ALICE WALTON SCHOOL OF MEDICINE



W:\2021\21-2185 - BENTONVILLE, AR - WHOLE HEALTH SCHOOL OF MEDICINE & HEALTH SCIENCES\SURVEY\BOUNDARY\DRAWING\212185 PROPERTY LINE ADJUSTMENT REV-2.DWG

PROPERTY LINE ADJUSTMENT FOR TRACTS 1 & 2 OF DEEBLE ADDITION AND PARCEL 01-00349-000 CREATING NEW SUBDIVISION "AWSOM LANDS" LOT 1 BENTONVILLE, ARKANSAS

TRACTS 1 & 2 OF DEEBLE ADDITION AND PARCEL 01-00349-000 DESCRIPTION PER GENERAL WARRANTY DEED L202024161:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF TRACT 2 OF THE DEEBLE ADDITION TO THE CITY OF BENTONVILLE; THENCE N 00°28'46" E ALONG THE WESTERLY LINE OF SAID NE 1/4 OF THE NW 1/4 FOR 234.29 FEET TO A FOUND IRON PIN; THENCE S 89°39'57" E 1316.34 FEET TO THE EASTERLY LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE S 00°00'11" W ALONG SAID EASTERLY LINE FOR 230.73 FEET; THENCE N 89°49'14" W ALONG THE NORTHERLY LINE OF SAID DEEBLE ADDITION FOR 1318.28 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF N.E. J STREET ALONG THE EAST SIDE THEREOF.

LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF BENTONVILLE FILED IN DEED BOOK 2004 AT PAGE 28475, BEING DESCRIBED AS PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF DEEBLE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS AS RECORDED PLAT BOOK 21 AT PAGE 223 OF THE RECORDS OF BENTON COUNTY, SAID POINT BEING ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 29 AND THE SE CORNER OF PROPERTY DESCRIBED IN DEED BOOK 02 AT PAGE 31620; THENCE N 87°42'56" W (N 89°49'14" W RECORD) ALONG THE SOUTH LINE THEREOF 35.86 FEET; THENCE LEAVING SAID SOUTH LINE, N 02°07'48" E 110.12 FEET; THENCE N 02°31'25" E 120.71 FEET TO THE NORTH LINE THEREOF; THENCE S 87°33'38" E (S 89°39'57" E RECORD) ALONG THE NORTH LINE THEREOF 36.30 FEET TO THE NE CORNER OF SAID PROPERTY; THENCE S 02°26'38" W (S 00°00'11" W RECORD) ALONG THE EAST LINE THEREOF 230.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8,373 SQUARE FEET, MORE OR LESS.

AND

TRACT 2, DEEBLE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "21" AT PAGE 223.

AND

TRACT 1, DEEBLE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 21, PAGE 223.

AWSOM LANDS LOT 1 DESCRIPTION PER THIS PLAT:

OVERALL PROPERTY DESCRIPTION OF TRACTS 1 & 2 OF DEEBLE ADDITION AND PARCEL 01-00349-000, CREATING NEW SUBDIVISION "AWSOM LANDS" LOT 1, IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT A FOUND IRON PIN, SAID IRON PIN ACCEPTED AND USED AS THE SOUTHWEST CORNER OF SAID NE 1/4;
THENCE ALONG THE WEST LINE OF SAID NE 1/4, N02°33'06"E, 230.80 FEET TO A FOUND IRON PIN;
THENCE CONTINUING ALONG SAID WEST LINE, N02°36'46"E, 234.40 FEET TO A FOUND IRON PIN;
THENCE LEAVING SAID WEST LINE, S87°34'02"E, 1281.75 FEET TO A FOUND IRON PIN;
THENCE S02°13'32"W, 230.79 FEET;
THENCE N87°43'42"W, 4.16 FEET;
THENCE S02°19'50"W, 32.41 FEET;
THENCE S02°19'50"W, 197.68 FEET TO THE SOUTH LINE OF SAID NE 1/4;
THENCE ALONG SAID SOUTH LINE, N87°46'00"W, 525.65 FEET TO A FOUND IRON PIN;
THENCE CONTINUING ALONG SAID SOUTH LINE, N87°45'20"W, 754.41 FEET TO THE POINT OF BEGINNING (POB), CONTAINING 593,223 SQUARE FEET, 13.62 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED : _____
AWSOM LANDS LLC

SOURCE OF TITLE: BENTON COUNTY DOCUMENT L202024161

ACKNOWLEDGMENT:

STATE OF ARKANSAS COUNTY OF _____

BE IT REMEMBERED THAT ON THIS DAY COME BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE HAD EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS THEREIN MENTIONED AND WAS DULY AUTHORIZED TO DO SO BY RESOLUTION OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL AS SUCH NOTARY PUBLIC THIS _____ DAY OF _____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



Diagram illustrating various survey line styles and their corresponding labels:

- PROPERTY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- GRAVEL LINE
- X FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE

- | | |
|---|-------------------|
|  | FIRE HYDRANT |
|  | WATER METER |
|  | WATER VALVE |
|  | WATER FAUCET |
|  | SANITARY SEWER MH |
|  | CLEAN-OUT |
|  | DRAINAGE MH |
|  | POWER POLE |
|  | GUY ANCHOR |

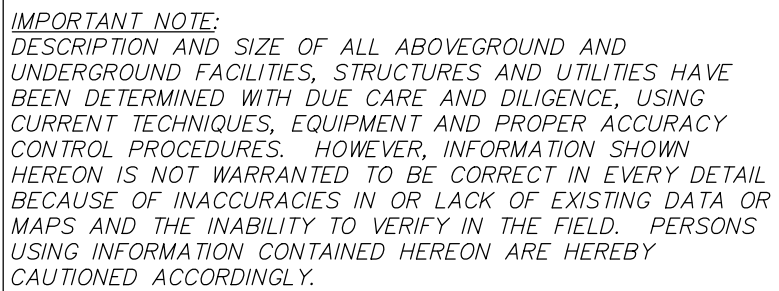
- | | |
|---|---------------------------|
|  | GAS METER |
|  | GAS RISER |
|  | STREET LIGHT POLE |
|  | TELEPHONE PEDESTAL |
|  | CABLE TV PEDESTAL |
|  | CABLE VAULT |
|  | ELECTRIC VAULT |
|  | FIBER VAULT |
|  | GAS VAULT |
|  | TELEPHONE VAULT |
|  | WATER VAULT |
|  | SIGN (AS NOTED) |
|  | POST (AS NOTED) |
|  | BENCHMARK |
|  | FOUND IRON PIN (AS NOTED) |
|  | CONTROL POINT |
|  | RR SPIKE |

BEGINNING (POB RW DEDICATION) AT THE SOUTHEAST CORNER OF SAID LOT 1 AWSOM LANDS;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N87°46'00"W, 21.08 FEET;
THENCE LEAVING SAID SOUTH LINE, N02°24'03"E, 460.96 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE ALONG SAID NORTH LINE, S87°34'02"E, 24.24 FEET TO THE EASTERLY LINE OF SAID LOT 1;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES:
S02°13'32"W, 230.79 FEET;
THENCE N87°43'42"W, 4.16 FEET;
THENCE S02°19'50"W, 32.41 FEET;
THENCE S02°19'50"W, 197.68 FEET TO THE POINT OF BEGINNING (POB RW DEDICATION). CONTAINING 10,495 SQUARE FEET, 0.24 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

COMMENCING (POC ESMT DEDICATION) AT THE SOUTHEAST CORNER OF LOT 1 AWSOM LANDS;
THENCE ALONG THE SOUTH PROPERTY LINE, N87°46'00"W, 21.08 FEET TO THE POINT OF BEGINNING (POB ESMT DEDICATION);
THENCE N87°46'00"W, 30.00 FEET;
THENCE N02°24'03"E, 353.81 FEET;
THENCE S82°36'44"W, 48.37 FEET;
THENCE N87°45'55"W, 374.45 FEET;
THENCE N33°52'13"W, 19.47 FEET;
THENCE N87°42'00"W, 37.06 FEET;
THENCE N02°18'00"E, 20.00 FEET;
THENCE S87°42'00"E, 41.02 FEET;
THENCE S33°52'13"E, 25.65 FEET;
THENCE S87°45'55"E, 365.56 FEET;
THENCE N82°36'44"E, 49.69 FEET;
THENCE N02°24'03"E, 92.03 FEET;
THENCE S87°34'02"E, 30.00 FEET;
THENCE S02°24'03"W, 460.96 FEET TO THE POINT OF BEGINNING (POB ESMT DEDICATION). CONTAINING 21,235 SQUARE FEET, 0.49 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

Line #	Bearing	Distance
L1	N87° 43' 42"W	4.16
L2	S02° 19' 50"W	32.41
L3	S02° 19' 50"W	197.68
L4	N87° 46' 00"W	21.08
L5	N02° 24' 03"E	460.96
L6	S87° 34' 02"E	24.24
L7	S02° 13' 32"W	230.79
L8	N87° 46' 00"W	30.00
L9	N02° 24' 03"E	353.81
L10	S82° 36' 44"W	48.37
L11	N87° 45' 55"W	374.45

Line #	Bearing	Distance
L12	N33° 52' 13"W	19.47
L13	N87° 42' 00"W	37.06
L14	N02° 18' 00"E	20.00
L15	S87° 42' 00"E	41.02
L16	S33° 52' 13"E	25.65
L17	S87° 45' 55"E	365.56
L18	N82° 36' 44"E	49.69
L19	N02° 24' 03"E	92.03
L20	S87° 34' 02"E	30.00
L21	S02° 24' 03"W	460.96



MCE **McCLELLAND
CONSULTING
ENGINEERS, INC.**
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)

PROPERTY LINE
ADJUSTMENT
NE J ST
BENTONVILLE, ARKANSAS

REVISIONS		
REV	DATE	DESCRIPTION

PROPERTY LINE ADJUSTMENT

PROJ. MANAGER: CB	DRAWN BY: DB
DATE: 5/23/2025	REVISION:
SCALE: AS NOTED	PROJ. NUMBER: 212185

2/2



Consent Agenda Item [FP25-0008](#)

For the Planning Commission meeting on June 17, 2025

Details

Final Plat of Lot 1, Walmart Campus Subdivison, Phase 19, FP25-0008

A final plat of Lot 1 of Walmart Campus Subdivision Phase 19. There are no dedications being made with this plat. This is the area of Office Building number 9. No waivers or variances are associated with this final plat.



Pending PC Item



FP25-0008
WM Campus Zone 4 Phase 9
905 SE J ST



Final Plat of Lot 1, Walmart Campus Subdivision, Phase 19 Walmart Campus

1106 SE 5TH St
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- This plat represents a Final Plat of Part of Lots 1-5 & Lot 15, Shady Grove Subdivision per Plat Book 2005, Page 959, Lots 3 & 4 True Addition per Replat Book 2011, Page 57 and Parcel #01-00746-000 described at Deed Book 2015, Page 25102 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through OPUS.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scale map location and graphical plotting only. This property is located n shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications
- There may not be fences or any other structures built in any drainage easements.
- 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 is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearance 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 require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.
- The buildings contained in the area of this final plat fall within Zone C of the Municipal Airport Overlay District pursuant to Bentonville Municipal Code Section 401.12.
- The platted area falls within Zone 4 of the Walmart Campus PUD at the time of submittal.



VICINITY MAP

NOT TO SCALE

Latitude: 36°21'45"N
Longitude: 94°11'45"W

Owner:

Parcel #'s 01-00746-000 &
01-04105-000
Wal-Mart Stores Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

Owner:

Parcel #01-04106-000, 01-04465-000,
&01-04466-000
North Arkansas Wholesale Co. Inc.
WAL MART PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

Surveyors:

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

SHEET INDEX:

- Cover Sheet
- Final Plat
- Notes & Description



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores Inc.

Print Name: _____

Source of Title: D.R. 2015, Page 25102

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

Notary Public _____ My Commission Expires _____

Name & Address: North Arkansas Wholesale Co. Inc.

Print Name: _____

Source of Title: D.R. 2005, Page 42358, D.R. 2005, Page 24105, & D.R. 2010, Page 40847.

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP25-0008



REVISION

NO.	DESCRIPTION	DATE
Δ	1st Sub. Comments	06/05/2025



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

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

Final Plat of Lot 1, Phase 19
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	6/5/2025
REVISION	REV-1

Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 3



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

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Walmart Campus
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REVISION	REV-1

SHEET TITLE
SHEET NUMBER

2 OF 3

DRAWING LOCATION - S:\3-1000\31470\DRAWINGS\SURVEY\31470FP.DWG -- SAVED BY - WP/ERSON

LOT 1 DESCRIPTION:

Part of Lots 1-5 and Part of Lot 15, Shady Grove Subdivision per Plat Book 2005, Page 959, Lot 3 and Lot 4, True Addition to the City of Bentonville per Replat Book 2011, Pages 56-57 the parcel of land described at Deed Book 2016, Page 71850 in the Public Records of Benton County Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Northwest Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 12 per Plat Instrument #L202504026;
THENCE along the West Line of said Lot 1 the following ten (10) courses:
1. South 01°48'19" West, 224.95 feet to a 5/8-inch rebar with cap LS1618;
2. South 88°30'50" East, 18.36 feet to a 5/8-inch rebar with cap LS1618;
3. South 01°59'53" West, 63.87 feet to a 5/8-inch rebar with cap LS1618;
4. North 88°28'33" West, 20.02 feet to a 5/8-inch rebar with cap LS1618;
5. South 02°18'16" West, 78.49 feet to a 5/8-inch rebar with cap LS1618;
6. Southeasterly along the arc of a curve to the left 5.97 feet, having a radius of 3.83 feet, through a central angle of 89°15'04", having a chord bearing and distance of South 43°45'42" East, 5.38 feet to a 5/8-inch rebar with cap LS1618;
7. North 81°41'44" East, 7.73 feet; to a 5/8-inch rebar with cap LS1618
8. South 00°00'00" East, 27.09 feet to a 5/8-inch rebar with cap LS1618;
9. Southwesterly along the arc of a curve to the left 27.06 feet, having a radius of 21.10 feet, through a central angle of 73°28'09", having a chord bearing and distance of South 29°36'56" West, 25.24 feet to a 5/8-inch rebar with cap LS1618;
10. South 02°11'22" West, 260.18 feet to a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of said Lot 1;
THENCE along the South Line of said Lot 1 the following nine (9) courses:
1. South 87°01'10" East, 29.92 feet to a 5/8-inch rebar with cap LS1618;
2. North 02°10'27" East, 4.96 feet to a 5/8-inch rebar with cap LS1618;
3. South 89°57'49" East, 14.01 feet to a 5/8-inch rebar with cap LS1618;
4. South 02°10'27" West, 15.06 feet to a 5/8-inch rebar with cap LS1618;
5. South 86°41'37" East, 5.00 feet to a 5/8-inch rebar with cap LS1618;
6. North 02°10'27" East, 2.76 feet to a 5/8-inch rebar with cap LS1618;
7. South 86°36'30" East, 304.51 feet to a 5/8-inch rebar with cap LS1618;
8. North 62°06'42" East, 19.12 feet to a 5/8-inch rebar with cap LS1618;
9. South 86°59'54" East, 20.25 feet to a 5/8-inch rebar with cap LS1618;
THENCE departing said South Line, South 02°53'21" West, 49.03 feet to a magnail with washer LS1618 set on the centerline of a private road;
THENCE along said centerline the following five (5) courses:
1. North 86°57'53" West, 391.39 feet to a magnail with washer LS1618;
2. North 86°20'25" West, 45.68 feet to a magnail with washer LS1618;
3. North 85°52'06" West, 88.50 feet to a magnail with washer LS1618;
4. North 86°11'55" West, 120.00 feet to a magnail with washer LS1618;
5. North 88°04'42" West, 109.74 feet to a magnail with washer LS1618 set on the East Right-of-way of Southeast J Street per Plat Book 2011, Page 509;

PARENT TRACT DESCRIPTIONS:

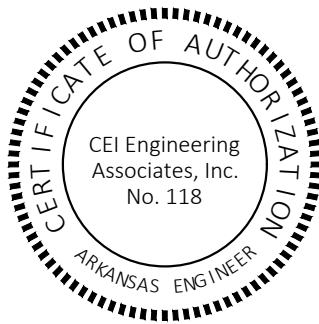
Part of Lots 1-5 and Part of Lot 15, Shady Grove Subdivision per Plat Book 2005, Page 959 in the Public Records of Benton County, Arkansas.

AND

Lot 3 and Lot 4, True Addition to the City of Bentonville per Replat Book 2011, Pages 56-57 in the Public Records of Benton County, Arkansas.

AND

The parcel of land described at Deed Book 2016, Page 71850 in the Public Records of Benton County Arkansas.



ATLAS PAGE: 404
City of Bentonville Project # FP25-0008

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



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
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PHONE: (972) 488-3737
FAX: (972) 488-6732

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DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	6/5/2025
REVISION	REV-1

Notes & Description

SHEET TITLE
SHEET NUMBER

3 OF 3



Consent Agenda Item [FP25-0009](#)

For the Planning Commission meeting on June 17, 2025

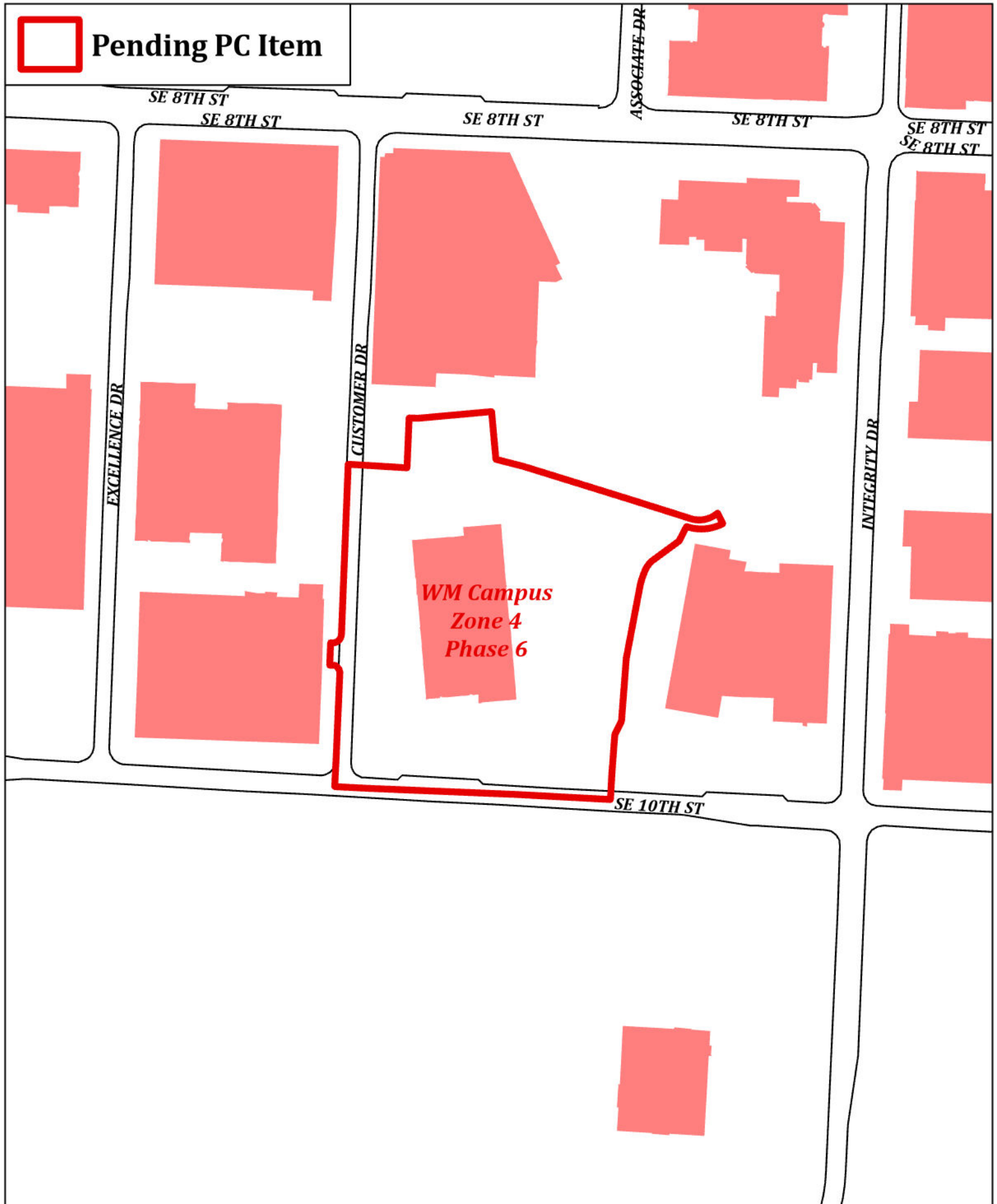
Details

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 20, FP25-0009

A final plat of Lot 1 of Walmart Campus Subdivision, Phase 20. There are no dedications being made with this plat. This is the area of Office Building number 9. No waivers or variances are associated with this final plat.



Pending PC Item



FP25-0009
WM Campus Zone 4 Phase 6
1301 SE10TH ST

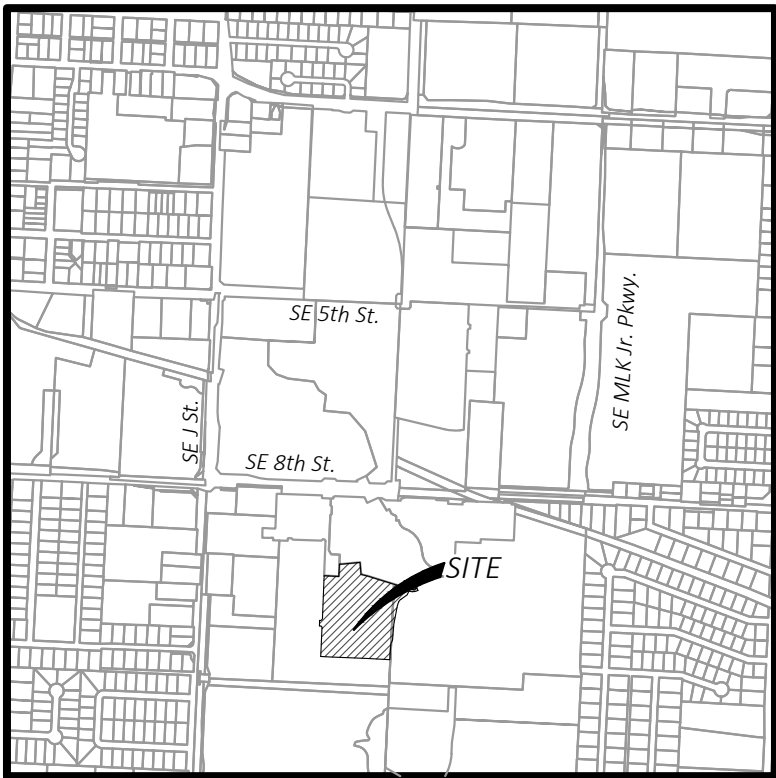


Final Plat of Lot 1, Walmart Campus Subdivision, Phase 20 Walmart Campus

1106 SE 5TH St
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This plat represents a Final Plat of Part of Lot 1 and part of a vacated street of Wal-Mart Subdivision No. 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
4. Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through OPUS.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
7. The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
8. The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
9. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
10. By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255K Map Revised: June 5, 2012
11. No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
13. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications
14. There may not be fences or any other structures built in any drainage easements.
15. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
16. Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
17. All structures must maintain minimum of 20' clearance from all electric lines.
18. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
19. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
20. Relocation of any existing electrical facilities shall be at the owner's expense.
21. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
22. Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
23. No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
24. There are no waivers, variances and/or conditional uses at the time of preparing this plat.
25. The buildings contained in the area of this final plat fall within Zone C of the Municipal Airport Overlay District pursuant to Bentonville Municipal Code Section 401.12.
26. The platted area falls within Zone 4 of the Walmart Campus PUD at the time of submittal.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'42"N
Longitude: 94°11'41"W

Owner:

Parcel #01-09122-000
Wal-Mart Stores Inc.
WAL MART PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Albright, (479) 273-4000

Surveyors:

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



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores Inc.

Print Name: _____

Source of Title: D.R. 1996, Page 68430

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

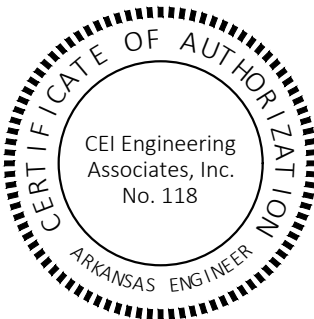
Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville



REVISION

NO.	DESCRIPTION	DATE

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP25-XXXX

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



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

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

Final Plat of Lot 1, Phase 20
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	5/20/2025
REVISION	REV-1

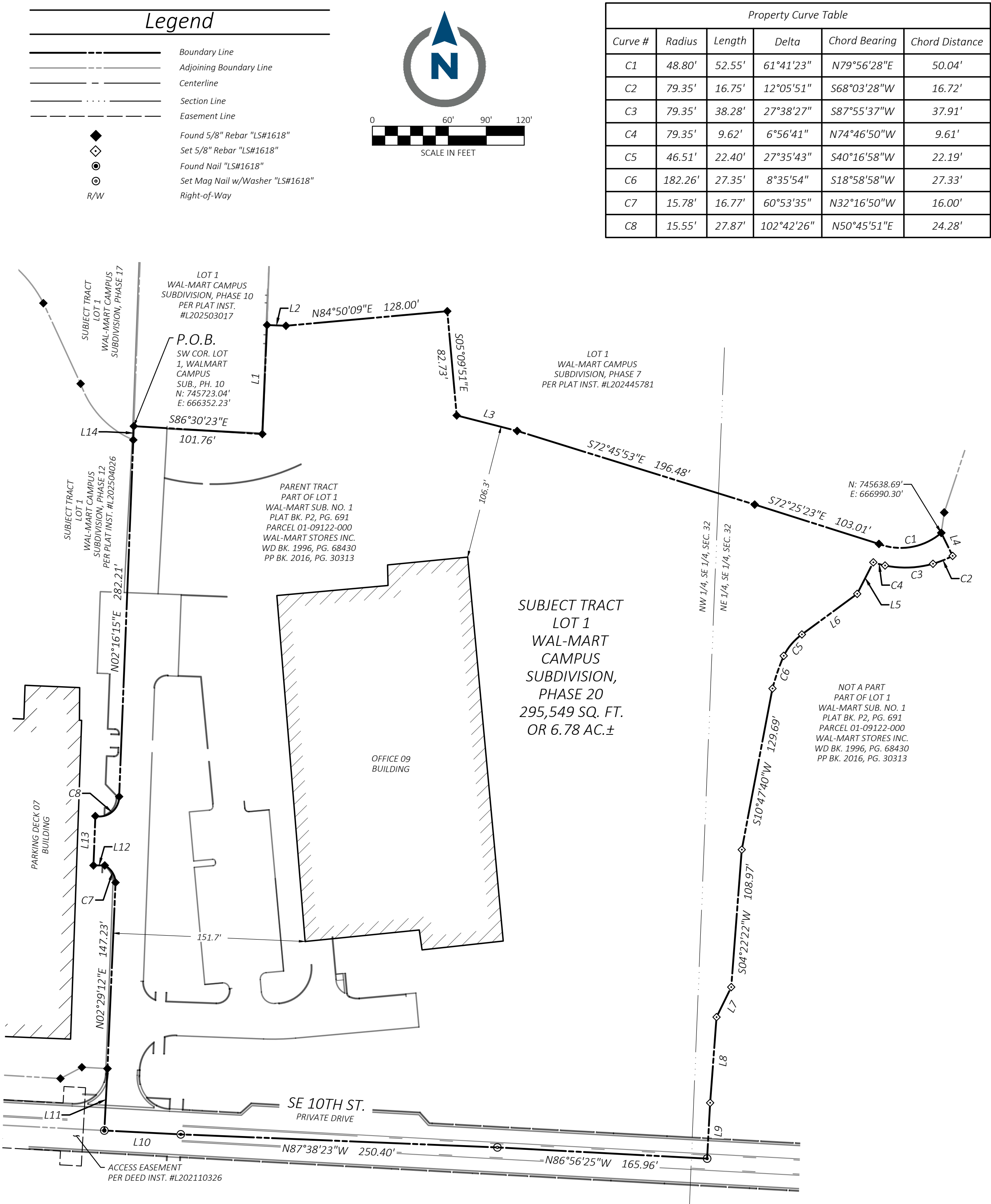
Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 2

DRAWING LOCATION - \\PANZURA.CEILB.COM\SURVEY\31000\31470\DRAWINGS\SURVEY\31470P OF09.DWG -- SAVED BY - WPIERSON



PARENT TRACT DESCRIPTIONS:

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

LOT 1 DESCRIPTION:

Part of Lot 1, Wal-Mart Subdivision No. 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 10 per Plat Instrument #L202503017; THENCE along the South Line of said Lot 1, Phase 10, South 86°30'23" East, 101.76 feet to a 5/8-inch rebar with cap LS1618; THENCE continuing along said South Line, North 02°29'34" East, 86.21 feet to a 5/8-inch rebar with cap LS1618 found on the South Line of Lot 1, Wal-Mart Campus Subdivision Phase 7 per Plat Instrument #L202445781; THENCE along said South Line the following seven (7) courses:

1. South 87°49'33" East, 14.93 feet to a 5/8-inch rebar with cap LS1618;
2. North 84°50'09" East, 128.00 feet to a 5/8-inch rebar with cap LS1618;
3. South 05°09'51" East, 82.73 feet to a 5/8-inch rebar with cap LS1618;
4. South 75°36'03" East, 49.32 feet to a 5/8-inch rebar with cap LS1618;
5. South 72°45'53" East, 196.48 feet to a 5/8-inch rebar with cap LS1618;
6. South 72°25'23" East, 103.01 feet to a 5/8-inch rebar with cap LS1618;
7. Easterly along the arc of a curve to the left 52.55 feet, having a radius of 48.80 feet, through a central angle of 61°41'23", having a chord bearing and distance of North 79°56'28" East, 50.04 feet to a 5/8-inch rebar with cap LS1618;

THENCE departing said South Line, South 26°13'43" East, 20.28 feet to a 5/8-inch rebar with cap LS1618; THENCE Southwesterly along the arc of a curve to the right 16.75 feet, having a radius of 79.35 feet, through a central angle of 12°05'51", having a chord bearing and distance of South 68°03'28" West, 16.72 feet to a 5/8-inch rebar with cap LS1618; THENCE Westerly along the arc of a curve to the right 38.28 feet, having a radius of 79.35 feet, through a central angle of 27°38'27", having a chord bearing and distance of South 87°55'37" West, 37.91 feet to a 5/8-inch rebar with cap LS1618; THENCE Westerly along the arc of a curve to the right 9.62 feet, having a radius of 79.35 feet, through a central angle of 06°56'41", having a chord bearing and distance of North 74°46'50" West, 9.61 feet to a 5/8-inch rebar with cap LS1618; THENCE South 27°03'24" West, 27.99 feet to a 5/8-inch rebar with cap LS1618; THENCE South 53°43'24" West, 54.21 feet to a 5/8-inch rebar with cap LS1618; THENCE Southwesterly along the arc of a curve to the left 22.40 feet, having a radius of 46.51 feet, through a central angle of 27°35'43", having a chord bearing and distance of South 40°16'58" West, 22.19 feet to a 5/8-inch rebar with cap LS1618; THENCE Southerly along the arc of a curve to the left 27.35 feet, having a radius of 182.26 feet, through a central angle of 08°35'54", having a chord bearing and distance of South 18°58'58" West, 27.33 feet to a 5/8-inch rebar with cap LS1618; THENCE South 10°47'40" West, 129.69 feet to a 5/8-inch rebar with cap LS1618; THENCE South 04°22'22" West, 108.97 feet to a 5/8-inch rebar with cap LS1618; THENCE South 26°04'14" West, 26.41 feet to a 5/8-inch rebar with cap LS1618; THENCE South 04°15'47" West, 67.98 feet to a 5/8-inch rebar with cap LS1618; THENCE South 03°07'15" West, 44.17 feet to a magnail with washer LS1618 set on the centerline of a private road; THENCE along said centerline, the following three (3) courses:

1. North 86°56'25" West, 165.96 feet to a magnail with washer LS1618;
2. North 87°38'23" West, 250.40 feet to a magnail with washer LS1618;
3. North 87°06'39" West, 60.47 feet to a magnail with washer LS1618;

THENCE departing said centerline, North 02°53'21" East, 49.03 feet to a 5/8-inch rebar with cap LS1618 found at the Southeast Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 12 per Plat Instrument #L202504026; THENCE along the East Line of said Lot 1, Phase 12 the following seven (7) courses:

1. North 02°29'12" East, 147.23 feet to a 5/8-inch rebar with cap LS1618;
2. Northwesterly along the arc of a curve to the left 16.77 feet, having a radius of 15.78 feet, through a central angle of 60°53'35", having a chord bearing and distance of North 32°16'50" West, 16.00 feet to a 5/8-inch rebar with cap LS1618;
3. South 90°00'00" West, 8.89 feet to a 5/8-inch rebar with cap LS1618;
4. North 02°09'21" East, 39.05 feet to a 5/8-inch rebar with cap LS1618;
5. Northeasterly along the arc of a curve to the left 27.87 feet, having a radius of 15.55 feet, through a central angle of 102°42'26", having a chord bearing and distance of North 50°45'51" East, 24.28 feet to a 5/8-inch rebar with cap LS1618;
6. North 02°16'15" East, 282.21 feet to a 5/8-inch rebar with cap LS1618;
7. North 01°59'54" East, 10.90 feet to the POINT OF BEGINNING containing 295,549 square feet or 6.78 acres, more or less.

ATLAS PAGE: 404

City of Bentonville Project # FP25-XXXX

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



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

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

Final Plat of Lot 1, Phase 20
Walmart Campus
1106 SE 5TH St
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	5/20/2025
REVISION	REV-1

Final Plat

SHEET TITLE

SHEET NUMBER

2 OF 2



Plateau Properties

NW Kolob Creek Cove

PC Date: 6/17/2025

Staff Report Details

Project Number	(PP25-0002)
Applicant / Current Owner	Reo Plateau Properties LLC
Site Area	+/- 9.55 Acres
Current Zoning	R-E, Residential Estate
Requested Zoning	
Current Future Land Use Map Designation	NA
Requested Future Land Use Map Designation	
Development Type / Use	Single Family Estate
Related projects	

Property Description

Preliminary Plat : Plateau Properties, Reo Plateau Properties LLC, NW Kolob Creek Cove, R-E, Residential Estate, PP25-0002

This preliminary plat is for Plateau Properties situated on NW Kolob Creek Cove. The project is zoned R-E, Residential Estate. The subdivision consists of 4 lots. A cul-de-sac is provided on NW Kolob Creek Cove that provides access to each of the 4 lots. Easements are dedicated throughout for utility services. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code.

Project Details

Relationship to the Community Plan

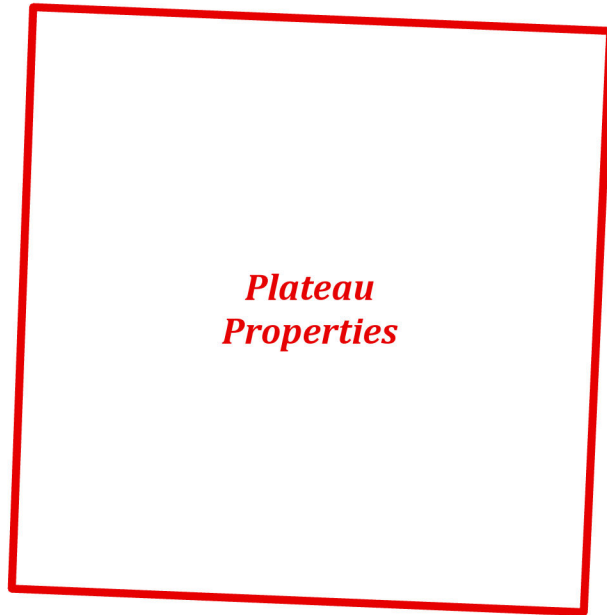
Public Comment

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

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



**Pending PC
Item**



*Plateau
Properties*

NW DEER
RUN AVE

NW HIGHLAND RD

SW HIGHLAND RD

NW WHITE OAK RD

SW
SANDSTONE
AVE

SW
PLATEAU
BLVD

SW LONE
OAK AVE

SW 2ND ST



PP25-0002
Plateau Properties
NW Deer Run Ave



PRELIMINARY PLAT

PLATEAU PROPERTIES

BENTONVILLE, AR

CONTACT LIST

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

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,
Alison West, (479) 271-6719,
jwest@bentonvillear.com

Building & Fire Safety: City of Bentonville,
305 S.W. "A" Street,
Bentonville, AR 72712,
Brad Arnold, Fire Marshal
(479) 271-3108
barnold@bentonvillear.com

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

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

Wastewater Dept.: City of Bentonville,
1901 N.E. "A" Street,
Bentonville, AR 72712,
Chris Earl, (479) 271-3161
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
Layne Rhodes -
Office: (479) 442-1977
lr159@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

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

CITY NOTES

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

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

INSPECTIONS - TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER AND SEWER DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) OR EMAILED (watersewer@bentonvillear.com) BY A REPRESENTATIVE OF THE ENGINEER OF RECORD 24 HOURS IN ADVANCE.

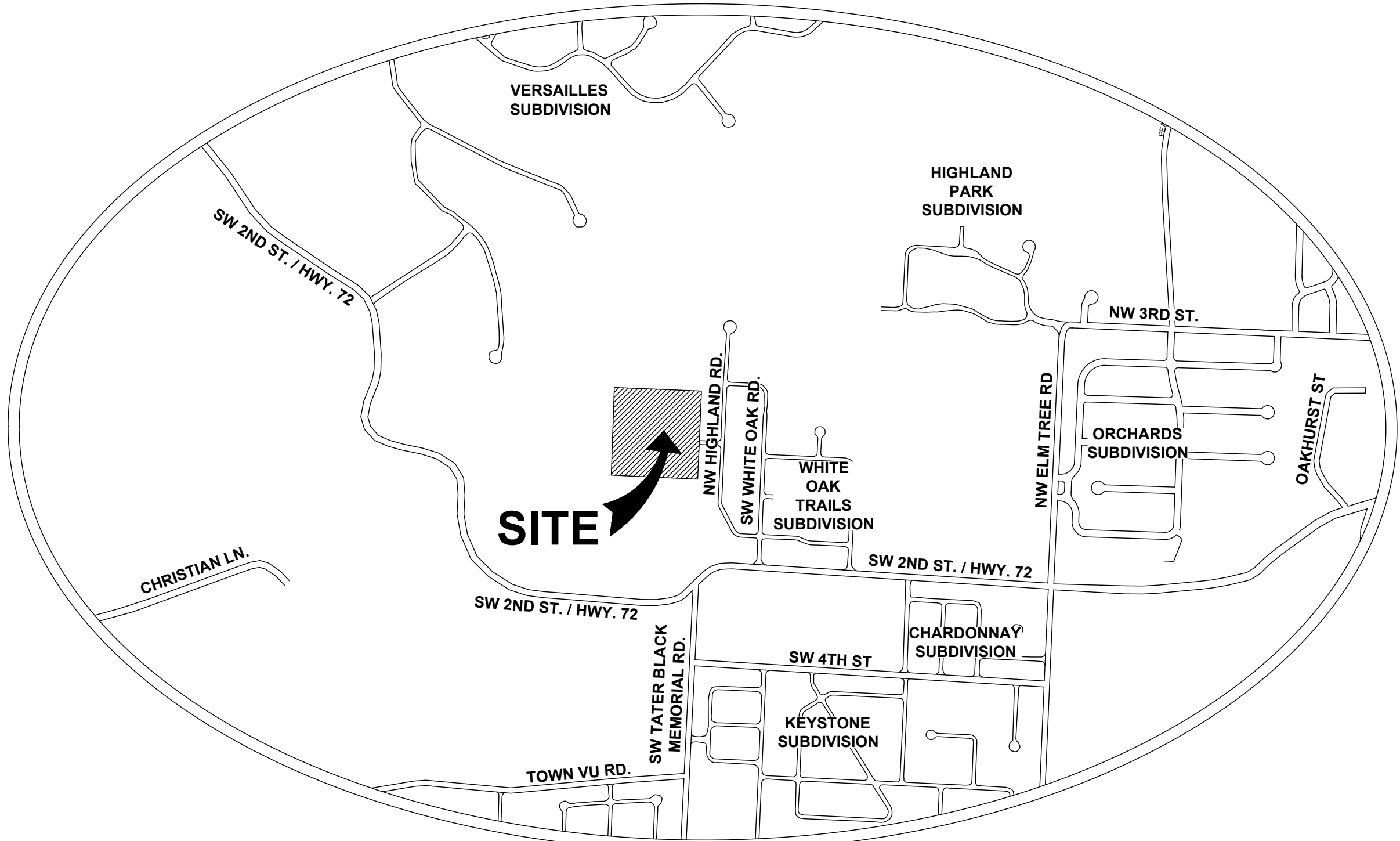
THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION.

OWNER/DEVELOPER
REO PLATEAU PROPERTIES, LLC
3806 SW PLATEAU BLVD
BENTONVILLE, AR 72712
Scott Grandy
479-381-5583
sagrandy@gmail.com

SURVEYOR
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282
Dan Cole
dcole@sandcreek.us

ELECTRIC COMPANY
CARROLL ELECTRIC
707 SE WALTON BLVD.
BENTONVILLE, AR 72712
(479) 273-2421



VICINITY MAP
NOT TO SCALE



BENCHMARK:

Rim elevation of sanitary sewer manhole, approx. southwest corner of the intersection of SW Deer Run Ave. & SW Highland Rd.
Northing: 750000.7200'
Easting: 647884.8090'
Elev: 1256.94'

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)

This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0235K. Revised date June 5, 2012.

SURVEY DESCRIPTION, ATLAS PAGE 400:

LEGAL DESCRIPTION:

PER INSTRUMENT L202168059

A PART OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: BEING AT THE SOUTHEAST CORNER OF SAID EIGHTY ACRE TRACT; THENCE NORTH 87°38'21" WEST, 646.18 FEET; THENCE NORTH 02°06'40" EAST, 656.16 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°38'22" EAST, 651.94 FEET; THENCE SOUTH 02°36'50" WEST, 656.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ALSO BEING KNOWN AS ADJUSTED TRACT 1 ON SURVEY FILED IN/AS DOCUMENT NO. L201816332.

SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

PUBLIC WATER UTILITIES:

ALL WATER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BENTONVILLE WATER UTILITIES DEPT. SPECIFICATIONS, CITY COUNCIL APPROVED 10/22/24, ADH APPROVED 11/15/2024

SHEET LIST

#	COVER SHEET	7	NOTES
1	COVER SHEET	7	NOTES
2	SURVEY	8	DETAILS 1
3	SITE PLAN	9	BWD DETAILS 1
4	EROSION CONTROL PLAN	10	BWD DETAILS 2
5	GRADING PLAN	11	BWD DETAILS 3
6	UTILITY PLAN		

REVISION CHART

#	TITLE	DATE	NOTES:
	REV-0	1/31/2025	INITIAL SUBMITTAL TO THE CITY OF BENTONVILLE
1	REV-1	2/27/2025	2nd SUBMITTAL TO THE CITY OF BENTONVILLE
2	REV-2	4/7/2025	3rd SUBMITTAL TO THE CITY OF BENTONVILLE
3	REV-3		
4	REV-4		

WAIVERS:

- DRAINAGE DETENTION WAIVER REQUEST
- STREET SPECIFICATIONS: NO CURB WAIVER REQUEST



Know what's below.
Call before you dig.

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

LINE LEGEND

	PROPERTY LINES
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	GRAVITY SEWER
	STORM DRAINAGE PIPE
	UNDERGROUND WATER LINE
	OHE OVERHEAD ELECTRIC LINE
	FOC UNDERGROUND FIBER OPTIC LINE
	GAS UNDERGROUND GAS LINE
	MAJOR CONTOUR LINE (5' INTERVALS)
	MINOR CONTOUR LINE (1' INTERVALS)
	WOOD FENCE
	TREE LINE
	RECORD BEARING AND DISTANCES

SYMBOL LEGEND

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	UTILITY POLE
	UTILITY & LIGHT POLE
	WOOD POST
	ELECTRICAL RISER
	GUY WIRE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SANITARY SEWER MANHOLE
	TELEPHONE RISER
	CABLE TV RISER
	TRAFFIC SIGNAL SIGN
	SIGN
	GAS WARNING SIGN
	DRAINAGE MANHOLE

HATCH LEGEND

	CONCRETE
	PAVEMENT
	GRAVEL

ABBREVIATIONS

AC	ACRES
C&G	CURB AND GUTTER
COR	CORNER
CMP	CORRUGATED METAL PIPE
OTP	OPEN TOP PIPE
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SW	SIDEWALK
TBM	TEMPORARY BENCHMARK

DAVID G. SMITH &
MIGDALIA ANTUNA
JOINT REVOCABLE TRUST
PIN 18-09900-000
DEED L202209542
PLAT L201818332

FOUND
ALUM. MONUMENT
SE COR.
SW 1/4, SE 1/4
SECTION 27
T-20-N, R-31-W
(PLAT 22L PG 199)
(PLAT 4 PG 196)
(PLAT 2002 PG 148)

FOUND
5/8" REABR
w/CAP 1287
(PLAT 2002 PG 148)

DEER CREEK LLC
PIN 01-00-42-454
DEED L202136358

FOUND
5/8" REBAR
w/CAP 1287
(PLAT 2013 PG 646)
(PLAT P4 PG 196)

JANICE I. &
BRYAN J. MARTIN
PIN 01-00942-450
DEED 2009 PG 62652
PLAT 2013 PG 646

REO PLATEAU
PROPERTIES LLC
PIN 01-00911-300
DEED L202168059
PLAT PLAT 201818332
(ADJUSTED TRACT 1)
ACRES 9.79 +/-

MICHAEL P SMITH TRUST
PIN 18-09900-001
DEED L202032428

MICHAEL P SMITH TRUST
PIN 18-09900-002
DEED L202032428
PLAT 2010 PG 317

BASIS OF BEARINGS:
NAD 83 AR NORTH ZONE
BASIS OF ELEVATION:
NAVD 88

SCALE: 1" = 60'

DEED DESCRIPTION:

PER INSTRUMENT L202168059

A PART OF SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 20 NORTH,
RANGE 31 WEST, BENTON COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS
FOLLOW, TO-WIT: BEING AT THE SOUTHEAST
CORNER OF SAID EIGHTY ACRE TRACT; THENCE
NORTH 87°38'21" WEST, 646.18 FEET; THENCE NORTH
02°06'40" EAST, 656.16 FEET TO A FOUND 1/2" IRON
PIN; THENCE SOUTH 87°38'22" EAST, 651.94 FEET;
THENCE SOUTH 02°36'50" WEST, 656.16 FEET TO THE
POINT OF BEGINNING. CONTAINING 9.78 ACRES,
MORE OR LESS. SUBJECT TO EASEMENTS AND
RIGHTS-OF-WAY OF RECORD, ALSO BEING KNOWN
AS ADJUSTED TRACT 1 ON SURVEY FILED IN/AS
DOCUMENT NO. L201818332.

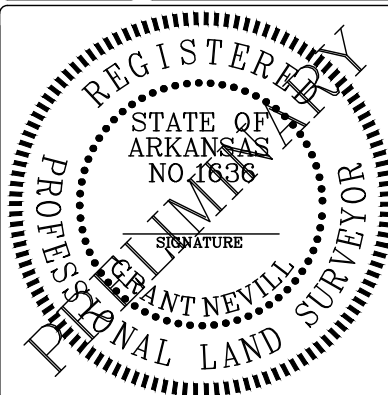
SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND
PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS
AND OIL AND GAS LEASES.

CLIENT:
REO PLATEAU PROPERTIES LLC
3806 SW PLATEAU BLV.
BENTONVILLE, ARKANSAS
sagrandy@email.com

TOPOGRAPHIC SURVEY

SHEET:

PROJECT:
APART OF THE SOUTH 1/2 OF THE
SE 1/4, SEC 27, T-20-N, R-31-W
BENTON COUNTY, ARKANSAS



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

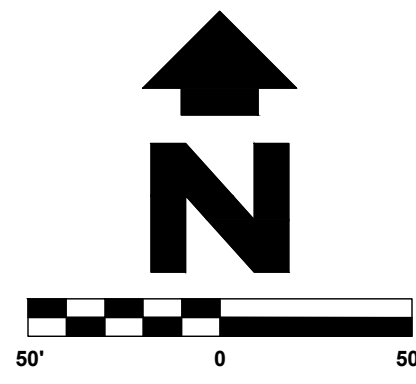
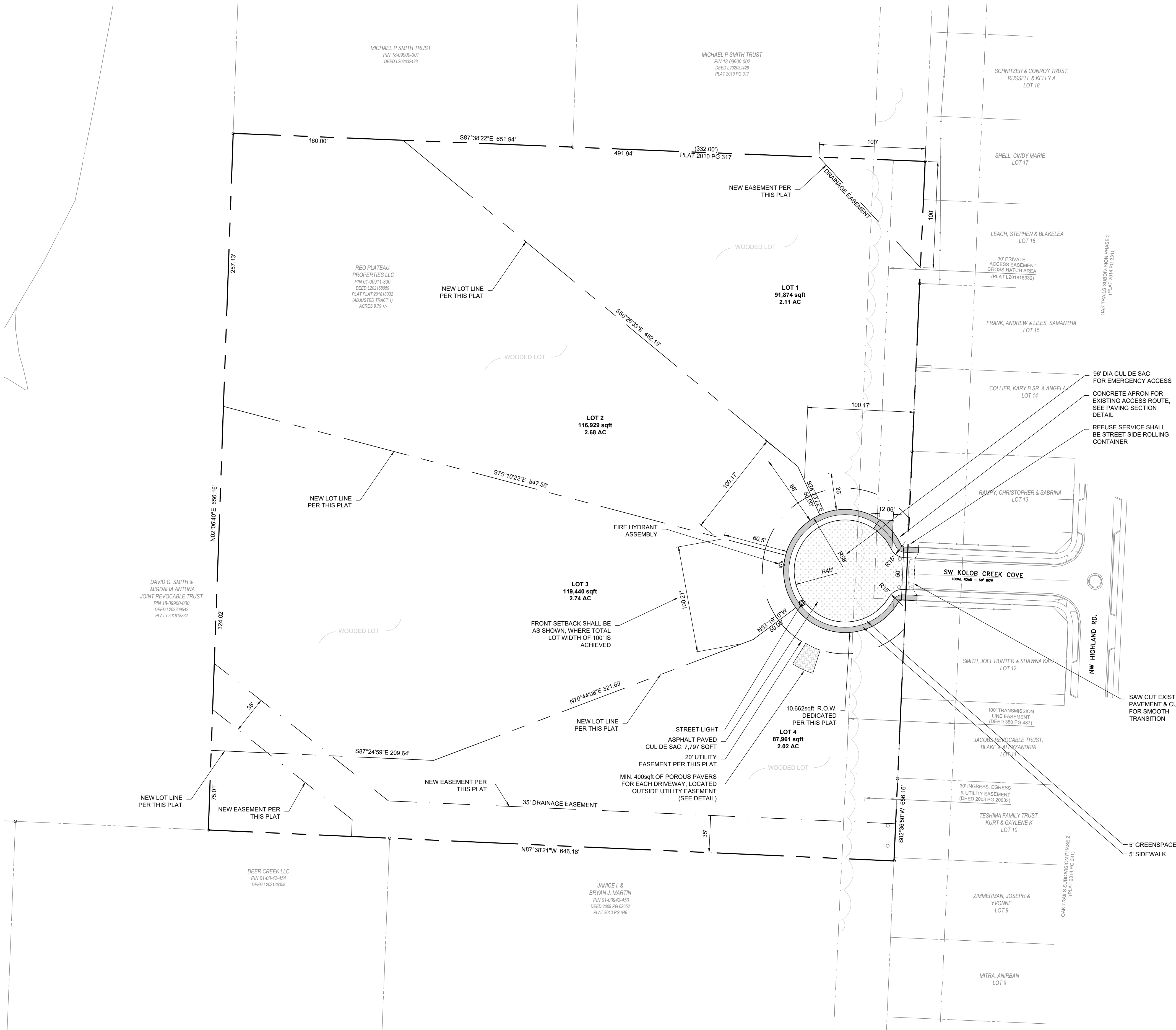


PLS:	G. NEVILL
CAD:	W. PEREIRA
FIELD:	M. SIMMONS
SCE PROJECT #:	23059
DATE:	6/5/2024
SHEET:	1 of 1

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

State Filing Code:
500-20N-31W-0-27-220-04-1636

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SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WOODEN FENCE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CENTERLINE
- EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- CUL DE SAC
- HANDICAP RAMP W/ WARNING STRIP

PROJECT DESCRIPTION

FOUR ESTATE-SIZED RESIDENTIAL LOTS WITH A MIN. 3,800 SQFT REQUIREMENT FOR NEW HOMES. LOTS ARE SIZED TO ACCOMMODATE FOUR (4) BEDROOM HOMES.

SITE DATA

PARCEL #: 01-00911-300
SITE ACREAGE = 9.78 ACRES
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
TOTAL LOTS: 4 LOTS / 4 BEDROOMS PER UNIT
ATLAS PAGE: 400
AIRPORT ZONE: ZONE D (4) TRAFFIC PATTERN ZONE
*ALL STRUCTURES WILL CONFORM TO APPLICABLE RESTRICTIONS

WETLANDS NOTE: NO KNOWN WETLANDS ARE PRESENT ON THE SITE, PER NATIONAL WETLANDS INVENTORY WEBSITE

ZONING DATA

EXISTING ZONING: R-E
MAX. HEIGHT: 36'
MIN. STREET FRONTAGE: 20'
MIN. WIDTH OF CORNER LOTS: 75' FEET AT BUILDING LINE

SETBACKS: SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT <http://bentonvilleplanning.com> OR CALL THE PLANNING DEPARTMENT AT 479-271-3122

BENCHMARK:

Rim elevation of sanitary sewer manhole, approx. southwest corner of the intersection of SW Deer Run Ave. & SW Highland Rd.
Northing: 750000.7200'
Easting: 647884.8090'
Elev: 1258.94'

CAUTION - NOTICE TO CONTRACTOR:

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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.

NO WETLAND DETERMINATION IS IN PROGRESS

DEVELOPER:
REO PLATEAU PROPERTIES LLC
SCOTT GRANDY
3806 SW PLATEAU BLVD
BENTONVILLE, AR 72712
sagrandy@gmail.com
479-381-5583

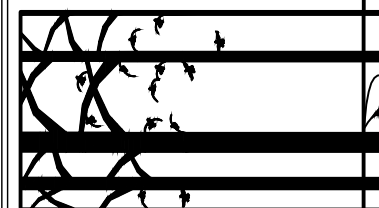
Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

SITE PLAN
PLATEAU PROPERTIES
PRELIMINARY PLAT
BENTONVILLE, AR

NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERS AND LAND SURVEYORS
Bentonville, Arkansas (479) 464-9282

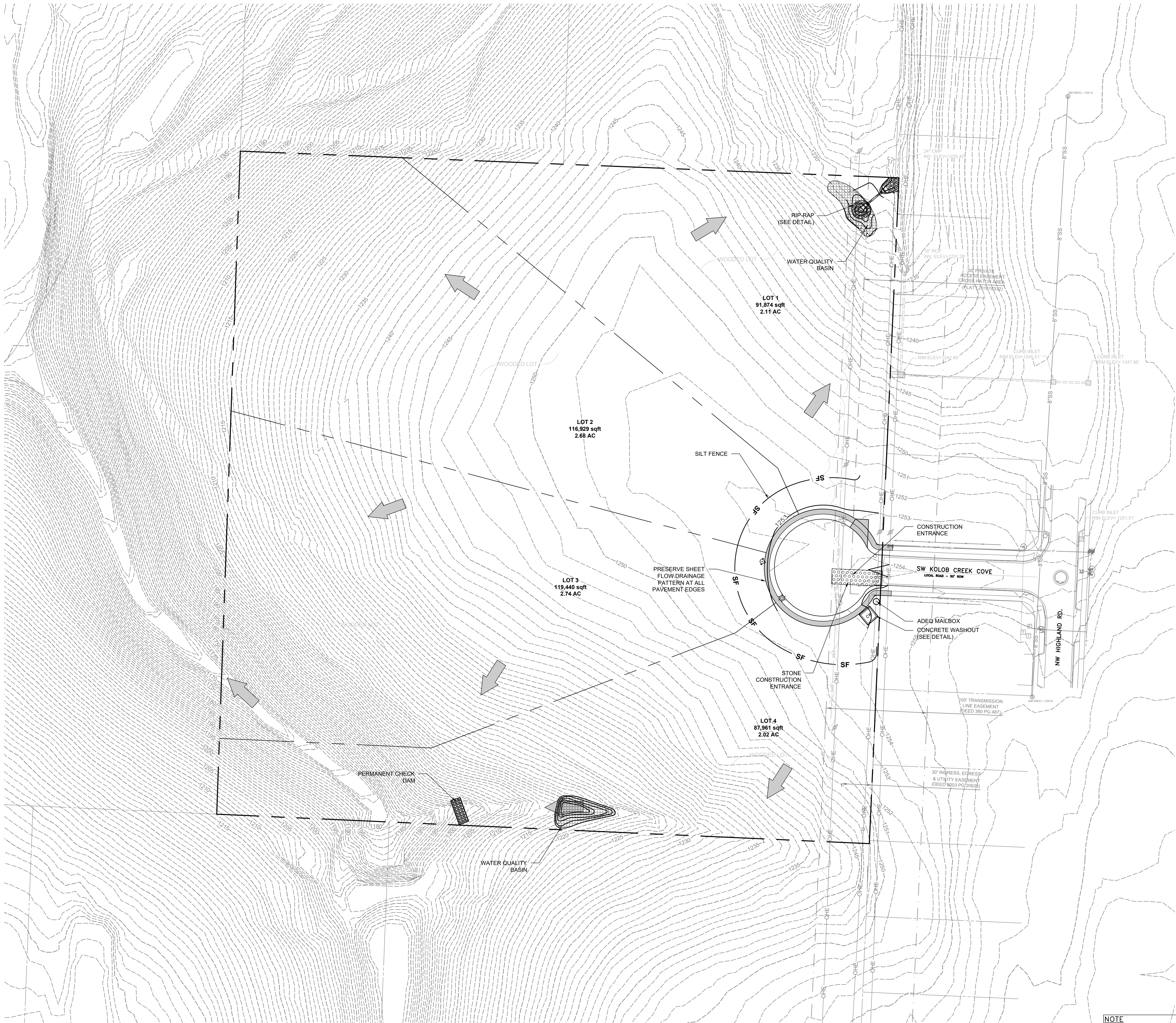


MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 23059
CURRENT REVISION: 1
DATE: 05/27/2025
SHEET: 3 of 11

BENTONVILLE PP25-0002

23059 - PLATEAU PROPERTIES

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	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	ADA PARKING SYMBOL
	CONCRETE PAVING
	EXISTING GRAVEL
	CONCRETE SIDEWALKS
	HANDICAP RAMP W/ WARNING STRIP
	INLET PROTECTION
	FLOW DIRECTION
	STONE CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
	STORAGE / PORTABLE TOILET AREA

EROSION CONTROL PLAN

PLATEAU PROPERTIES
PRELIMINARY PLAT
BENTONVILLE, AR

SHEET:
PROJECT:

NOT FOR CONSTRUCTION

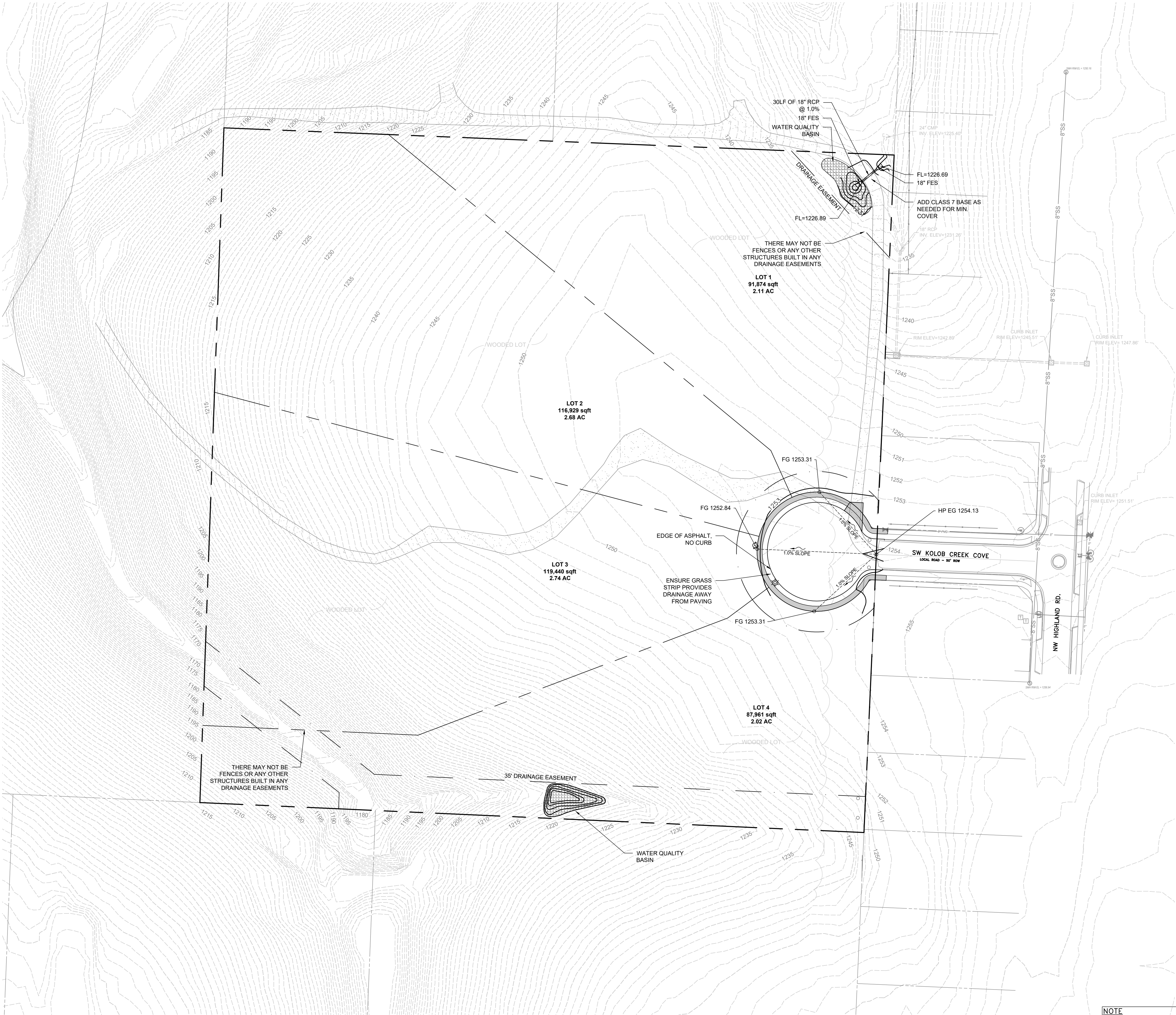
PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING AND LAND SURVEY, INC.
Bentonville, Arkansas 479-464-3062

MANAGER:	DLC
DESIGNED BY:	DLC
DRAWN BY:	DLC
CHECKED BY:	TRS
SCE PROJECT #:	23059
CURRENT REVISION:	1
DATE:	05/27/2025
SHEET:	4 of 11

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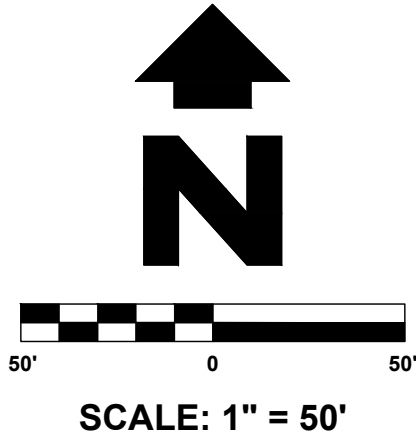


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	CONCRETE PAVING
	EXISTING GRAVEL
	CONCRETE SIDEWALKS
	HANDICAP RAMP W/ WARNING STRIP

GRADING PLAN

PLATEAU PROPERTIES
PRELIMINARY PLAT
BENTONVILLE, AR

SHEET: PROJECT:

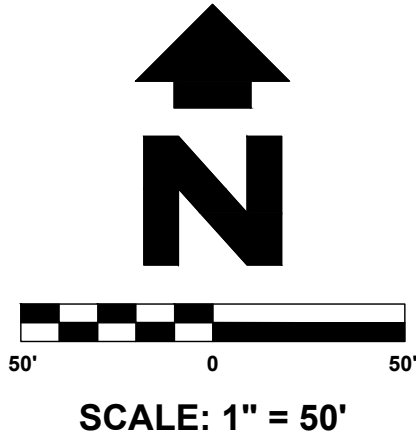
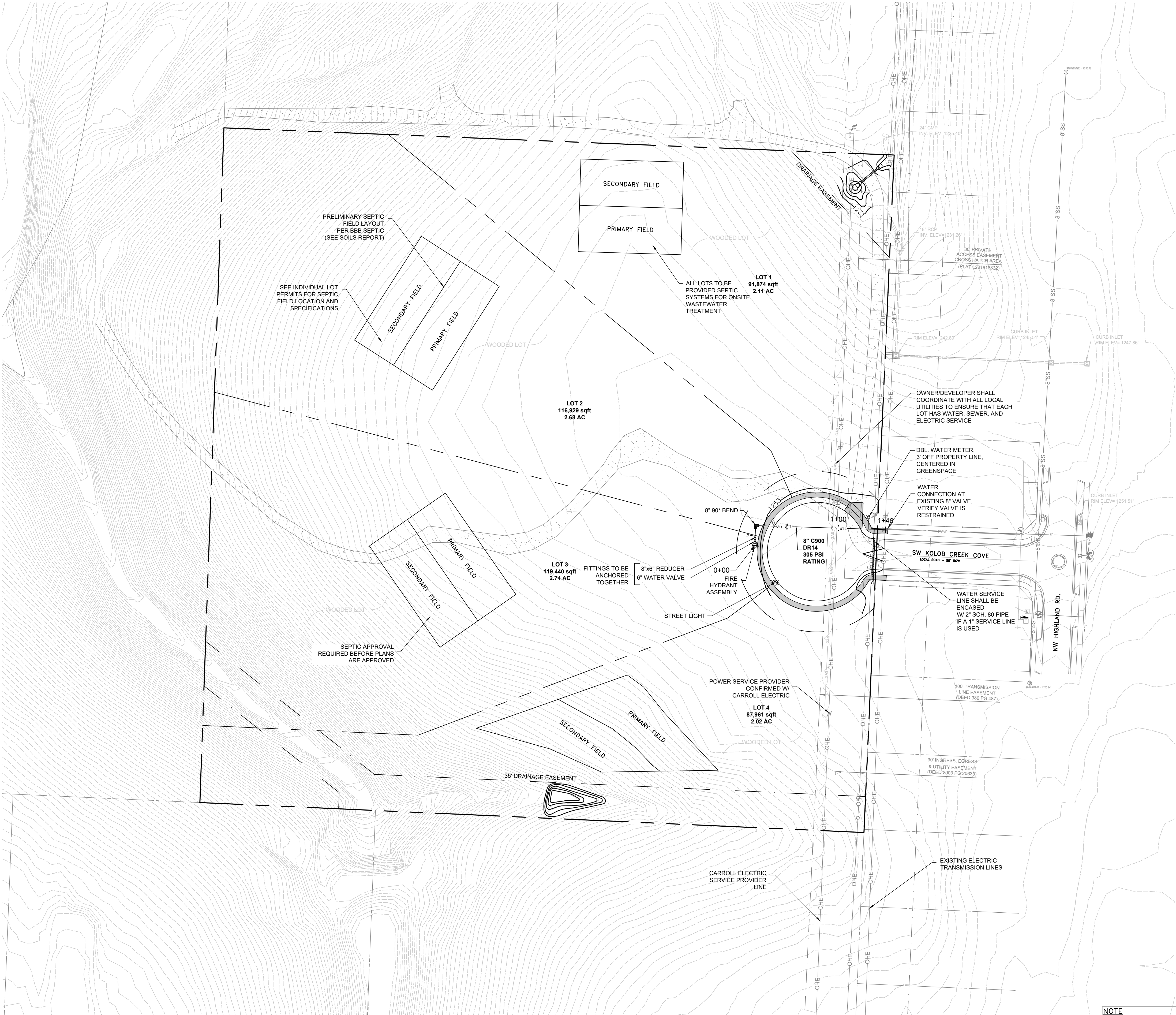
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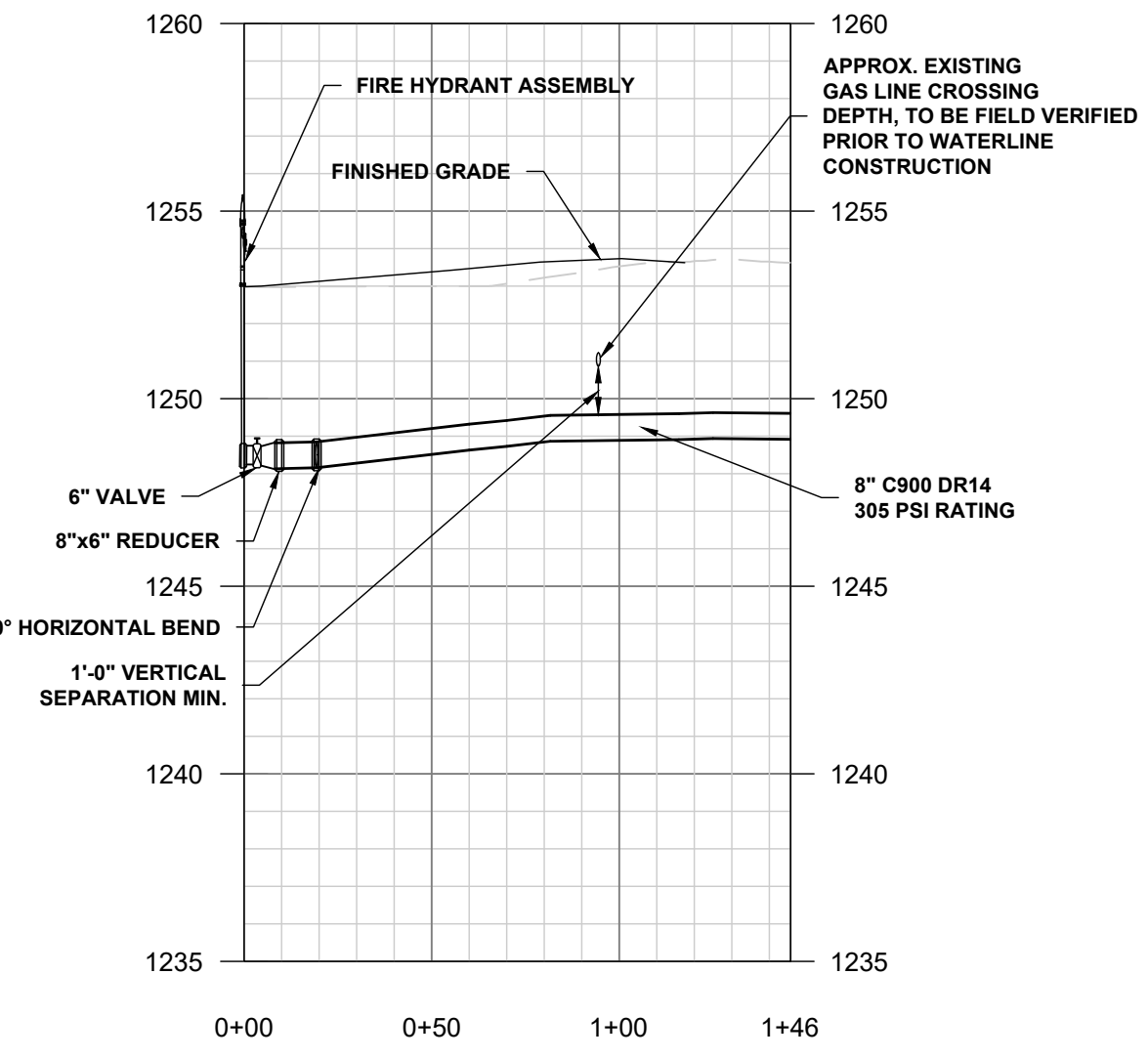
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LEGEND	
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	EXISTING ELECTRIC
	EXISTING CENTERLINE
	EXISTING ELECTRIC PAD
	EXISTING GAS METER
	EXISTING CABLE PEDESTAL
	PROPOSED EASEMENT
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED WATER FITTING
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED ELECTRICAL METER
	PROPOSED GAS METER
	PROPOSED JUNCTION BOX
	PROPOSED TRANSFORMER
	ADA PARKING SYMBOL
	CONCRETE PAVING
	EXISTING GRAVEL
	CONCRETE SIDEWALKS
	HANDICAP RAMP W/ WARNING STRIP

WATER A
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'



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SCOTT GRANDY
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sagrandy@gmail.com
479-381-5583

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

UTILITY PLAN
PLATEAU PROPERTIES
PRELIMINARY PLAT
BENTONVILLE, AR

SHEET:
PROJECT:
NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

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

MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 23059
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6 SITE NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
- RADI TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- THE PROPOSED DRIVES TO EXISTING ROAD PAVING, SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
- HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
- BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
- CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ALL LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- TIE PROPOSED CURB TO EXISTING ROAD CURB, TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN THREE FEET.
- A SIGN PERMIT IS REQUIRED FOR ANY PROPOSED SIGN. OBTAIN PERMIT FORM AND SUBMIT REQUIRED DESIGN DRAWINGS AND SPECIFICATIONS TO GOVERNING AUTHORITY PRIOR TO SIGN CONSTRUCTION.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
- NO SITE LIGHTING IS PROPOSED IN PLANS. ANY PROPOSED LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT. ANY NEW LIGHTING SHALL BE CUT-OFF FIXTURE TYPE OR FIXTURE WITH A BACKLIGHT, UPLIGHT, AND GLARE RATING, HAVING AN UPLIGHT VALUE OF ZERO (0)
- NO FENCING IS BEING PROPOSED AT THIS TIME. ANY FENCING WILL REQUIRE A SEPARATE PERMIT
- 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.
- SEE STANDARD STREET SECTION DETAIL FOR PAVING REQUIREMENTS
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
- SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF STREET SPECIFICATIONS

GRADING NOTES:

- COORDINATE WITH ALL UTILITIES PRIOR TO GRADING ACTIVITIES.
- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDINGS, PAVING OR PROPOSED FILL. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN TEN FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP EIGHT-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES.
- AREAS TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. AFTER CUTTING TO GRADE, CUT AREAS ARE TO BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND WHAT AREA TO UNDERCUT, HOW MUCH TO UNDERCUT AND THE METHOD FOR COMPACTING THE APPROVED FILL MATERIAL OR OTHER PROPOSED STABILIZATION METHOD. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- ALL SLOPES ARE TO BE THREE-FOOT HORIZONTAL TO ONE FOOT VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED.
- FINISH GRADES IN ALL ADA AREAS SHALL NOT EXCEED THE 2% MAXIMUM SLOPE IN ANY DIRECTION.
- NO DEWATERING ACTIVITY IS EXPECTED, HOWEVER, THE APPROPRIATE FILTERS MUST BE USED IF DEWATERING BECOMES NECESSARY.

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 EXTERIOR LIGHT TYPES. PROPOSED POLE/ OVERHEAD LIGHT LOCATIONS ARE SHOWN.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
- LIGHT POLE BASES MUST MAINTAIN 5' SEPARATION FROM PUBLIC UTILITIES.
- FIRE LANE PAVEMENT TO BE PAINTED RED WITH THE WORDS "NO PARKING FIRE LANE" STENCILED IN WHITE LETTERING ONCE ON EACH CURB SECTION. COORDINATE WITH FIRE DEPARTMENT FOR PAVEMENT TO BE PAINTED.
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING AND SIGNAGE SERVICE ROUTE FOR CONDUIT PLACEMENT.
- CONDUIT TO BE PLACED UNDER DRIVES FOR IRRIGATION IF PROPOSED.

EROSION CONTROL NOTES:

- THE EROSION CONTROL PLAN SHALL BE USED AS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED PERMITS, POSTINGS AND REPORTS PER CITY AND ADEQ REGULATIONS FOR ENVIRONMENTAL PROTECTION AND EROSION CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING AND/OR OTHER METHODS OF CONTROL.
- THE CONTRACTOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES, ALONG DITCHES, AND AROUND INLET BOXES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, INTO STREETS, OR DRAINAGE WAYS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS IN AN ACCEPTED MANNER.
- EROSION CONTROL MEASURES INDICATED ON THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONTROL EROSION THAT MAY OCCUR IN OTHER AREAS DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SILT BARRIER AS NEEDED ALONG THE PERIMETER OF THE SITE WHERE SILT COULD LEAVE THE SITE.
- INLET PROTECTION FILTERS ARE TO BE INSTALLED AT ALL EXISTING AND PROPOSED INLETS TO PREVENT THE SEDIMENTATION OF STORM DRAINAGE LINES.
- ALL NEWLY CUT OR FILLED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED OR SODDED, AS SOON AS FINAL GRADE IS ESTABLISHED TO EFFECTIVELY PREVENT SOIL EROSION.
- SEEDING OF DISTURBED AREAS SHALL BEGIN IMMEDIATELY UPON COMPLETION OF GRADING IN EACH AREA. THE CONTRACTOR SHALL NOT WAIT UNTIL SITE COMPLETION TO SEED AND MULCH BARE SOILS.
- CONCRETE WASHOUT, TRASH RECEPTACLE, AND PORTA-POTTY SHALL BE LOCATED ON THE SITE AT ALL TIMES AND RELOCATED AS NECESSARY TO BEST SERVE THE CONSTRUCTION ACTIVITY.
- THE SWPPP LIMITS ARE THE SITE BOUNDARY AND R.O.W.

TEMPORARY SEEDING REQUIREMENTS:

GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.

SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.

APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

EROSION CONTROL SEQUENCING:

STAGE I - PLACE ASTM #1 STONE MAT FOR CONSTRUCTION TRACKING PAD. INSTALL WATTLES OR SILT FENCE.

STOP: DO NOT BEGIN STAGE II UNTIL STAGE I MEASURES ARE IN PLACE. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A BMP INSPECTION FOR APPROVAL TO PROCEED WITH GRADING OPERATIONS.

STAGE II - STRIP TOPSOIL. SEED AREAS THAT WILL NOT BE FURTHER DISTURBED.

STAGE III BEGIN GRADING. SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS.

STAGE IV - AS SOON AS DIRT WORK IS COMPLETED, SPREAD TOPSOIL ON COMPLETED AREAS WHERE GRASS IS PROPOSED AND SEED, FERTILIZE, MULCH, AND WATER TO QUICKLY ESTABLISH GRASS COVER.

BMP MAINTENANCE NOTE:
EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND ADDED TO A COPY OF THIS PLAN TO ADHERE TO STORM WATER REGULATIONS. IT IS THE CONTRACTOR(S) RESPONSIBILITY TO INSTALL AND MAINTAIN THESE MEASURES AND TO TAKE STEPS TO PROTECT ANY AREAS THAT THESE MEASURES DO NOT ADEQUATELY PROTECT. ALL MEASURES SHOULD BE INSPECTED AND MAINTAINED DAILY AND REQUIRED INSPECTIONS AND REPORTS ARE TO BE COMPLETED BY THE CONTRACTOR ONCE EVERY 7 DAYS, OR ONCE EVERY 14 DAYS AND AFTER A RAINFALL OF ½" OR MORE.

VEGETATION NOTE:
WHEN GRADING ACTIVITY IS COMPLETE IN ANY AREA, TEMPORARY SEEDING SHALL OCCUR TO PROTECT THE SOIL FROM EROSION.

IF GRADING ACTIVITY CEASES PRIOR TO BEING AT FINAL GRADE, AND IS NOT GOING TO BE DISTURBED FOR 14 DAYS OR MORE, TEMPORARY SEEDING SHALL ALSO BE APPLIED.

MULCH

- MULCH SHALL BE WOOD MULCH, OR APPROVED SUBSTITUTE
- ALL PLANTING BEDS AND TREE RINGS SHALL RECEIVE 3" O MULCH SEEDING.

SEEDING

- ALL DISTURBED AREAS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- SEED: COMMON BERMUDA GRASS 2LB/1,000 SQFT, HULLED. OTHER APPROVED SEEDING MIXTURES MAY BE USED DEPENDING ON THE TIME OF YEAR AND WEATHER.
- PREPARATION OF ALL AREAS TO BE SEEDED SHALL CONSIST OF THOROUGHLY LOOSENING OR SCARIFYING THE SOIL TO A DEPTH OF TWO TO FOUR INCHES. AREAS TO BE SEEDED SHALL BE CLEARED OF ANY WEEDS, STICK, OR OTHER DEBRIS. WATER ALL SEEDED SOIL IMMEDIATELY AFTER SEEDING.
- ANY AREAS WHICH WASH OR BLOW AWAY OR DO NOT GERMINATE ARE TO BE RE-GRADED AND RE-SEEDED UNTIL AREA IS COVERED ADEQUATELY.
- AREAS TO RECEIVE SEED ARE TO BE FERTILIZED WITH A COMPLETE FERTILIZER (13-13-13) OR APPROVED EQUAL AT A RATE OF 2.5LBS PER 1,000 SQFT.
- CONTRACTOR SHALL SEQUENCE SEEDING TO PROVIDE A HEALTHY STAND OF SOD GRASS AT THE TIME OF POSSESSION.

SOD

- SOD ALL AREAS AS INDICATED ON PLANS WITH HYBRID BERMUDA SOD. SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- PREPARATION OF ALL AREAS TO BE SODDED SHALL CONSIST OF THOROUGHLY LOOSENING OR SCARIFYING THE SOIL TO A DEPTH OF TWO TO FOUR INCHES. AREAS TO BE SODDED SHALL BE CLEARED OF ANY WEEDS, STICKS, OR OTHER DEBRIS AND FINE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS. ALL SODDED AREAS SHALL BE MINIMUM OF TWO INCHES OF TOPSOIL.
- SOD SHALL BE FREE OF WEEDS AND PESTS.
- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER AND END JOINTS STAGGERED TO PROVIDE A SOLID SODDED AREA.
- SOD IS TO BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS. ONLY HEALTHY MOIST SOD IS TO BE LAID. SOD SHALL NOT BE CUT MORE THAN 24 HOURS PRIOR TO PLANTING.
- SOD IS TO BE ROLLED AND WATERED AT THE TIME OF INSTALLATION

SHEET:

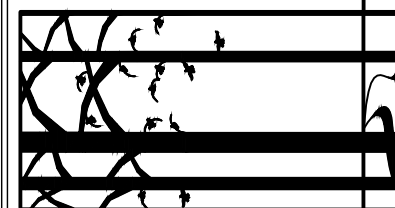
PROJECT:

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

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



MANAGER: DLC

DESIGNED BY: DLC

DRAWN BY: DLC

CHECKED BY: TRS

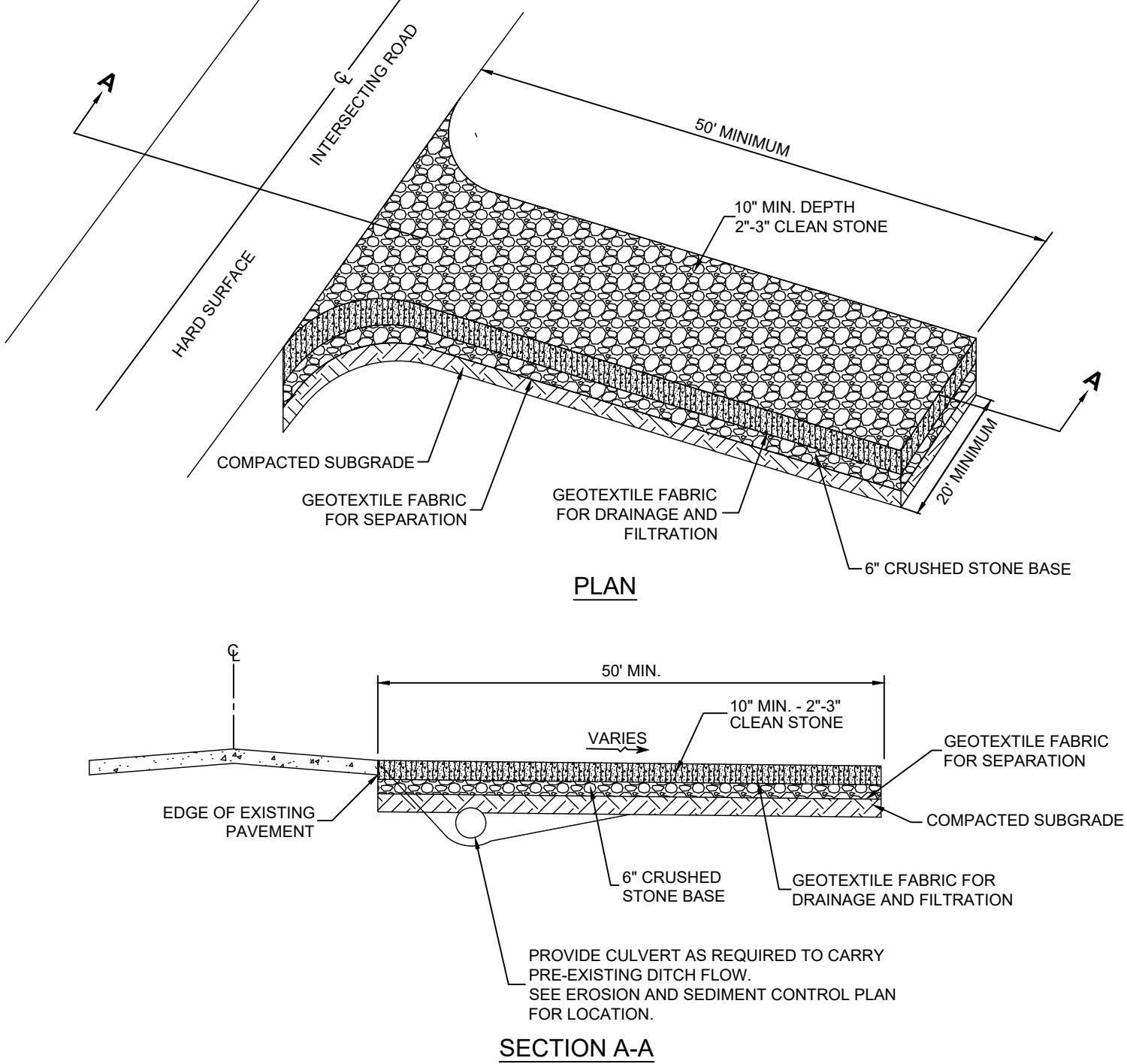
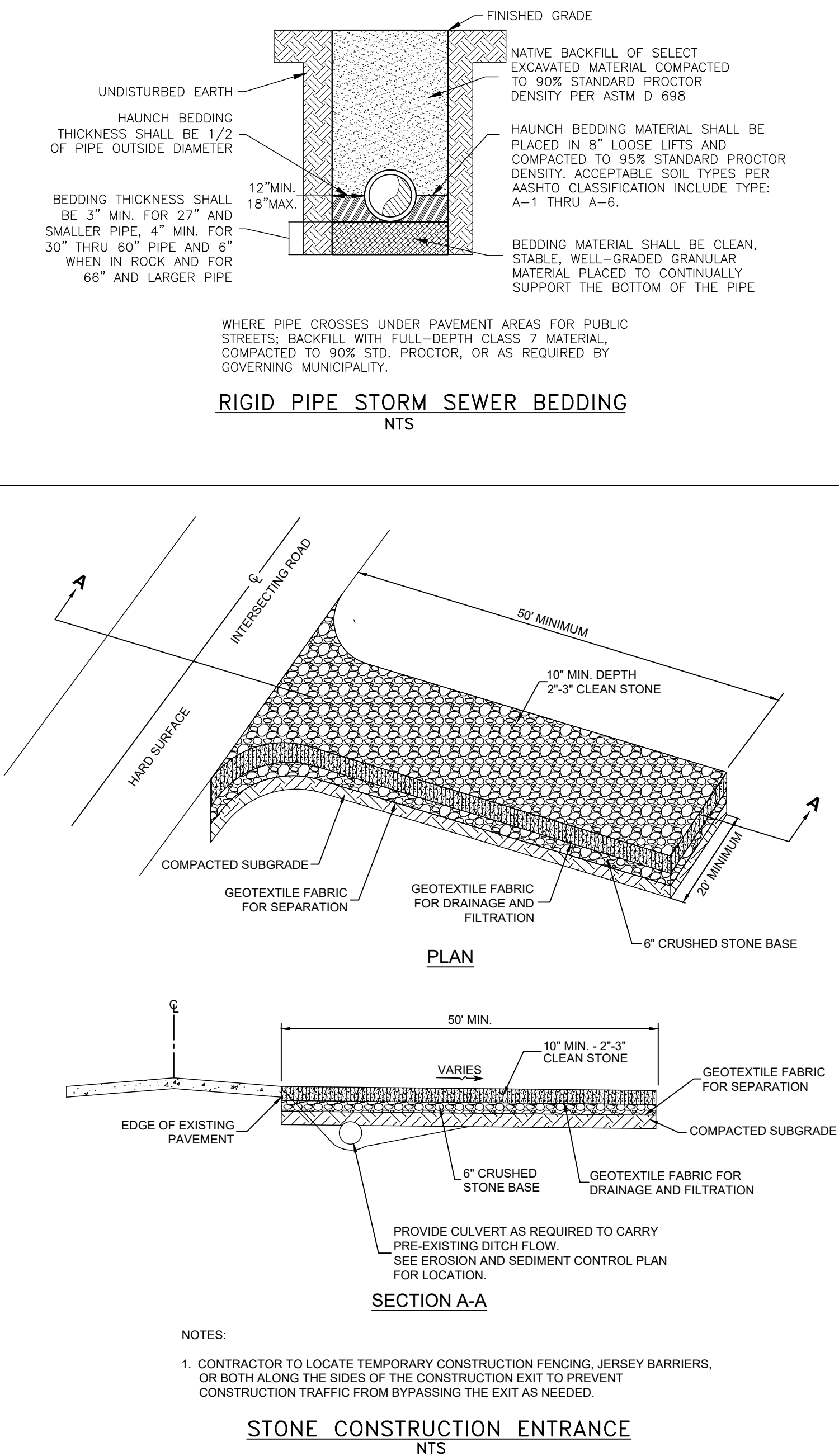
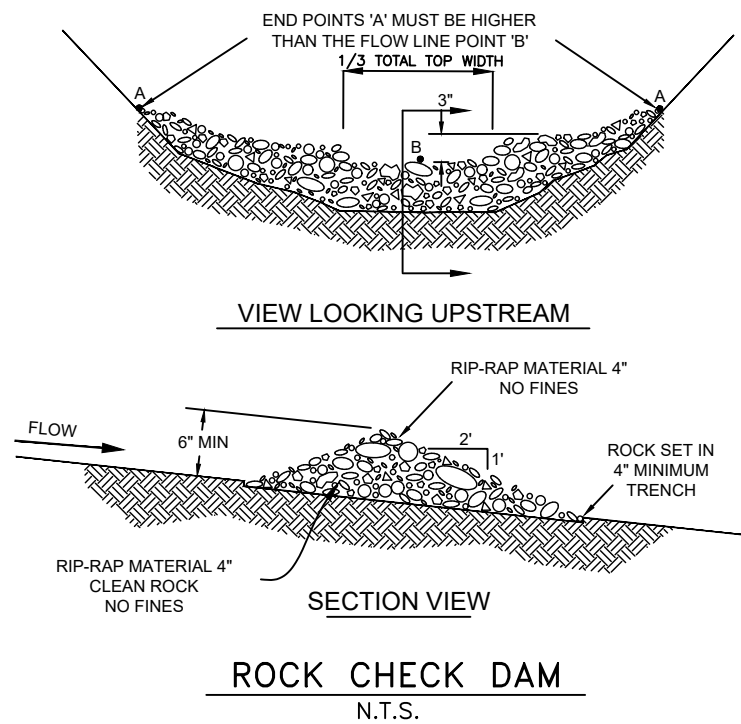
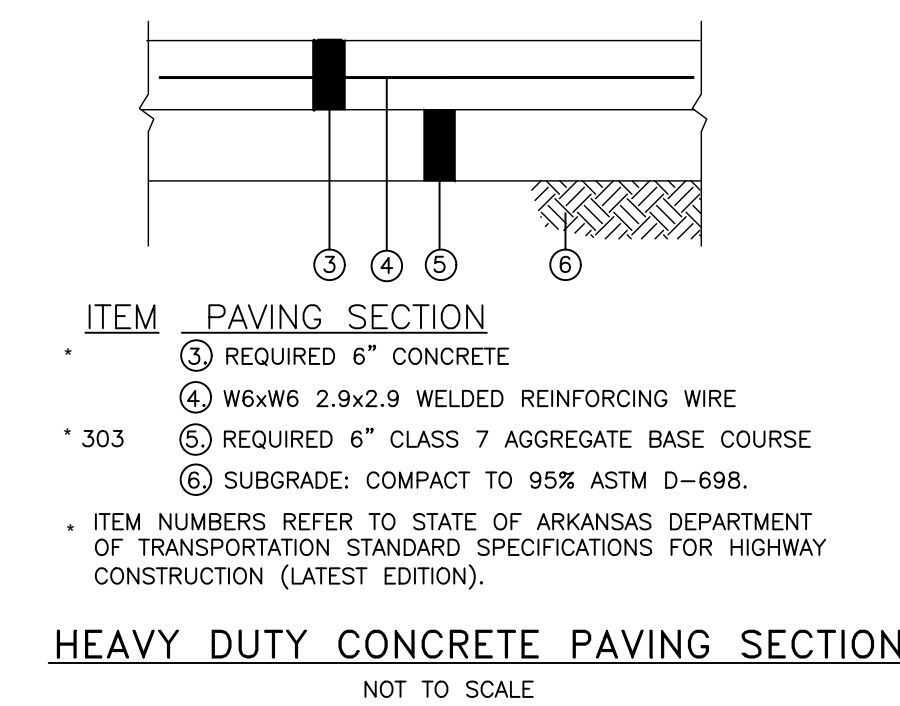
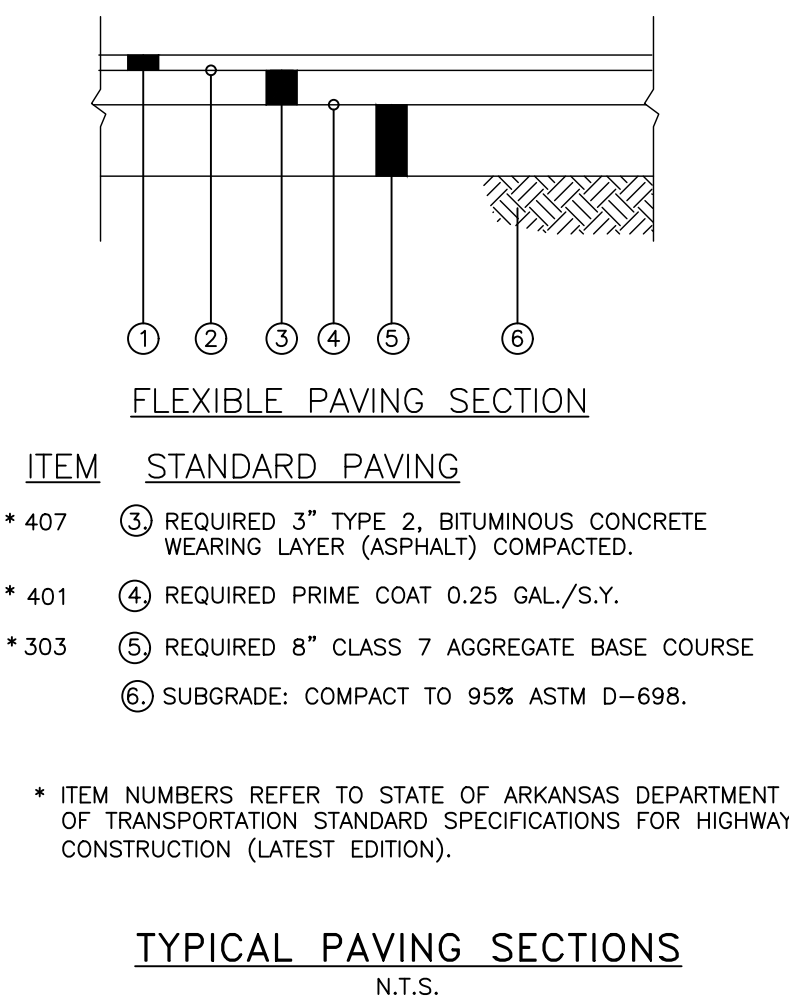
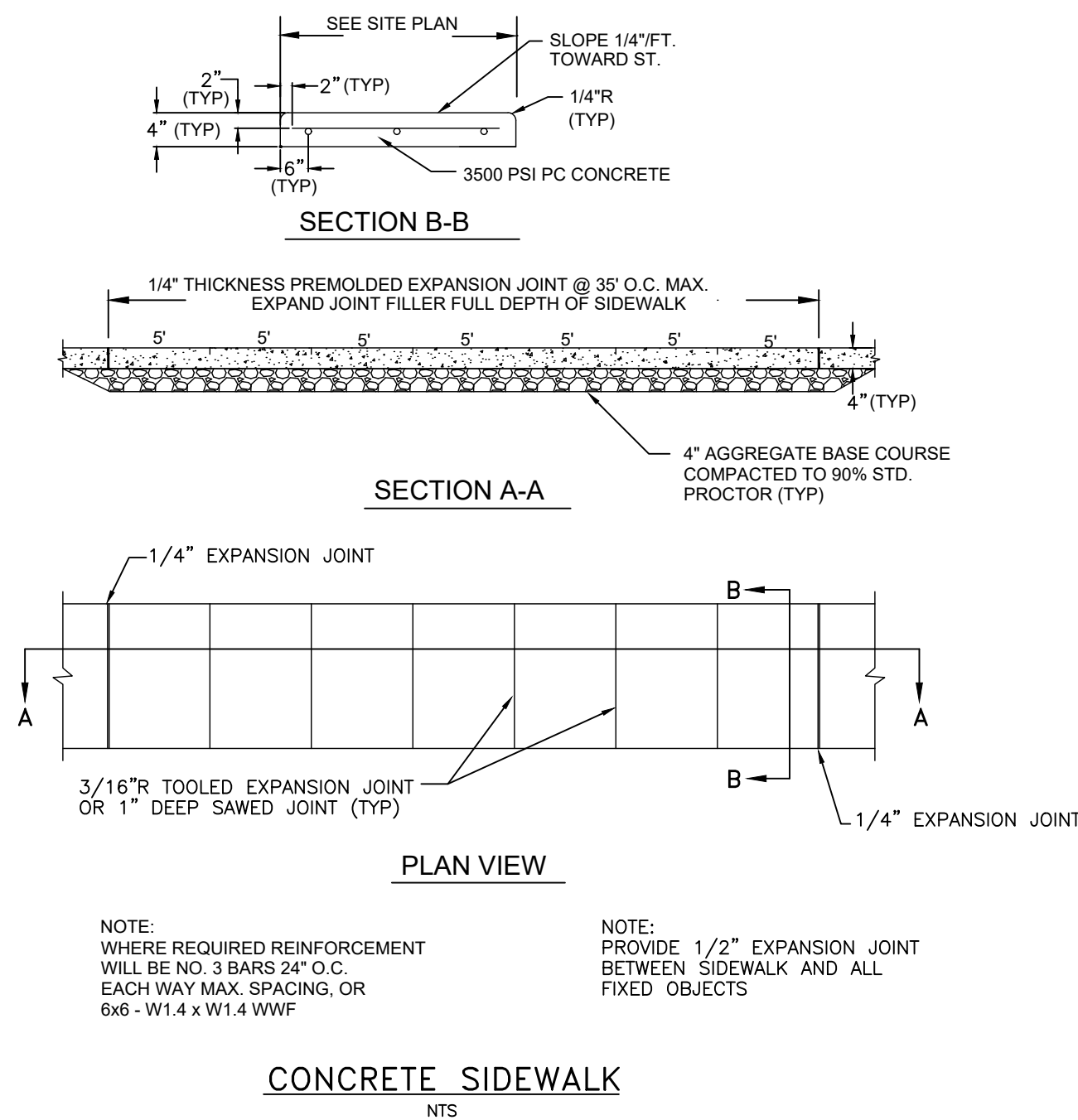
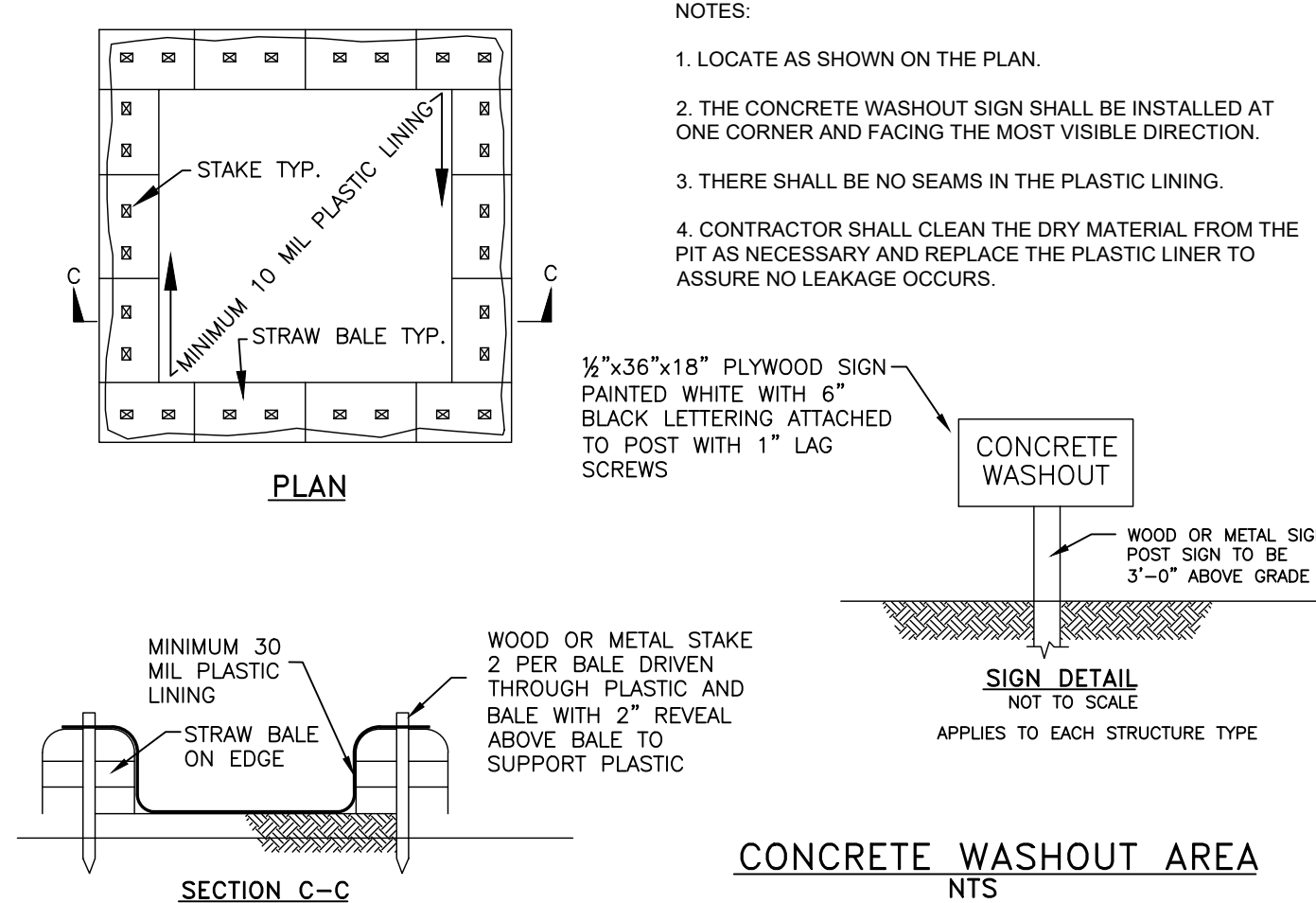
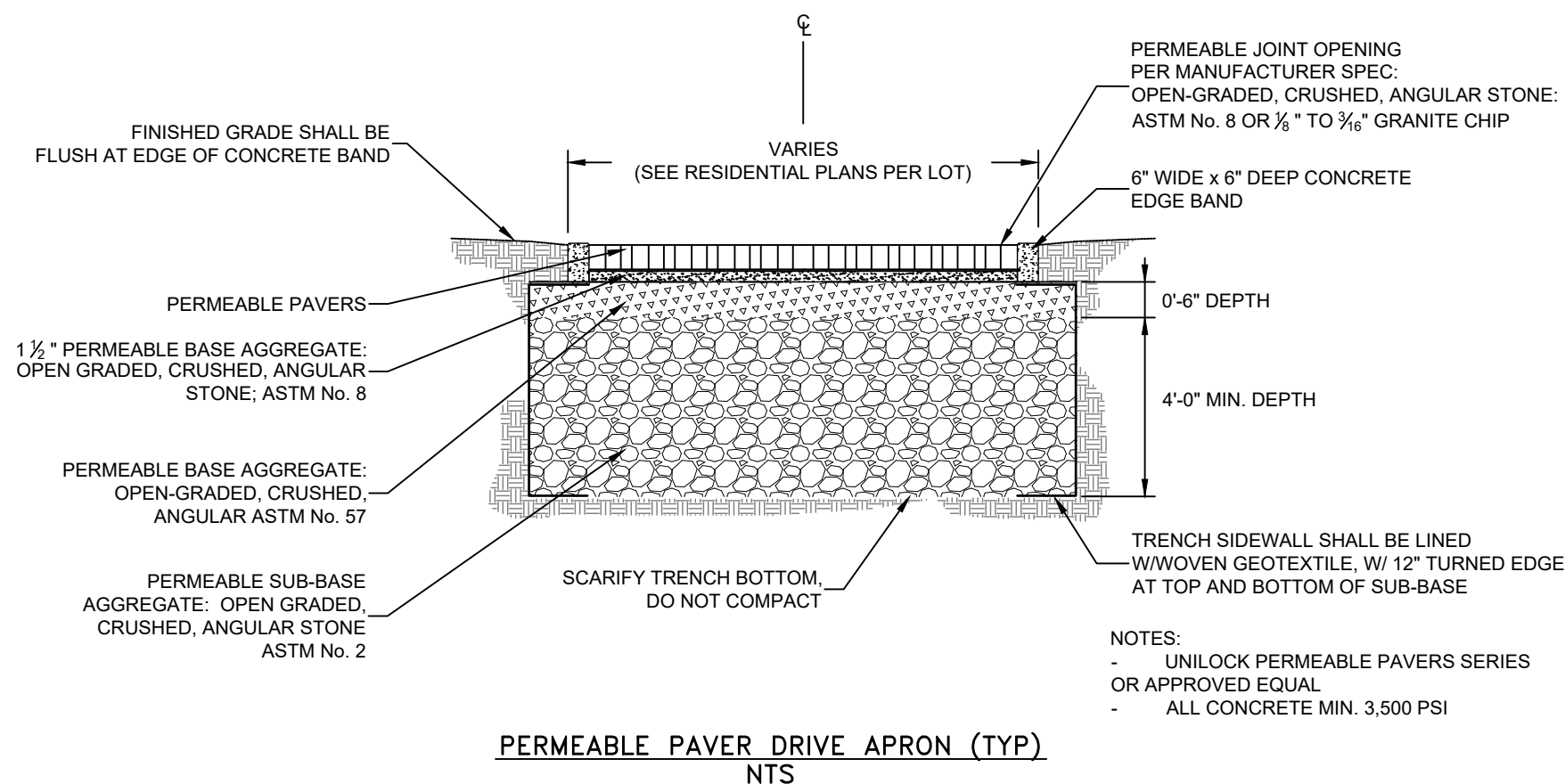
SCE PROJECT #: 23059

CURRENT REVISION: 1

DATE: 05/27/2025

SHEET: 7 of 11

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DEVELOPER:
REO PLATEAU PROPERTIES LLC
SCOTT GRANDY
3806 SW PLATEAU BLVD
BENTONVILLE, AR 72712
sagrandy@gmail.com
479-381-5583

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

DETAILS 1

PLATEAU PROPERTIES
PRELIMINARY PLAT
BENTONVILLE, AR

SHEET:
PROJECT:

NOT FOR CONSTRUCTION

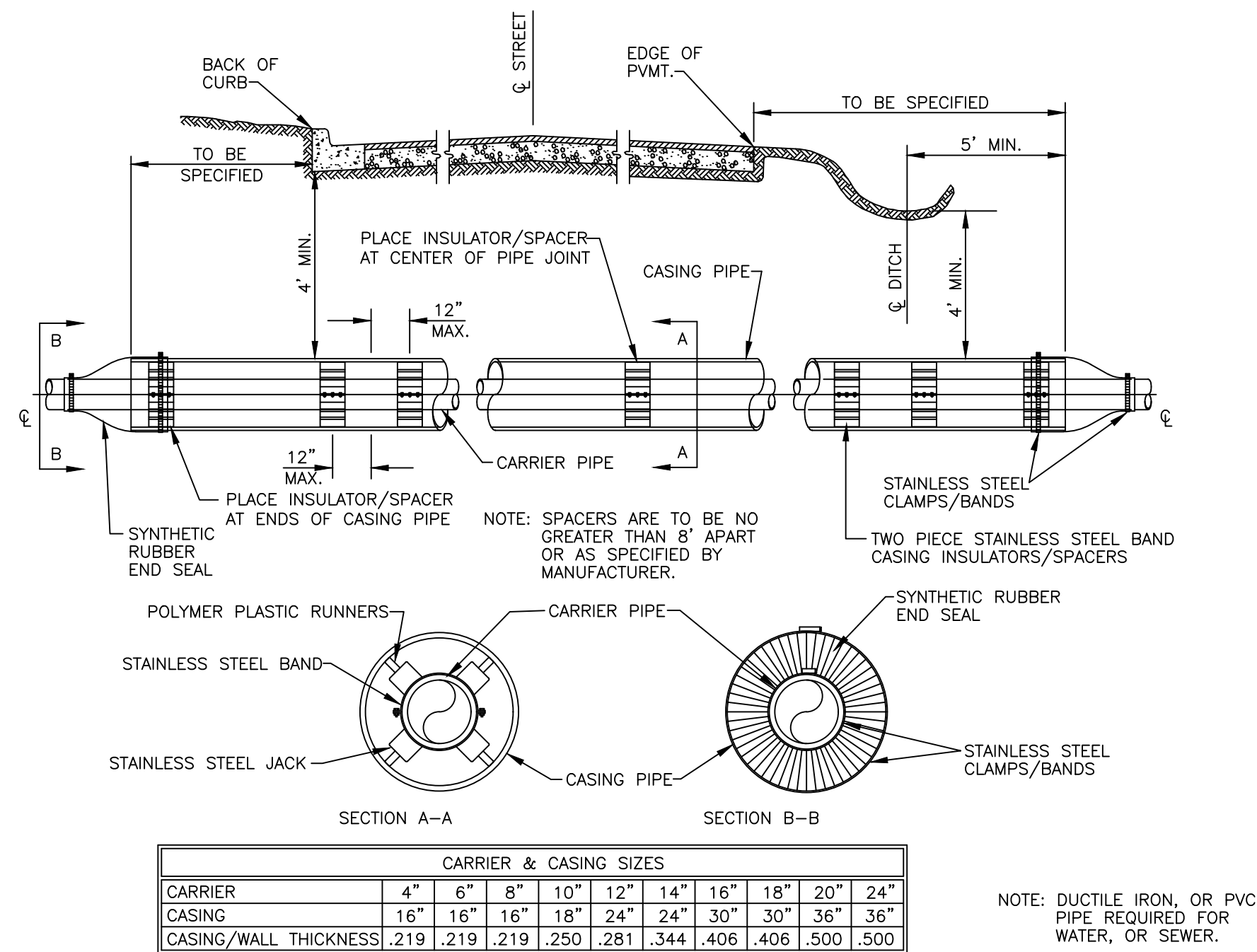
PRELIMINARY

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MANAGER:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCE PROJECT #: 23059
CURRENT REVISION: 1
DATE: 05/27/2025
SHEET: 8 of 11

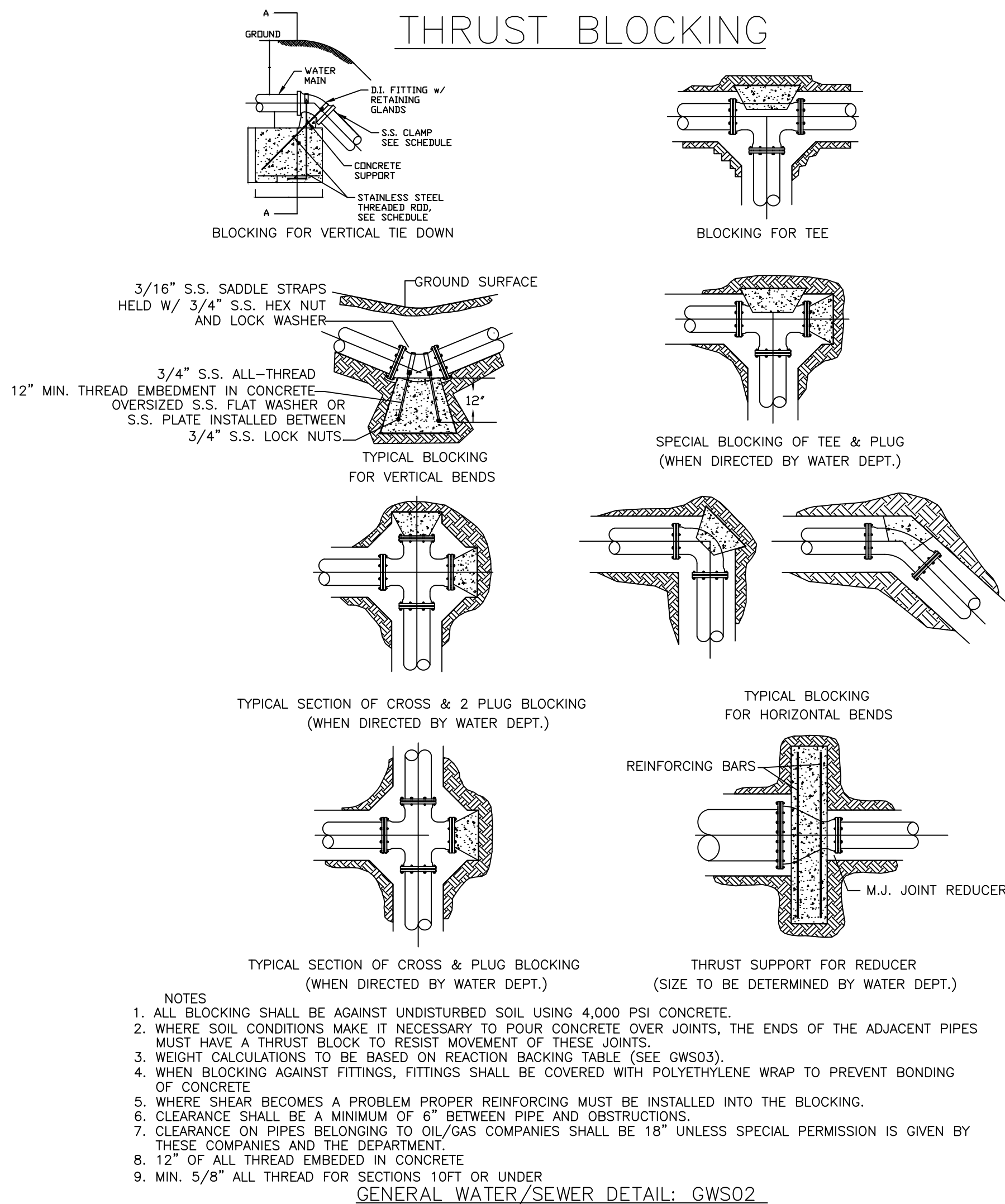
ENCASEMENT DETAIL



*ALL BELLS SHALL BE RESTRAINED INSIDE ENCASEMENT BY APPROVED METHOD.

GENERAL WATER/SEWER DETAIL: GWS01

THRUST BLOCKING



GENERAL WATER/SEWER DETAIL: GWS02

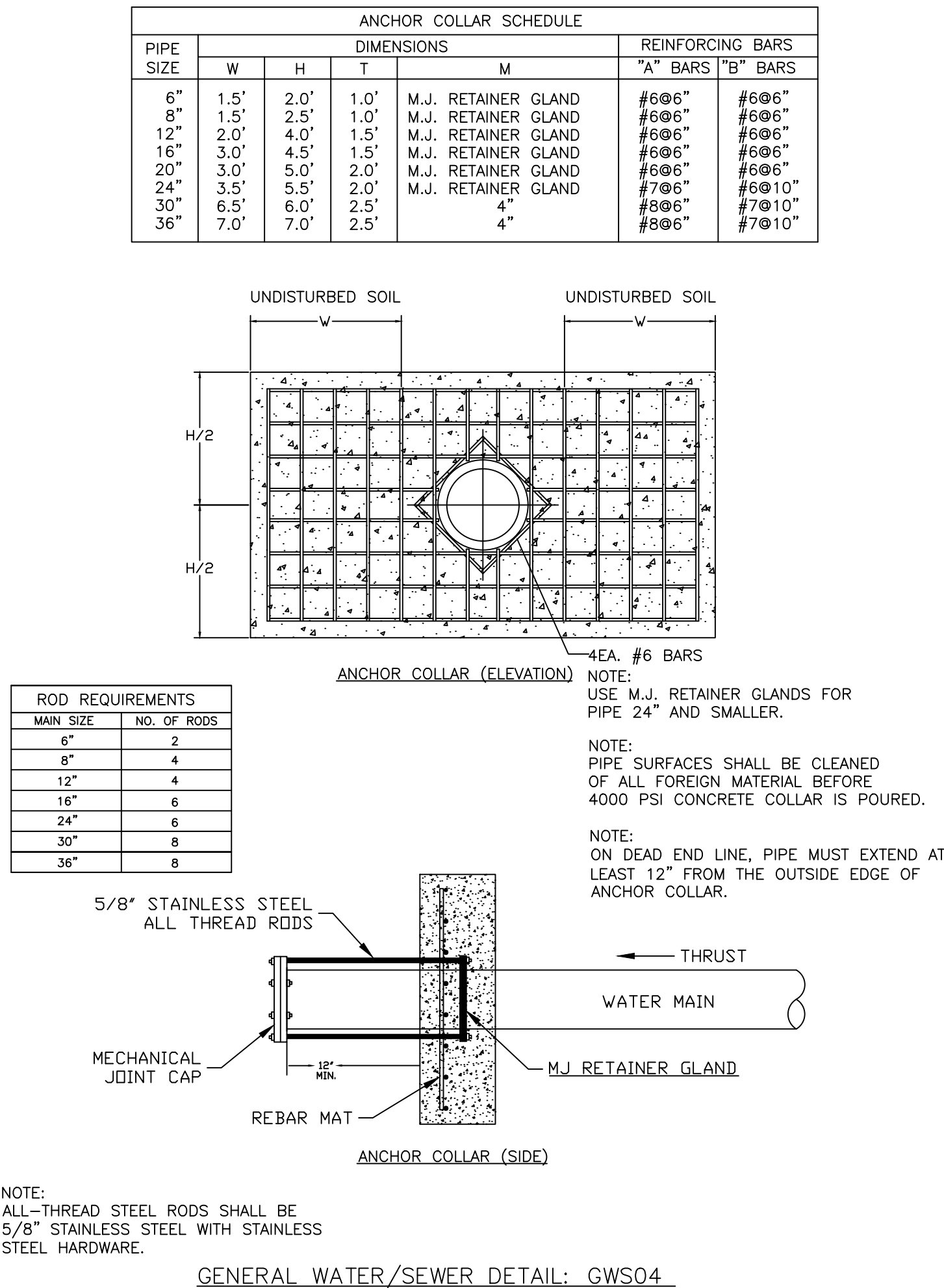
REACTION BACKING TABLE

BLOCKING SCHEDULE						
PIPE SIZE		BENDS				ROD DIA.
		45°	22 1/2°	11 1/4°		
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.	
	A (FT.)	5.00'	4.00'	3.00'		
	B (FT.)	4.00'	3.20'	2.80'		
	C (FT.)	5.00'	4.00'	3.00'		
		MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.	
	A (FT.)	6.00'	5.00'	4.00'		
	B (FT.)	6.00'	4.25'	3.50'		
	C (FT.)	6.00'	5.00'	4.00'		
		MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.	
	A (FT.)	8.00'	6.50'	5.00'		
	B (FT.)	7.25'	5.50'	4.75'		
	C (FT.)	8.00'	6.50'	5.00'		
		MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.	
	A (FT.)	9.50'	7.50'	6.00'		
	B (FT.)	9.00'	7.25'	5.75'		
	C (FT.)	9.50'	7.50'	6.00'		
		MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.						

- NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 3. WRAP ALL FITTINGS WITH POLY WRAP.
 4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED WITH CONCRETE.
 7. REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

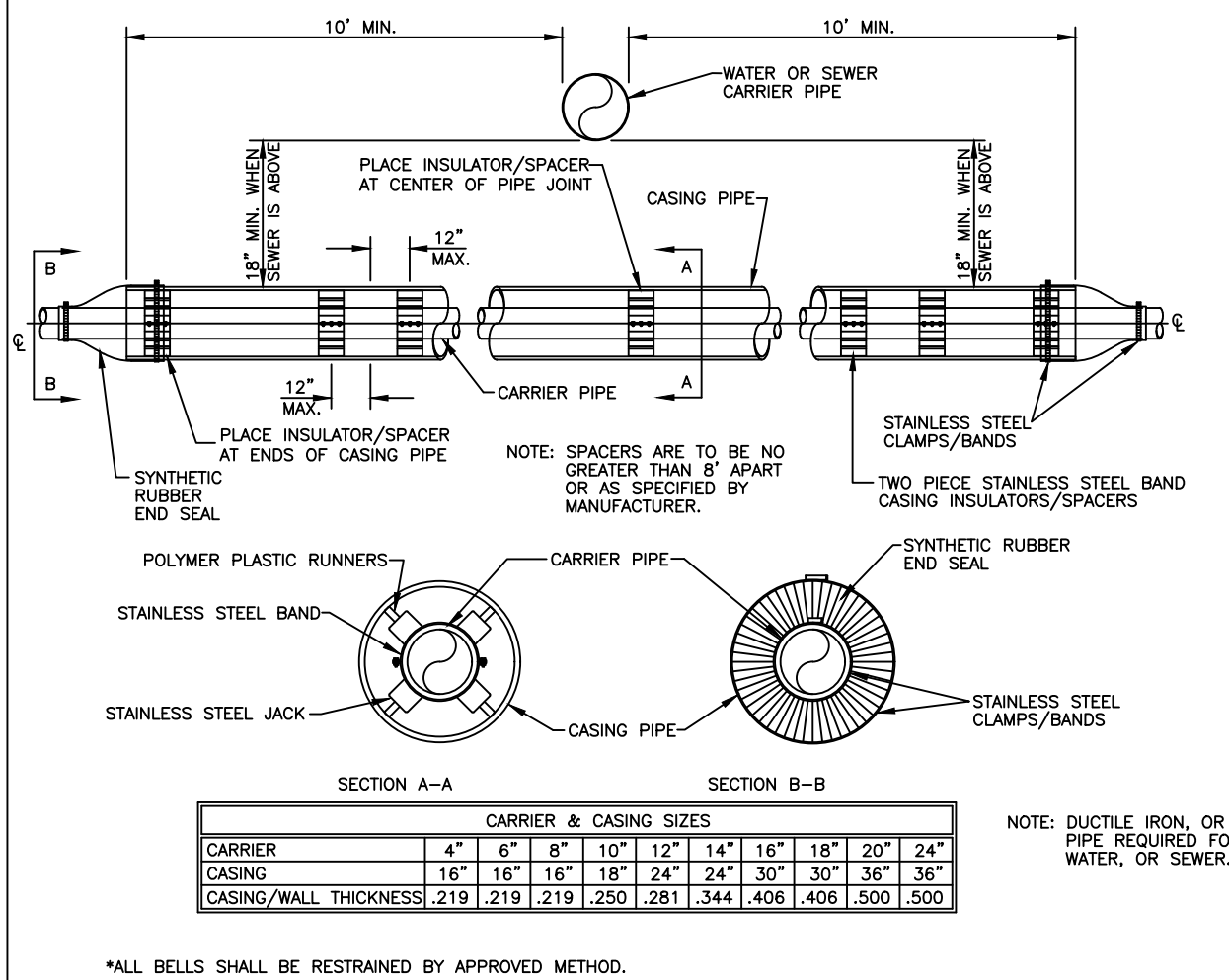
GENERAL WATER/SEWER DETAIL: GWS03

ANCHOR COLLAR SPECIFICATIONS



GENERAL WATER/SEWER DETAIL: GWS04

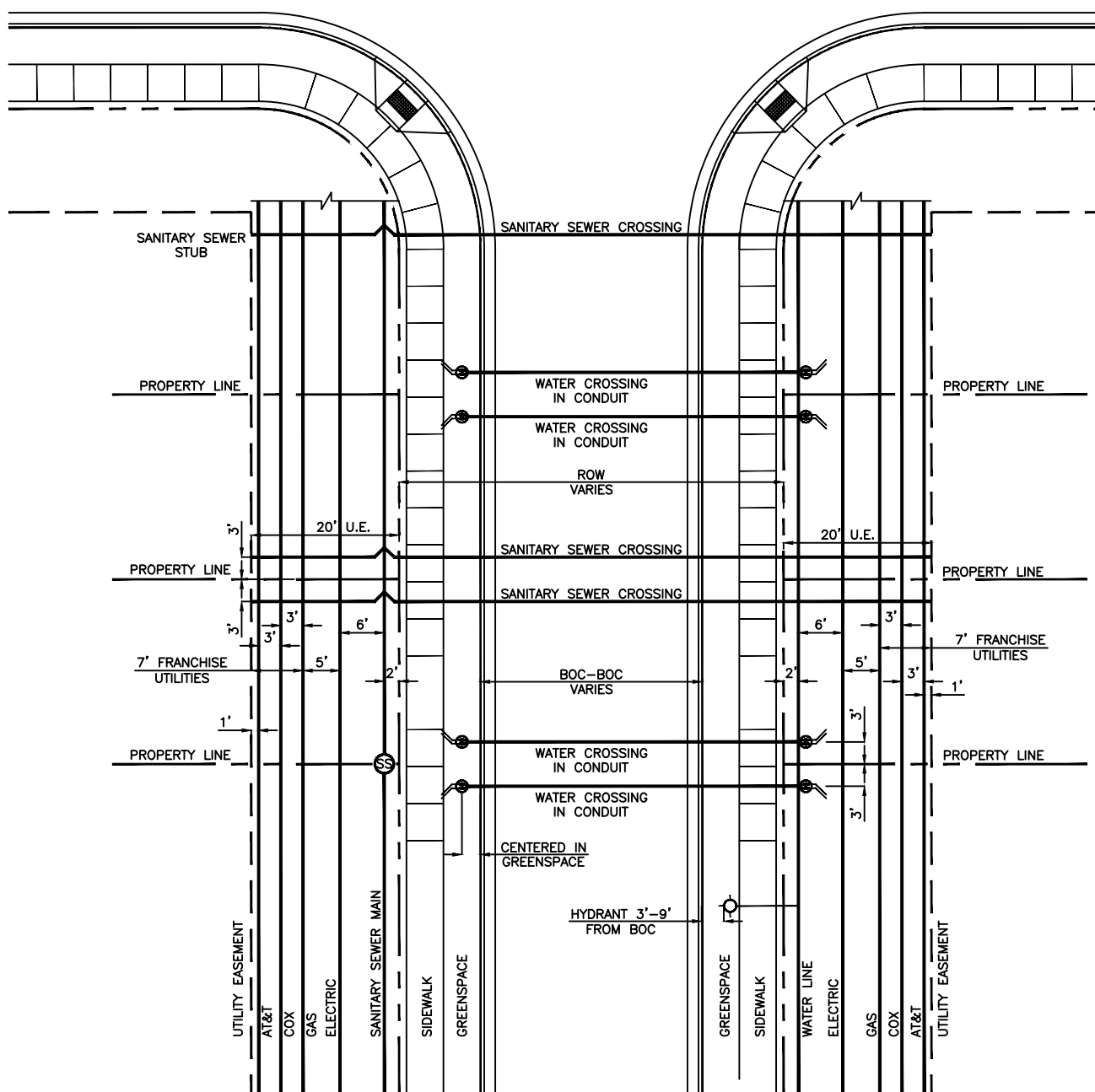
ENCASEMENT CROSSING DETAIL



*ALL BELLS SHALL BE RESTRAINED BY APPROVED METHOD.

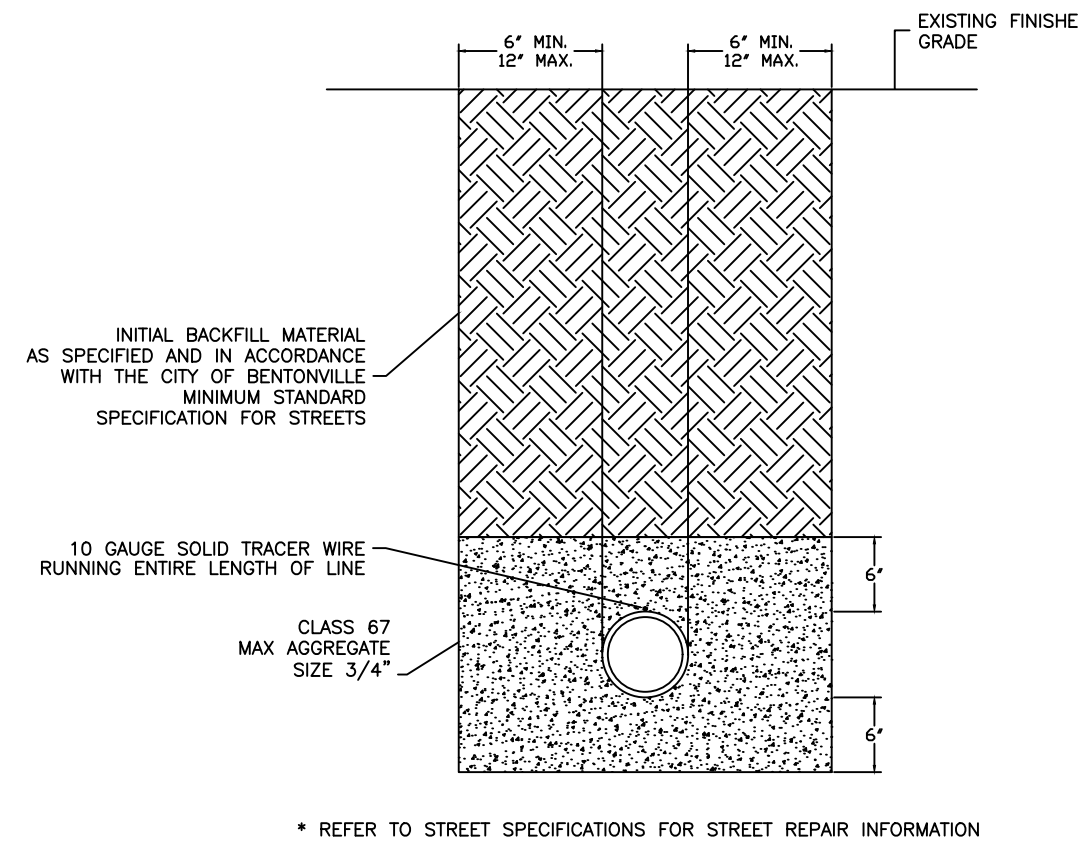
GENERAL WATER/SEWER DETAIL: GWS05

SUBDIVISION UTILITY PLACEMENT



GENERAL WATER/SEWER DETAIL: GWS06

TYPICAL BEDDING DETAIL

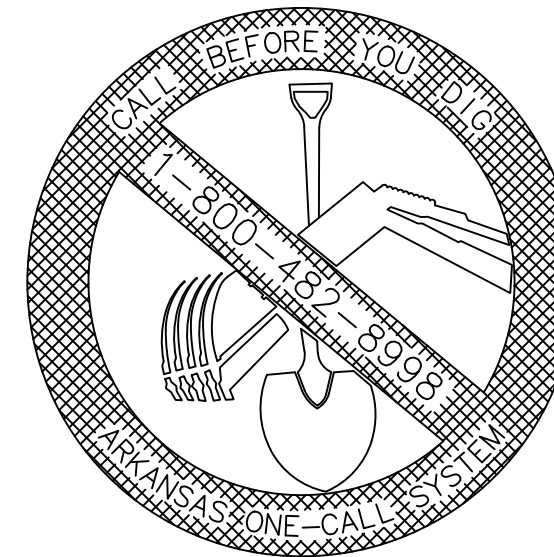


GENERAL WATER/SEWER DETAIL: GWS07



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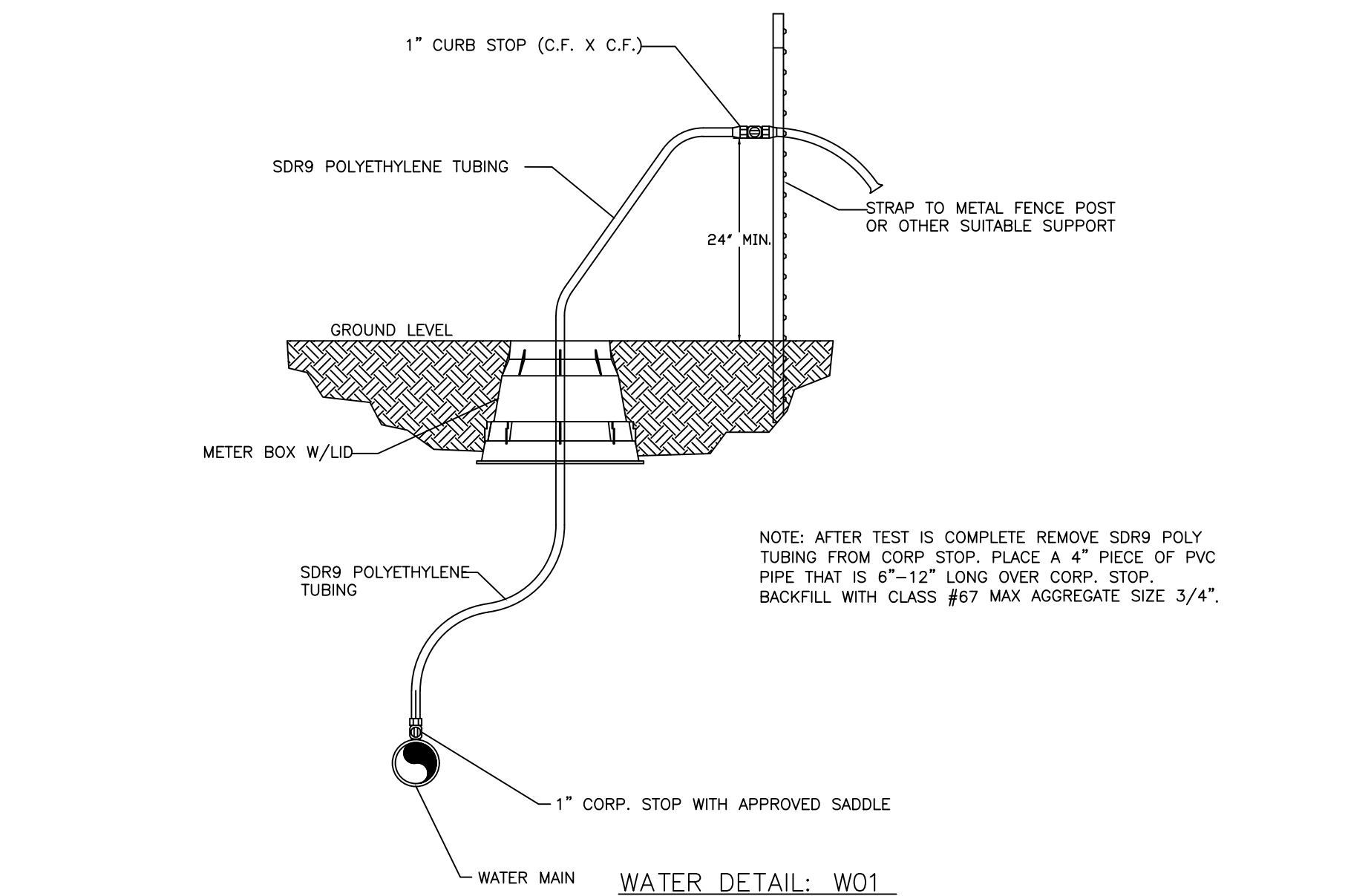
WATER/SEWER DETAILS



REVISION:
2024

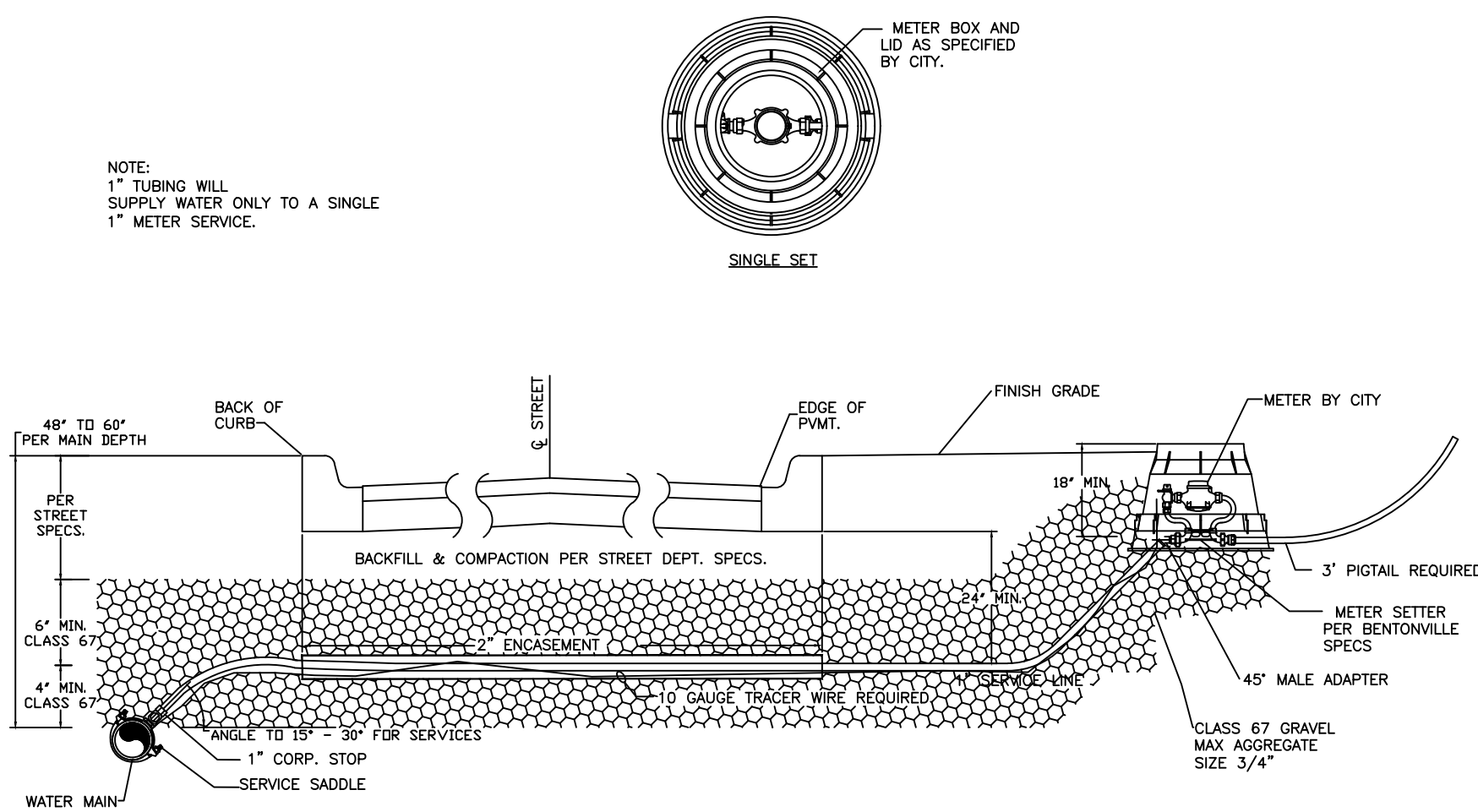
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	1

TEMPORARY 1" BLOW OFF ASSEMBLY
SAMPLE POINTS



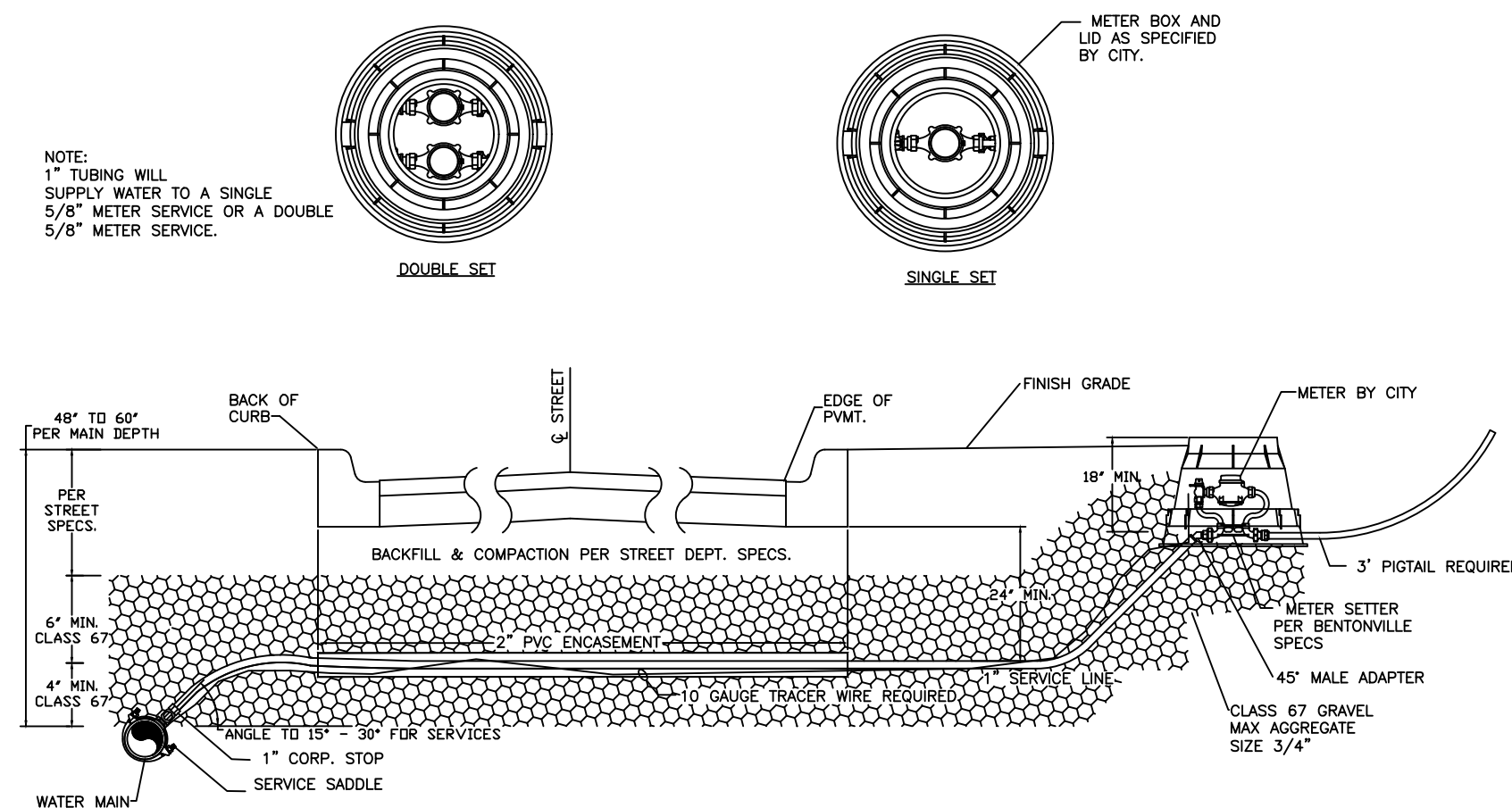
WATER DETAIL: W01

WATER SERVICE DETAIL 1"



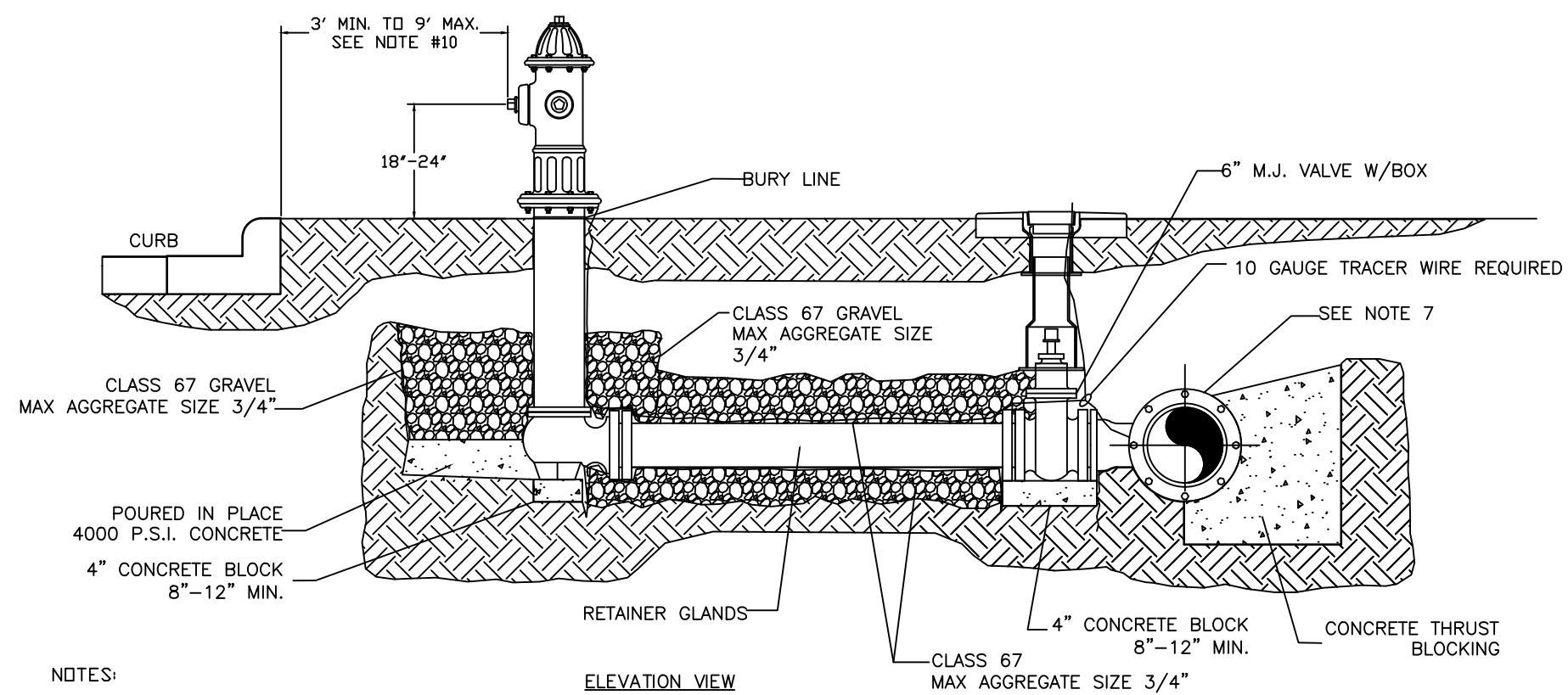
WATER DETAIL: W02

WATER SERVICE DETAIL 5/8"



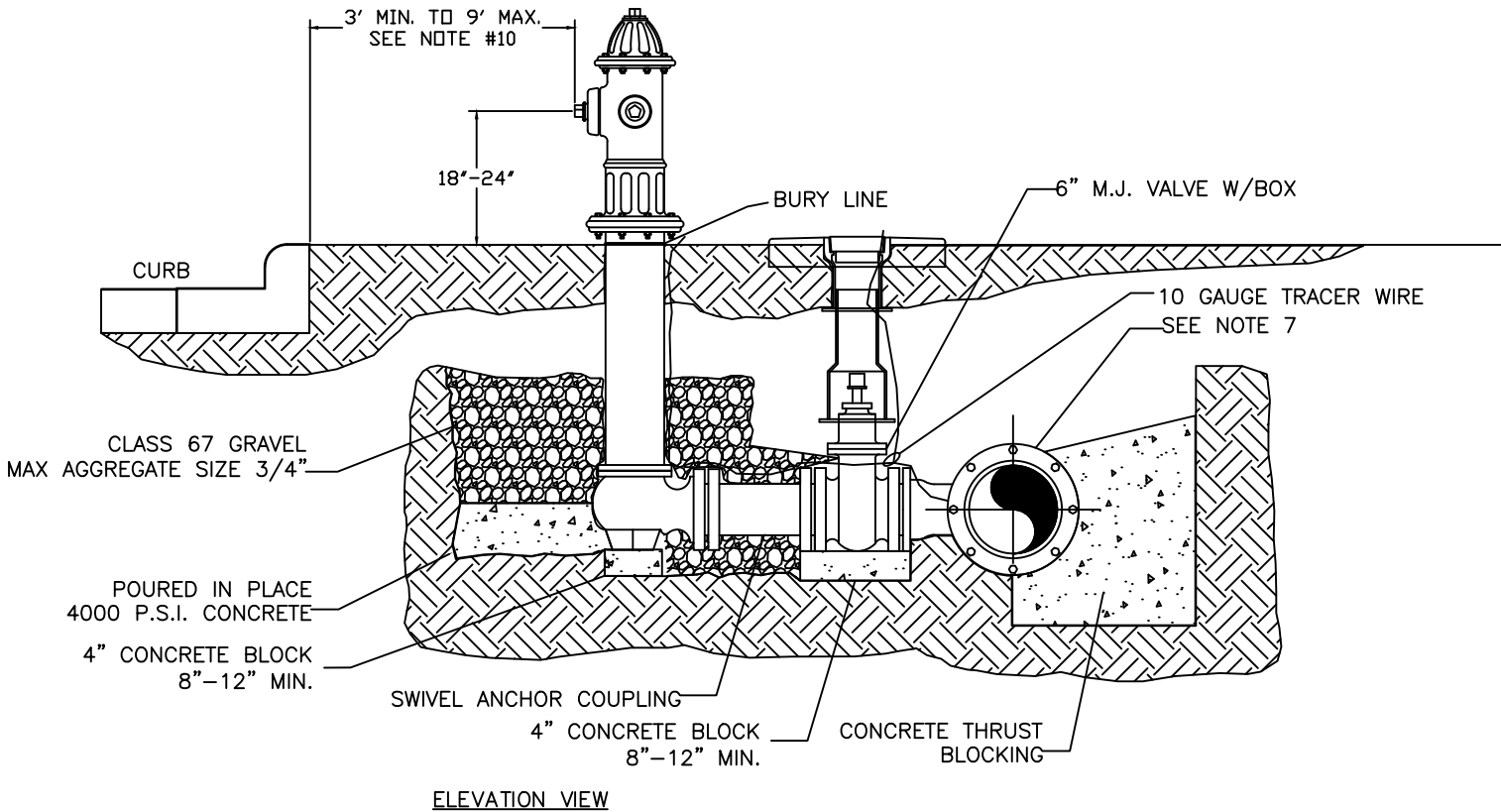
WATER DETAIL: W03

FIRE HYDRANT DETAIL W/
RETAINER GLANDS



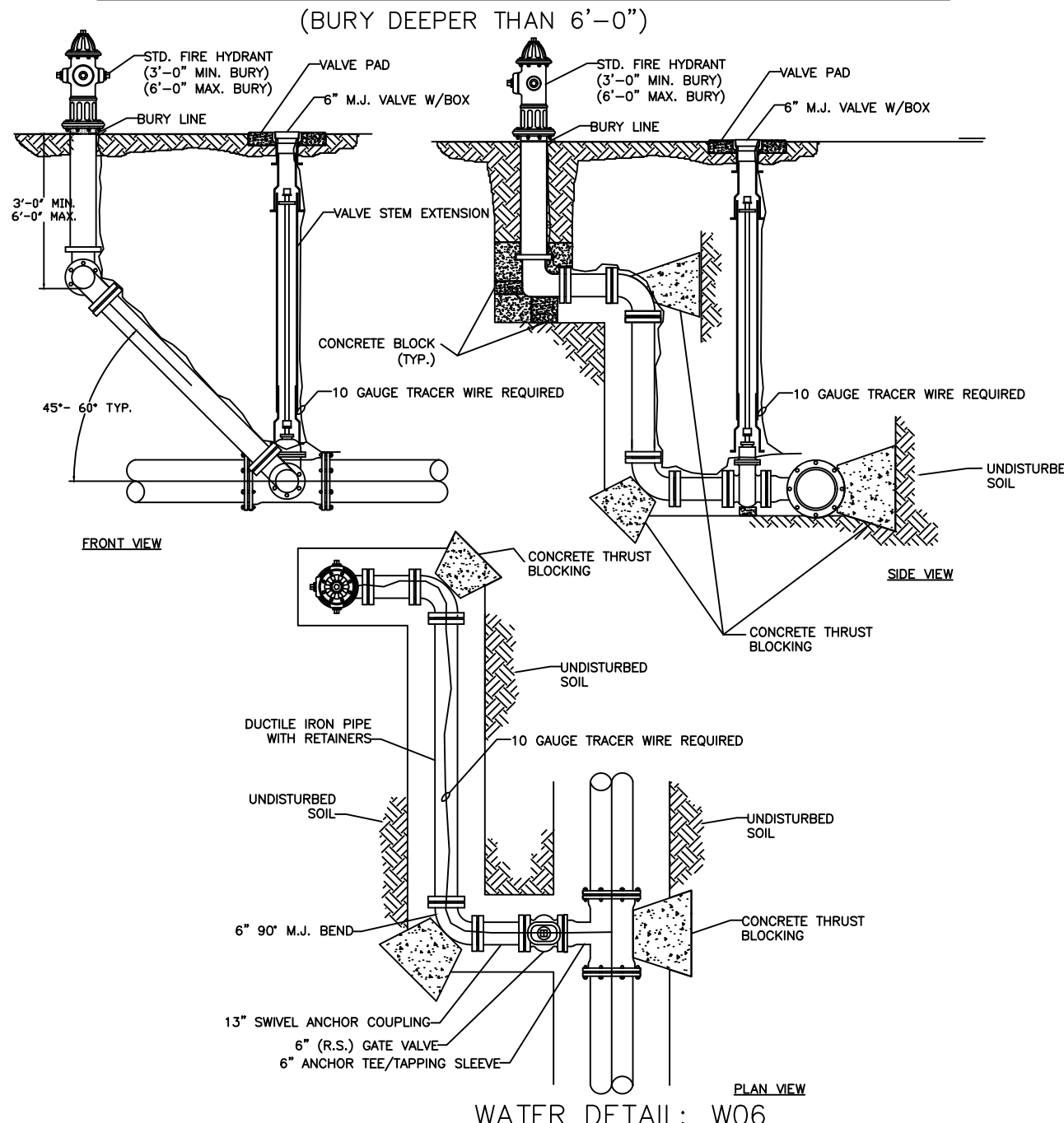
WATER DETAIL: W04

FIRE HYDRANT DETAIL W/SWIVEL ANCHOR COUPLING



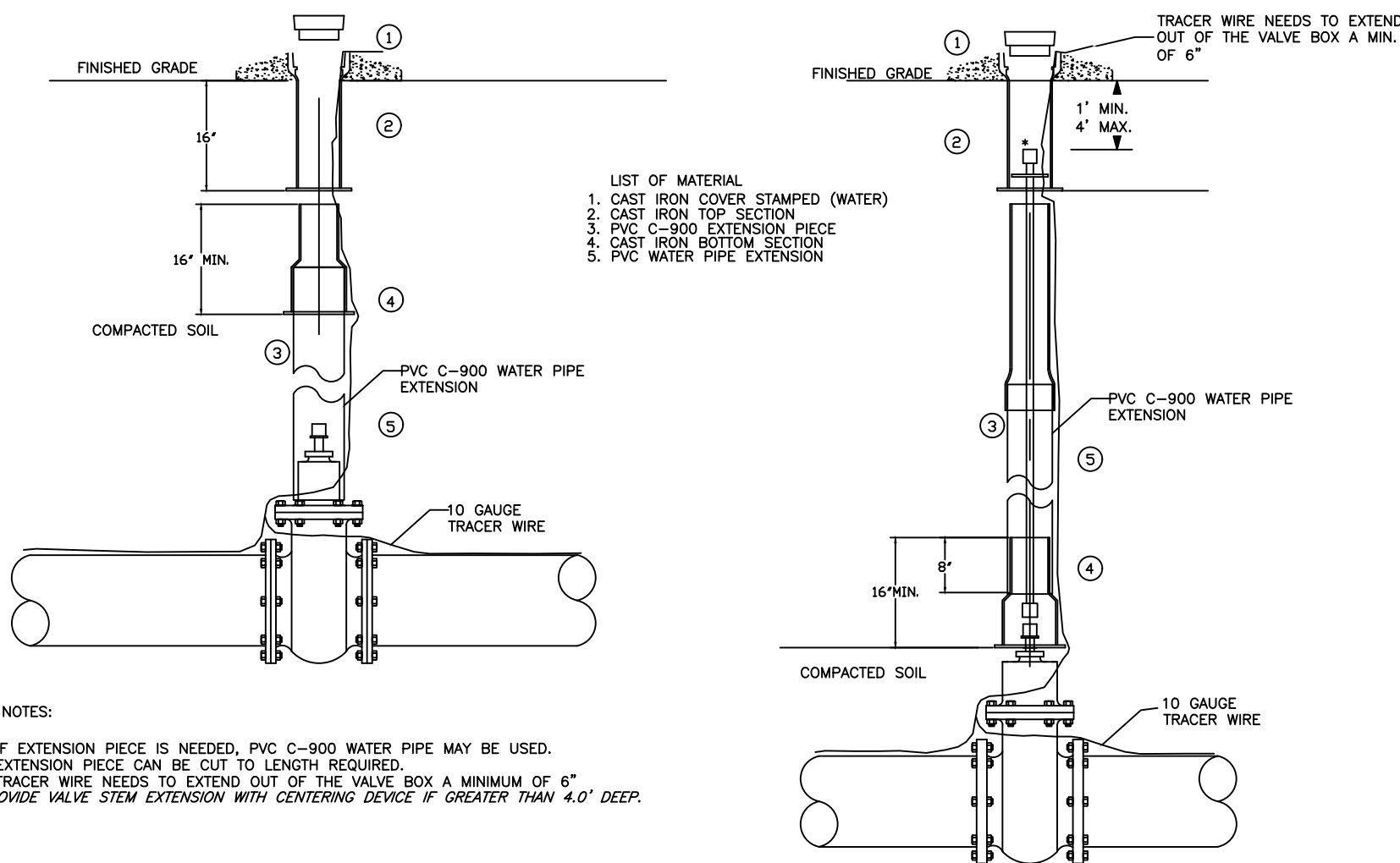
WATER DETAIL: W05

DEEP BURY FIRE HYDRANTS



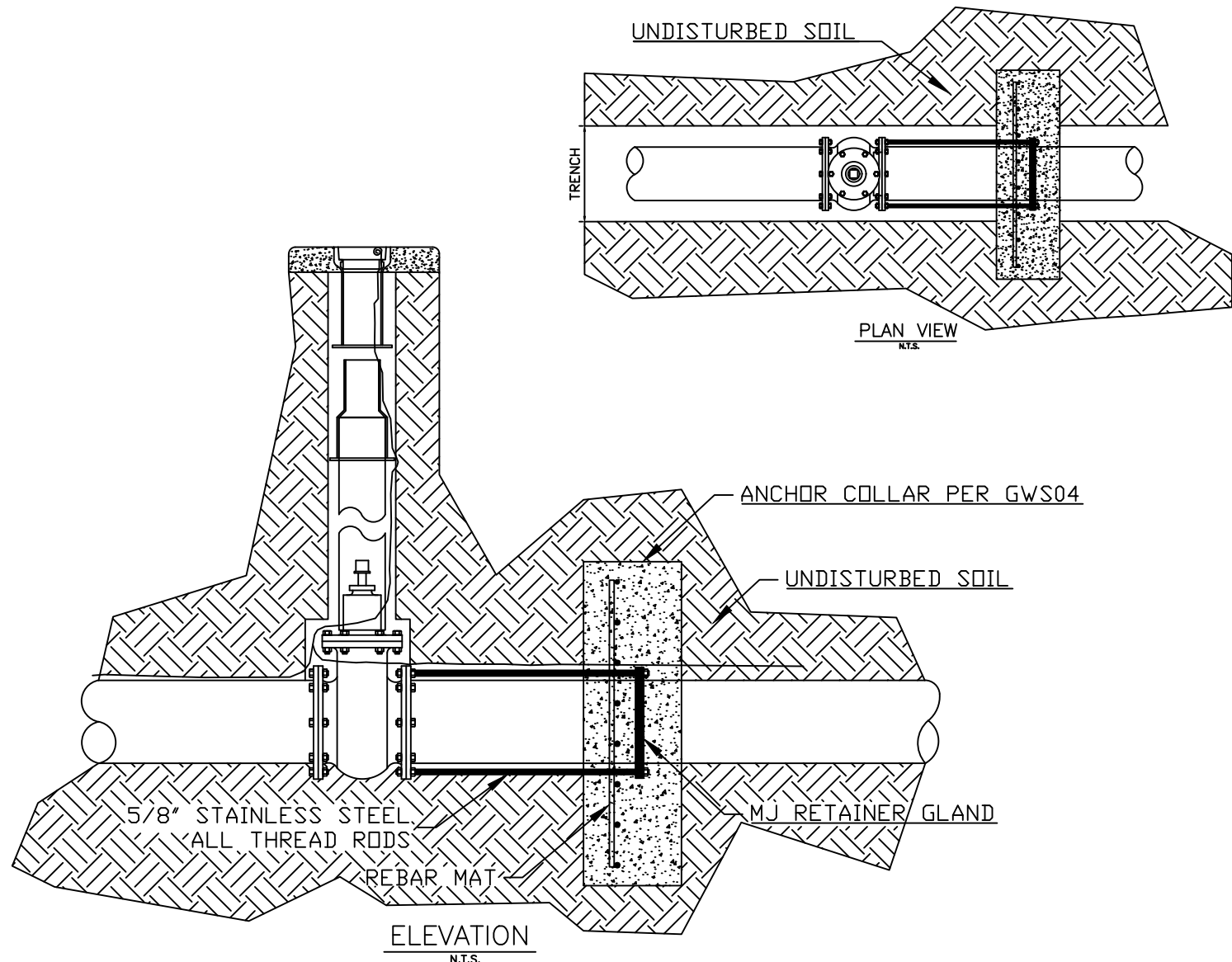
WATER DETAIL: W06

VALVE BOX VALVE STEM & TRACER
WIRE INSTALLATION



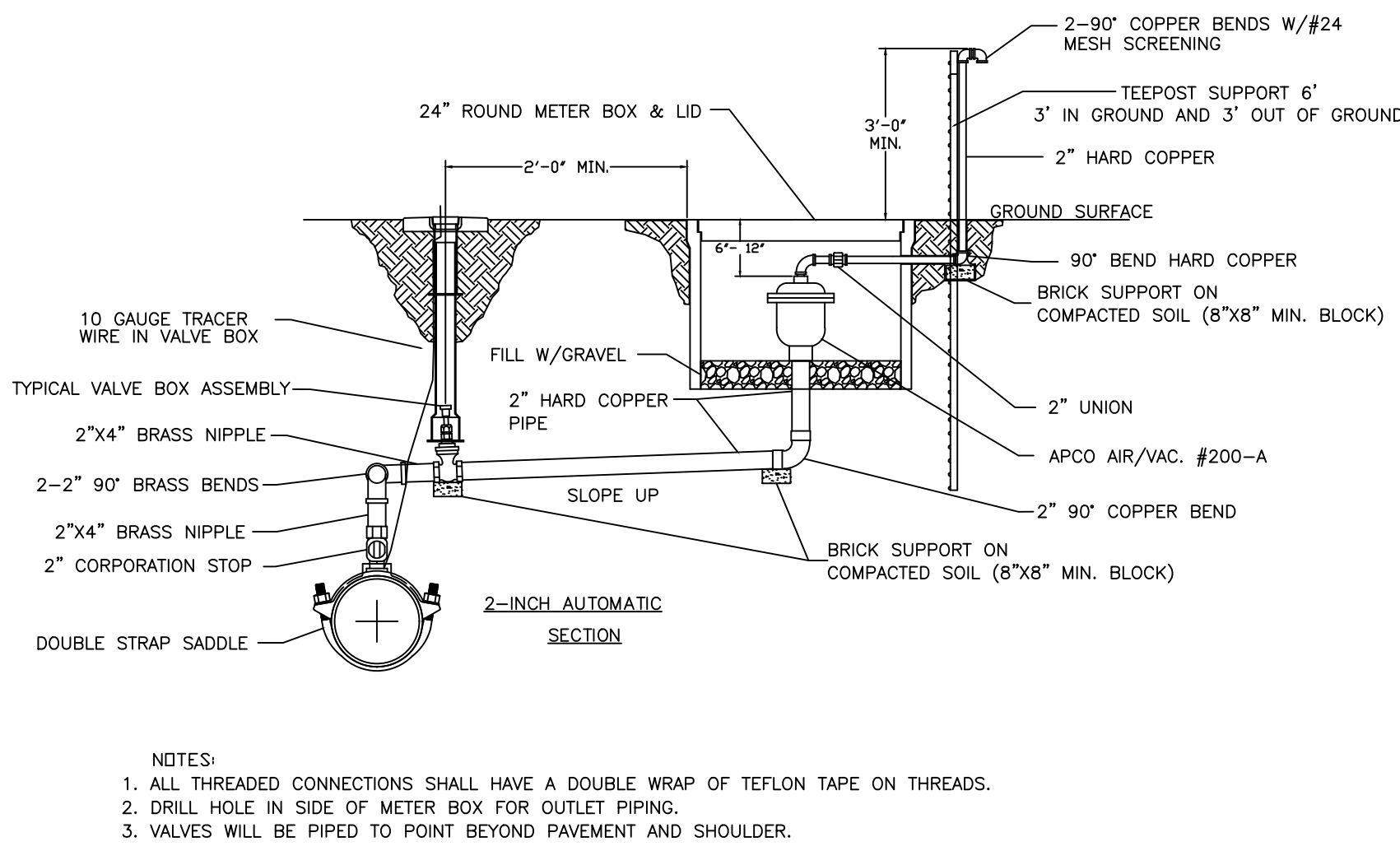
WATER DETAIL: W07

RESTRAINED GATE VALVE

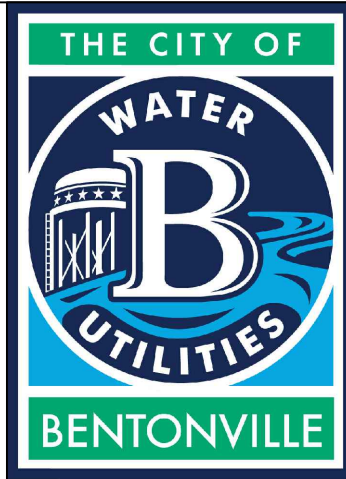


WATER DETAIL: W08

2" COMBINATION AIR/VACUUM VALVE DETAIL

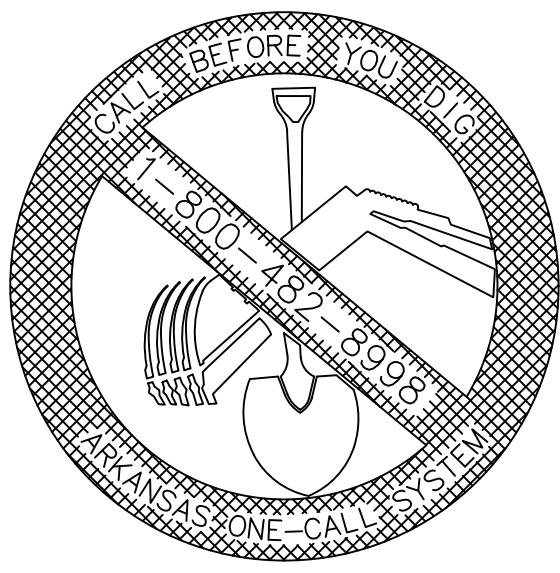


WATER DETAIL: W09



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WATER
DETAILS

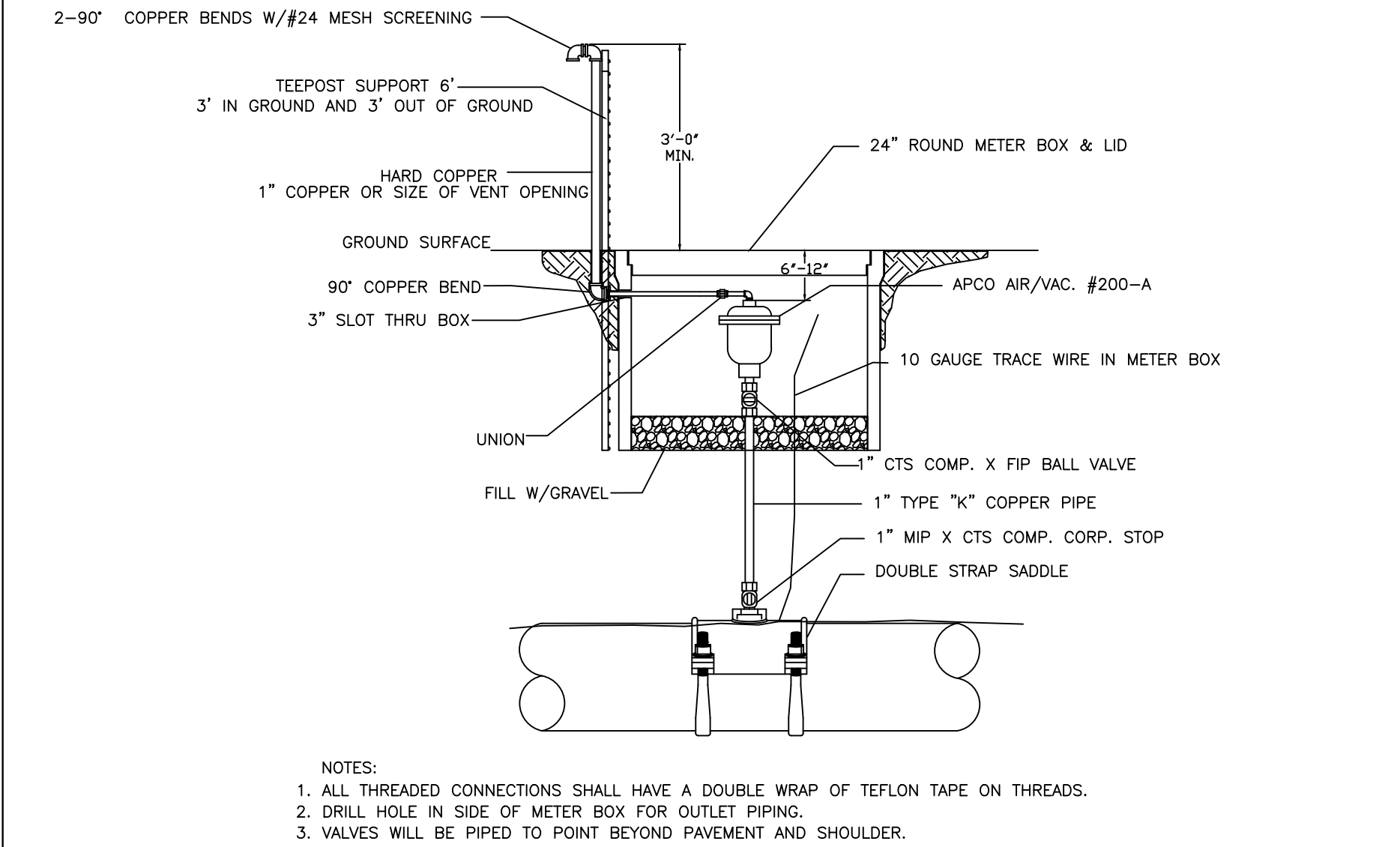


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2024

NOTES:

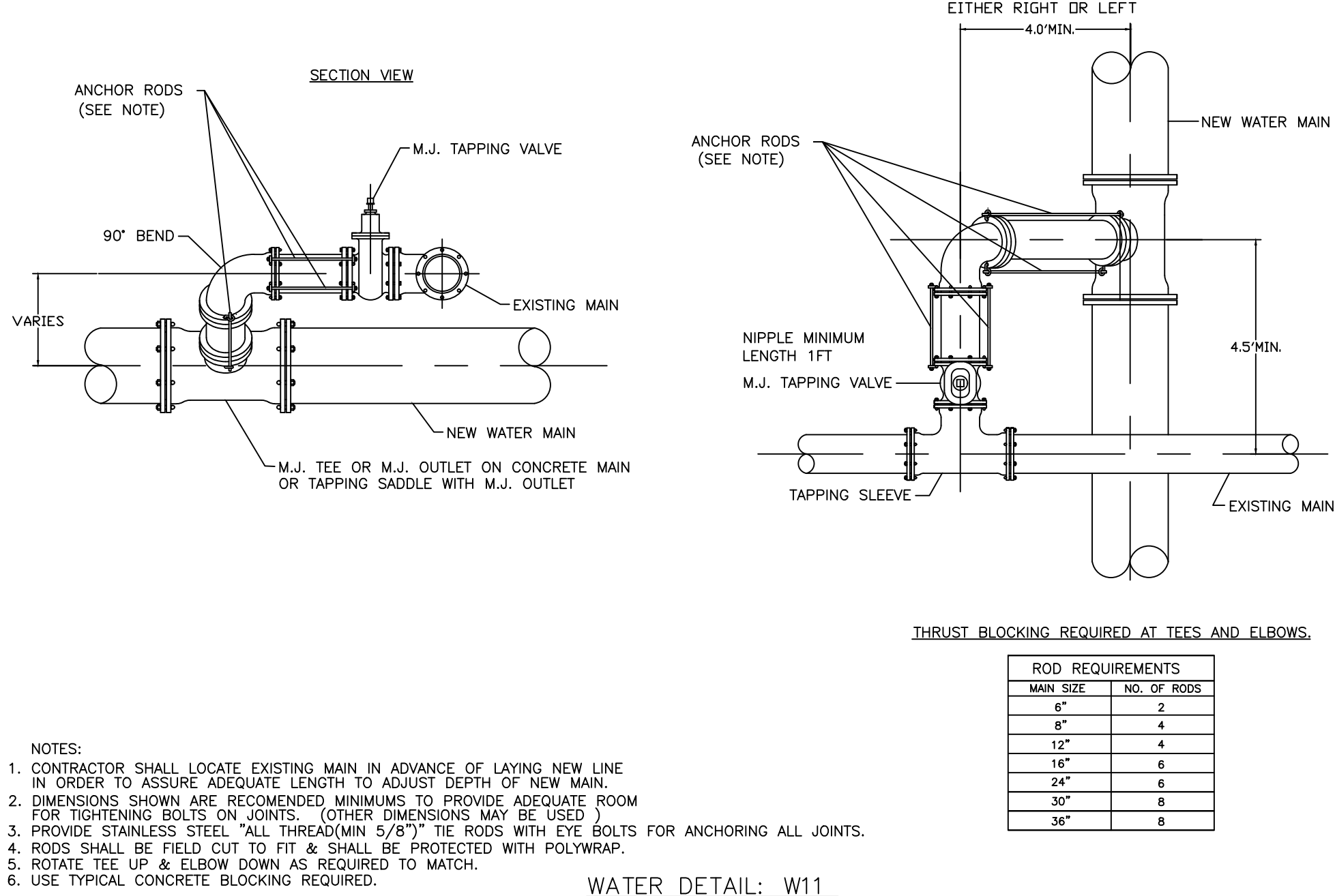
DRAWN BY:	JS	DATE:	08/27/2024
APPROVED BY:	AW	DATE:	08/27/2024
SHEET NUMBER:	1	OF	2

1" COMBINATION AIR/VACUUM VALVE DETAIL



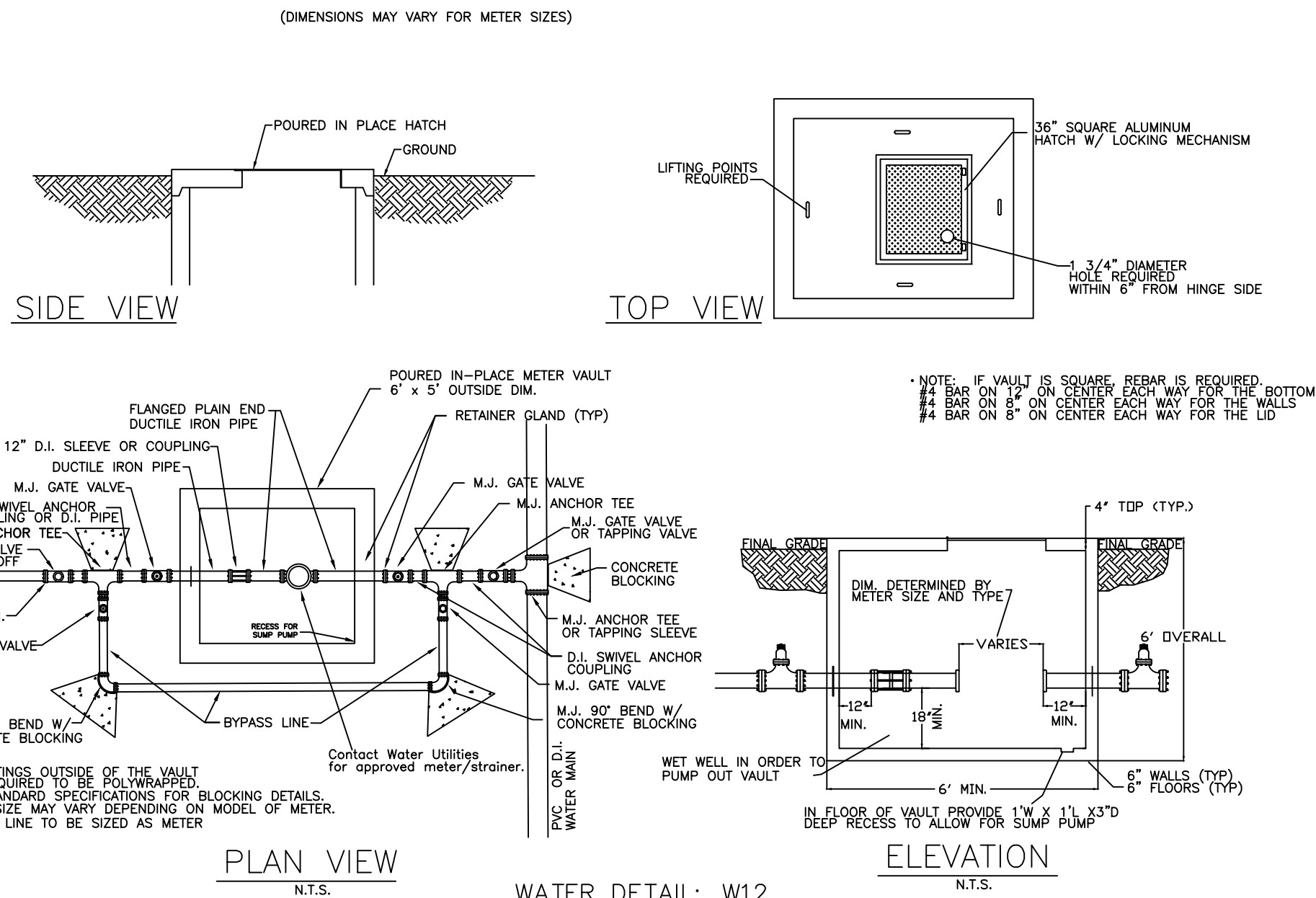
WATER DETAIL: W10

SWING CONNECTION – NEW MAIN TO EXISTING MAIN

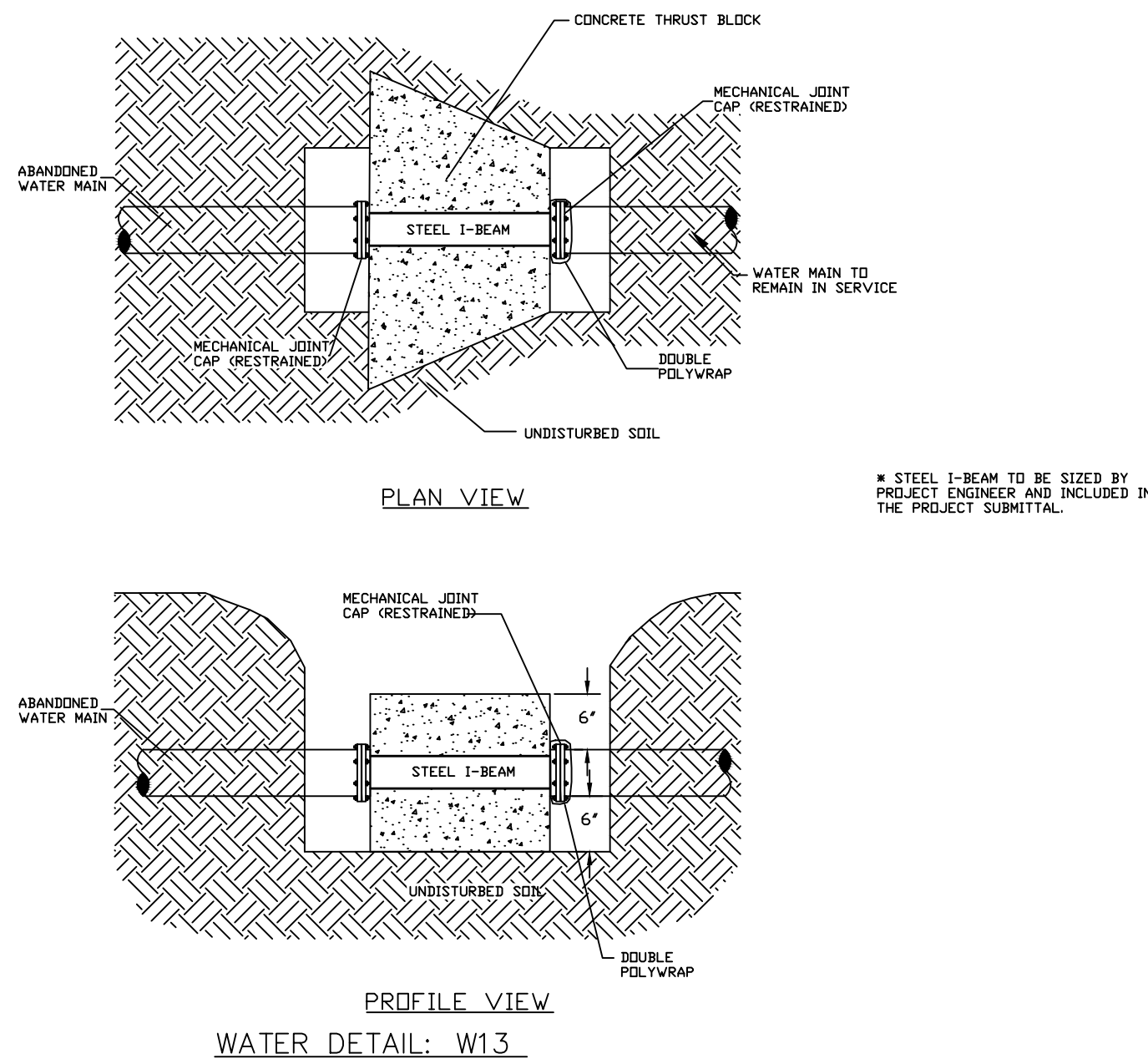


WATER DETAIL: W11

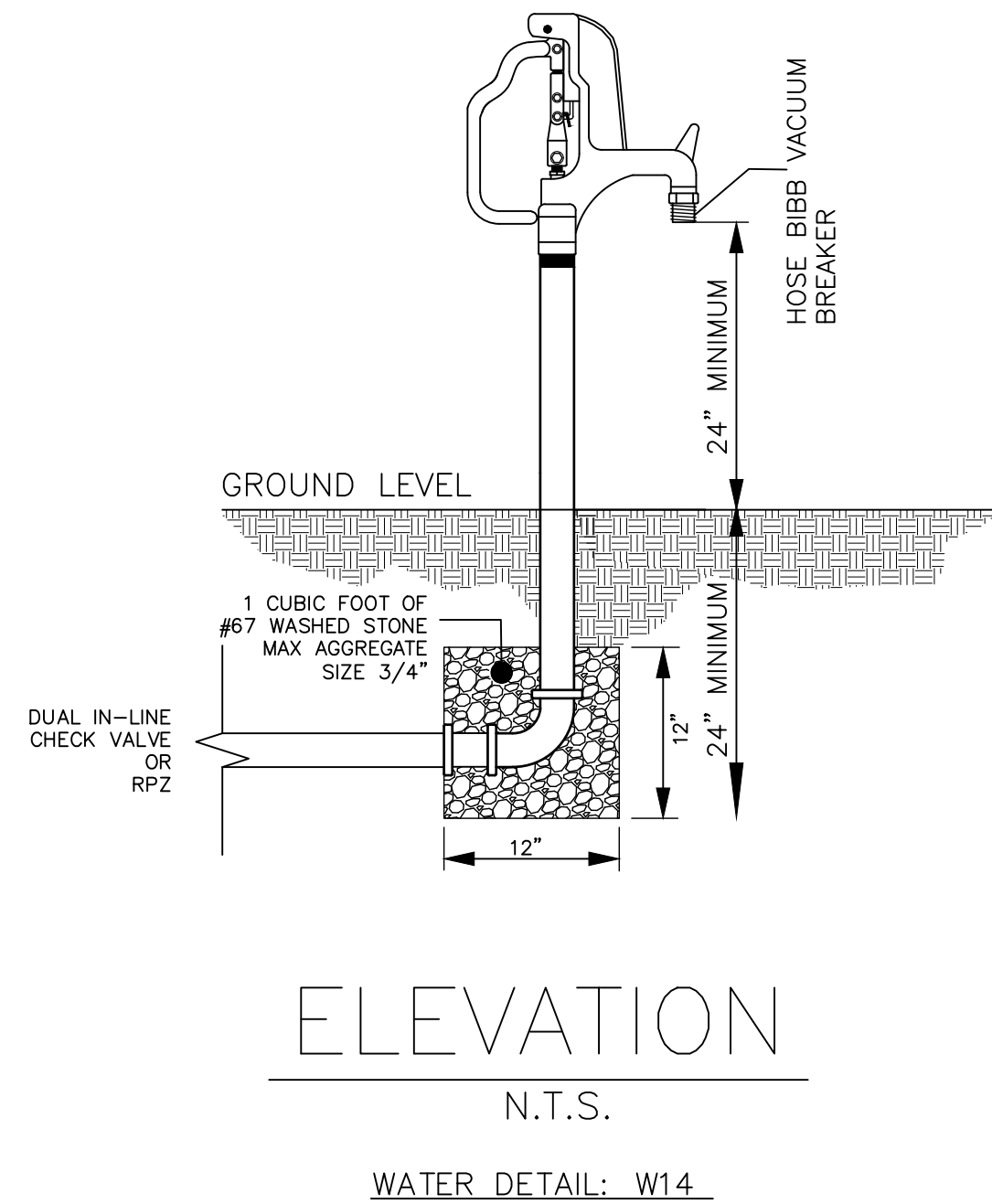
METER VAULT DETAIL FOR 4" – 8" METERS (TYPICAL)



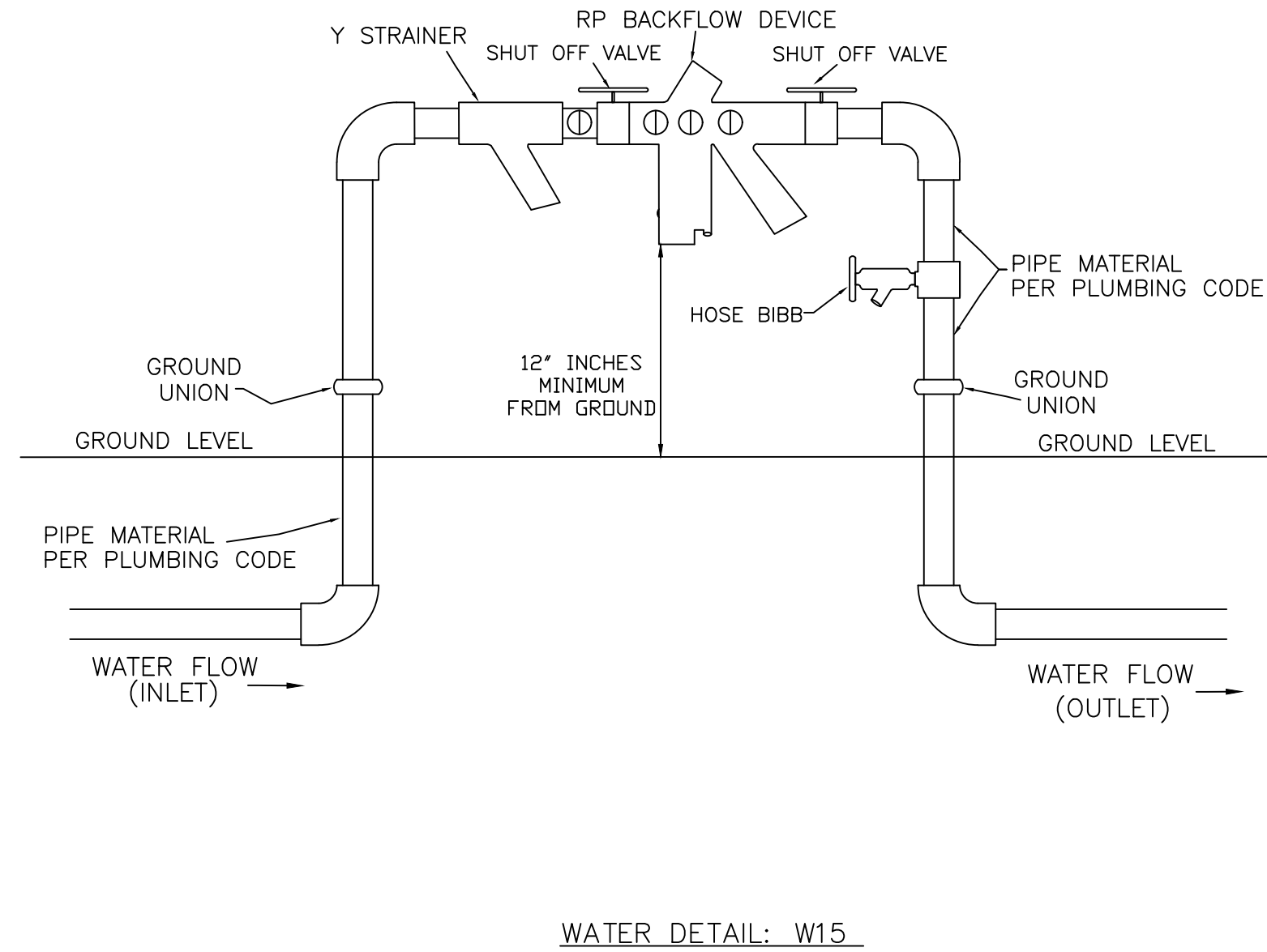
CUT/CAP DETAIL



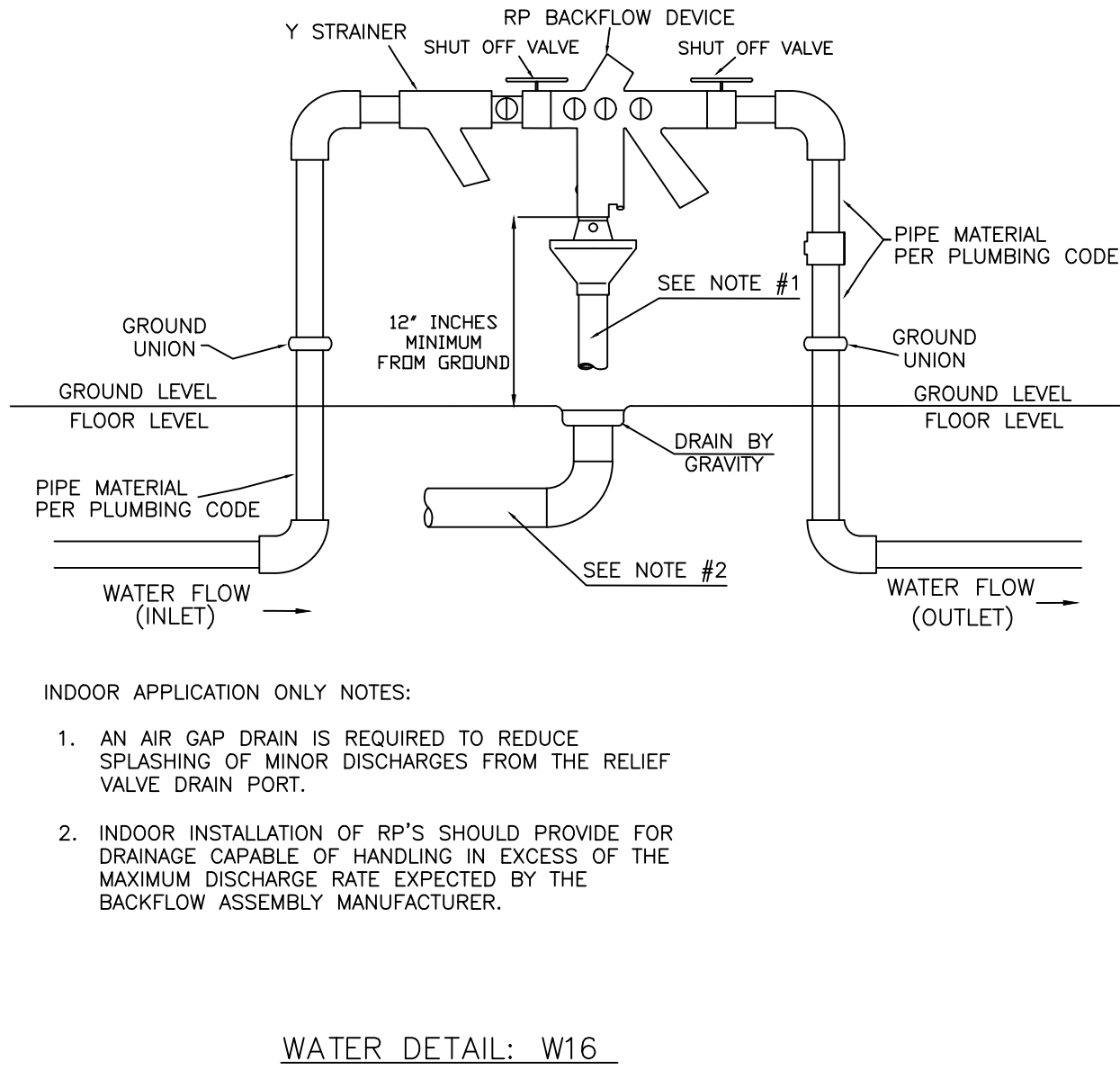
FROST FREE HOSE BIBB WITH BACKFLOW PREVENTION



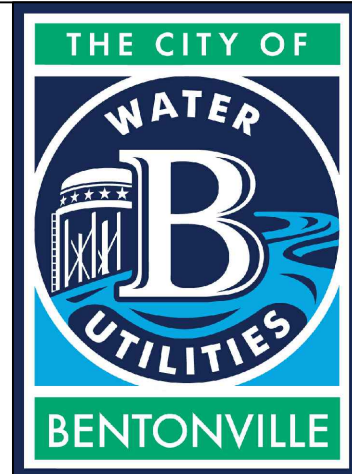
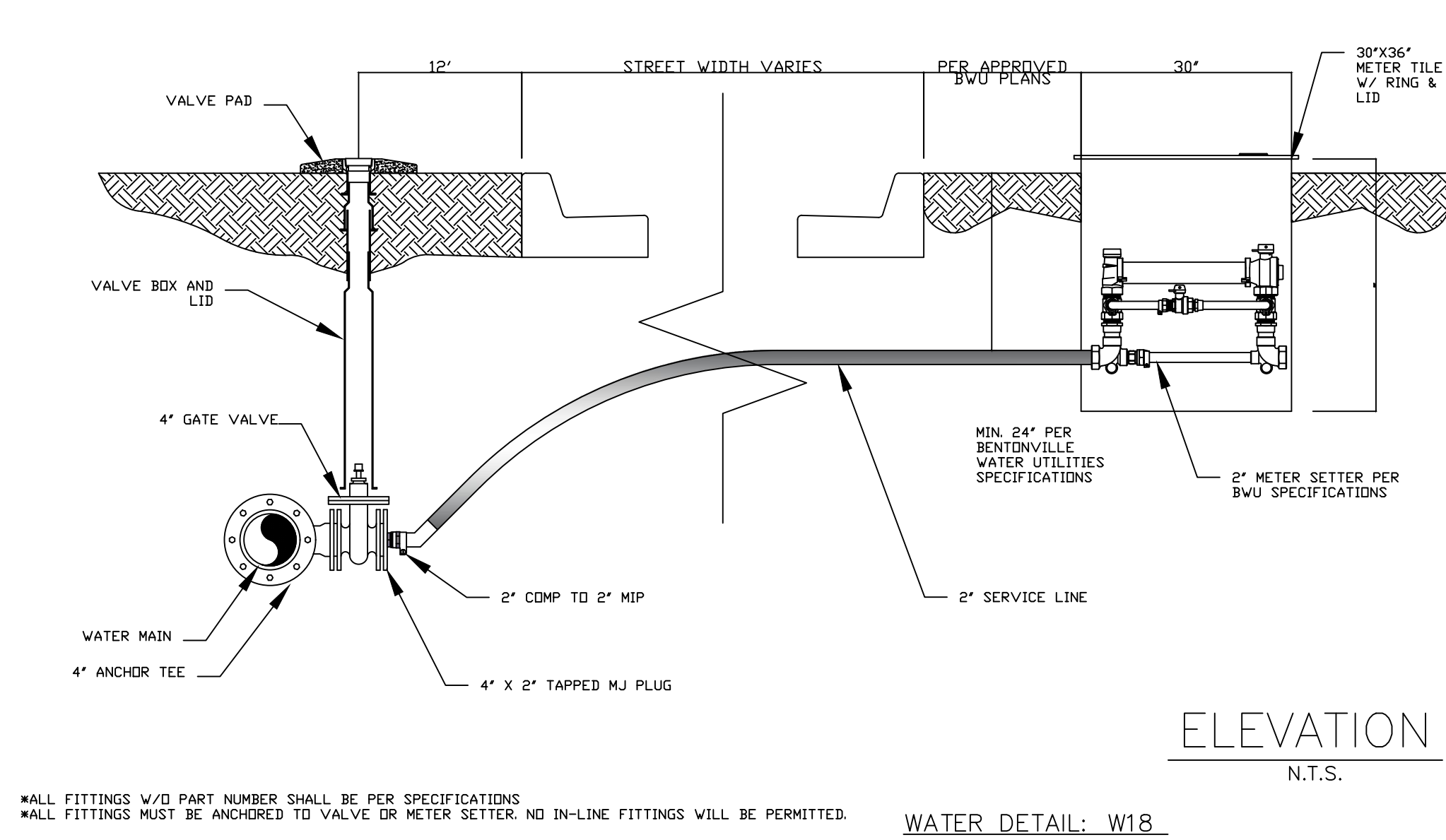
REDUCED PRESSURE (RP) BACKFLOW EXTERIOR IRRIGATION ONLY



REDUCED PRESSURE (RP) BACKFLOW INTERIOR DOMESTIC OR IRRIGATION

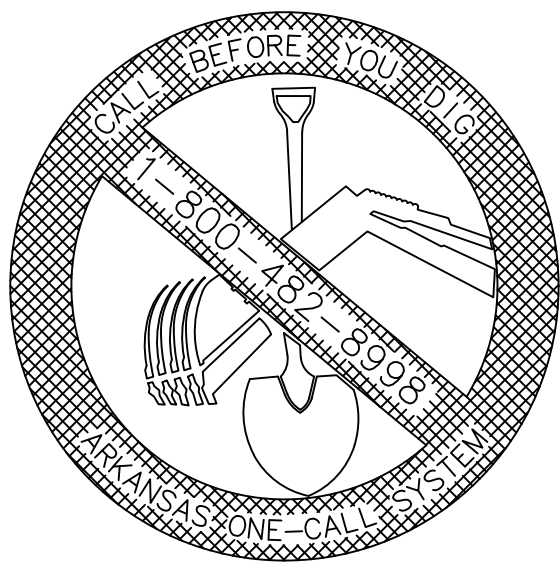


WATER SERVICE DETAIL 2"



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WATER DETAILS



REVISION:
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NOTES:

DRAWN BY: JS	DATE: 08/27/2024
APPROVED BY: AW	DATE: 08/27/2024
SHEET NUMBER: 2	OF 2



Black Pine Construction & Development, LLC

868 Northwest B Street

PC Date: 6/17/2025

Staff Report Details

Project Number	(RZ25-0027)
Applicant / Current Owner	Will Kellstrom / Black Pine Constion & Development LLC
Site Area	+/- .21 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown Medium-High Density Residential (Standard Review)
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	Walkable Neighborhood
Development Type / Use	N/A
Related projects	

Property Description

The subject property is located at 868 Northwest B Street. The property is presently zoned R-1, Low Density Single Family Residential, with a current Future Land Use designation of Walkable Neighborhood. The applicant is seeking rezoning to DN-3, Downtown High Density Residential.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential. The applicant states in their narrative that they are requesting a rezone to bring the property's zoning into compliance with the Future Land Use Map under Standard Review. The property is designated as a walkable neighborhood in the Future Land Use Map. All surrounding properties share the land use of Walkable Neighborhood. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the north, south, east and west. One block to the west, however, there is a mixture of DN-2, Downtown Medium Density Residential and R-3, Medium-High Density Multifamily Residential.

Consistency

Project Details

The proposed rezone is consistent with the newly adopted Future Land Use Map under Standard Review.

Impact

The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, DN-3 is in alignment with the Walkable Neighborhood place type and will implement the City-wide vision of where growth is appropriate, per the Future Land Use Map.

Compatibility

The design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-3 is regulated, require rear loading, exterior materials and details to be "consistent with the character of the surrounding context". The maximum height allowed for DN-3 is 40ft while the maximum height allowed for the adjacent R-1 zoning is 36ft. Since all of the surrounding streets have a future land use of Urban Neighborhood, there is a high likelihood of many of those properties rezoning to DN-2 and DN-3, of which have a maximum height of 36ft and 40ft, respectively.

To the northeast, a planned residential development with 10 townhomes is under construction and similar in scale to a large lot DN-3 or DN-4 zoning district development. Having a DN-3 property located on this corner, between Northwest 9th and Northwest B streets, would act as a reasonable transition downward from the development along Northwest A street towards some of the less intense districts allowed under the Walkable Neighborhood placetype, as this neighborhood starts to see rezoning and redevelopment. As a relatively narrow corner lot, rezoning would be greatly beneficial for redeveloping this lot even as a single-family home. While mixed-use commercial is allowed in DN-3, the minimum lot size requirement of 10,000 square feet is required, which this lot does not meet, thus regulating this lot to a purely residential use.

Intensity

The parcel is well within a large block of its placetype, Walkable Neighborhood, but is also located one property away from a downtown collector street, where more intense zoning districts allowed under the place type are compatible.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.

Relationship to the Community Plan

This property is presently designated as Walkable Neighborhood and is surrounded by Walkable Neighborhood to the north, south, east, and west.

Rezoning the property to DN-3 would bring this property into alignment with the FLUP. Rezoning and redeveloping this property would provide greater housing diversity to a transitional location between a local and downtown collector road. Though DN-3 allows for townhomes on end of block, the small lot would make this difficult to develop, and this size of a lot does not meet the minimum lot size for multi-family, mixed-use, and all others not listed.

The zoning request aligns with the FLUM under standard review.

Public Comment

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

Analysis / Waivers

This zoning request supports the goals of the Bentonville Community Plan in supporting a wider range of housing types on smaller lots near goods and services, while meeting the recently adopted Future Land Use Plan.

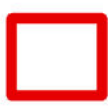
The applicant states that re-development of the property under DN-3 would not result in an appreciable increase in traffic, no signage is contemplated at this time, and the appearance of any development would be in compliance with the Bentonville Code of Ordinances.

From a built environment lens, this area consists of a mix of single-family homes and townhouses. All public utilities exist.

Conclusion

Given this property's location within Walkable Neighborhood place type, as well as aligning with the Bentonville Community Plan, staff recommends approval of this rezoning to DN-3.

Additional Details



**Pending PC
Item**

DN-2

R-1

R-1

R-1

PRD

NW 9TH ST

*Black Pine
Construction &
Development, LLC*

R-3

R-1

R-1

DN-2

NW A ST

R-1

R-1

NW OZARK
WAY

PRD

NW OZ
VILLAGE DR

DN-3

NW B ST



RZ25-0027

Black Pine Construction & Development, LLC.

868 NW 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

April 30, 2025

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

RE: Rezoning Parcel No. 01-01898-000 from R-1 to DN-3

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Black Pine Construction & Development, LLC, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 01-01898-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Single-family Residential, to DN-3, Downtown High Density Residential.

The Property is designated as the "Walkable Neighborhood" place type under the recently adopted Future Land Use Map ("FLUM"). Under the recently adopted FLUM Alignment Policy, Walkable Neighborhood allows for DN-3, under Standard Review. The proposed rezoning is in alignment with the FLUM, and would result in development compatible with the place types surrounding the Property, and the Property has adequate infrastructure to support new development. Therefore, the proposed rezoning meets all criteria for rezoning under Standard Review.

The Applicant does not have any concrete plans for development at this time, and is requesting a rezone merely to bring the Property's zoning into compliance with the FLUM and aforementioned Alignment Policy. Re-development of the property under DN-3 would not result in an appreciable increase in traffic, no signage is contemplated at this time, and the appearance of any development would be in compliance with the Bentonville Code of Ordinances. Lastly, an eight inch (8") sewer line is located in the alley to the East of the Property, and an eight inch (8") water line is located along NW B St.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

☒ **City of Bentonville Rezone Application Review Checklist**

Please check all applicable boxes:

☒ **Consistency with Planning Documents**

Designate the Future Land Use Map Alignment Policy Review Category

Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy

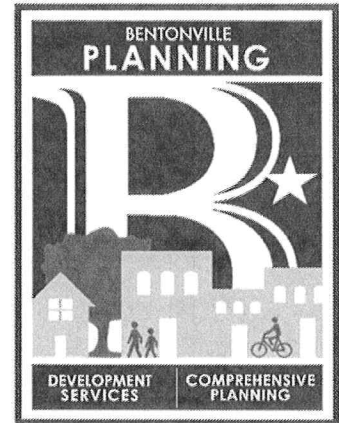
- ☒ Standard Review (SR)
- ☐ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

• **Consistency with the vision of the Community Plan**

(Is the request supported by the vision and guiding principles of the Community Plan?)

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

- ☒ Thoughtful Growth (p.38)
 - Infill Development
 - Existing Infrastructure
- ☒ Robust Economy (p.39)
 - Providing a variety of housing options
 - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.
- ☒ Welcoming and Diverse (p.39)
 - Welcoming to all
 - Provides a sense of community
- ☒ The Bentonville Experience (p.40)
 - Redevelopment near downtown
 - Providing a variety of housing options
 - New neighborhoods throughout the community
 - Transportation system that supports motorists, cyclists and pedestrians
- ☒ A Great Place to plant Roots (p.40)
 - Housing Options for market entry level
 - The ability to age in place
 - Shopping, employment, and education options
 - New neighborhoods throughout the community



 Development Impact, Intensity and location

☒ **Impact foreseen in the Future Land Use Map**

(Does the proposed rezoning fit within the place type, i.e. SR?)

☒ **Intensity and Significant Economic Development criteria (for ER)**

- ☐ Is the adjacent zone similar to the requested rezone?
- ☐ Is the proposed rezone near the center of a "Center" or "Corridor" place type?
- ☐ Is the proposed rezone near the edge of a "Neighborhood" place type?
- ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

 Compatibility

☐ **Compatibility with Neighboring Development**

(Is the rezone compatible with recent development activity in the surrounding area?)

Name: BLACK PINE CONSTRUCTION & DEVELOPMENT Date: 4/30/25
LLC

Signature: W. Kellahan, ATTORNEY

NOTICE OF INTENT TO REZONE

Black Pine Construction & Development, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-family Residential to DN-3, Downtown High Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 868 NW B St.

The public hearing will be held June 17th, 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:

I would like to keep this section of our neighborhood
more single family housing. We already have a
lot of high density being added.


Signature and Physical Address

900 NW C St
Signature and Physical Address

EXHIBIT A
Legal Description

Lot 2, Block 1, Crabtree Addition, an addition to the City of Bentonville, Benton County, Arkansas, as shown in/as Plat Record Book A, at Page 109

Denise Estrada
901 NW B St.
Bentonville, AR
denise.estrada@outlook.com

6/12/2025

Dear Planning Commission Members,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of the lot located at 868 NW B Street, Bentonville, from a residential single-family home neighborhood to a downtown high-density residential zone.

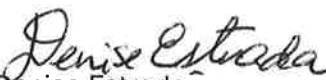
Our community, which currently thrives on its tranquil environment and family-oriented atmosphere, would be dramatically altered by this rezoning. Here are several key reasons why I oppose this change:

1. **Impact on Neighborhood Character:** Rezoning this area for high-density development would significantly change the character of our Park Springs Park neighborhood. The transition from single-family homes to multi-family units would lead to increased noise, traffic, and congestion, detracting from the peaceful living environment we currently cherish. The City of Bentonville (COB) approved zoning updates for our neighborhood this Spring 2025. These updates clearly state our zoning is for residential single family home. This lot is sized for a small single family home and not for high-density residential units.
2. **Decreased Property Values:** The change in zoning could lead to a decline in property values for current homeowners. My single-family home is directly across the street from 868 NW B St. Prospective buyers often seek out the stability and tranquility of residential areas, and introducing high-density zoning may discourage investment in our neighborhood.
3. **Infrastructure Strain:** The existing infrastructure is designed to accommodate a residential community with bikes permitted full use of NW B St. High-density zoning would place an undue strain on these resources, potentially leading to increased risk for our cyclists and wear and tear on our roads.
4. **Environmental Concerns:** Increased density could also impact local wildlife habitats and green spaces. Our neighborhood is home to various plants and animals that would be threatened by new construction. Preserving these natural areas is essential for maintaining the ecological balance in our community.

In conclusion, I urge the council to reconsider the proposal to rezone the lot to a high-density zone. Our Park Springs Park neighborhood is a valuable community asset, and its preservation should be a priority. I encourage you to listen to the voices of the residents and uphold the character of our beloved neighborhood.

Thank you for considering my concerns. I look forward to your response.

Sincerely,


Denise Estrada
901 NW B. St., Bentonville


Jose Estrada
901 NW B St., Bentonville

NOTICE OF INTENT TO REZONE

Black Pine Construction & Development, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-family Residential to DN-3, Downtown High Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 868 NW B St.

The public hearing will be held June 17th, 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:

Please see our reasoning on the reverse
side of this letter.

Danica Estrella
Signature and Physical Address

Notes 901 NW B St. Bentonville.
Signature and Physical Address

NOTICE OF INTENT TO REZONE

Black Pine Construction & Development, LLC

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from
R-1, Low Density Single-family Residential to DN-3, Downtown High Density Residential

The legal description of the property is as follows:

See Exhibit A, attached hereto

The common description of the property is: 868 NW B St.

The public hearing will be held June 17th, 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:

I have lived there 41 years as Single Family housing. Have watched other
home owners remodel their home or ~~or even~~ have torn down a home to rebuild in that
quite neighbor and chose that location because is was Zone R-1.
We get enough traffic because of the park³ and parking ~~with~~ with the new
input on it is going to be a problem.

Myself
Signature and Physical Address

903 NW B

Signature and Physical Address

My house was destroyed by the tornado last May and I
am still rebuilding. Five to six have already done 3 homes on that
street. Please keep our single family 7 status.
was not happy when D-2 passed



Ehret

1001 Convair St

PC Date: 6/17/2025

Staff Report Details

Project Number	(RZ25-0029)
Applicant / Current Owner	Ken Ehret
Site Area	0.33 Acres
Current Zoning	R-1
Requested Zoning	DN-3
Current Future Land Use Map Designation	Neighborhood Walkable
Requested Future Land Use Map Designation	Medium-High Density Residential
Development Type / Use	Higher-density living
Related projects	

Property Description

Located in Section 33, Township 20 North, Range 30 West. Located at the Northwest corner of Douglas Street and Convair Street. Lot 14 and the North 3 feet of lot 15, Skyview Acres Subdivision. As shown in plat record "E" page 38. Surrounding zoning districts currently include PUD, R-1, C-2, and I-2. Future Land Use designations surrounding the project include Regional Center and Neighborhood Walkable.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential.

The applicant states in their narrative that they are requesting a rezone to bring the property's zoning into compliance with the Future Land Use Map under Standard Review, for the purpose of building single family attached homes. The property is designated as a walkable neighborhood in the Future Land Use Map. All surrounding properties share the land use of walkable neighborhood. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the North, south, east and west. One block to the west, however, there is a mixture of DN-2, Downtown Medium Density Residential and R-3, Medium-High Density Multifamily Residential.

Project Details

Consistency

The proposed rezone is consistent with the newly adopted Future Land Use Map under Standard Review.

Impact

The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, DN-3 is in alignment with the Walkable Neighborhood place type and will implement the City-wide vision of where growth is appropriate, per the Future Land Use Map.

Compatibility

The design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-3 is regulated, require rear loading, exterior materials and details to be "*consistent with the character of the surrounding context*". The maximum height allowed for DN-3 is 40 feet while the maximum height allowed for the adjacent R-1 zoning is 36ft. Since all of the land within this neighborhood has a future land use of Walkable Neighborhood, there is a high likelihood of many of those properties rezoning to DN-2 and DN-3 which have a maximum allowed height of 36ft and 40ft respectively. This helps to create a terraced effect down to lower-density place types. With the neighborhoods north of 8th Street quickly evolving due to nearby development of the Walmart Home Office, a proposed use of single family attached houses would be a much-needed addition to the area.

Intensity

The parcel is within the surrounding Walkable Neighborhood place type. The neighborhood that is designated as Walkable Neighborhood is surrounded by more intense place types, with Urban Neighborhood to the North, Walkable Corridor to the South, and Regional Center to the East and West.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.

Relationship to the Community Plan

This property is presently designated as Walkable Neighborhood and is surrounded by Urban Neighborhood to the North, Walkable Corridor to the South, and Regional Center to the East and West.

Rezoning the properties to DN-3 would bring 1001 into alignment with the FLUP. Rezoning and re-developing these properties would provide greater housing density to a transitional location.

The zoning request for 1001 Convair aligns with the FLUM under standard review..

Public Comment

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

Analysis / Waivers

The subject property is surrounded by Urban Neighborhood to the North, Walkable Corridor to the South,

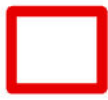
Analysis / Waivers

and Regional Center to the East and West. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

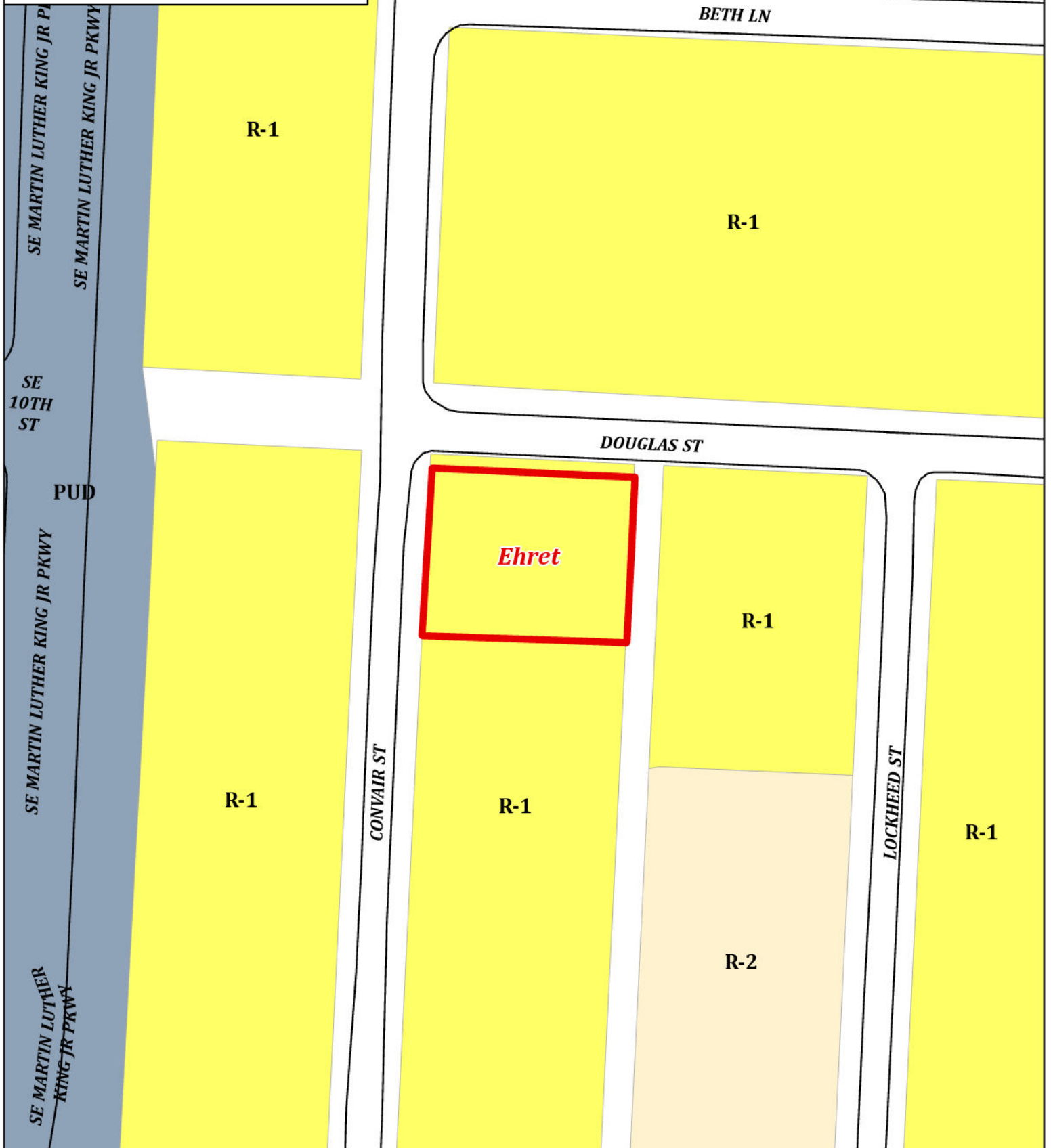
Conclusion

Given this property's location within Walkable Neighborhood land use, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



**Pending PC
Item**



RZ25-0029
Ehret
1001 CONVAIR ST



The property located at 1001 Convair St is currently zoned as R1 Low Density Residential. We are formally requesting a rezoning to DN-3 Downtown Medium-High Density Residential to better align with the needs and growth of the area. The current property owner is Ken Ehret, and there are no planned or proposed sales of the property at this time. The purpose of this rezoning request is to facilitate the development of single-family attached homes, providing a more diverse housing option within the community.

The planned development at 1001 Convair St is fully consistent with both the existing zoning framework and the future land use plans for the surrounding area. As per the city's future land use plan, the neighborhood is designated as a "walkable community," making it an ideal location for higher-density residential development. This designation supports the city's vision of creating connected, pedestrian-friendly neighborhoods that are within close proximity to amenities, transportation options, and employment centers.

Our intention is to demolish the existing structure, which is currently in poor condition and no longer viable for long-term use. In its place, we will construct single-family attached homes that will introduce a unique and desirable housing diversity to the area. This type of housing offers a balance between the traditional single-family home and more urbanized, high-density living, catering to a wide range of potential residents.

The development aims to contribute positively to the neighborhood by offering high-quality, modern homes in an area that is experiencing ongoing revitalization. These homes will provide much-needed options for residents seeking to live in a central, vibrant location while also supporting the city's broader goal of increased density in appropriate areas.

It is important to note that there will be no signage placed on the property, maintaining the aesthetic of the area and minimizing any visual disruption to the surrounding environment.

Additionally, the property has convenient access to necessary infrastructure, including a 6" water line on the west side of the property along Convair St and an 8" sewer line, which is located on the north and west side of the property along Douglas and the alleyway. This makes the site well-equipped for the proposed development, ensuring that essential services can be easily provided without requiring extensive upgrades.

In conclusion, this rezoning request for 1001 Convair St to DN-3 Downtown Medium-High Density Residential is an opportunity to bring much-needed housing diversity to an evolving neighborhood. By offering single-family attached homes, we will provide a modern, walkable living environment that supports the city's broader goals of sustainable growth and urban development. We are committed to ensuring that the development complements the surrounding area and meets the needs of future residents while respecting the character of the community.

✓ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

📖 Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy](#)



Standard Review (SR)



Enhance Review (ER)



PUD/ PRD



Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**

(Is the request supported by the vision and guiding principles of the Community Plan?)

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=



Thoughtful Growth (p.38)

- Infill Development
- Existing Infrastructure



Robust Economy (p.39)

- Providing a variety of housing options
- Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.



Welcoming and Diverse (p.39)

- Welcoming to all
- Provides a sense of community



The Bentonville Experience (p.40)

- Redevelopment near downtown
- Providing a variety of housing options
- New neighborhoods throughout the community
- Transportation system that supports motorists, cyclists and pedestrians



A Great Place to plant Roots (p.40)

- Housing Options for market entry level
- The ability to age in place
- Shopping, employment, and education options
- New neighborhoods throughout the community





Development Impact, Intensity and location



Impact foreseen in the Future Land Use Map

(Does the proposed rezoning fit within the place type, i.e. SR?)



Intensity and Significant Economic Development criteria (for ER)



Is the adjacent zone similar to the requested rezone?



Is the proposed rezone near the center of a "Center" or "Corridor" place type?



Is the proposed rezone near the edge of a "Neighborhood" place type?



Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.



Compatibility



Compatibility with Neighboring Development

(Is the rezone compatible with recent development activity in the surrounding area?)

Name: Jill Ehret

Date: 5/14/24

Signature: 

NOTICE OF INTENT TO REZONE

Ken Ehret

_____ 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-3, Downtown High Density Residential

The legal description of the property is as follows:

LOT 14 AND THE NORTH 3 FEET OF LOT 15, SKYVIEW ACRES SUBDIVISION,
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 'E' PAGE 38.

The common description of the property is: 1001 Convair St. Bentonville, AR 72712

The public hearing will be held June 17, 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:

see attached ...

M. D. Kuhn 1006 Convair St.

Signature and Physical Address

Signature and Physical Address

Reasons for my objection to the rezoning of 1001 Convair Street

- 1- Mr. Ehret owns several properties in the neighborhood (mostly through his LLCs) and has not demonstrated any concern for their appearance.

In particular: 1307 Convair and 1305 Lockheed. Both look abandoned and disgusting.

1307 Convair has a caved-in roof, as well as furniture rotting at the curb for well over a year now.

1305 Lockheed has not been maintained at all and now had weeds over 5 feet tall.

- 2- There is one of the largest and most beautiful trees in the neighborhood on this lot. Based on Mr. Ehret's development at 1100 and 1102 Lockheed, as well as his other lots that he has cleared completely, there appears to be no consideration or interest in preserving, maintaining, or advancing any vegetation in the neighborhood. We lost a substantial amount of trees to the storms of 2024. I don't believe clearing out the rest in the name of density is in the best interest of our community.

I understand the city's need and plan for higher density in our neighborhood, and welcome that.

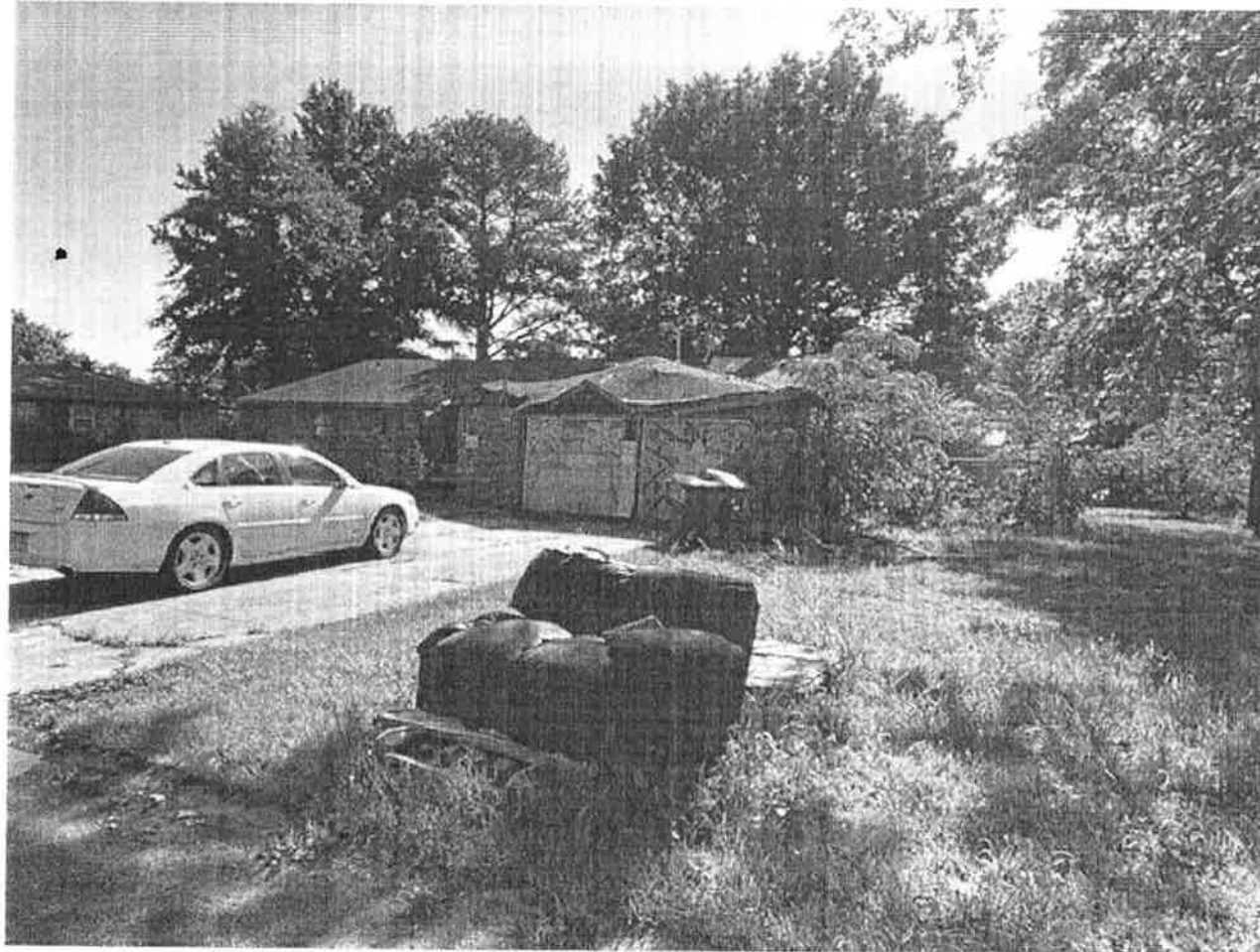
But it makes no sense to rubber stamp zoning to property owners that do not show any concern for the appearance of their properties.

Until there is a plan to clean up his other properties and protect the giant tree on this lot, I don't believe this is the direction the city should go at this time.

Thank you.

Mike Karbouski

1006 Convair St

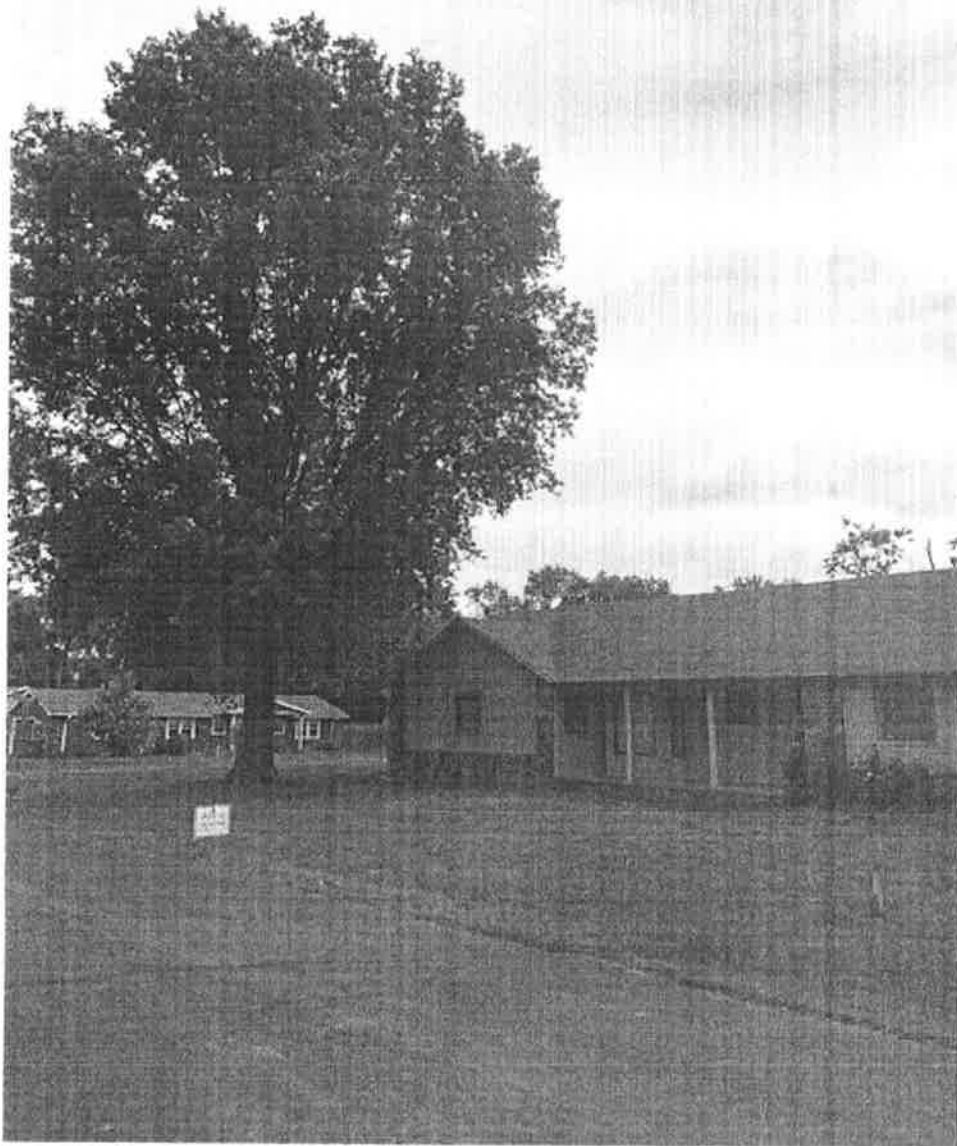


1307 Conrail. No excuse for this. A true eyesore for over a year.

1305 Lockheed



1001 Convoir tree.





Walmart Campus

Southeast 8th Street

PC Date: 6/17/2025

Staff Report Details

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

Property Description

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

Project Details

The proposed PUD revision #19 provides the following changes from the most recently approved revision:

- An increase of 666 parking spaces in two surface lots: SL04- 355 spaces and SL05- 331 spaces. The surface lots were previously shown but removed with PUD Revision #5.
- Parking Decks 2, 4, and 8 are now gated above the first level. Between the first level structured parking, PD9 and the new surface lots, a total of 1,342 spaces are provided for retail use.
- Provides for the activation of outside eating areas with fencing at the property line.
- Adding SL04 and SL05 to the Phasing and adjusting the associated open space calculations.

Project Details

Relationship to the Community Plan

Public Comment
Has Staff received Public Comment at the time of this report? : <u>Yes</u>

Analysis / Waivers

Conclusion
Staff recommends approval of this PUD revision.

Additional Details

CONTACTS

BLACK HILL ENERGY

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

AT&T

Brent Baldwin
1133 E. Harold Street
Fayetteville, AR 72701
(479) 200-9022 or (479) 571-6609
bb6585@att.com

COX COMMUNICATIONS

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

FIRE DEPARTMENT

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

STREET DEPARTMENT

City of Bentonville
Daniel Clardy
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 696-0279

WATER DEPARTMENT

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

ELECTRIC DEPARTMENT

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

WASTEWATER DEPARTMENT

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

PLANNING DEPARTMENT

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

BUILDING AND FIRE SAFETY

City of Bentonville
Brad Arnold
305 SW A Street
Bentonville, AR
(479) 271-3108

WALMART CAMPUS

PUD SUBMISSION - 19TH REVISED SUBMISSION; 2ND SUBMITTAL
MAY 22, 2025



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- P10 Zone Map | LSD Package Zone 02N
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- P13 Zone Map | LSD Package Zone 02S
- P14 Zone Map | LSD Package Zone 03
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Walmart Campus



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APPENDIX

P66 Addressing Revision Update | Waiver Approved 12.03.2024

PROJECT DIRECTORY

P02



OWNER

Walmart
Bentonville, AR



PARKING AND ADVISORY

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



ARCHITECT

Gensler
5005 Greenville Avenue
Dallas, TX 75206



CIVIL ENGINEER

CEI
3108 SW Regency Parkway
Bentoville, AR 72712



ARCHITECT

Duda | Paine Architects
333 Liggett Street
Durham, NC 27701



CIVIL ENGINEER

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



ARCHITECT

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



LANDSCAPE ARCHITECT

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



ARCHITECT

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



ARCHITECT

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



ARCHITECT

Marlon Blackwell Architects
42 East Center St
Fayetteville, Arkansas 72701

PUD SUBMISSION

MAY 22, 2025



Walmart Home Office Campus

PUD Submission - Revision 19; 2nd Submittal

May 22, 2025

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

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

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

Smart and Sustainable Design

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

Connected Campus

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

Rooted in our Community

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

401.10(b) Minimum area required for PUD districts.

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

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

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

401.10(e) Density requirements.

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

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

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

401.10(f)(2) Modifications prohibited.

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

401.10(f)(3) Encroachment standards.

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

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

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

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

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

See P30, Open Space Area, for required details.

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

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

See P20, Phasing Plan, for additional details.

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

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

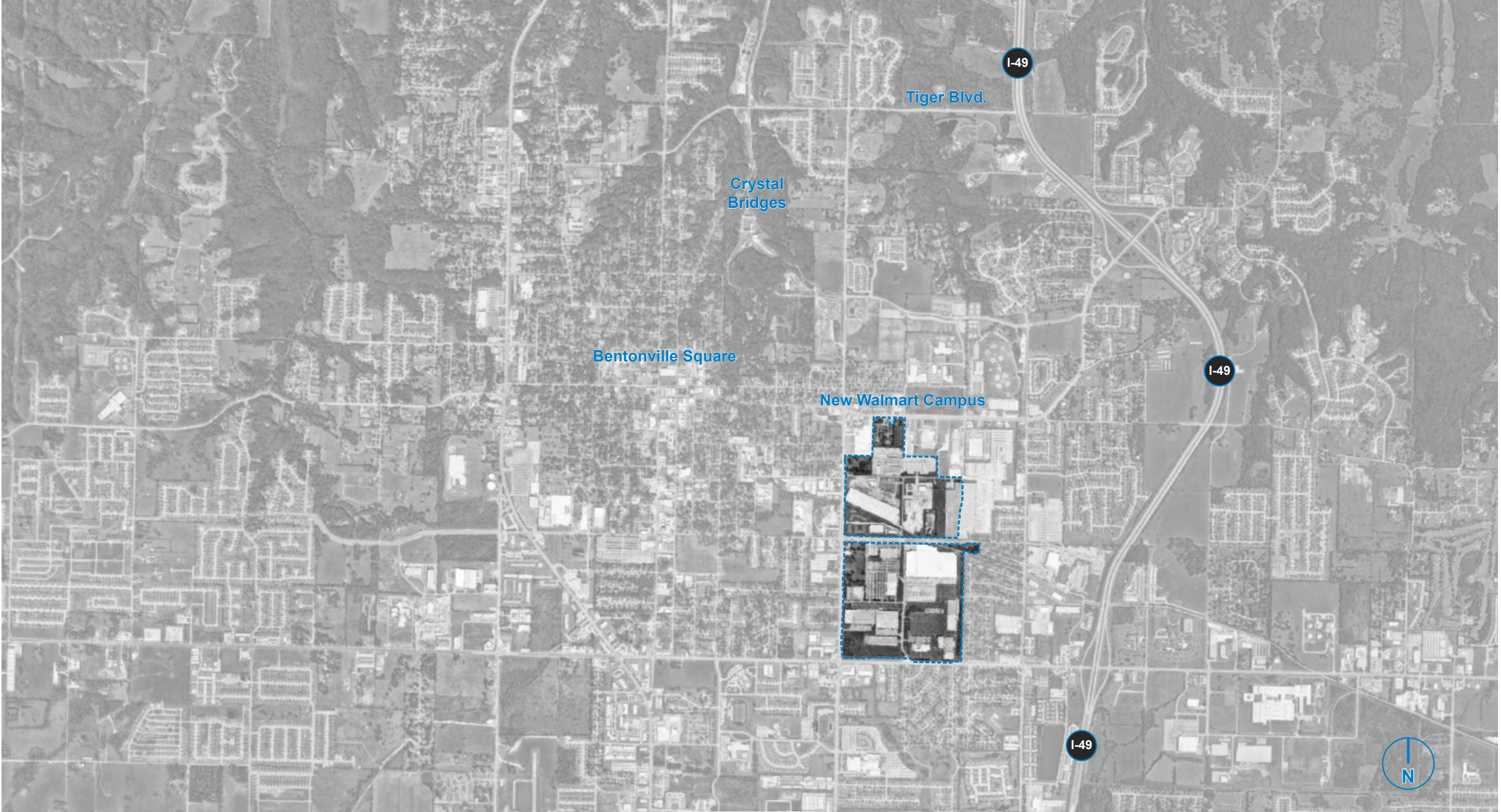
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

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

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

1100.06(g)(2) Fence and wall location adjacent to public right-of-way.

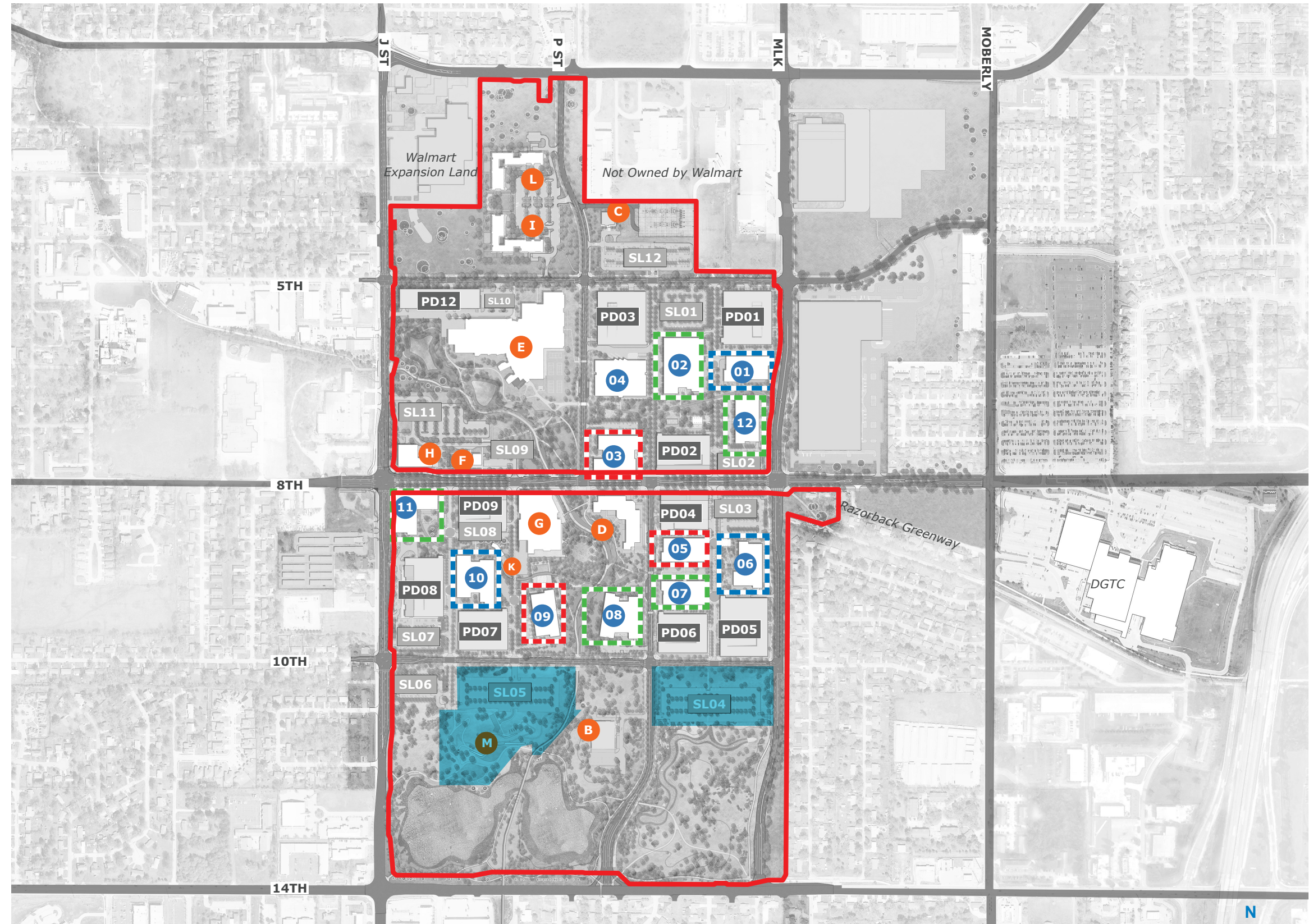
A fence or wall shall be placed no closer than zero (0) feet from the current or proposed public right-of-way along SE 8th Street. Refer to P21 ROW & Setback Boundaries.



Google Maps

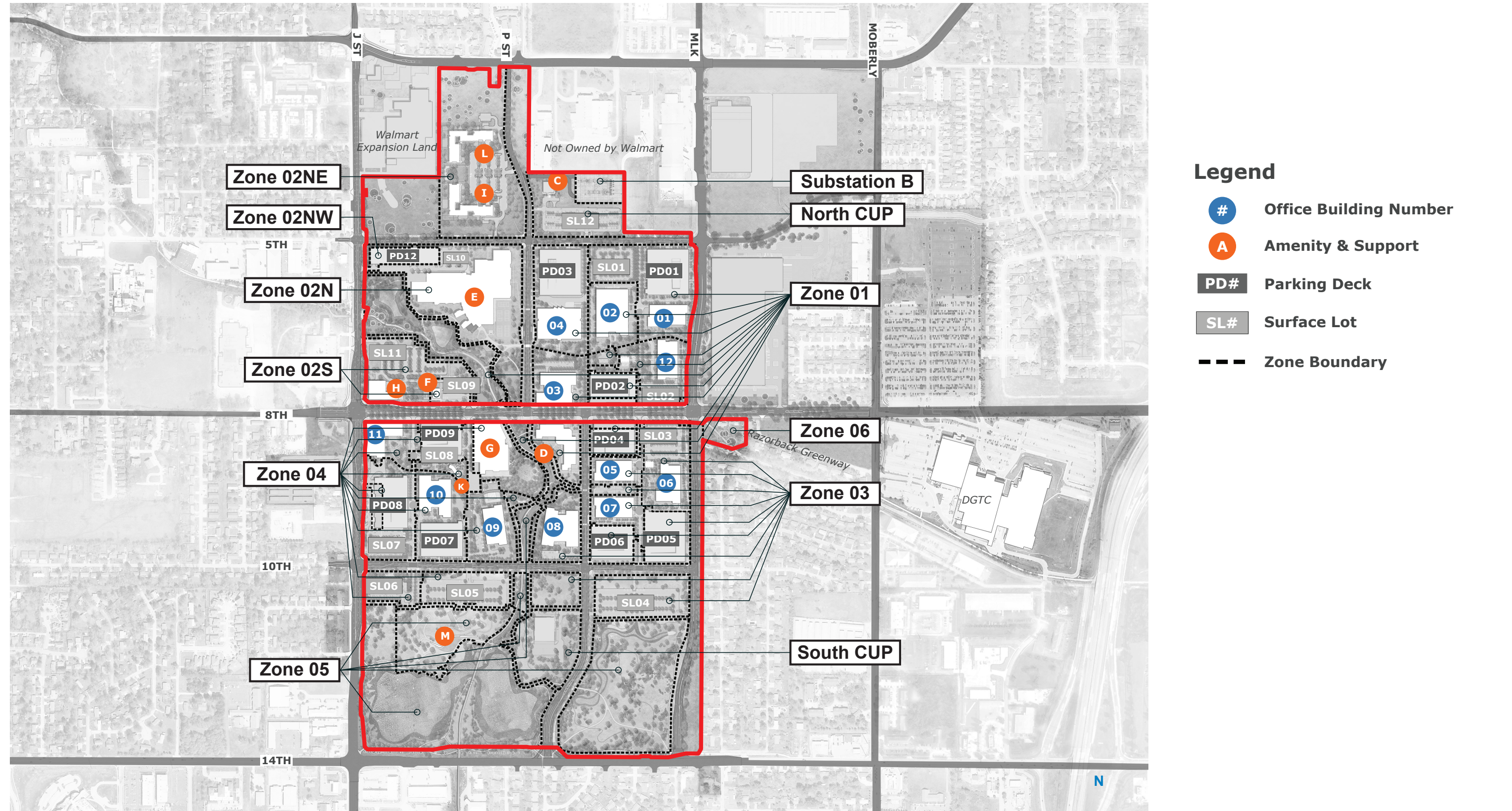


Google Maps

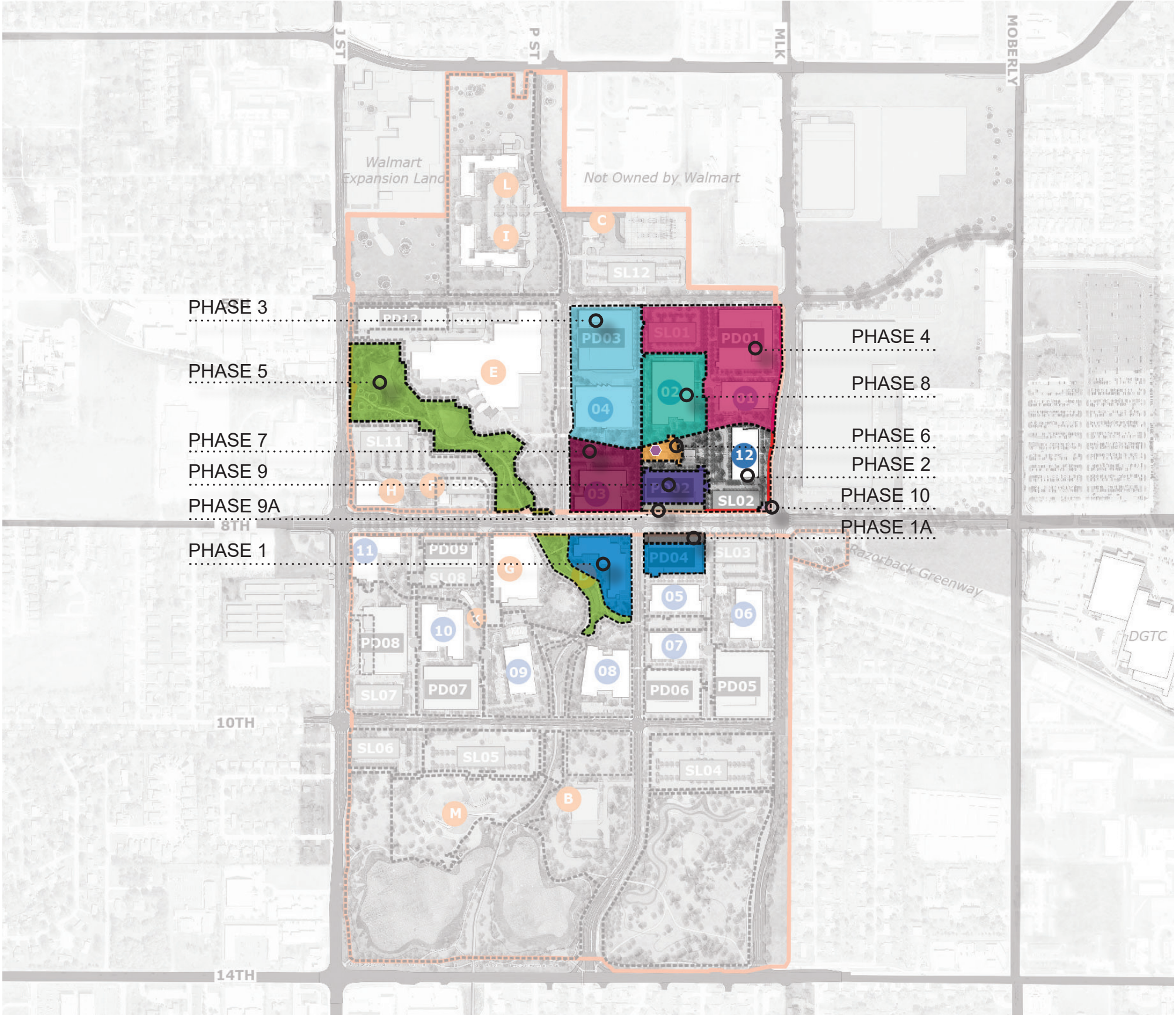


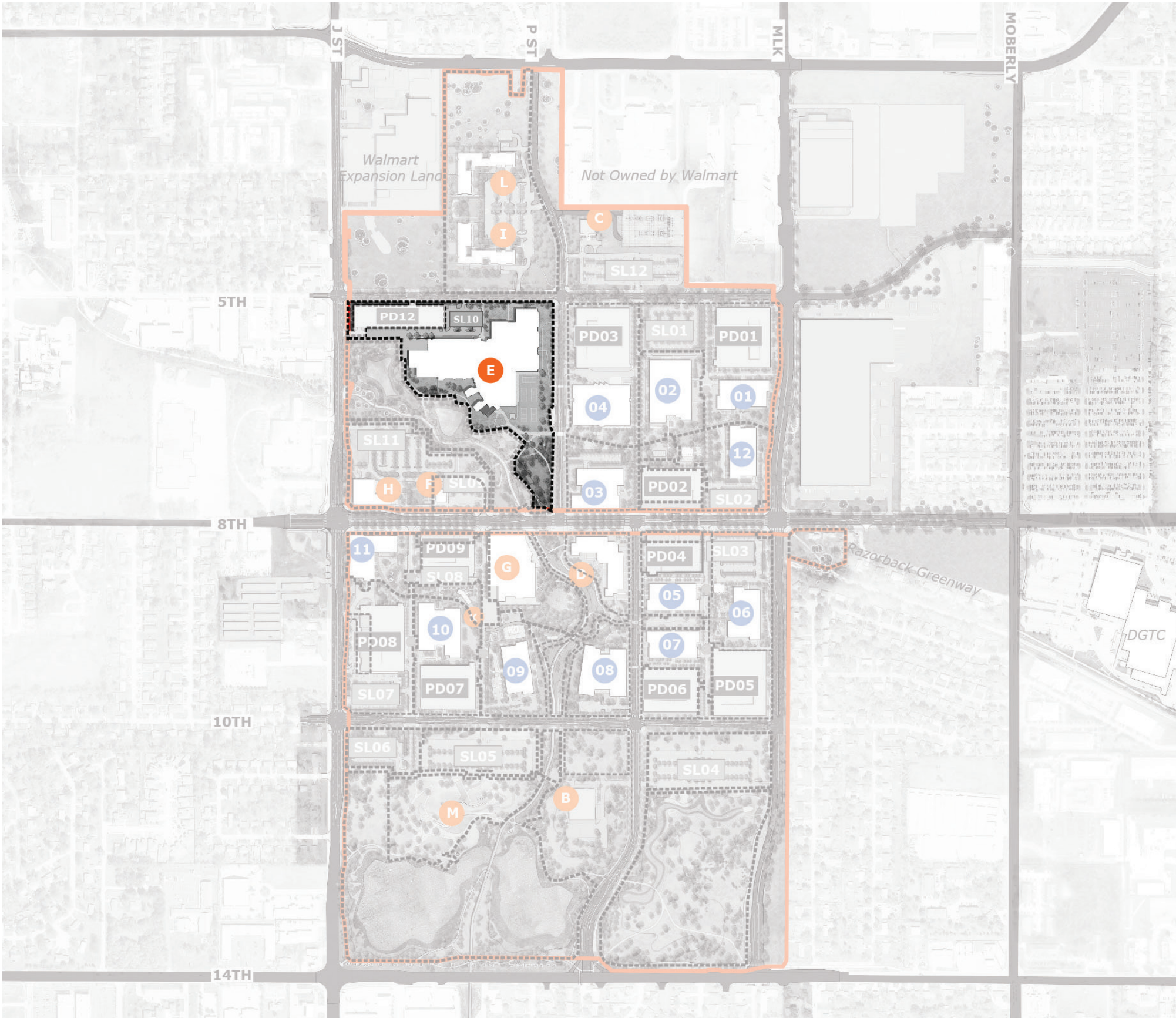
Legend

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

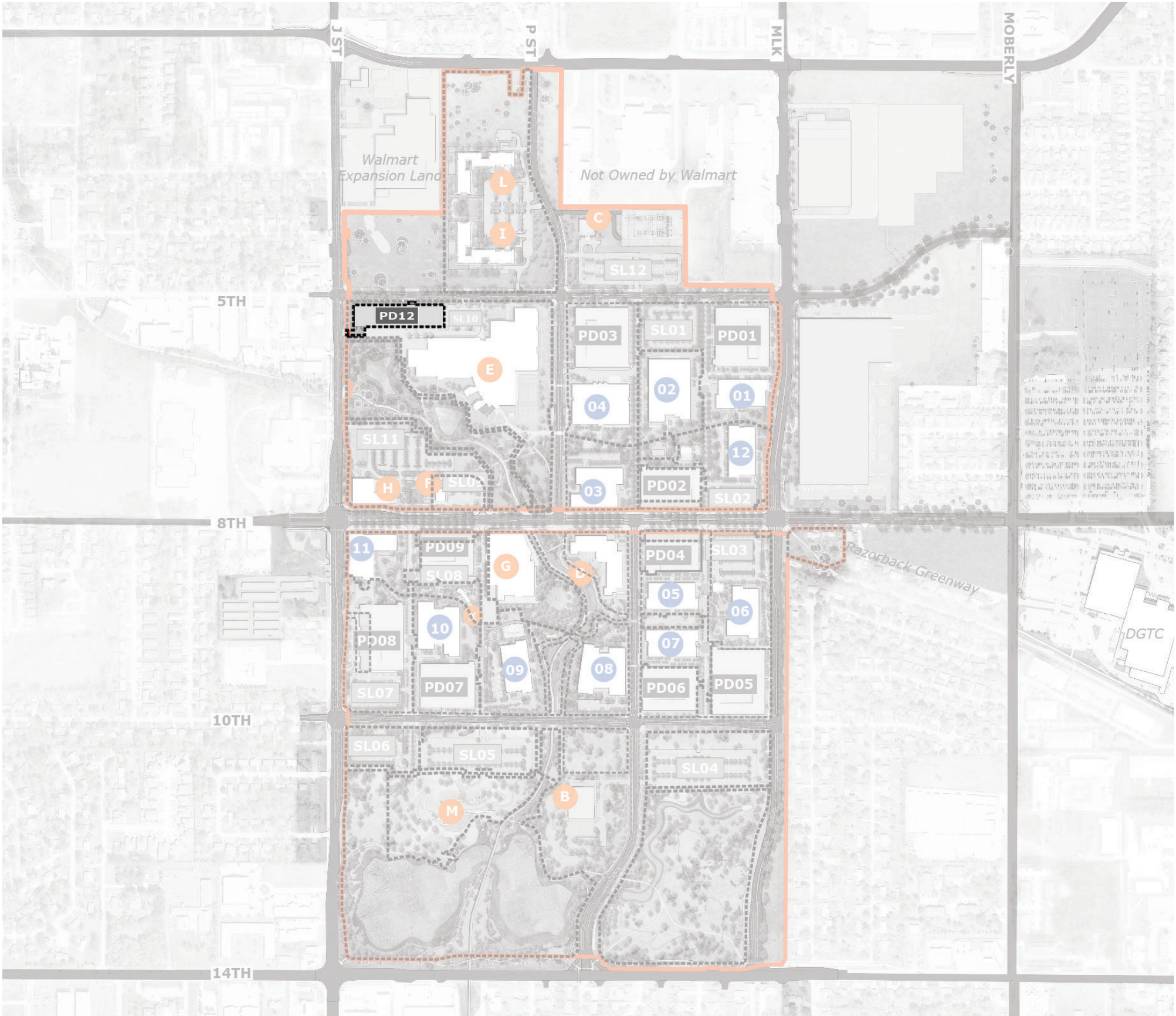


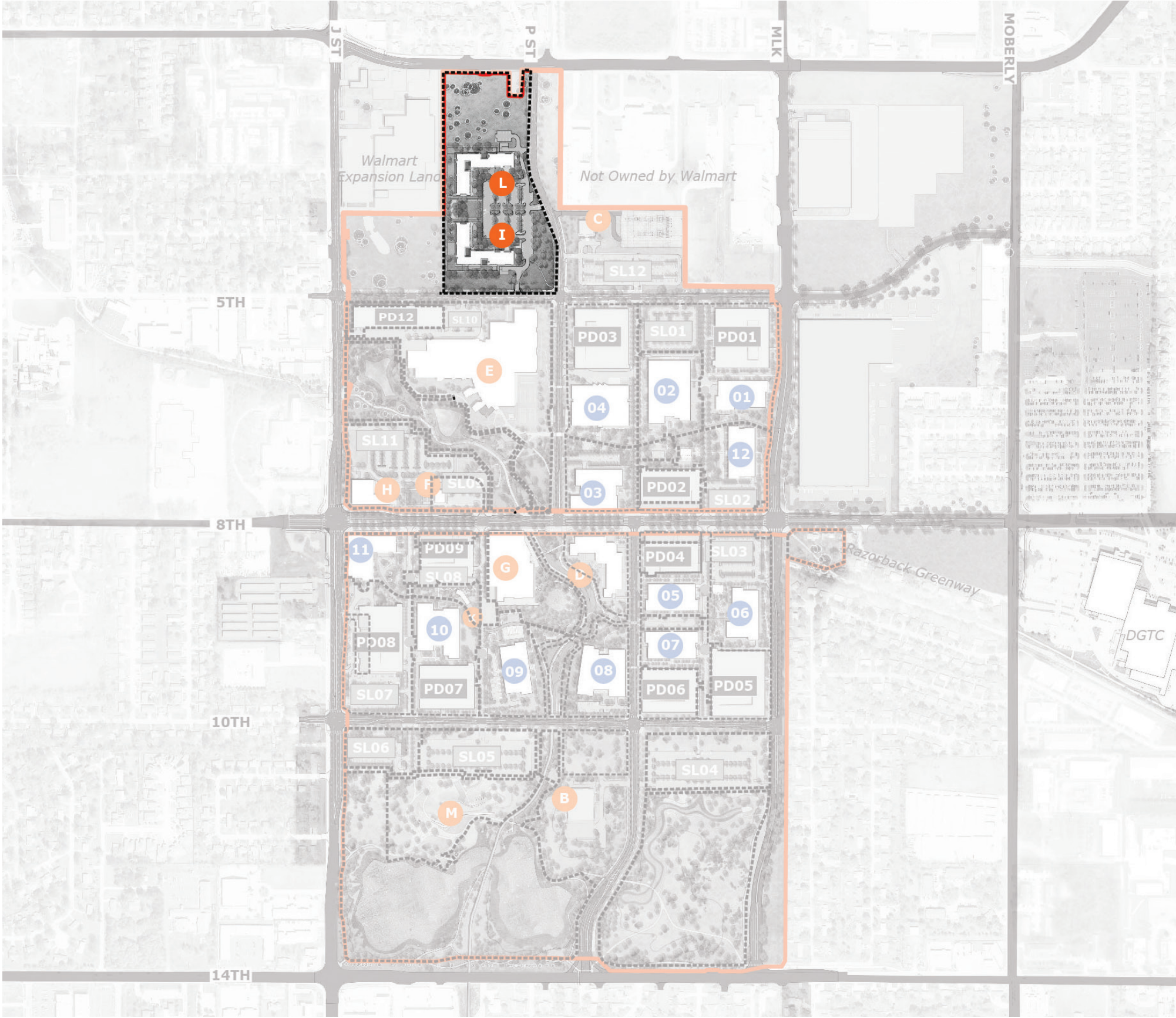
 Barn Water Feature

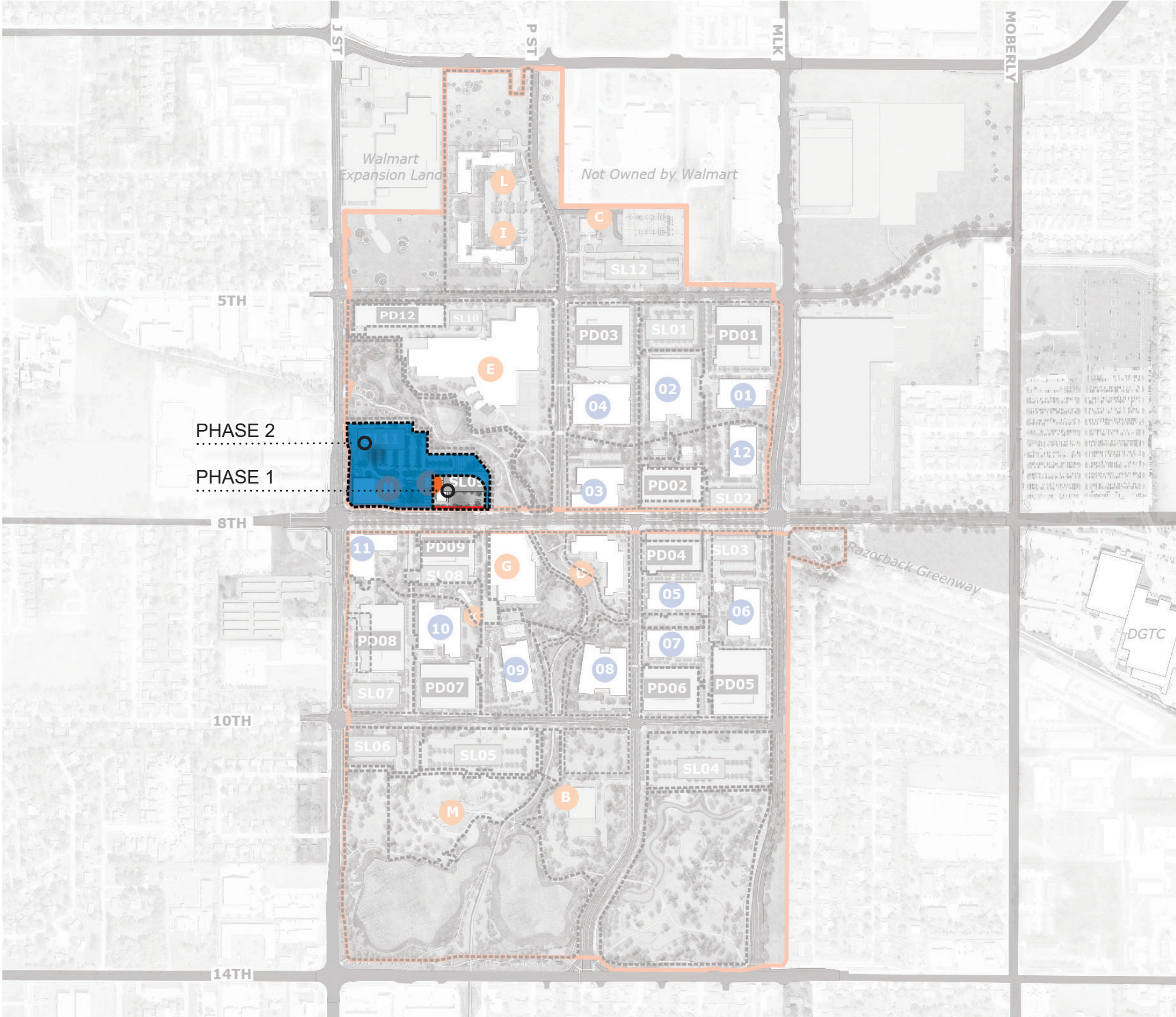




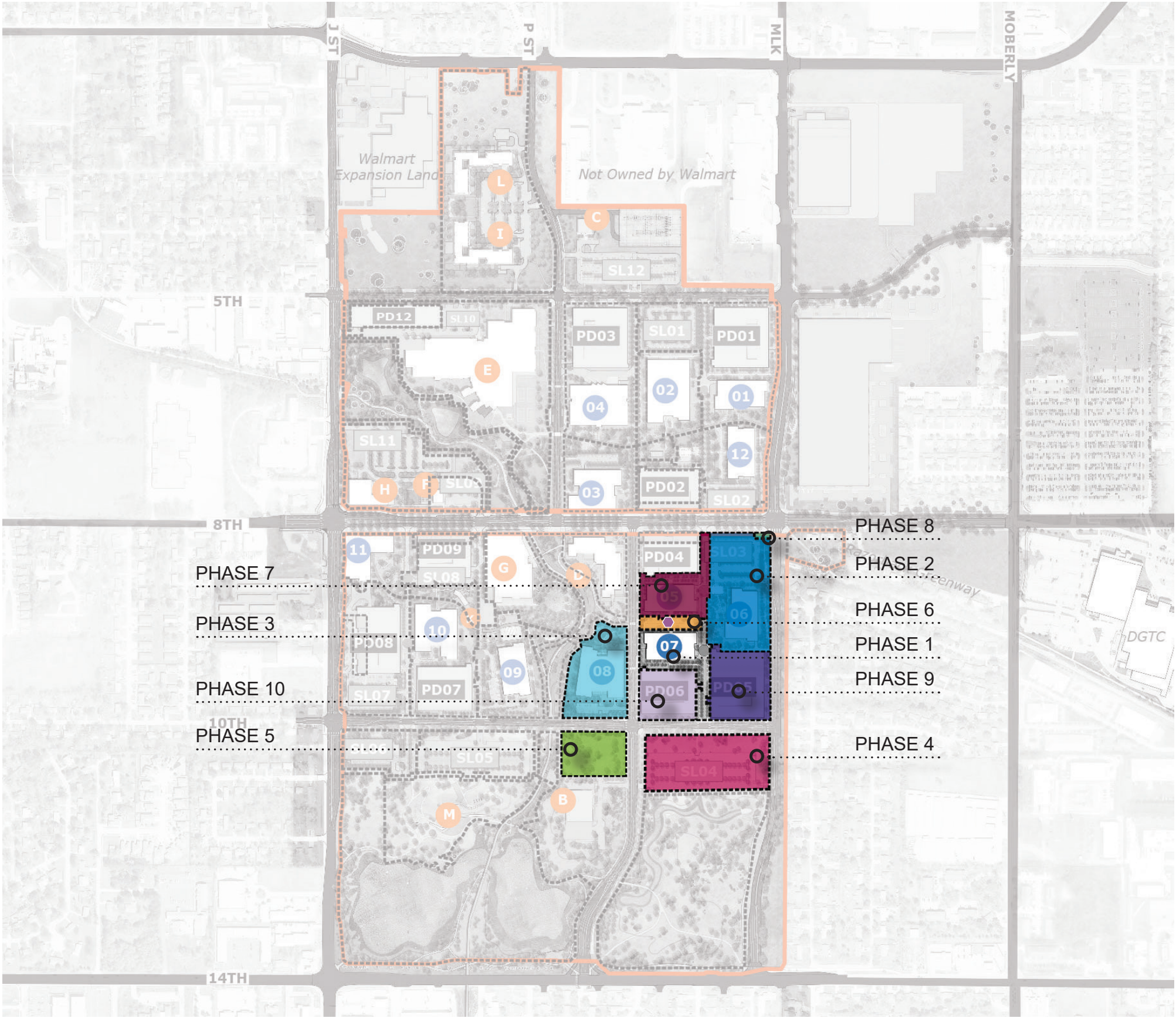
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.



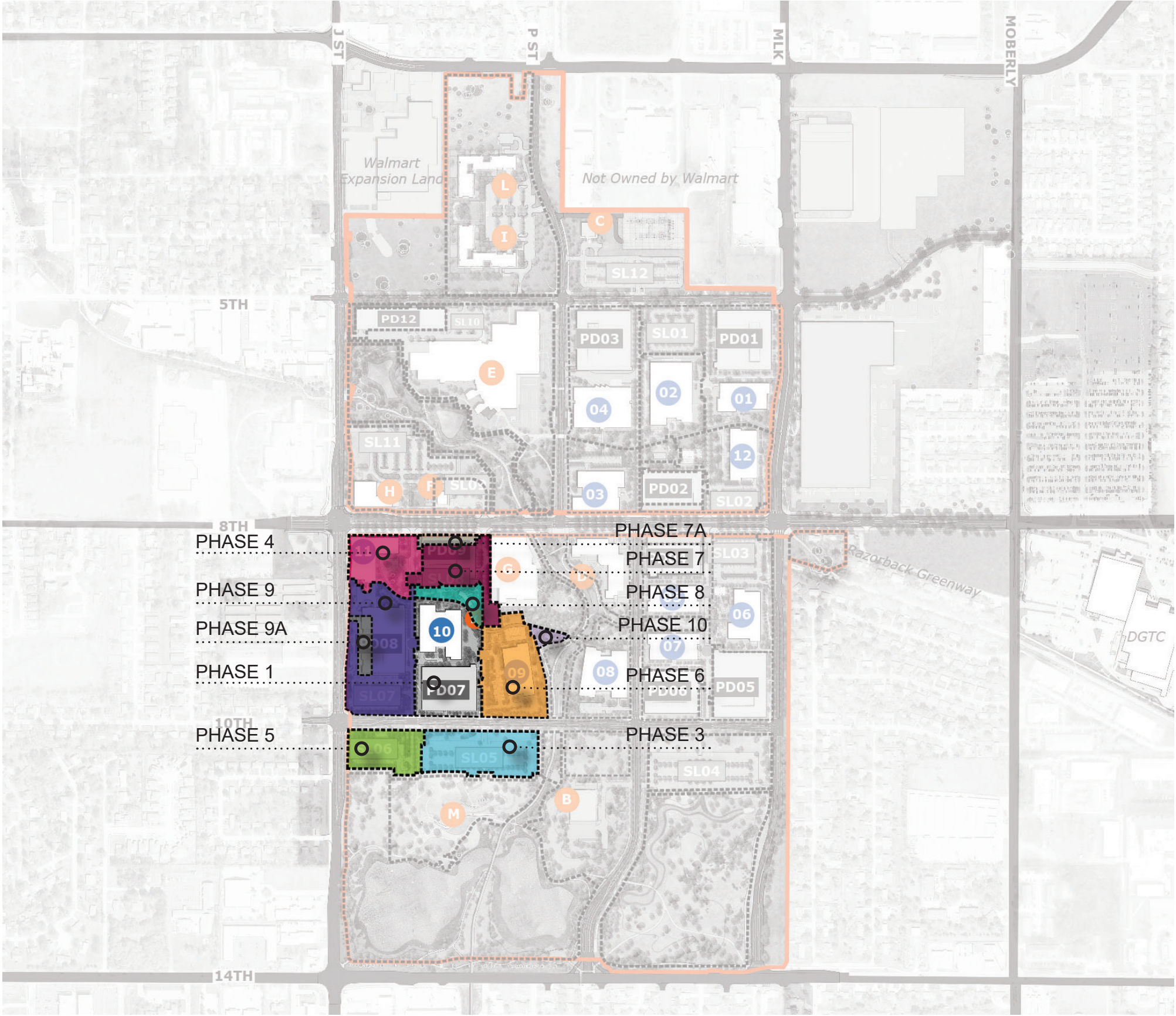


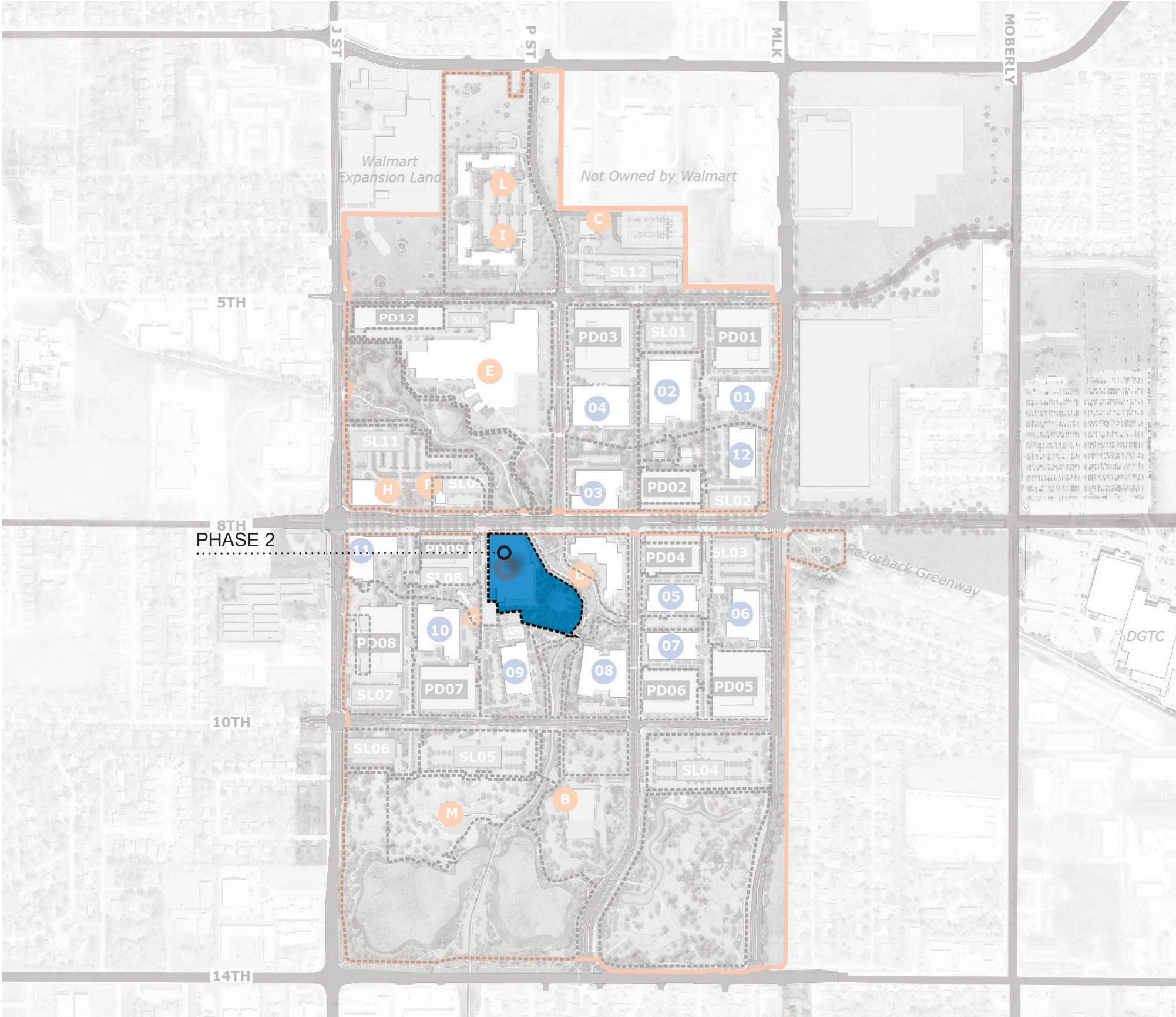


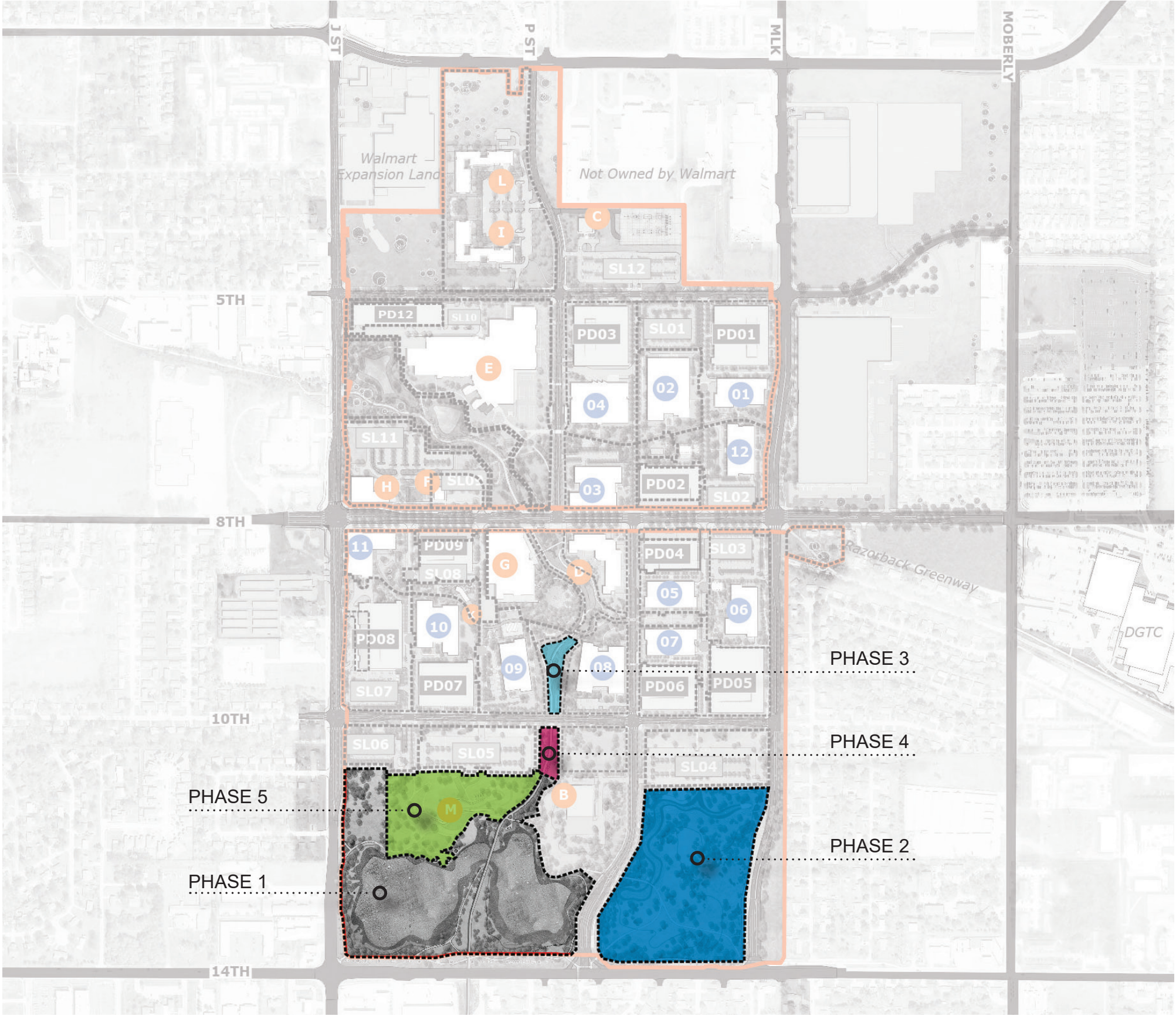
Stream Spring Water Feature

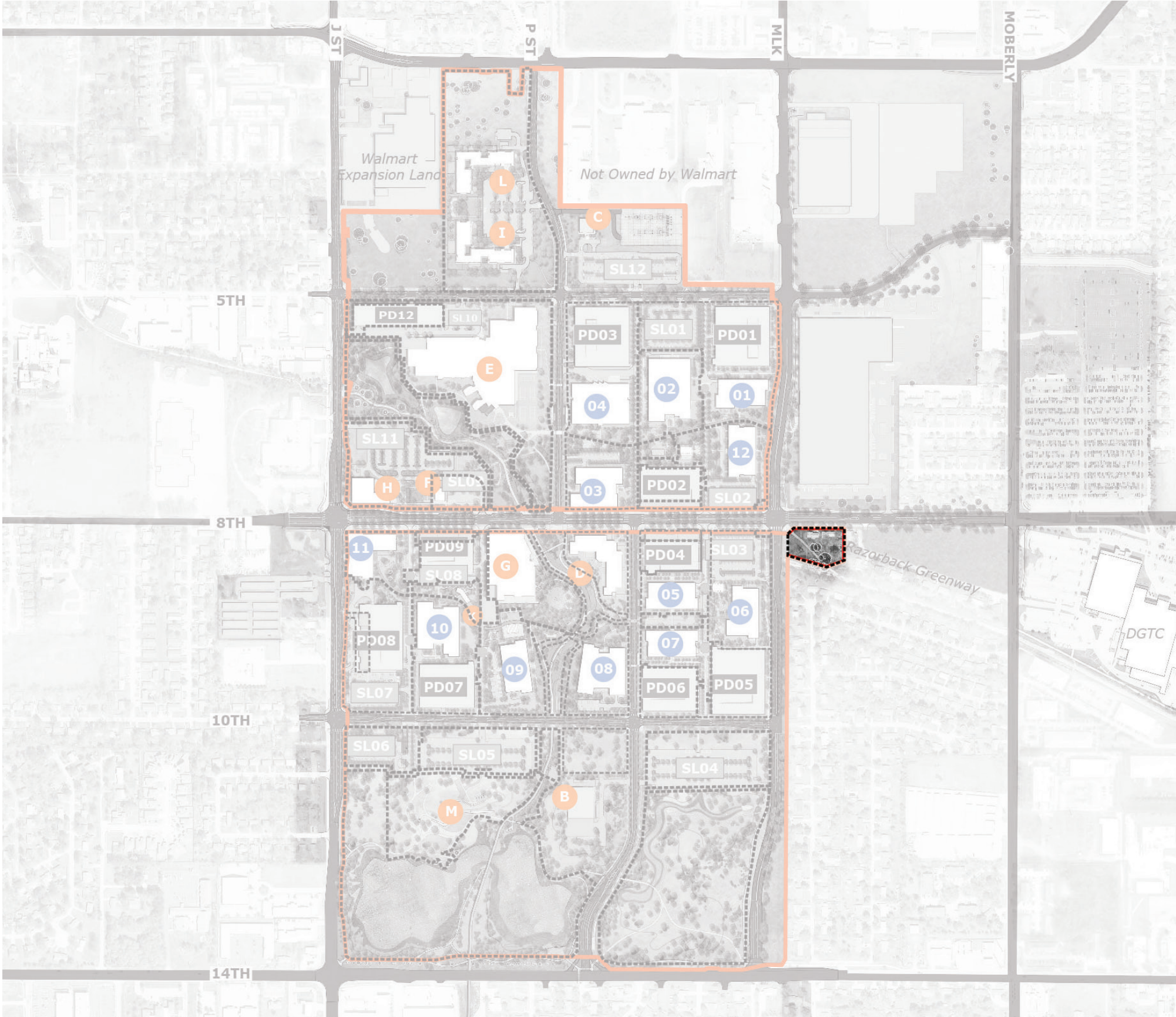


Zone 4 Phase 2 is permitted under a separate number from the rest of Zone 4. Please refer to the next page for the extents of Zone 4 Phase 2.

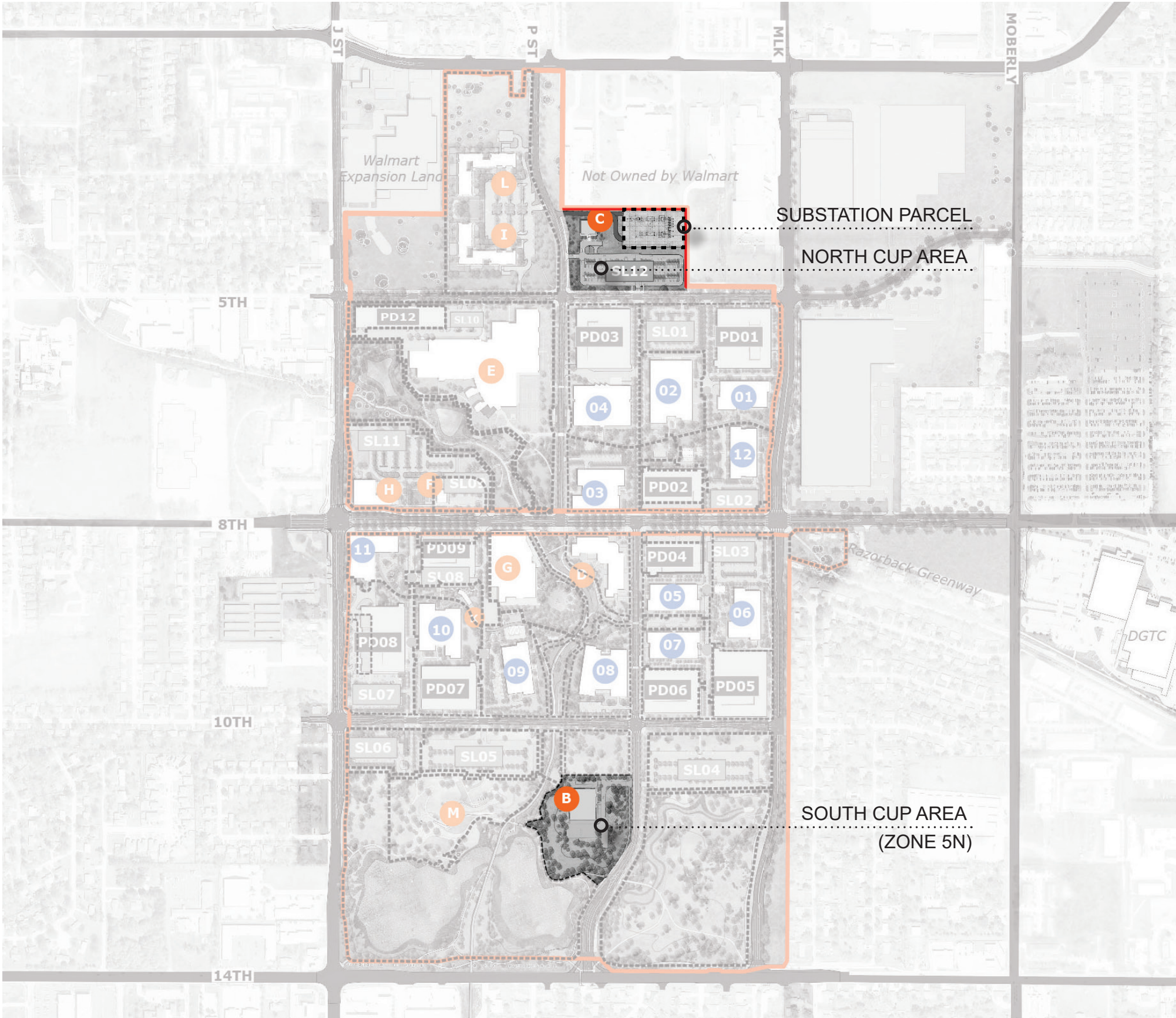


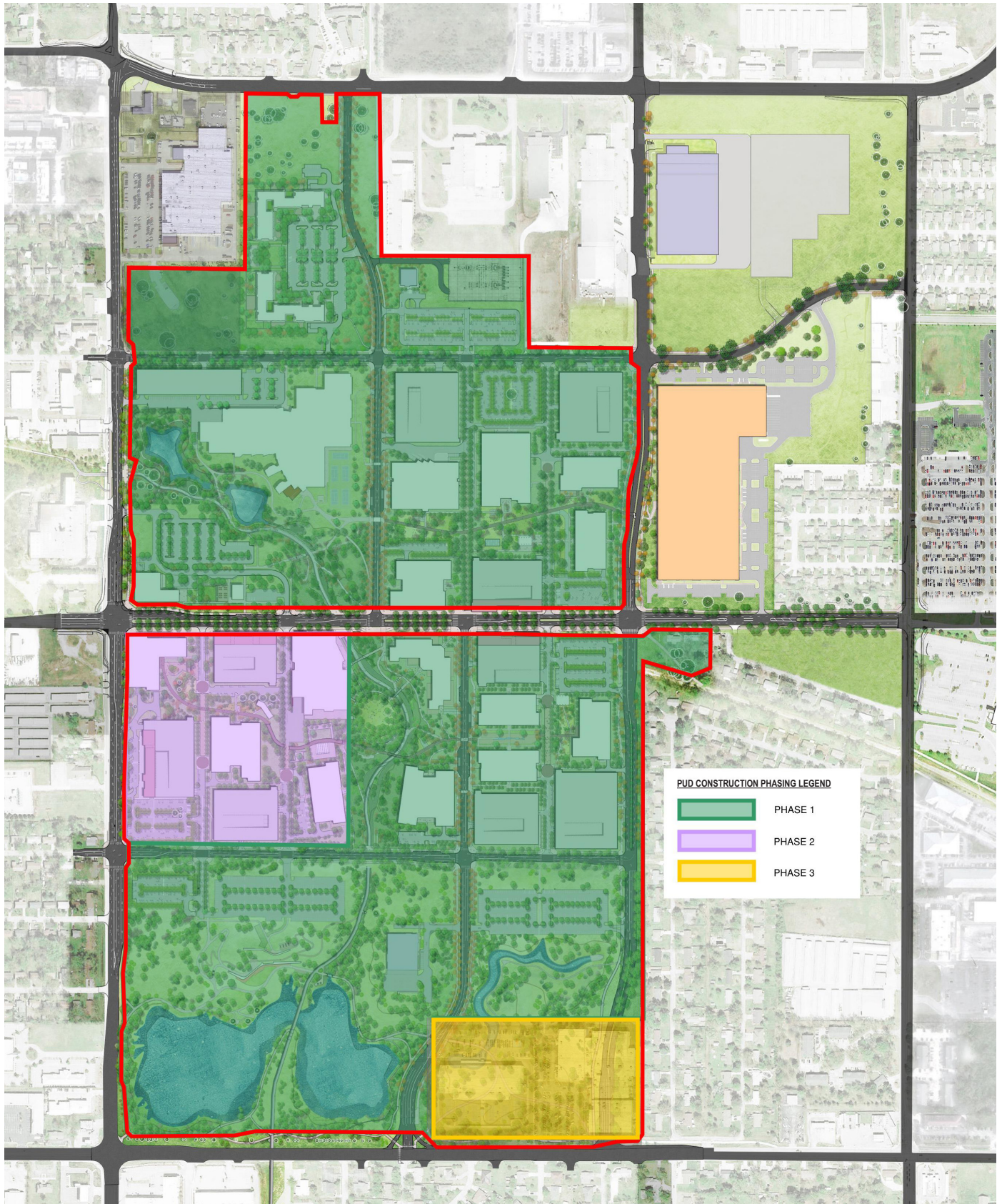






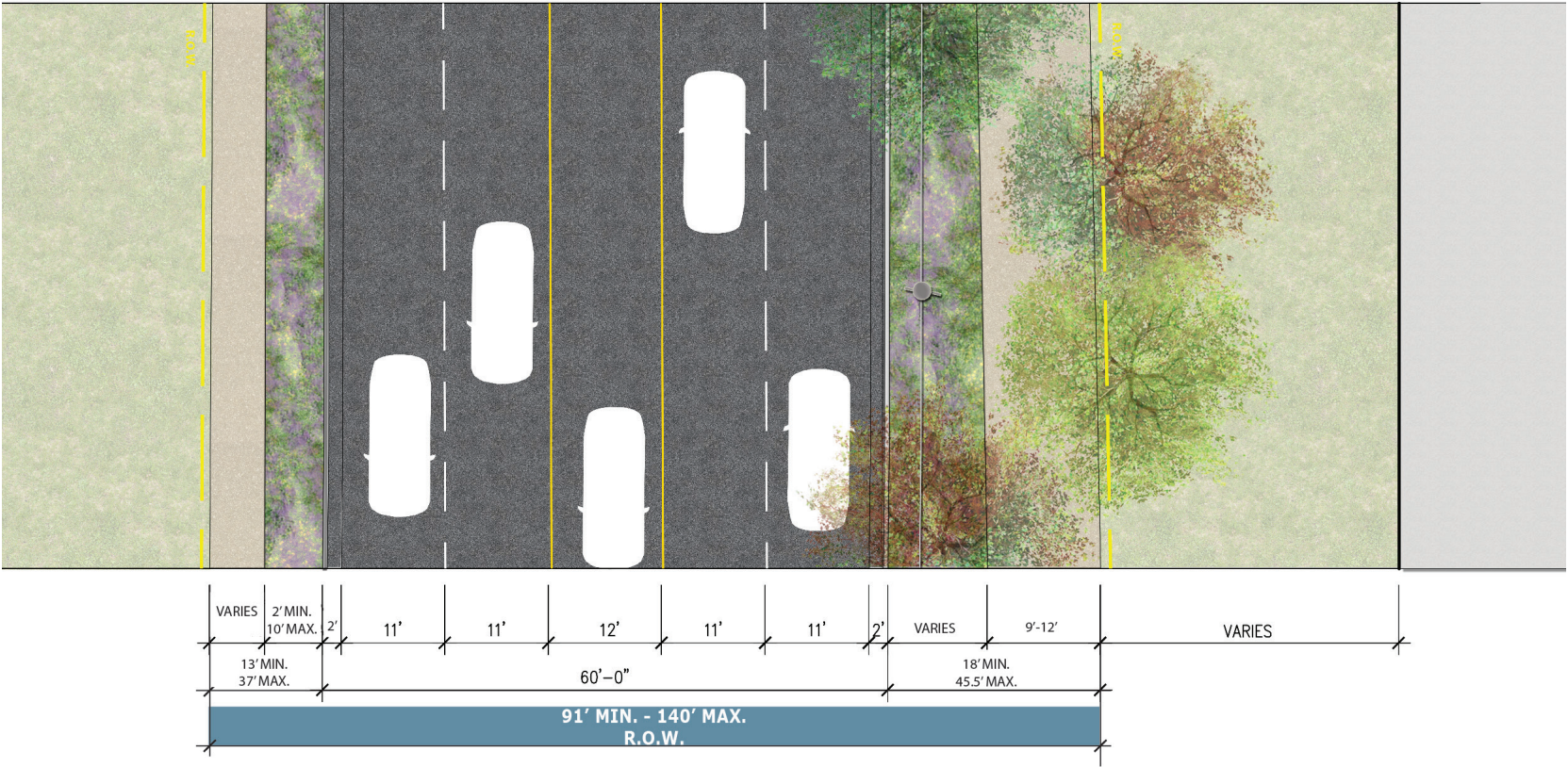
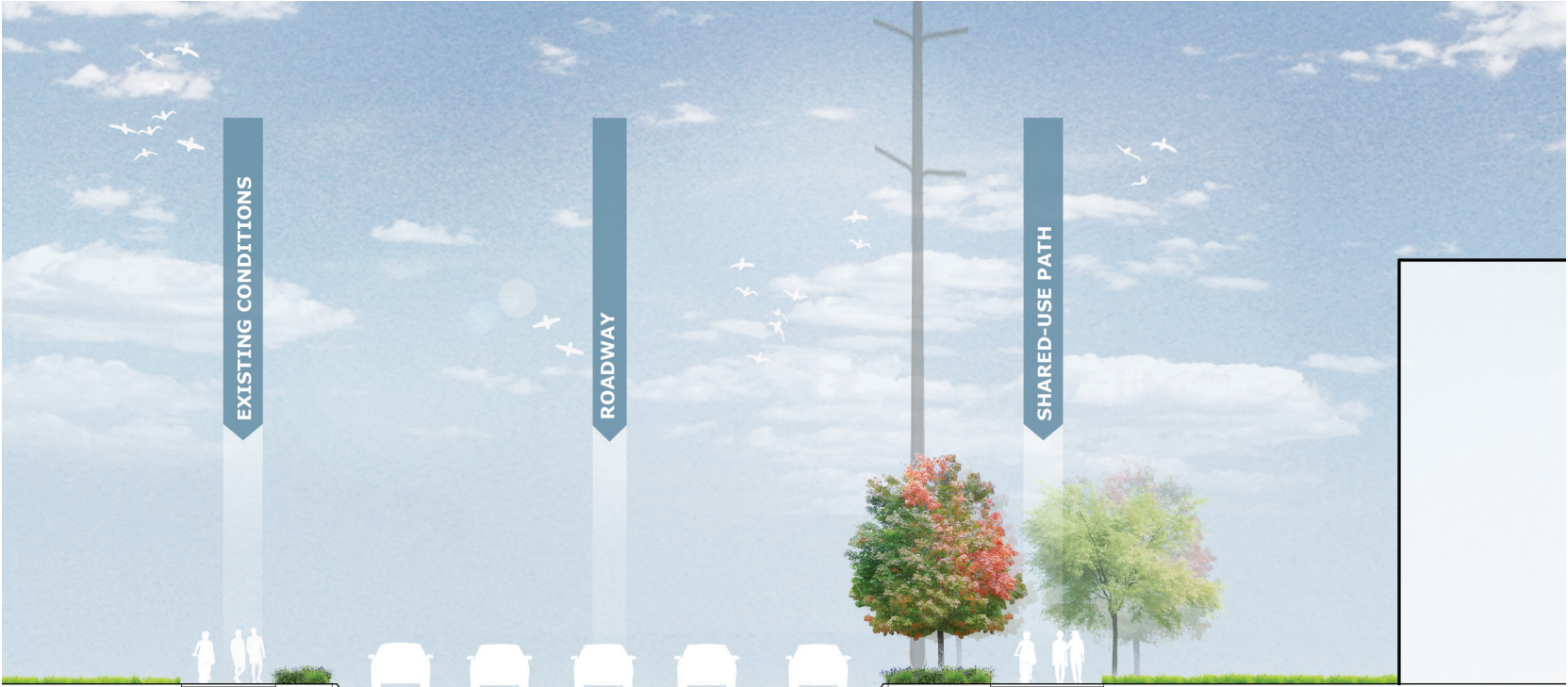
The Substation parcel will be granted lot access via an access easement as it does not have direct access to a public street.





PHASE 1	
Required Parking Spaces:	5,730
Total Parking Spaces:	10,566
PHASE 2	
Required parking spaces:	2,846
Total parking spaces:	3,240
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0





PROPOSED GUIDELINES

EAST

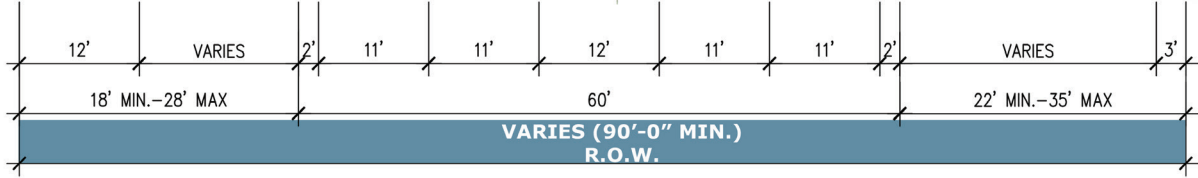
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities shall not exceed a mature height of 25 feet.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

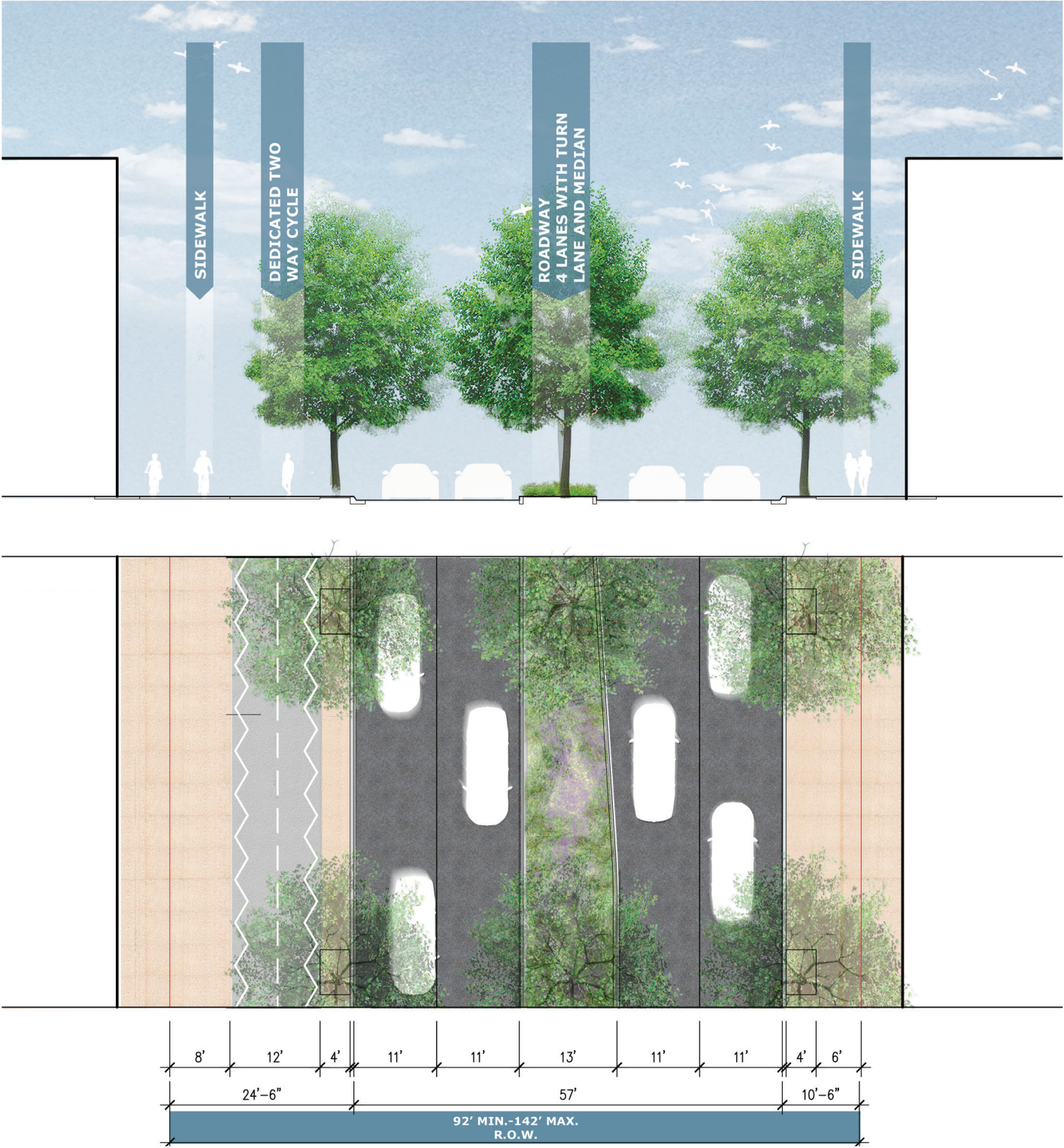


**PROPOSED GUIDELINES
EAST & WEST**

- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk (on west side only)
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

- 4' wide paved curb zone
- 6' Min. wide sidewalk

SOUTH

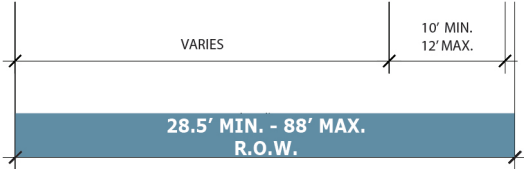
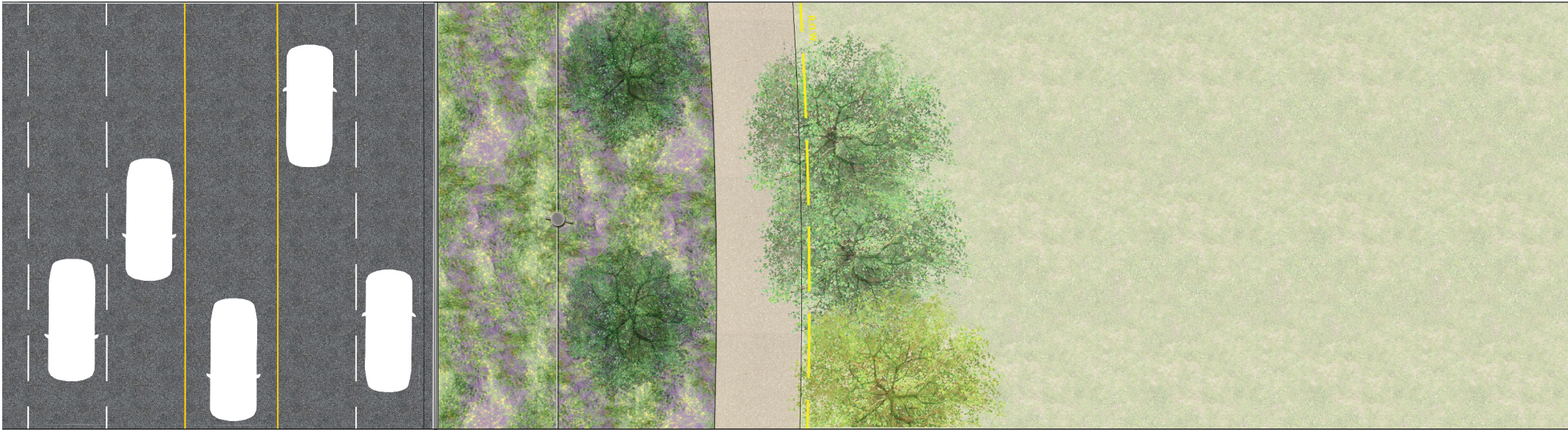
- 4' paved curb zone
- 12' wide two-way cycle path
- 8' Min. wide sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES
NORTH

- 8' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.



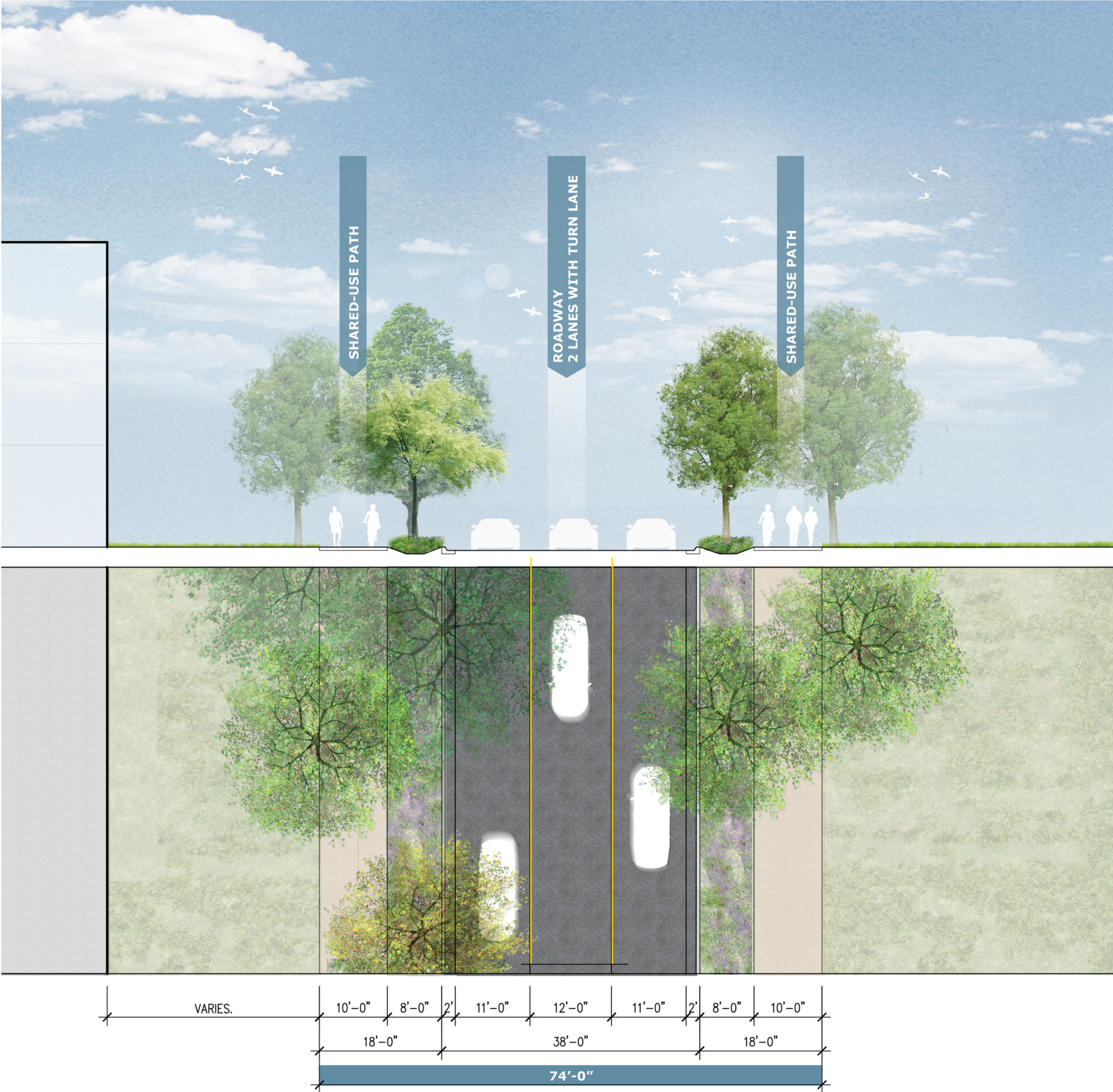
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

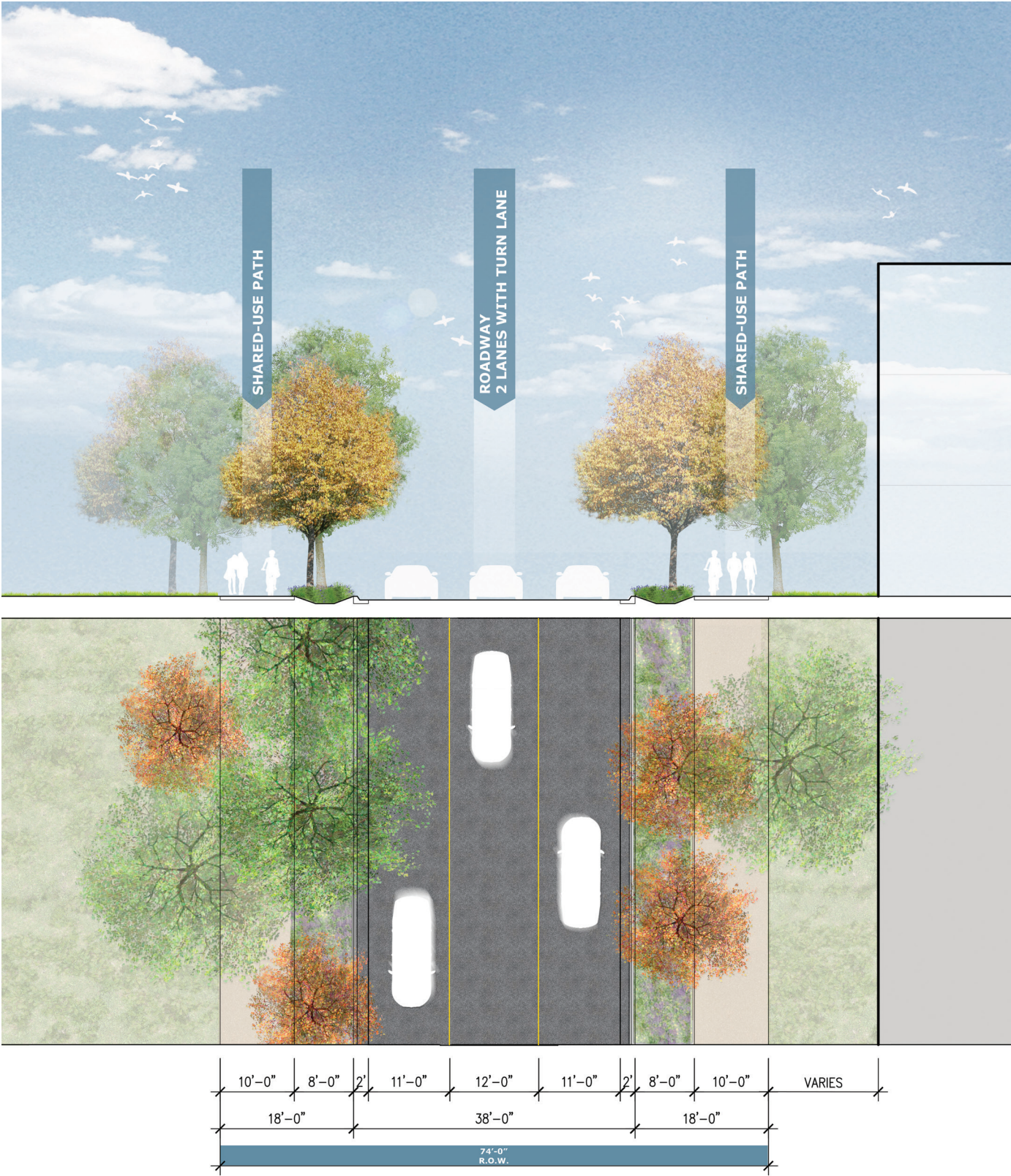
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



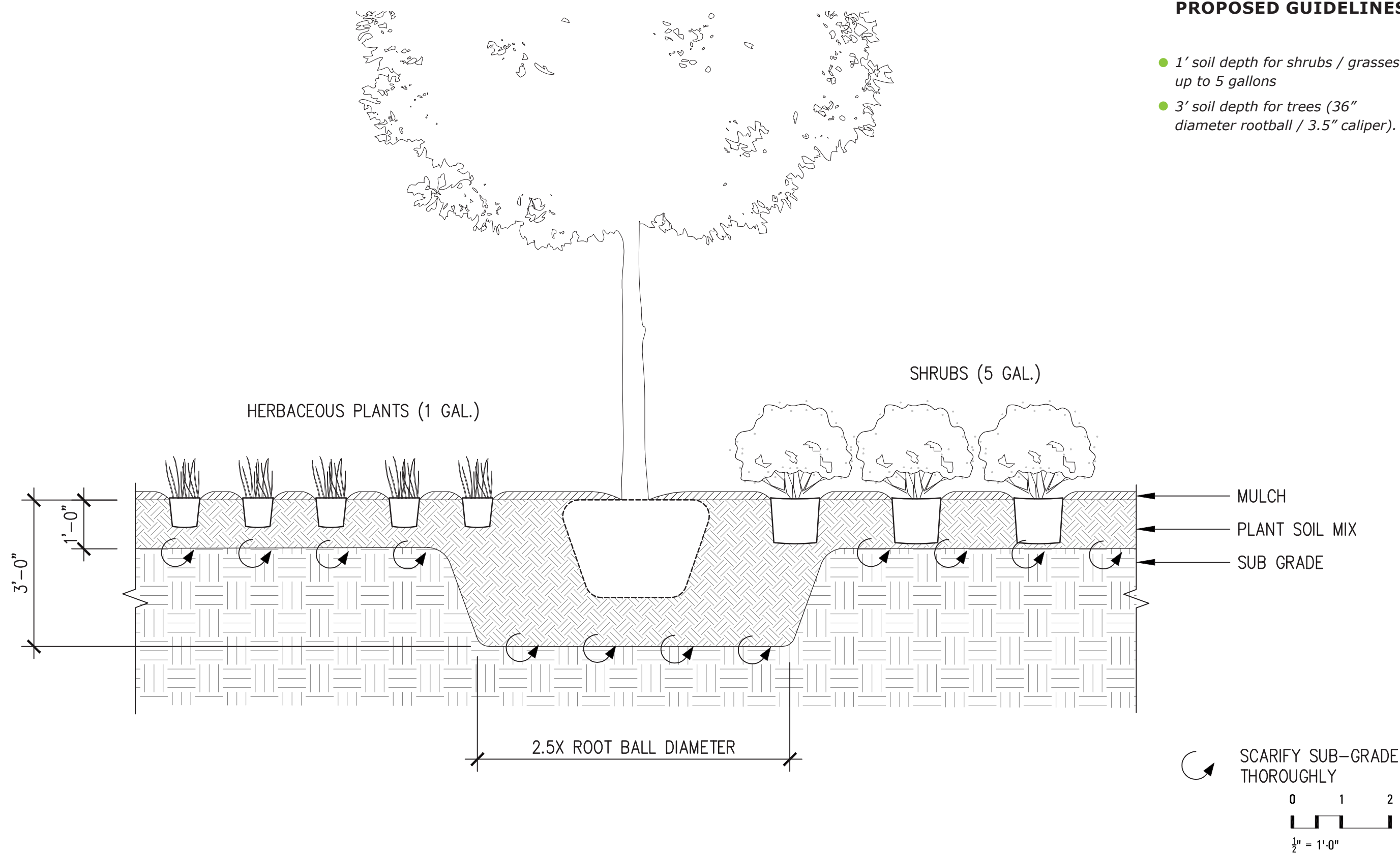
PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

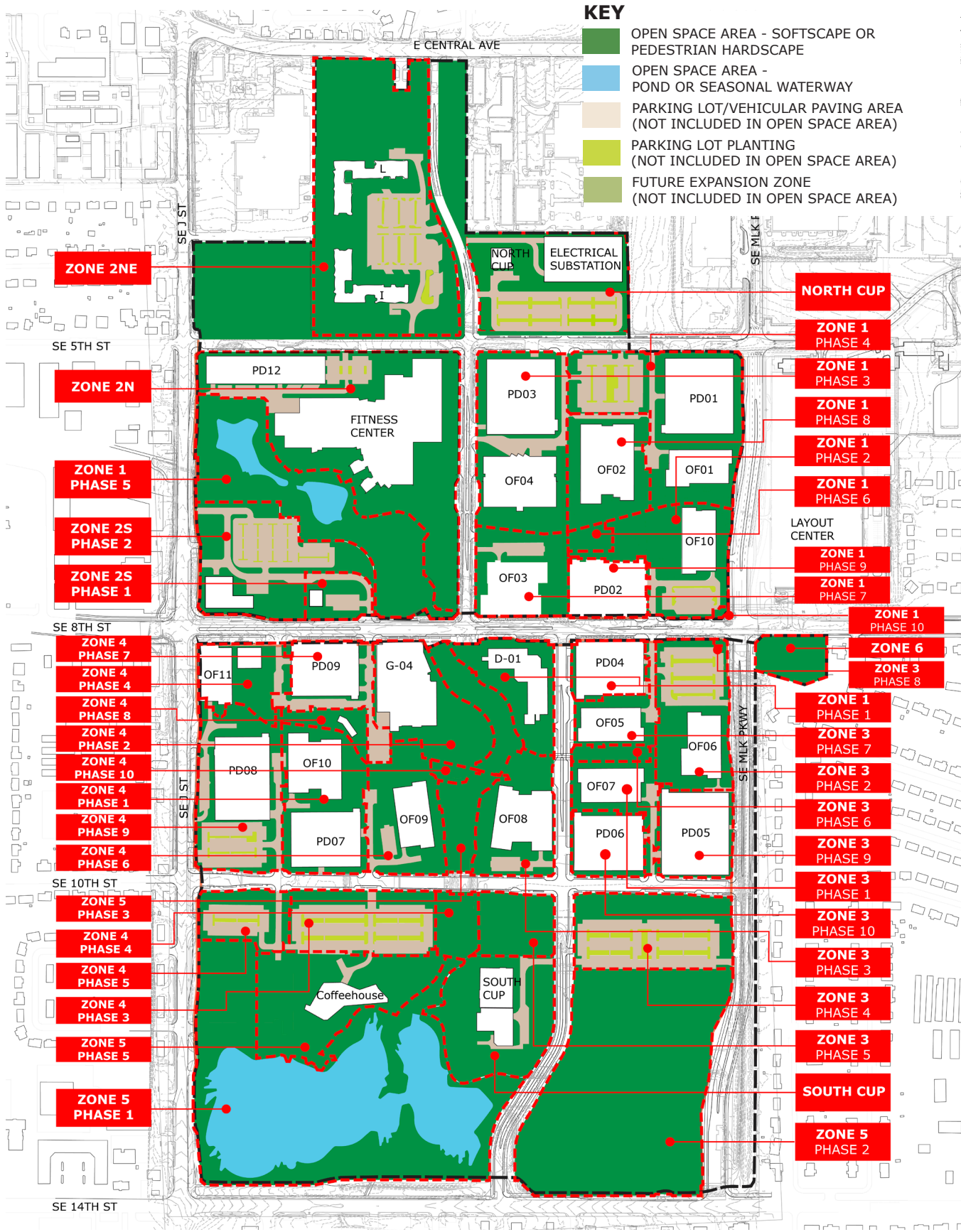
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- 1' soil depth for shrubs / grasses up to 5 gallons
- 3' soil depth for trees (36" diameter rootball / 3.5" caliper).



OPEN SPACE AREA



ZONE 1 PHASE 1 AREA: 5.32 acres OPEN SPACE: 2.45 acres OPEN SPACE PERCENTAGE: 46% (26% ABOVE REQUIREMENT)	ZONE 1 PHASE 2 AREA: 5.46 acres OPEN SPACE: 3.43 acres OPEN SPACE PERCENTAGE: 63% (43% ABOVE REQUIREMENT)	ZONE 1 PHASE 3 AREA: 7.73 acres OPEN SPACE: 2.55 acres OPEN SPACE PERCENTAGE: 33% (13% ABOVE REQUIREMENT)	ZONE 1 PHASE 4 AREA: 9.82 acres OPEN SPACE: 4.04 acres OPEN SPACE PERCENTAGE: 41% (21% ABOVE REQUIREMENT)	ZONE 1 PHASE 5 AREA: 11.09 acres OPEN SPACE: 9.89 acres OPEN SPACE POND: 1.2 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 1 PHASE 6 AREA: 0.57 acres OPEN SPACE: 0.57 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 1 PHASE 7 AREA: 2.94 acres OPEN SPACE: 1.33 acres OPEN SPACE PERCENTAGE: 45% (25% ABOVE REQUIREMENT)	ZONE 1 PHASE 8 AREA: 4.21 acres OPEN SPACE: 2.04 acres OPEN SPACE PERCENTAGE: 48% (28% ABOVE REQUIREMENT)	ZONE 1 PHASE 9 AREA: 2.25 acres OPEN SPACE: 0.27 acres OPEN SPACE PERCENTAGE: 12% (8% BELOW REQUIREMENT)	ZONE 1 PHASE 10 AREA: 0.05 acres OPEN SPACE: 0.05 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 2S PHASE 1 AREA: 1.42 acres OPEN SPACE: 0.82 acres OPEN SPACE PERCENTAGE: 58% (38% ABOVE REQUIREMENT)	ZONE 2S PHASE 2 AREA: 6.65 acres OPEN SPACE: 3.22 acres OPEN SPACE PERCENTAGE: 48% (28% ABOVE REQUIREMENT)
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ZONE 2N AREA: 16.2 acres OPEN SPACE: 7.6 acres OPEN SPACE PERCENTAGE: 47% (27% ABOVE REQUIREMENT)	ZONE 2NE AREA: 15.67 acres OPEN SPACE: 11.31 acres OPEN SPACE PERCENTAGE: 72% (52% ABOVE REQUIREMENT)	ZONE 3 PHASE 1 AREA: 1.99 acres OPEN SPACE: 1.49 acres OPEN SPACE PERCENTAGE: 75% (55% ABOVE REQUIREMENT)	ZONE 3 PHASE 2 AREA: 5.61 acres OPEN SPACE: 2.23 acres OPEN SPACE PERCENTAGE: 40% (20% ABOVE REQUIREMENT)	ZONE 3 PHASE 3 AREA: 3.87 acres OPEN SPACE: 2.37 acres OPEN SPACE PERCENTAGE: 40% (20% ABOVE REQUIREMENT)	ZONE 3 PHASE 4 AREA: 5.61 acres OPEN SPACE: 2.08 acres OPEN SPACE PERCENTAGE: 37% (17% ABOVE REQUIREMENT)	ZONE 3 PHASE 5 AREA: 2.24 acres OPEN SPACE: 2.24 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 3 PHASE 6 AREA: 0.58 acres OPEN SPACE: 0.58 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 3 PHASE 7 AREA: 2.34 acres OPEN SPACE: 1.0 acres OPEN SPACE PERCENTAGE: 43% (23% ABOVE REQUIREMENT)	ZONE 3 PHASE 8 AREA: 0.03 acres OPEN SPACE: 0.03 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 3 PHASE 9 AREA: 3.11 acres OPEN SPACE: 0.38 acres OPEN SPACE PERCENTAGE: 12% (8% BELOW REQUIREMENT)	ZONE 3 PHASE 10 AREA: 2.29 acres OPEN SPACE: 0.43 acres OPEN SPACE PERCENTAGE: 19% (1% BELOW REQUIREMENT)
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ZONE 4 PHASE 1 AREA: 5.65 acres OPEN SPACE: 2.2 acres OPEN SPACE PERCENTAGE: 39% (19% ABOVE REQUIREMENT)	ZONE 4 PHASE 2 AREA: 4.7 acres OPEN SPACE: 2.4 acres OPEN SPACE PERCENTAGE: 51% (31% ABOVE REQUIREMENT)	ZONE 4 PHASE 3 AREA: 4.29 acres OPEN SPACE: 0.8 acres OPEN SPACE PERCENTAGE: 19% (1% BELOW REQUIREMENT)	ZONE 4 PHASE 4 AREA: 2.84 acres OPEN SPACE: 1.51 acres OPEN SPACE PERCENTAGE: 53% (33% ABOVE REQUIREMENT)	ZONE 4 PHASE 5 AREA: 2.34 acres OPEN SPACE: 1.14 acres OPEN SPACE PERCENTAGE: 49% (29% ABOVE REQUIREMENT)	ZONE 4 PHASE 6 AREA: 4.35 acres OPEN SPACE: 2.65 acres OPEN SPACE PERCENTAGE: 61% (41% ABOVE REQUIREMENT)	ZONE 4 PHASE 7 AREA: 3.19 acres OPEN SPACE: 0.76 acres OPEN SPACE PERCENTAGE: 24% (4% ABOVE REQUIREMENT)	ZONE 4 PHASE 8 AREA: 0.99 acres OPEN SPACE: 0.92 acres OPEN SPACE PERCENTAGE: 93% (73% ABOVE REQUIREMENT)	ZONE 4 PHASE 9 AREA: 6.48 acres OPEN SPACE: 1.84 acres OPEN SPACE PERCENTAGE: 28% (8% ABOVE REQUIREMENT)	ZONE 4 PHASE 10 AREA: 0.35 acres OPEN SPACE: 0.35 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)
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ZONE 5 PHASE 1 AREA: 22.4 acres OPEN SPACE: 9.9 acres OPEN SPACE POND: 12.5 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 5 PHASE 2 AREA: 17.02 acres OPEN SPACE: 17.02 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 5 PHASE 3 AREA: 1.69 acres OPEN SPACE: 1.69 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 5 PHASE 4 AREA: 1.28 acres OPEN SPACE: 1.28 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	ZONE 5 PHASE 5 AREA: 6.62 acres OPEN SPACE: 5.02 acres OPEN SPACE PERCENTAGE: 83% (63% ABOVE REQUIREMENT)	ZONE 6 AREA: 1.47 acres OPEN SPACE: 1.47 acres OPEN SPACE PERCENTAGE: 100% (80% ABOVE REQUIREMENT)	NCUP AREA: 7.42 acres OPEN SPACE: 2.51 acres OPEN SPACE PERCENTAGE: 34% (14% ABOVE REQUIREMENT)	SCUP AREA: 6.07 acres OPEN SPACE: 4.34 acres OPEN SPACE PERCENTAGE: 71% (51% ABOVE REQUIREMENT)
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TOTAL AREA: 252.38 ACRES
OPEN SPACE: 137.88 acres
OPEN SPACE PERCENTAGE: 55%
(35% ABOVE REQUIREMENT)

Note: PUD Revision 17-19 includes the addition of Phase 10 in Zone 1; the addition of Phase 8, 9 and 10 in Zone 3; the addition of parking lots in lieu of open space in Zone 3 and Zone 4; and the revision to service drive access to Zone 5 Coffeehouse.



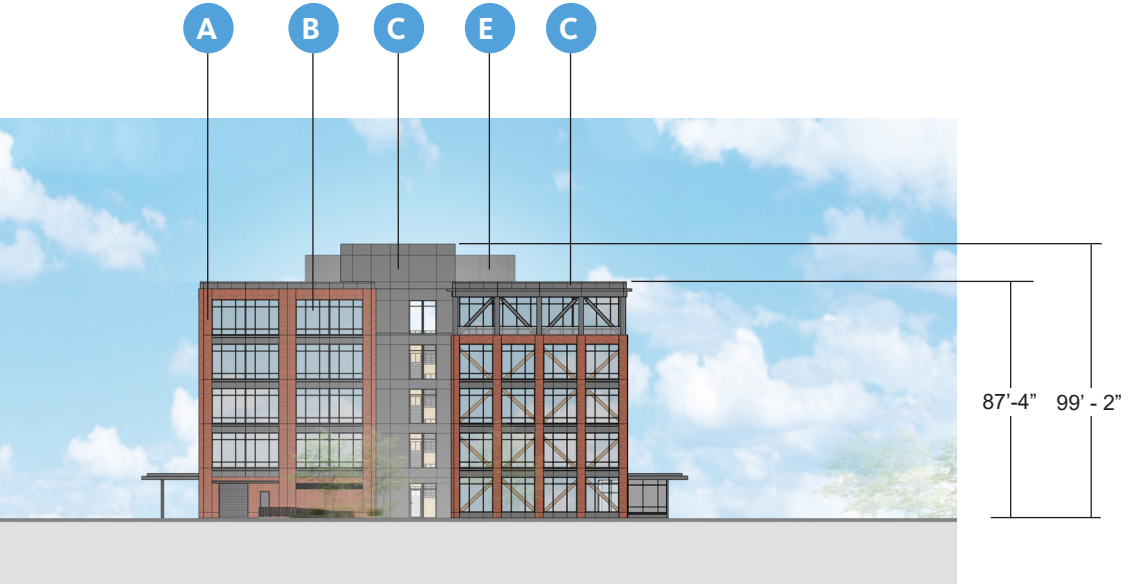
NORTH ELEVATION



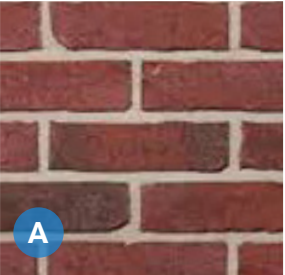
SOUTH ELEVATION



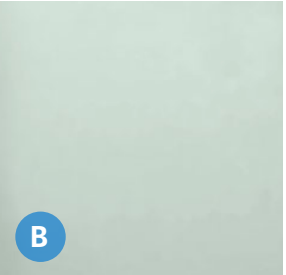
EAST ELEVATION



WEST ELEVATION



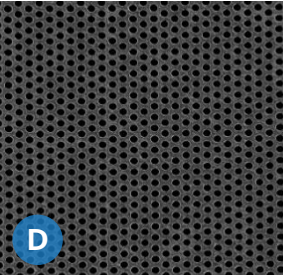
BR01- RED THIN BRICK



GL01- VISION GLASS



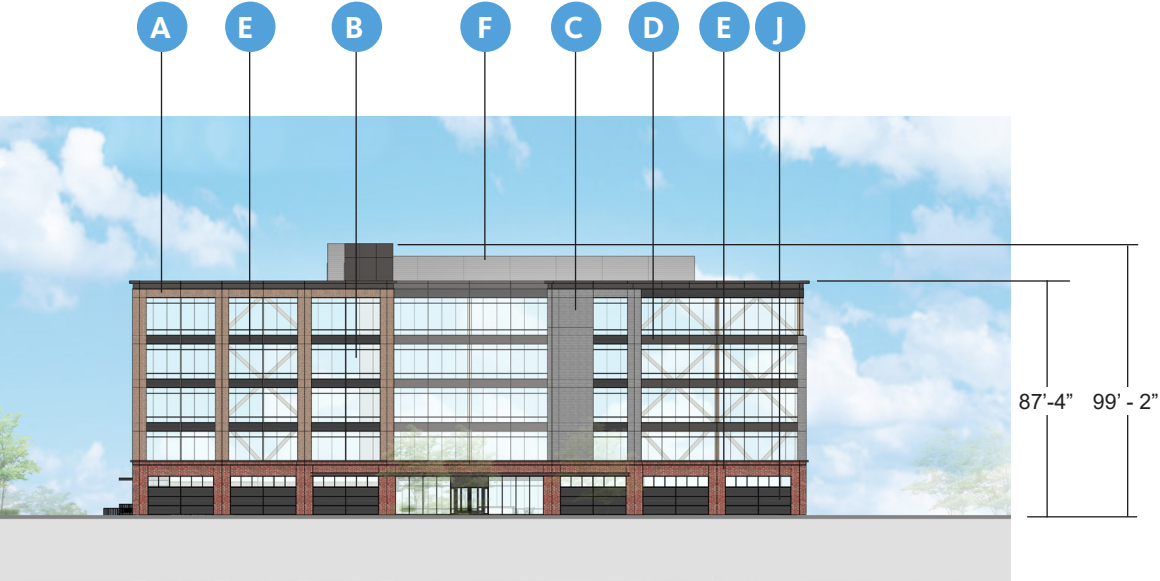
MP01- GRAY METAL
MINIMUM 24 GAUGE



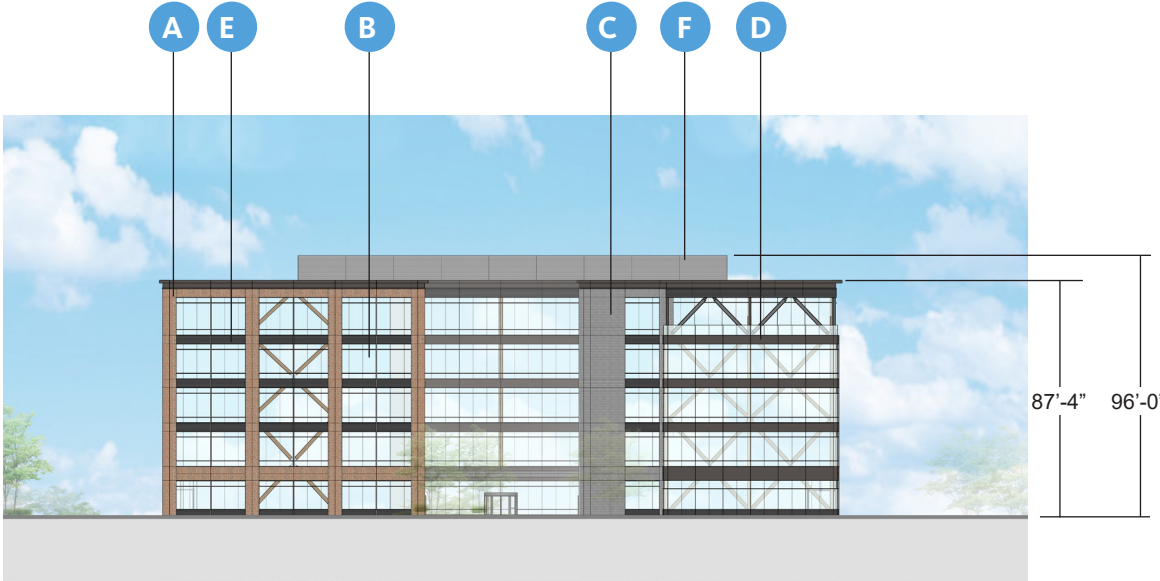
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



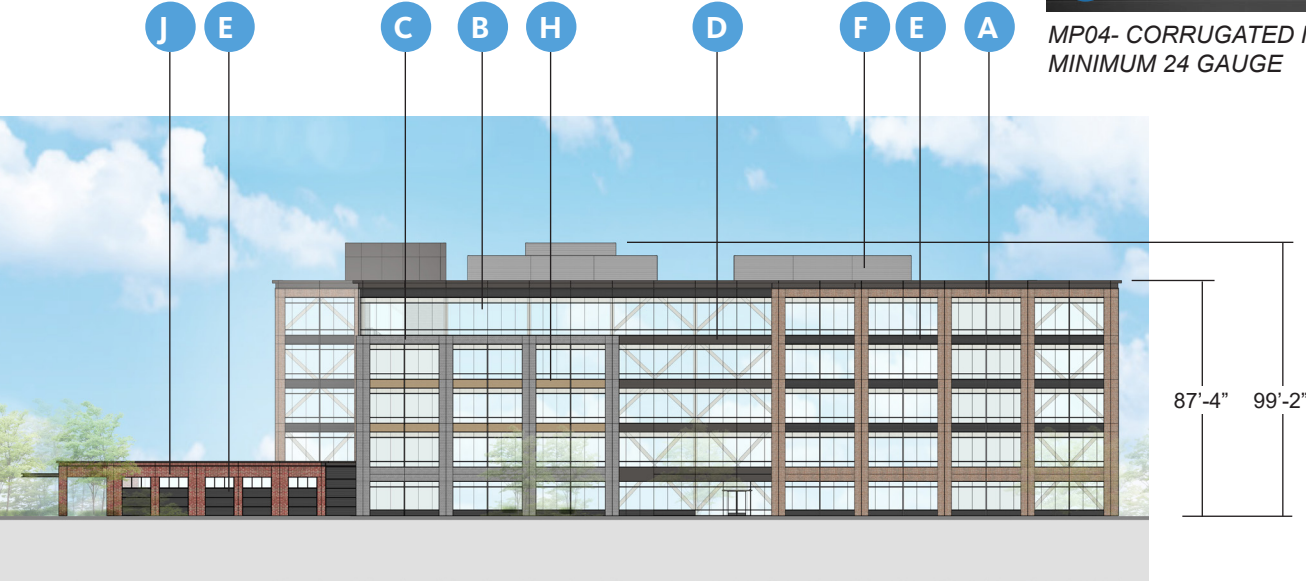
NORTH ELEVATION



SOUTH ELEVATION



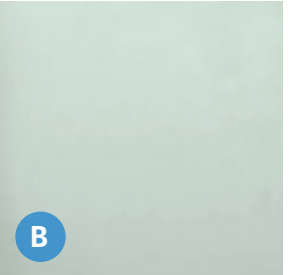
EAST ELEVATION



WEST ELEVATION



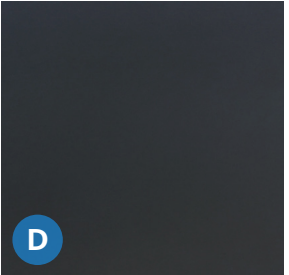
BR02- RED THIN BRICK



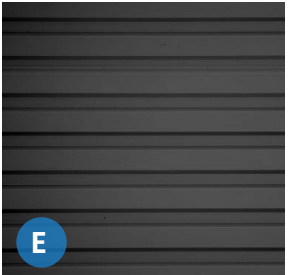
GL01- VISION GLASS



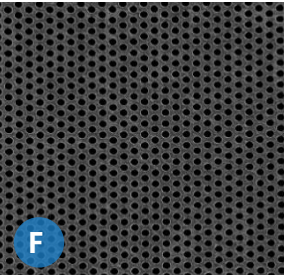
BR04- GRAY THIN BRICK



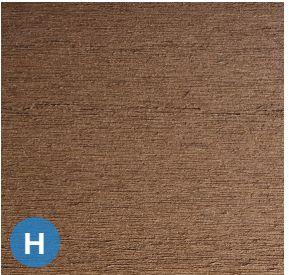
MP03- BLACK METAL
MINIMUM 24 GAUGE



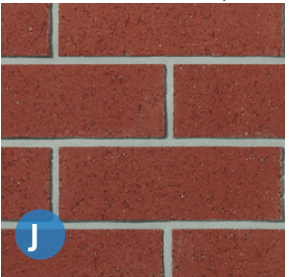
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



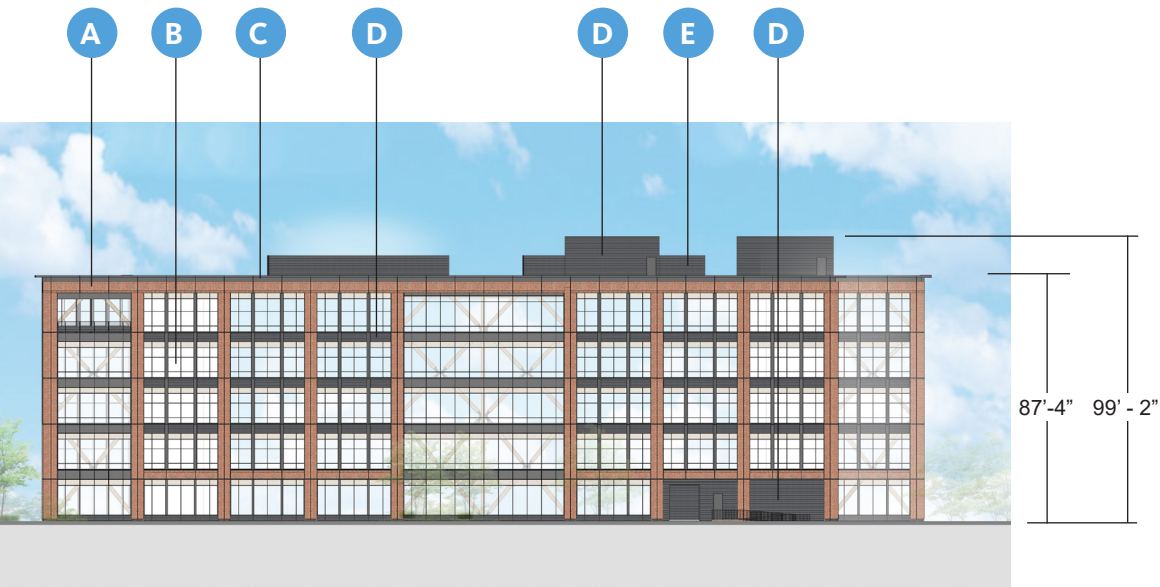
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



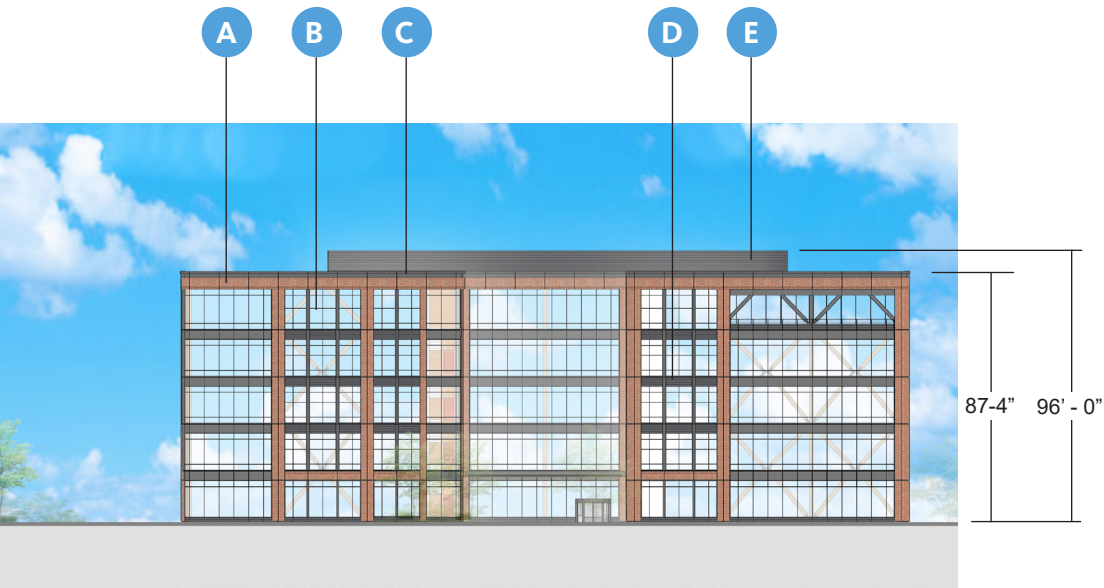
BR05- RED THIN BRICK



NORTH ELEVATION



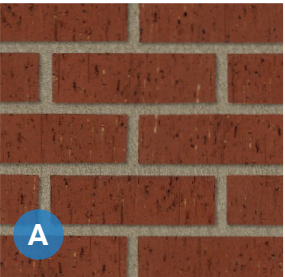
SOUTH ELEVATION



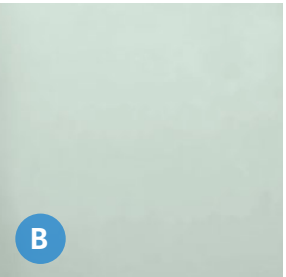
EAST ELEVATION



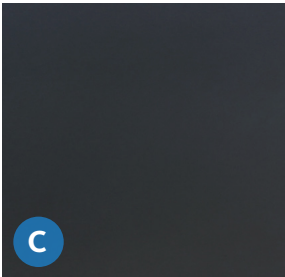
WEST ELEVATION



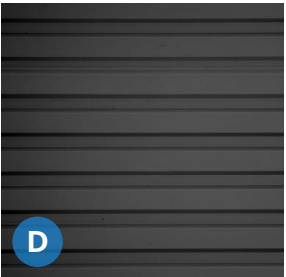
BR01- RED THIN BRICK



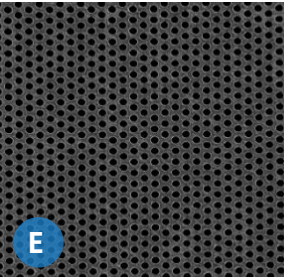
GL01- VISION GLASS



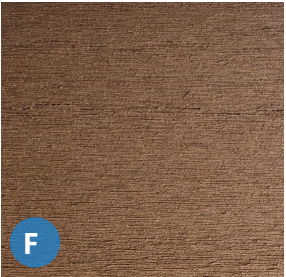
MP03- BLACK METAL
MINIMUM 24 GAUGE



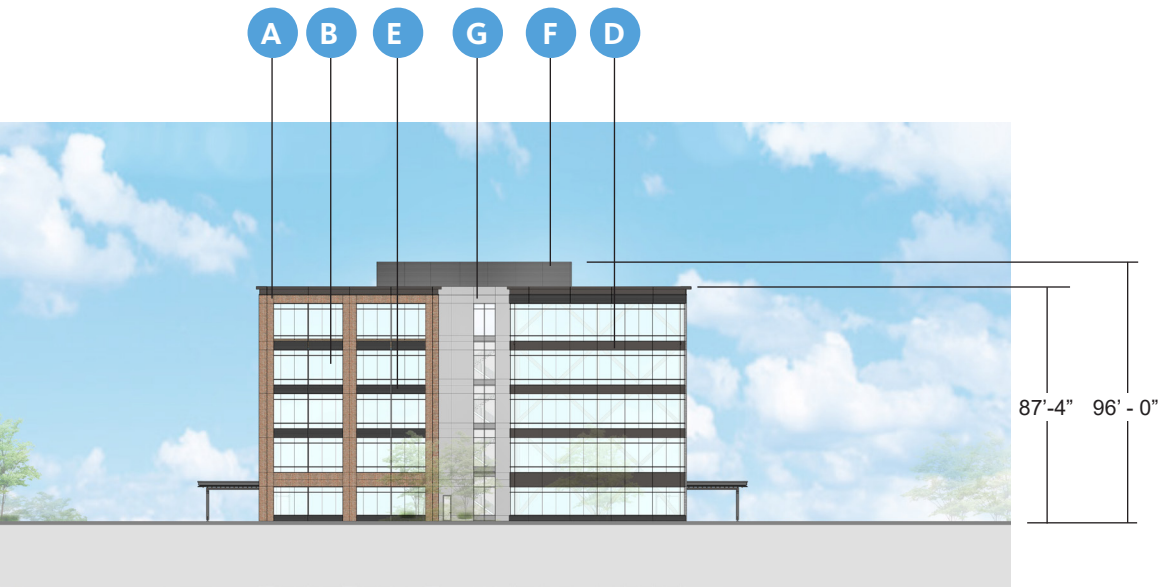
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



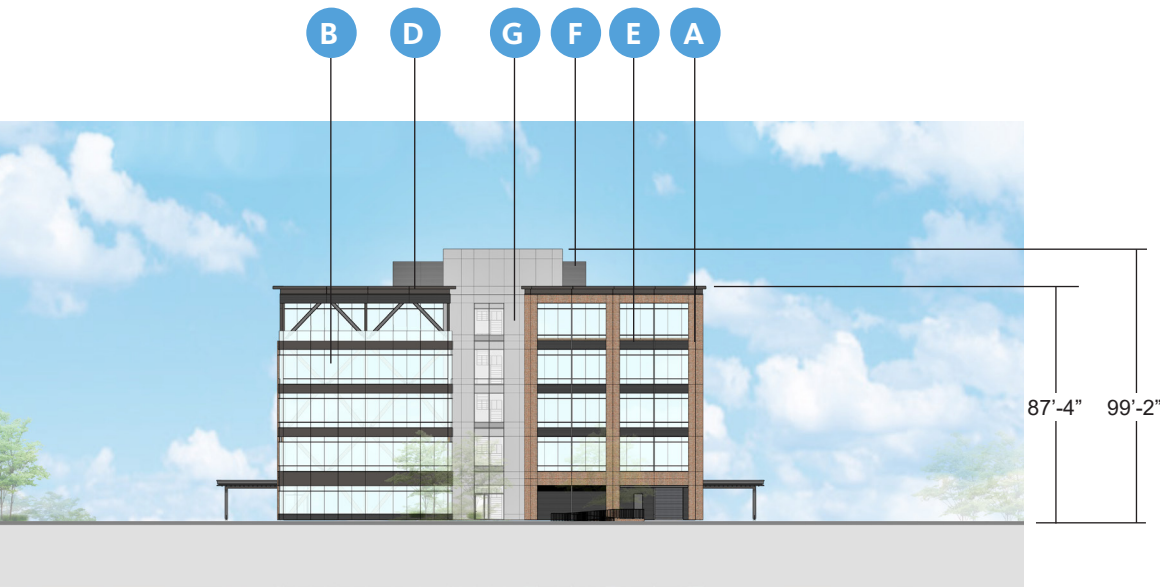
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



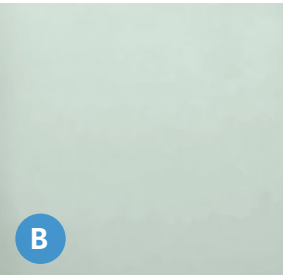
EAST ELEVATION



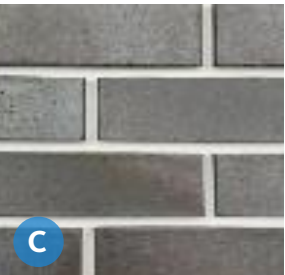
WEST ELEVATION



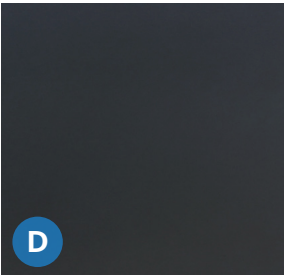
BR02- RED THIN BRICK



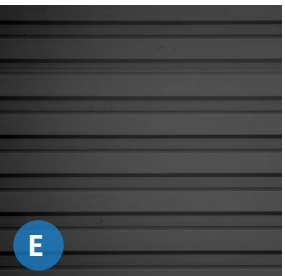
GL01- VISION GLASS



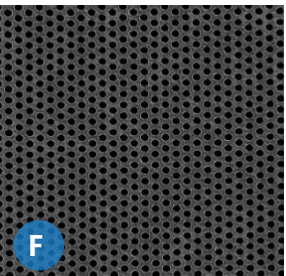
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



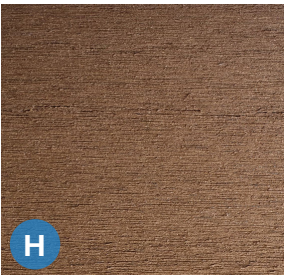
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



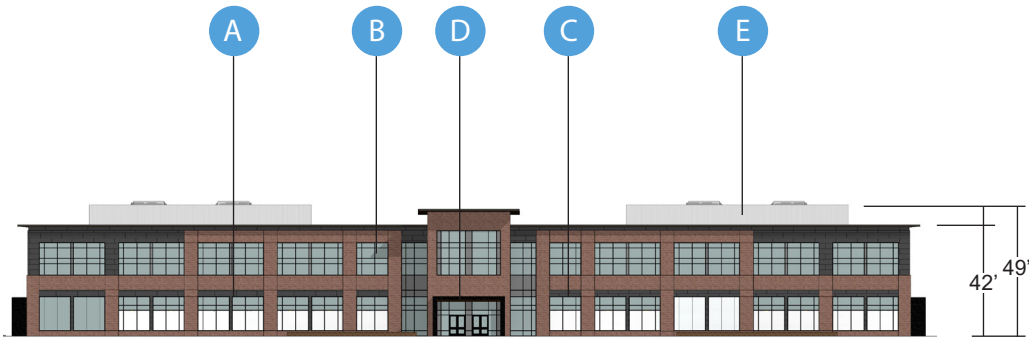
MP01- GRAY METAL
MINIMUM 24 GAUGE



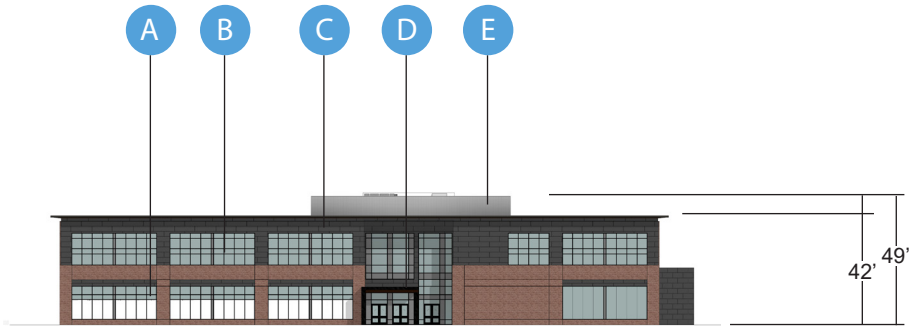
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



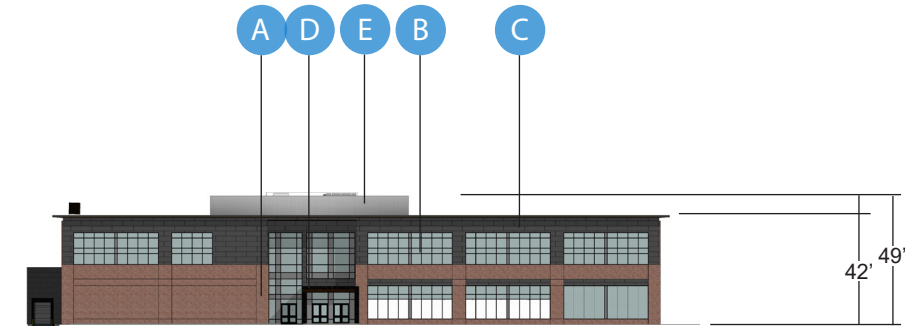
NORTH ELEVATION



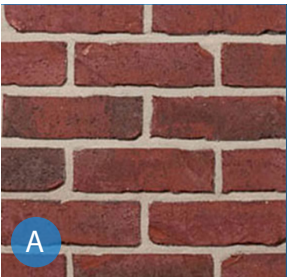
SOUTH ELEVATION



EAST ELEVATION



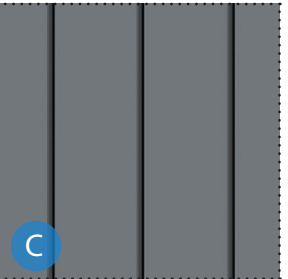
WEST ELEVATION



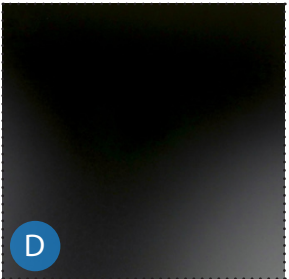
BR01- RED BRICK



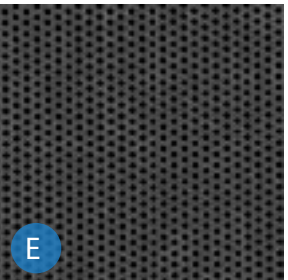
GL01- VISION GLASS



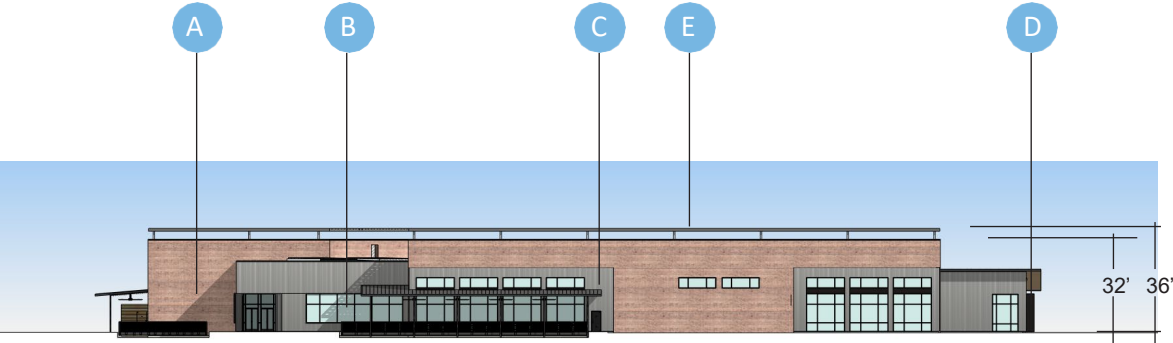
MP01- GRAY METAL
MINIMUM 24 GAUGE



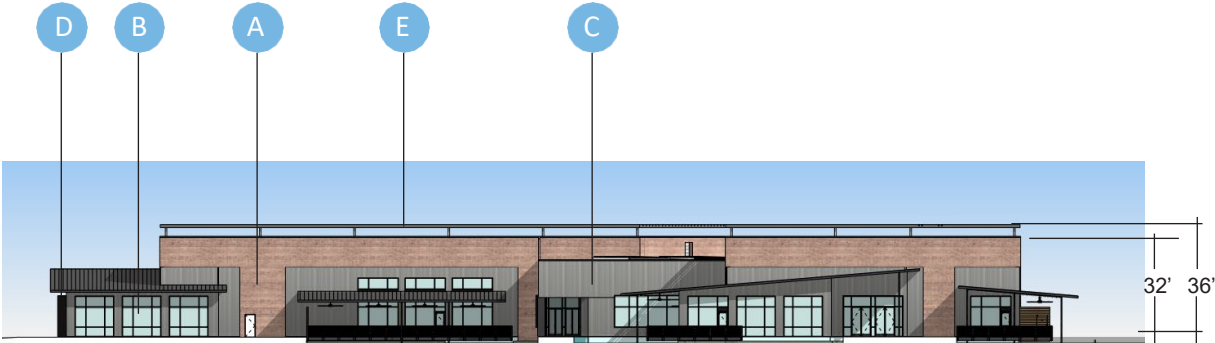
MP03- BLACK METAL
MINIMUM 24 GAUGE



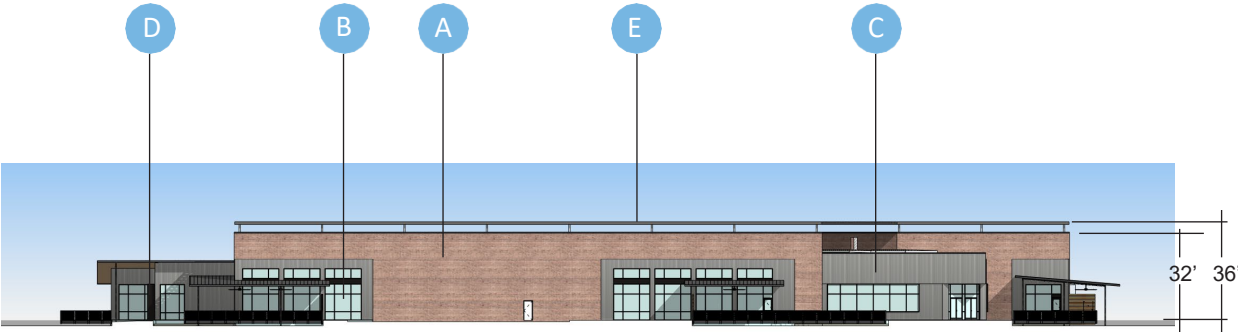
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



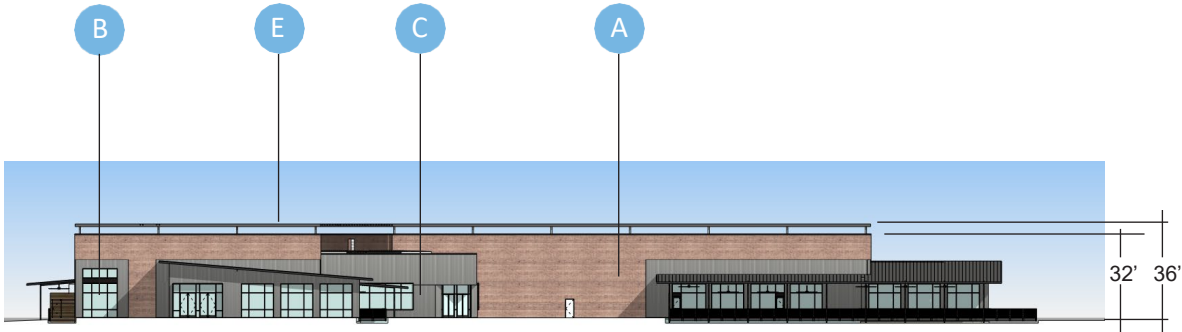
NORTH ELEVATION



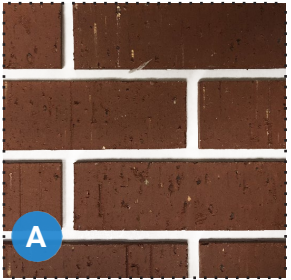
SOUTH ELEVATION



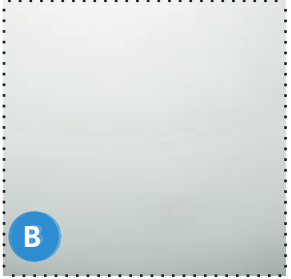
EAST ELEVATION



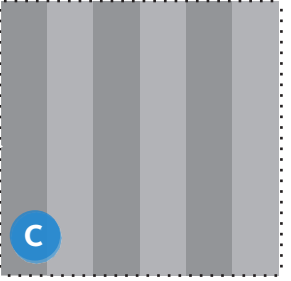
WEST ELEVATION



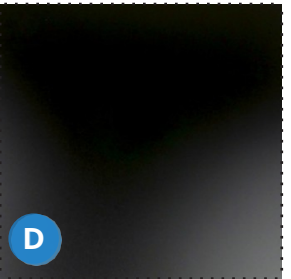
BR01- RED BRICK



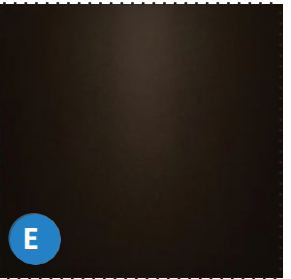
GL01- VISION GLASS



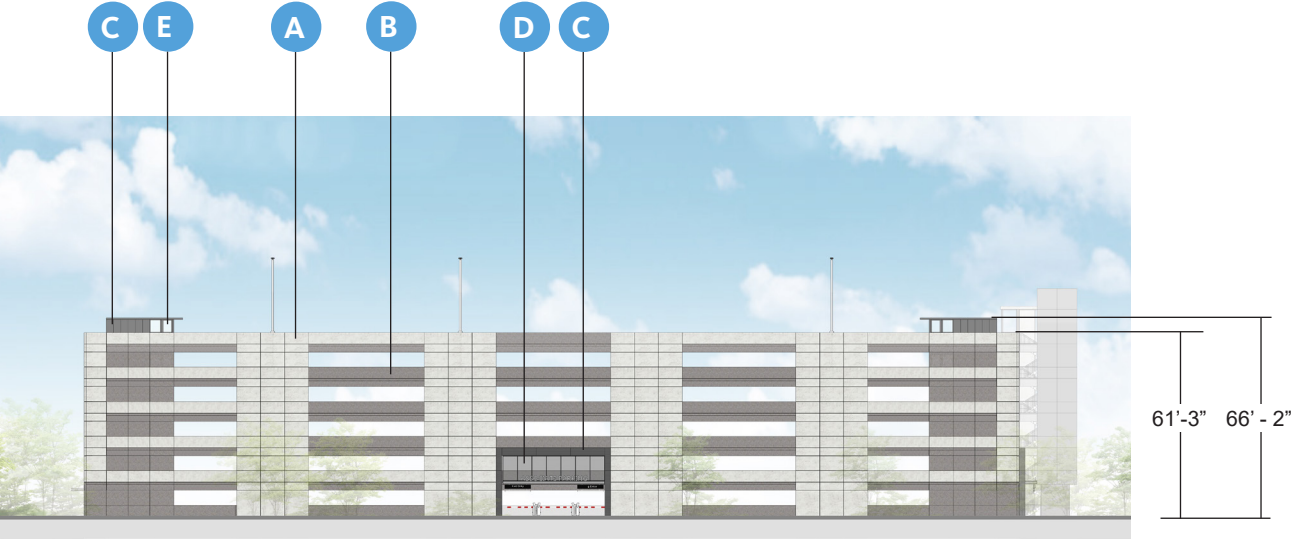
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



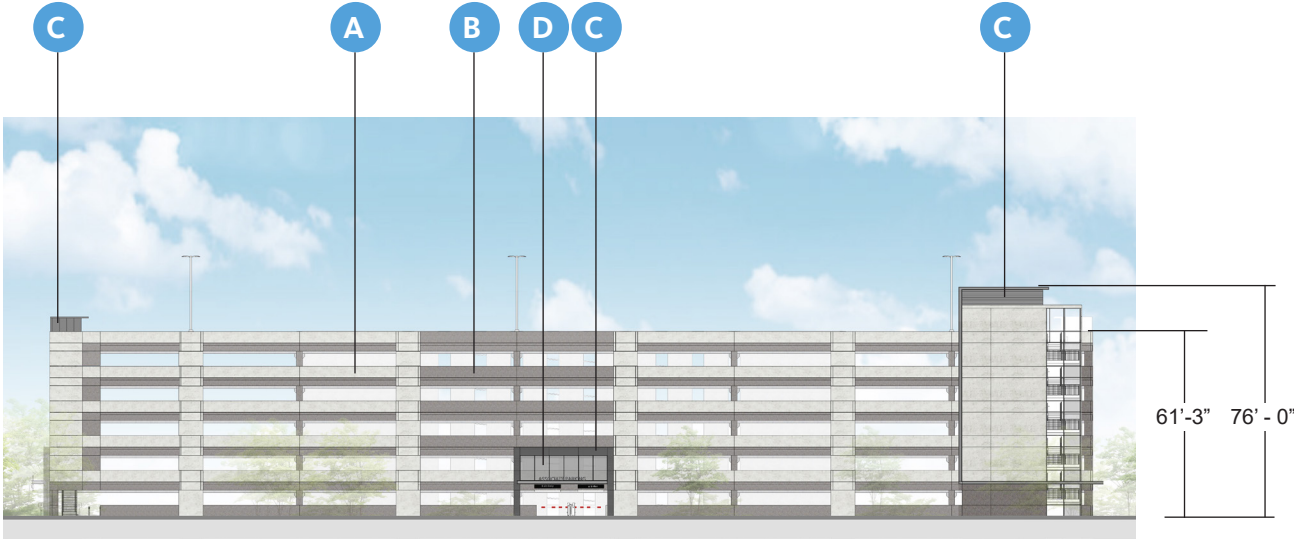
MP02- DARK METAL
MINIMUM 24 GAUGE



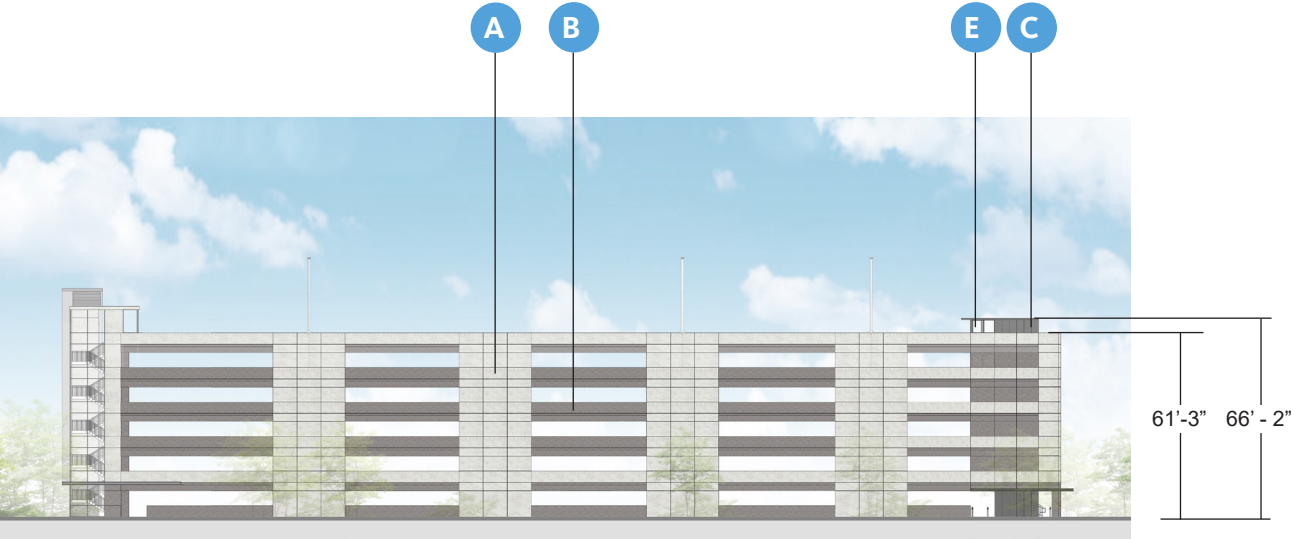
RS01- DARK BRONZE
ALUMINUM ROOF SCREENING



NORTH ELEVATION



WEST ELEVATION



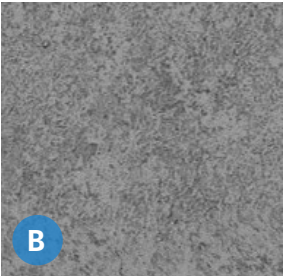
SOUTH ELEVATION



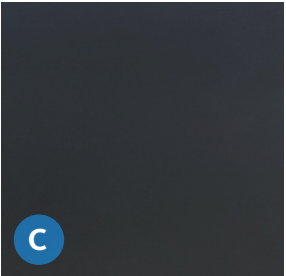
EAST ELEVATION



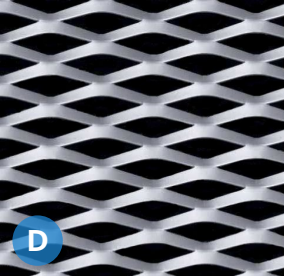
PC01- PRECAST LIGHT



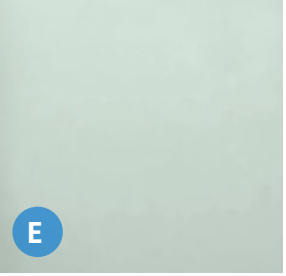
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



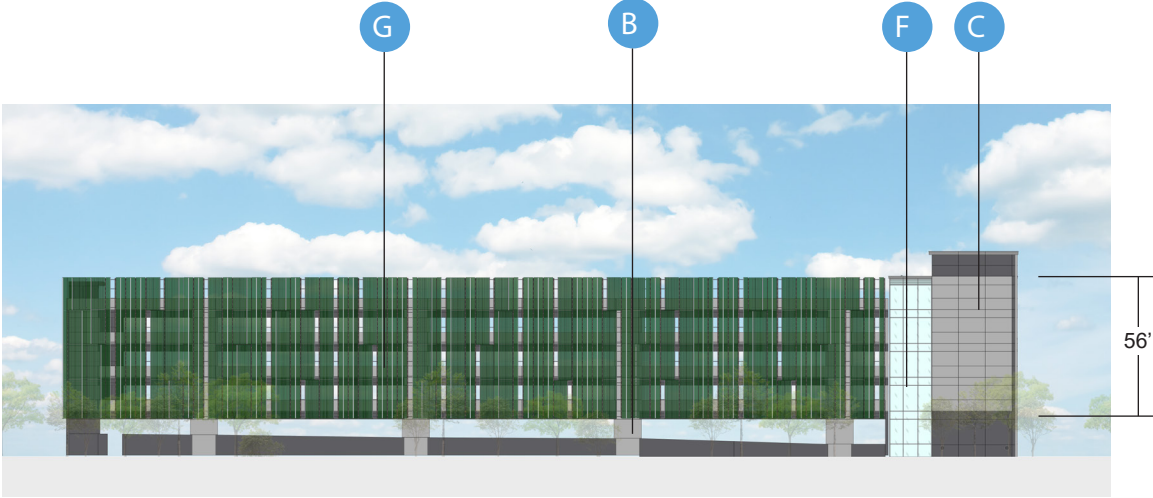
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NORTH ELEVATION



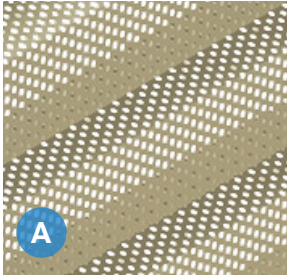
WEST ELEVATION



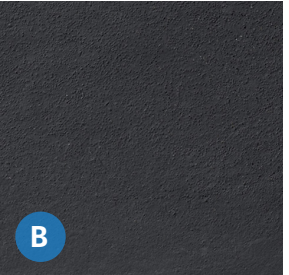
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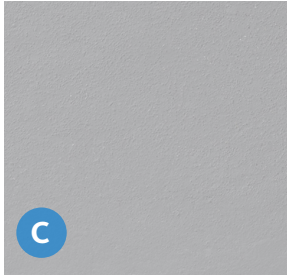
EAST ELEVATION



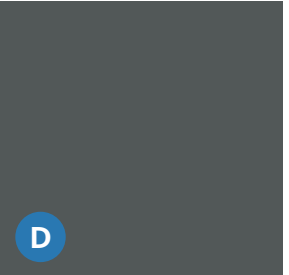
PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



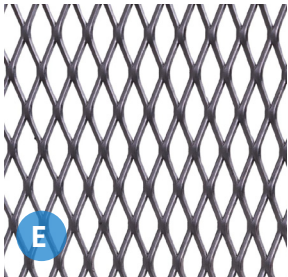
EXISTING PAINTED
PRECAST CONCRETE



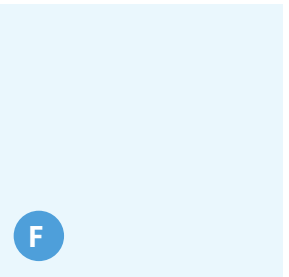
EXISTING PAINTED
PRECAST CONCRETE



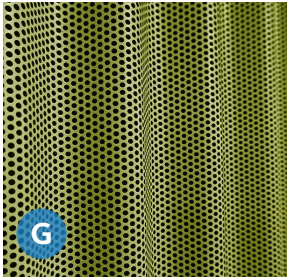
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



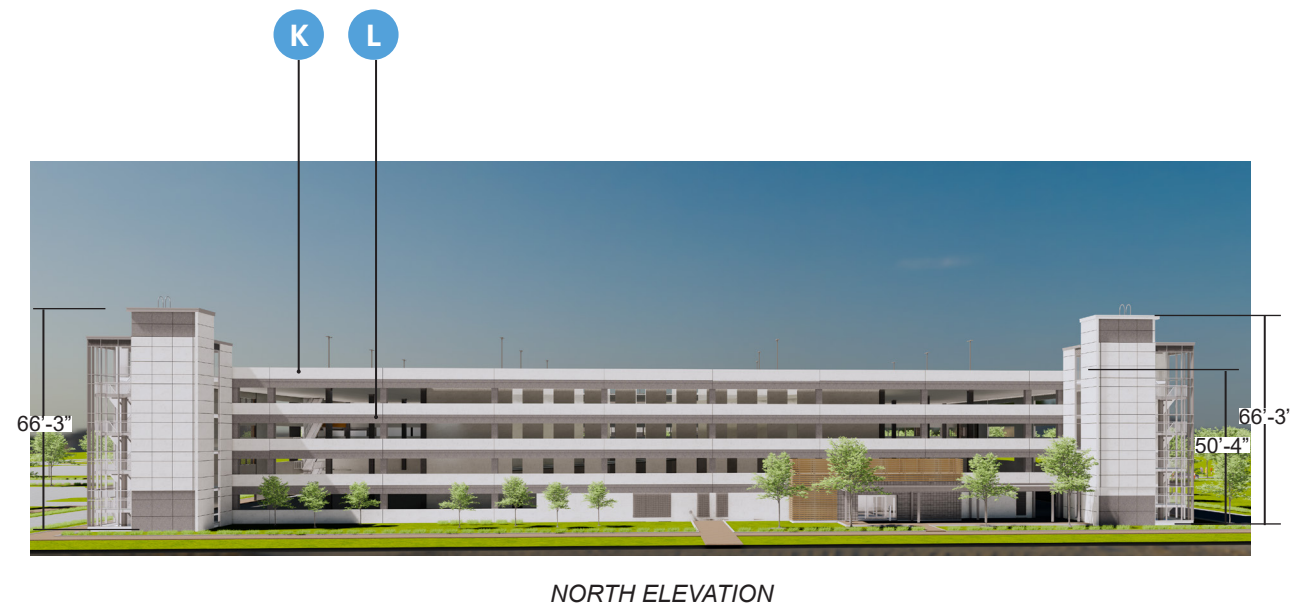
EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE

PARKING GARAGE | PD02

*NOTE: Canopies encroach up to 16' into ROW



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

*ALL METAL PANEL
MINIMUM 24 GAUGE

P39

A
MP01 - METAL MORIN PANEL 1

B
BR01 - CLOUD GREY

C
MP02 - PERFORATED CUSTOM PANEL

D
BR02 - IRONSPOT VELOUR

E
MP04 - GARAPA WOOD

F
MP03 - CUSTOM METAL PANEL COLORS

G
MF01 - MESH FABRIC - SERGE FERRARI

H
METAL MORIN PANEL 2

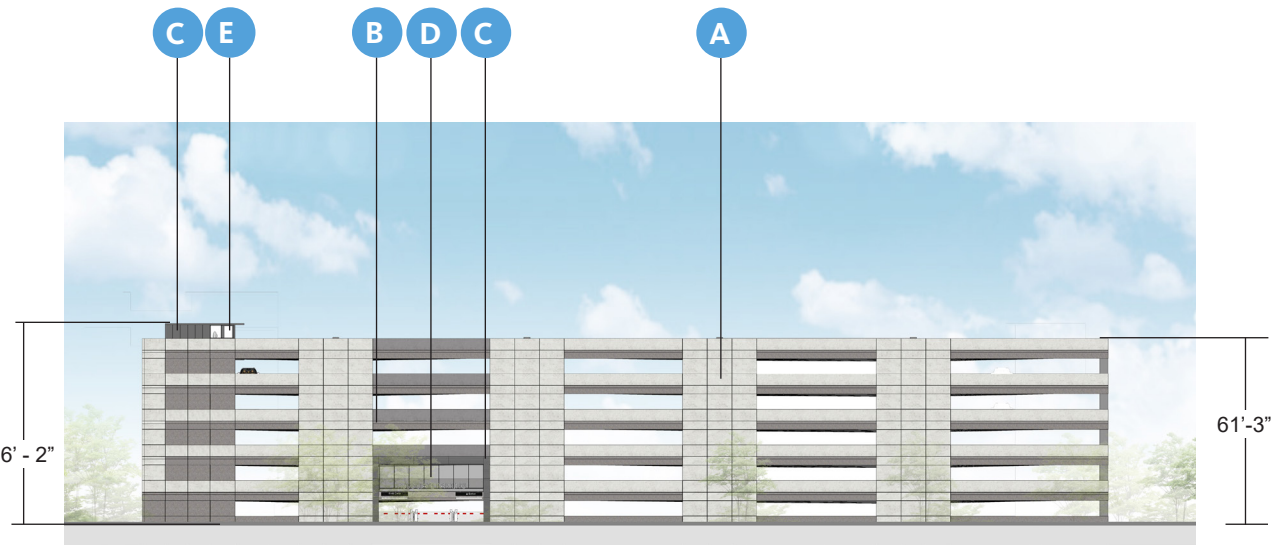
I
BR03 - RUBY RED VELOUR

J
GL01- STARPHIRE GLASS

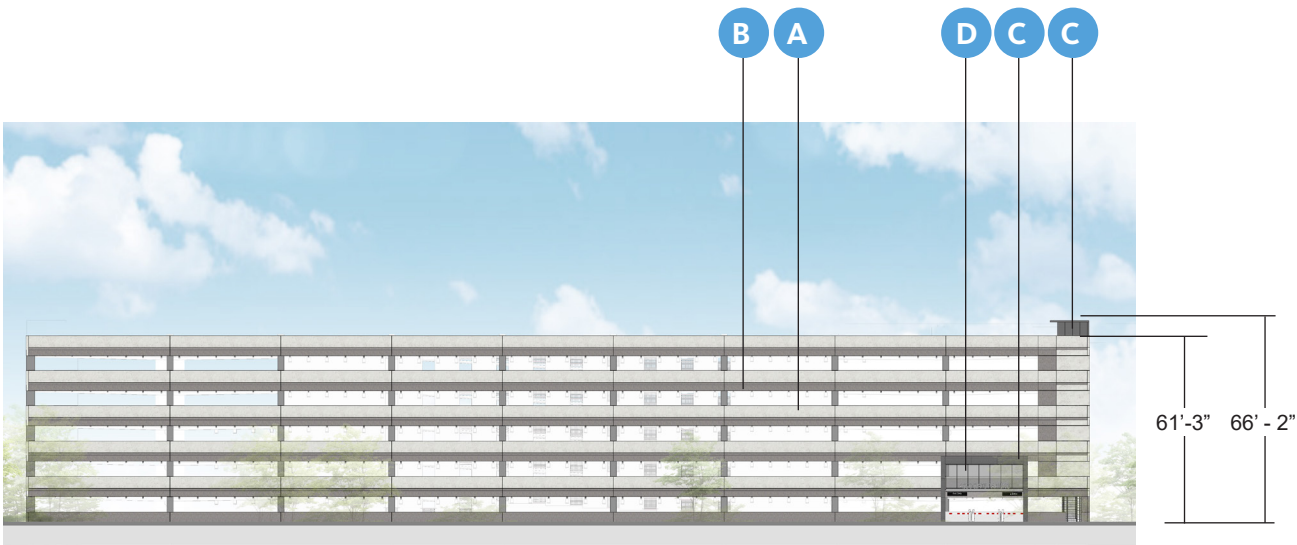
K
PC01 - PRECAST LIGHT

L
PC02 - PRECAST DARK

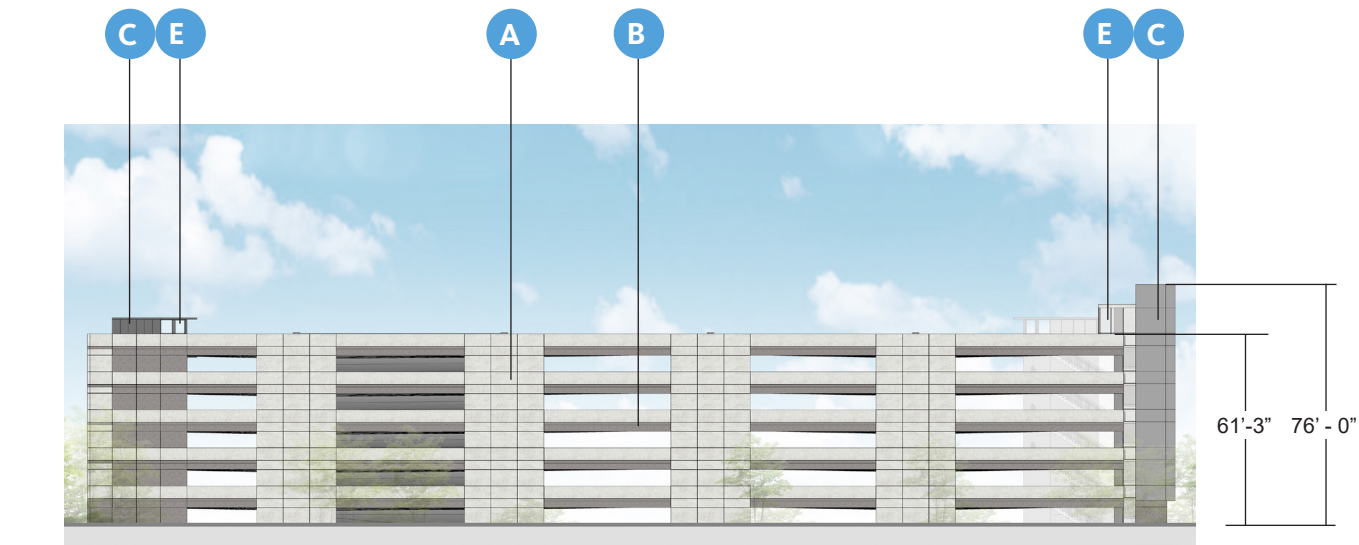
M
MP05 - METAL GRAPHITE GREY



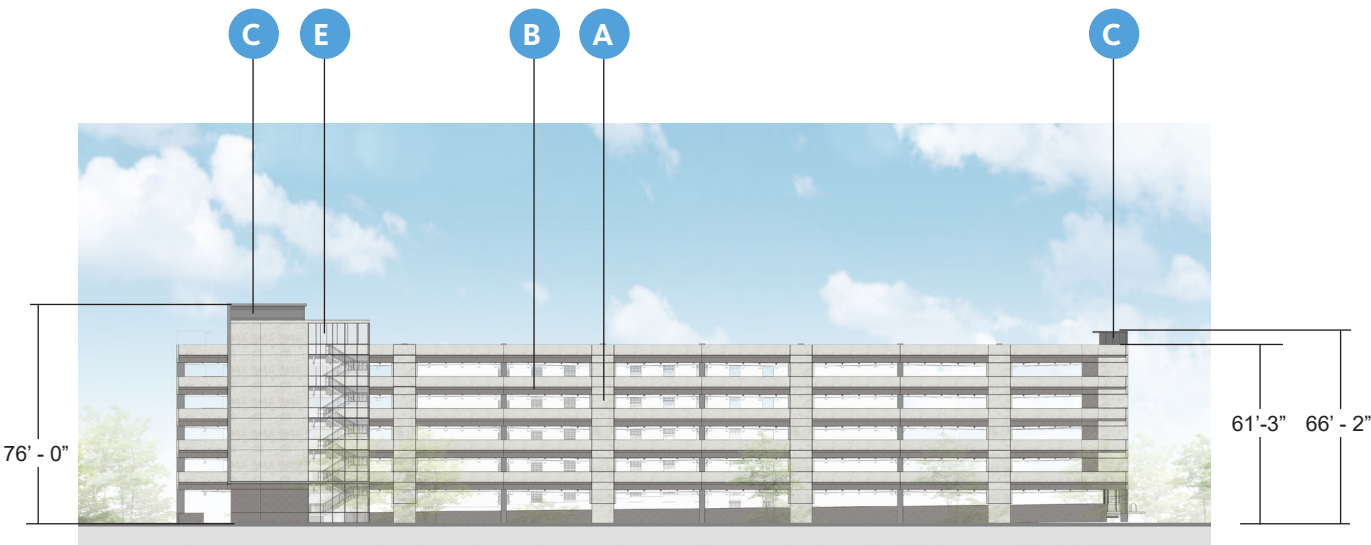
NORTH ELEVATION



WEST ELEVATION



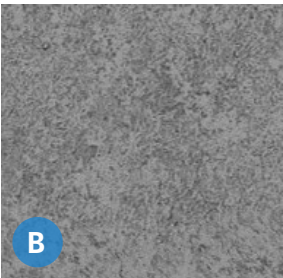
SOUTH ELEVATION



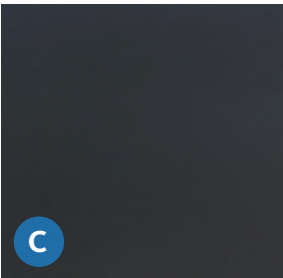
EAST ELEVATION



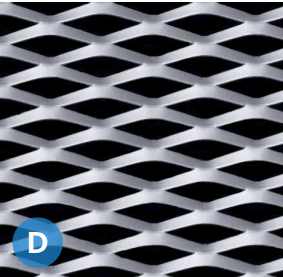
PC01- PRECAST LIGHT



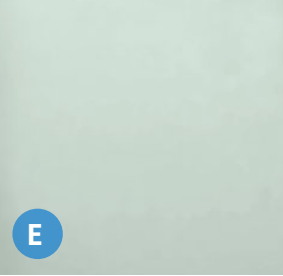
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



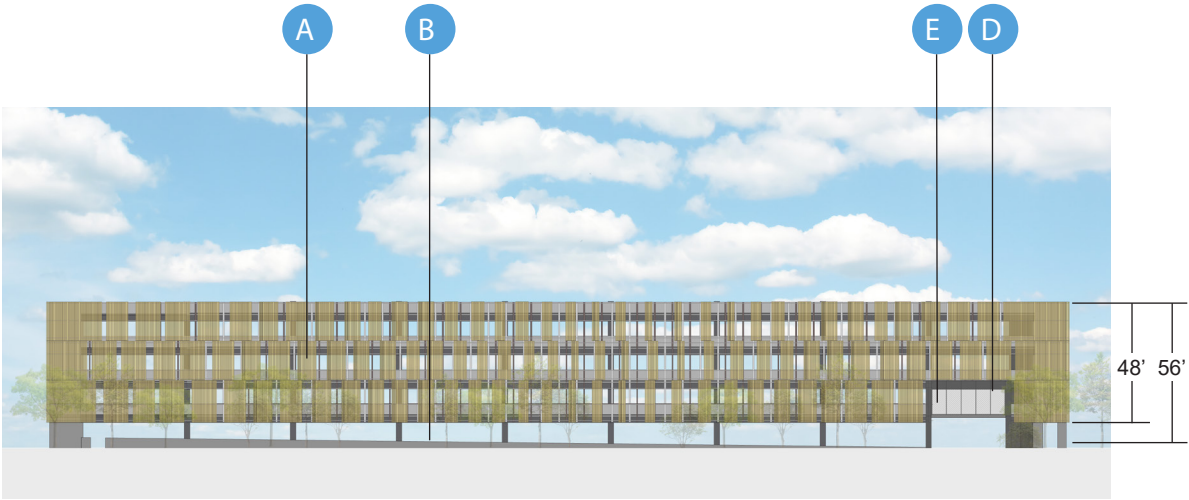
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



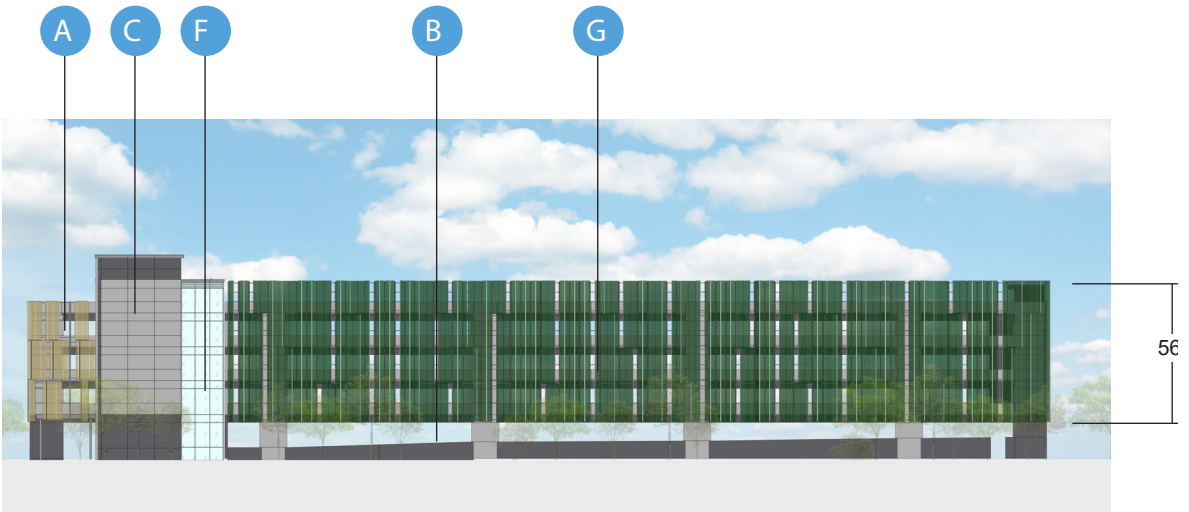
NORTH ELEVATION



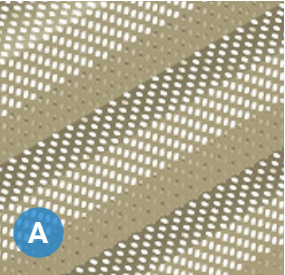
WEST ELEVATION



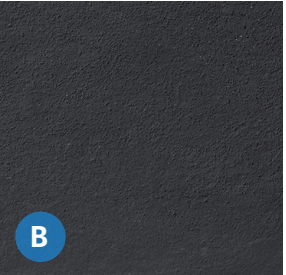
SOUTH ELEVATION



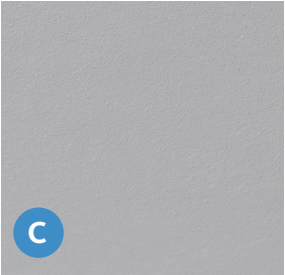
EAST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



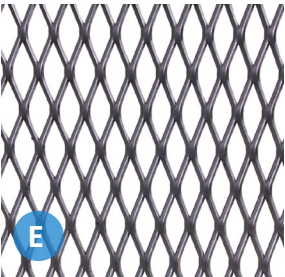
EXISTING PAINTED
PRECAST CONCRETE



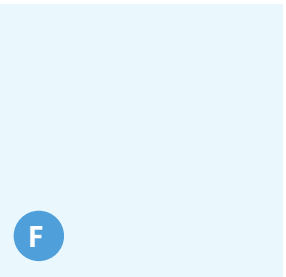
EXISTING PAINTED
PRECAST CONCRETE



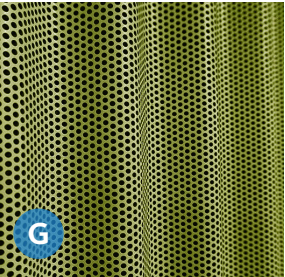
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE

PARKING GARAGE | PD04

*NOTE: Canopies encroach up to 11' into ROW



NORTH ELEVATION



SOUTH ELEVATION



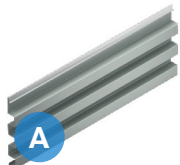
EAST ELEVATION



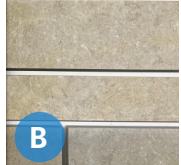
WEST ELEVATION

*ALL METAL PANEL
MINIMUM 24 GAUGE

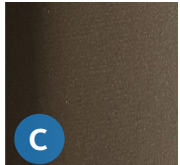
P42



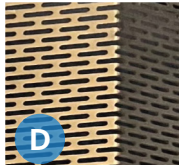
MP01- METAL
MORIN PANEL 1



ST01 -
LIMESTONE
CLARA



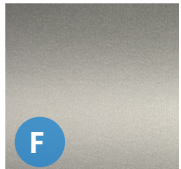
MP04- METAL
URBAN BRONZE



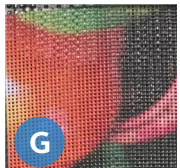
MP02 -
PERFORATED
CUSTOM PANEL



BR02 - 500
HARVARD



MP03 - CUSTOM
METAL PANEL
COLORS



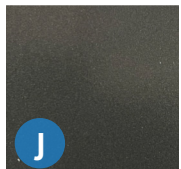
MF01 - MESH
FABRIC - SERGE
FERRARI



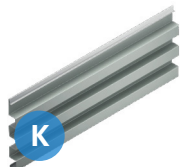
GL01-
STARPHIRE
GLASS



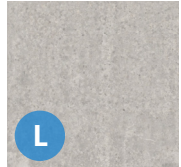
BR03 - RUBY
RED VELOUR



MP05- METAL
GRAPHITE GREY



METAL MORIN
PANEL 2



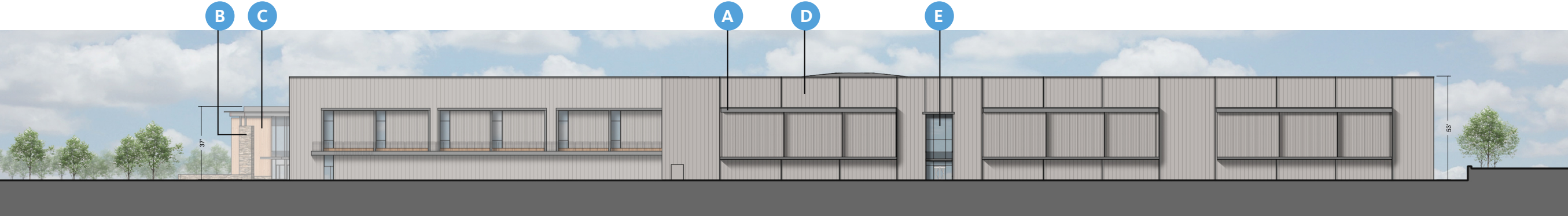
PC01 - PRECAST
LIGHT



PC02 - PRECAST
DARK



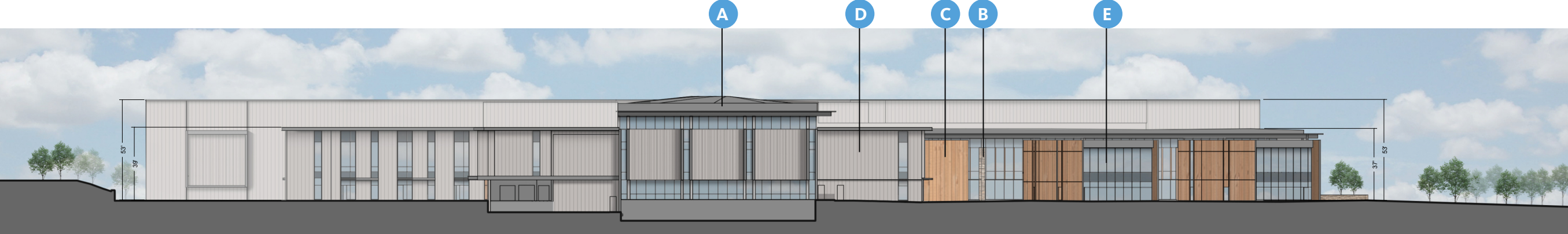
NORTH ELEVATION



EAST ELEVATION



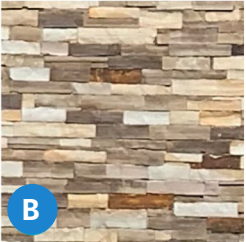
SOUTH ELEVATION



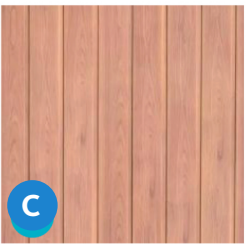
WEST ELEVATION



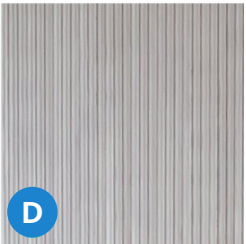
MCM1 - Florupon Classic II



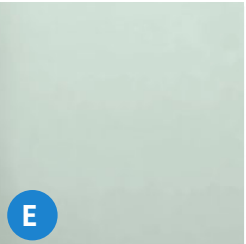
ST1 - Hackett Blue-Brown Multi-Strip



CL7 - Concrete Panel



MWP (1,2,3) - Metal Wall Panel, min. 24 ga



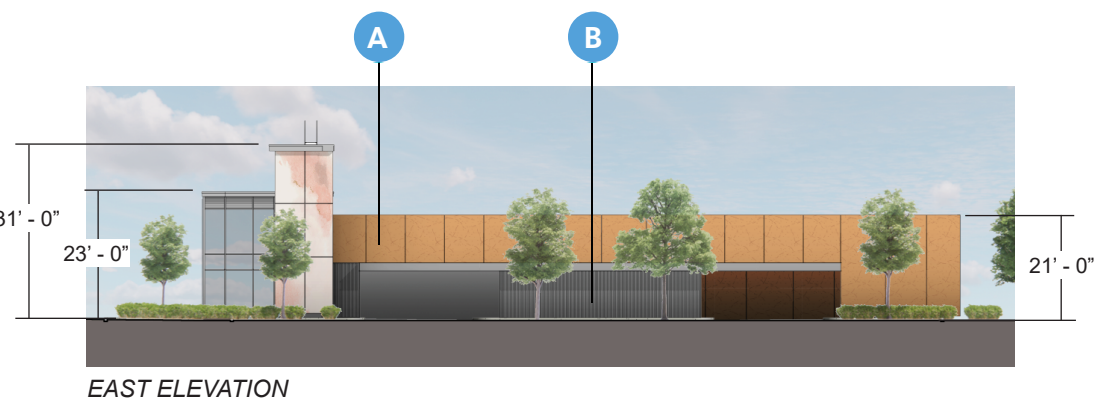
GL1 - Vision Glass



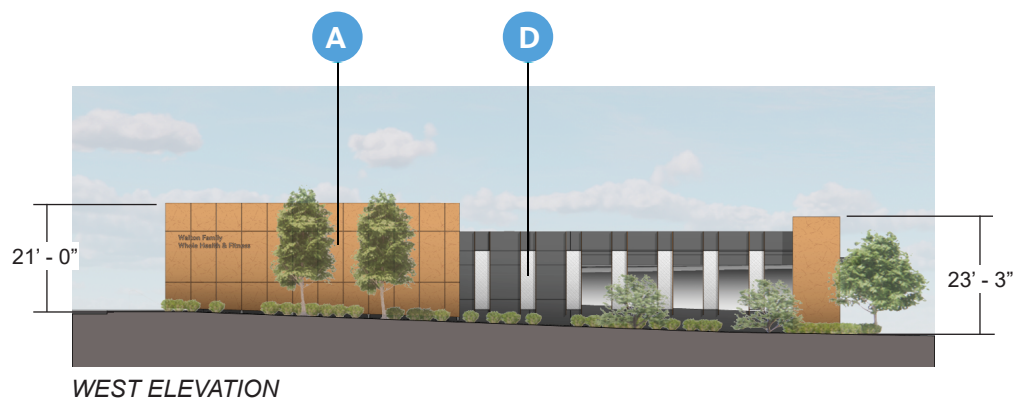
NORTH ELEVATION



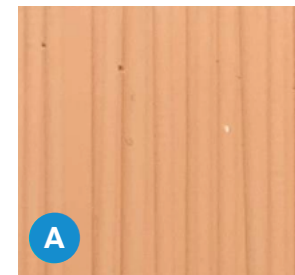
SOUTH ELEVATION



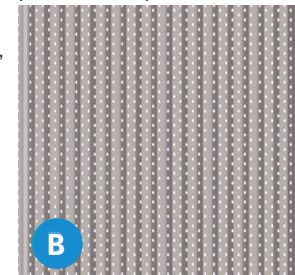
EAST ELEVATION



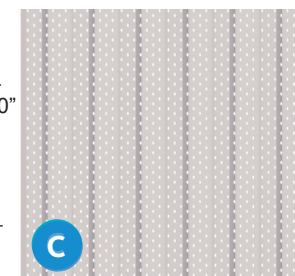
WEST ELEVATION



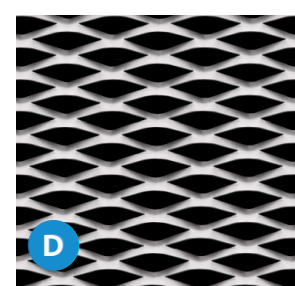
CFP- Concrete Facade Panel (Taktl' Arbos)



MWP1- Corrugated Metal Panel, min. 24 ga.

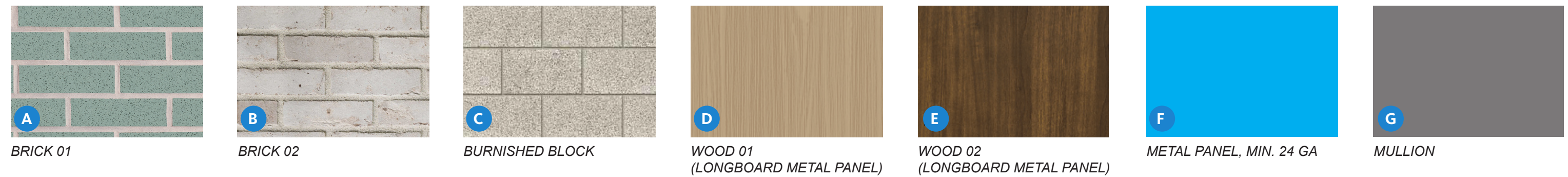
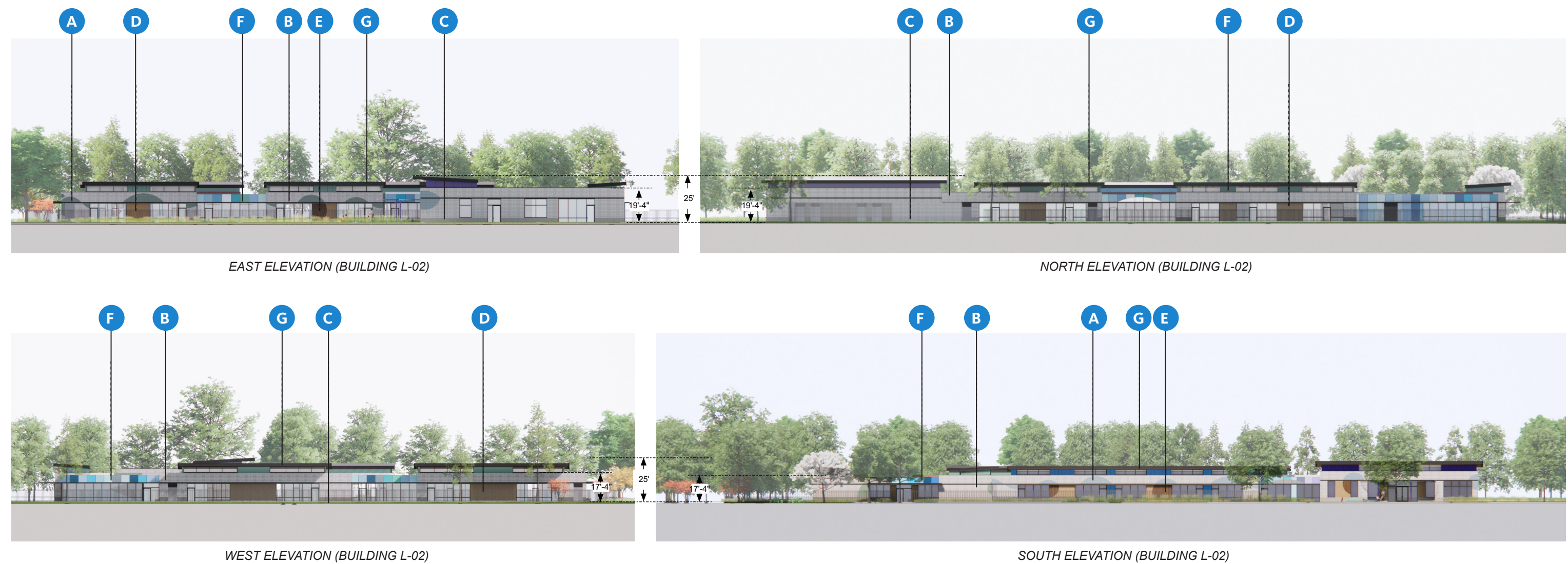


MWP2- Corrugated Metal Panel, min. 24 ga.



EMP- Expanded Metal Panel, min 1/8 in.

NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)





A B
SOUTH ELEVATION



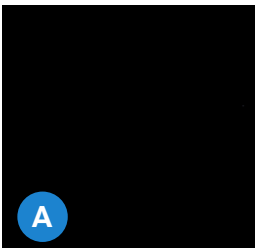
A B
EAST ELEVATION



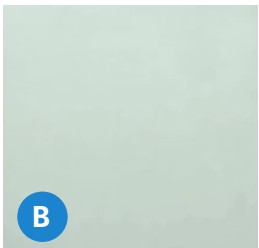
A B
NORTH ELEVATION



A B
WEST ELEVATION

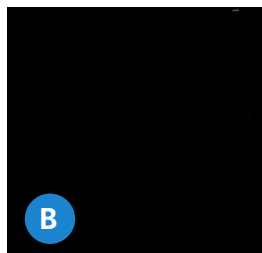
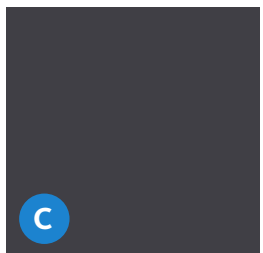
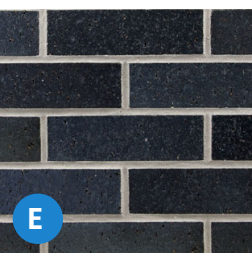
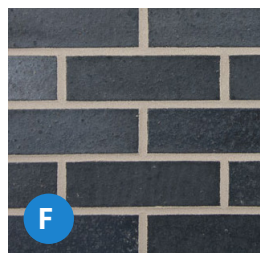
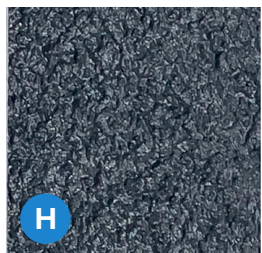
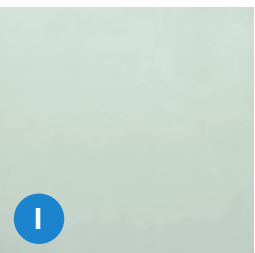


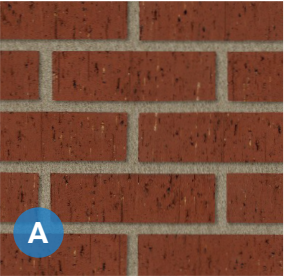
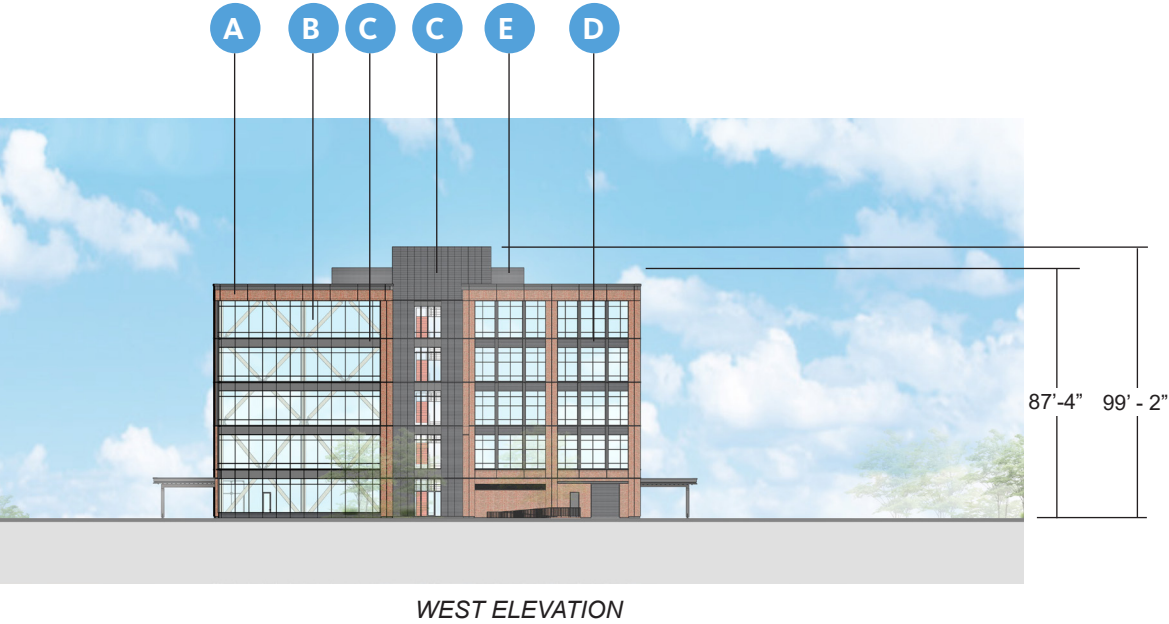
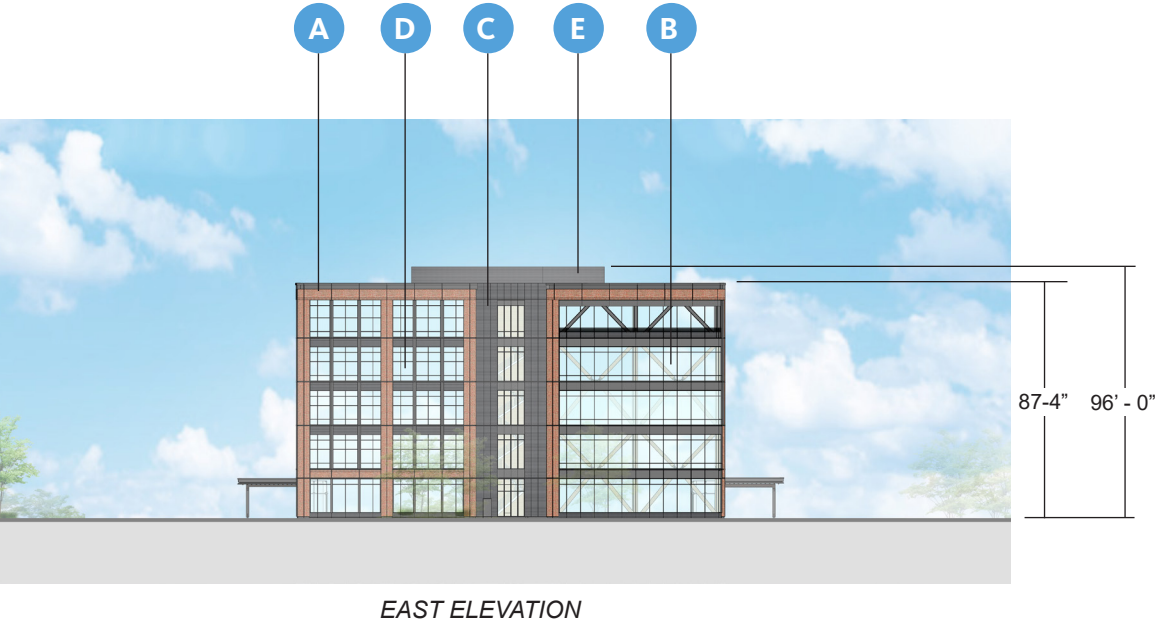
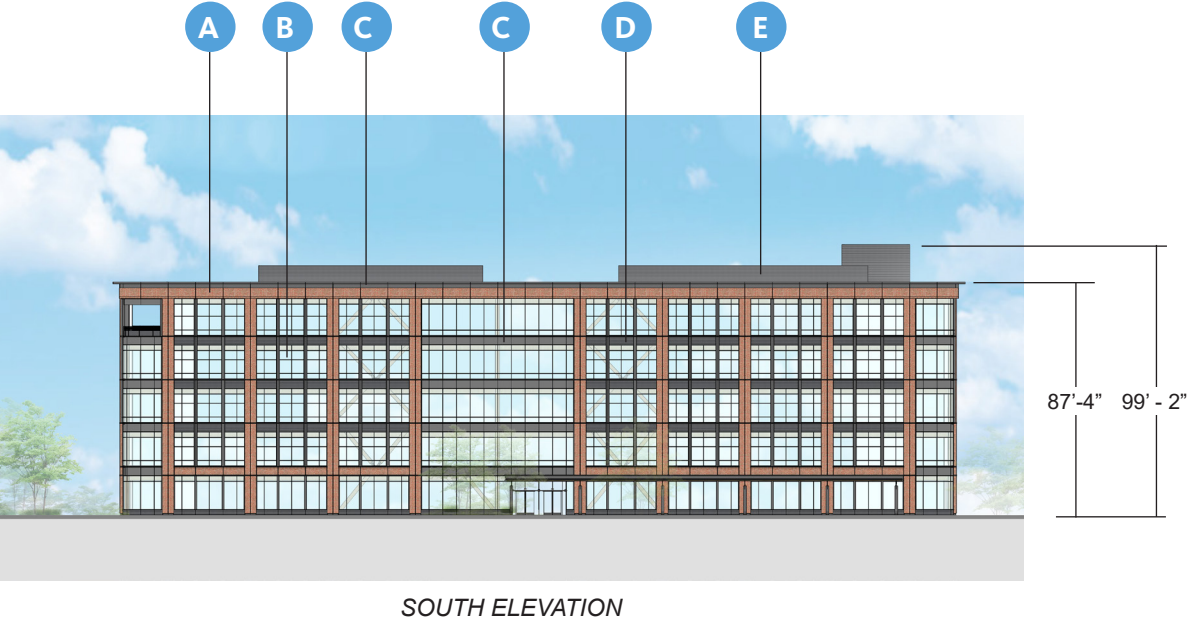
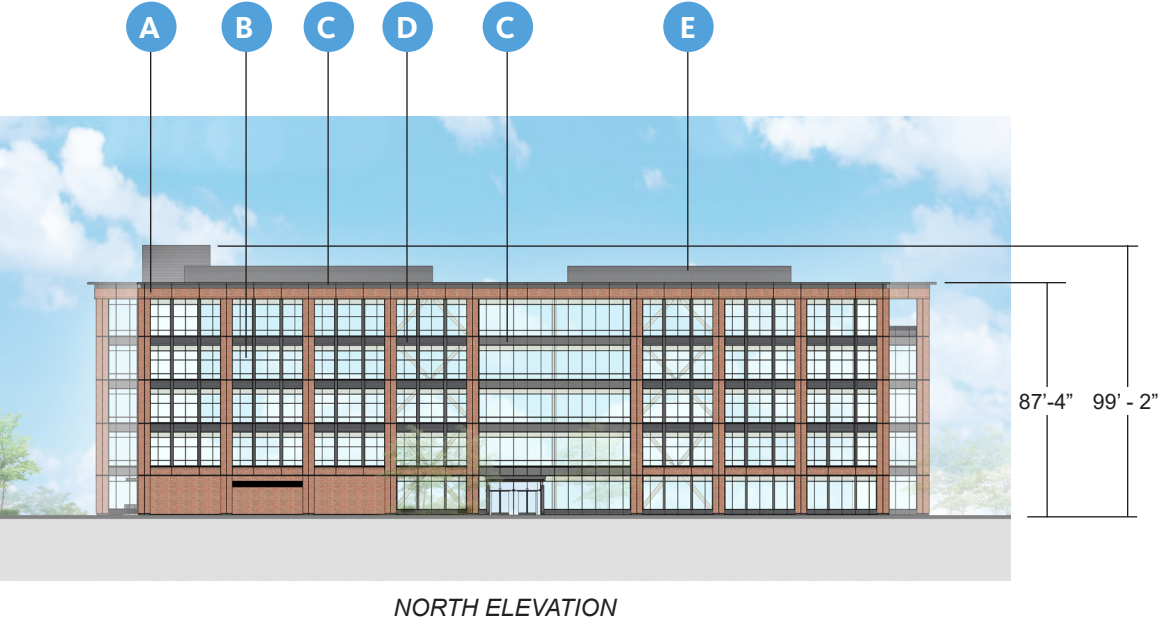
A
ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



B
VISION GLASS



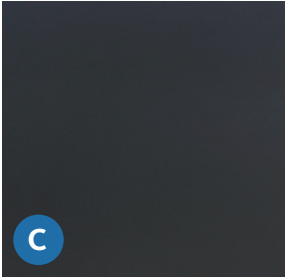
 A ACM PANEL 01 TRICORN BLACK MINIMUM 24 GAUGE	 B METAL, PAINTED TO MATCH TRICORN BLACK MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	 C ACM PANEL 02 DUSTY CHARCOAL II MINIMUM 24 GAUGE (PERFORATED AT SELECT LOCATIONS)	 D BRICK 01 GLAZED WHITE VC1 VELOUR TEXTURE	 E BRICK 02 MANGANESE IRONSPOT, VELOUR TEXTURE	 F BRICK 03 MANGANESE IRONSPOT, SMOOTH TEXTURE	 G STO EIFS RAL 7038 WIPE, UNBLOTTED	 H STO EIFS RAL 7011 CLEAR SEALER MATTE	 I VISION GLASS
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BR01- RED THIN BRICK



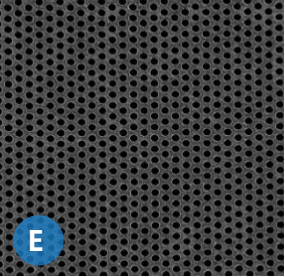
GL01- VISION GLASS



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



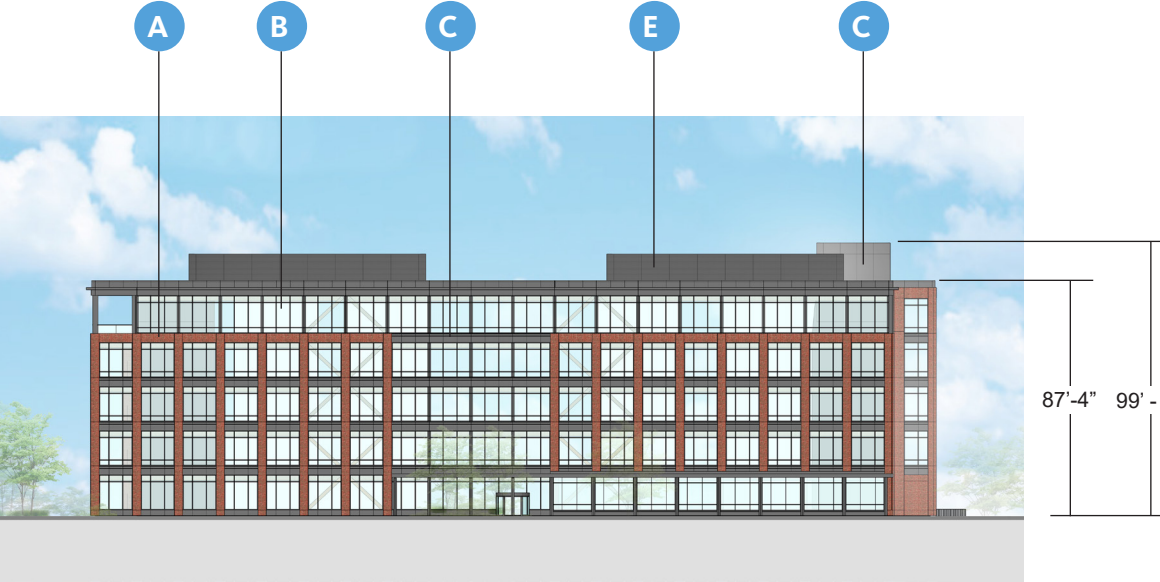
NORTH ELEVATION



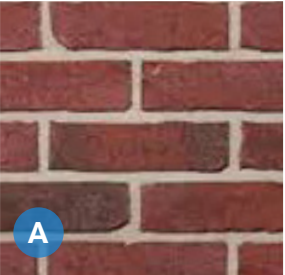
SOUTH ELEVATION



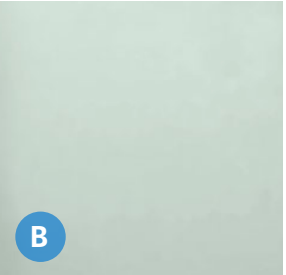
EAST ELEVATION



WEST ELEVATION



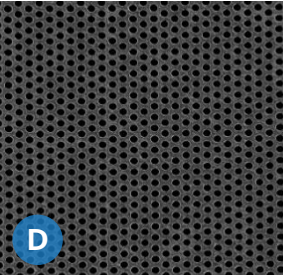
BR01- RED THIN BRICK



GL01- VISION GLASS



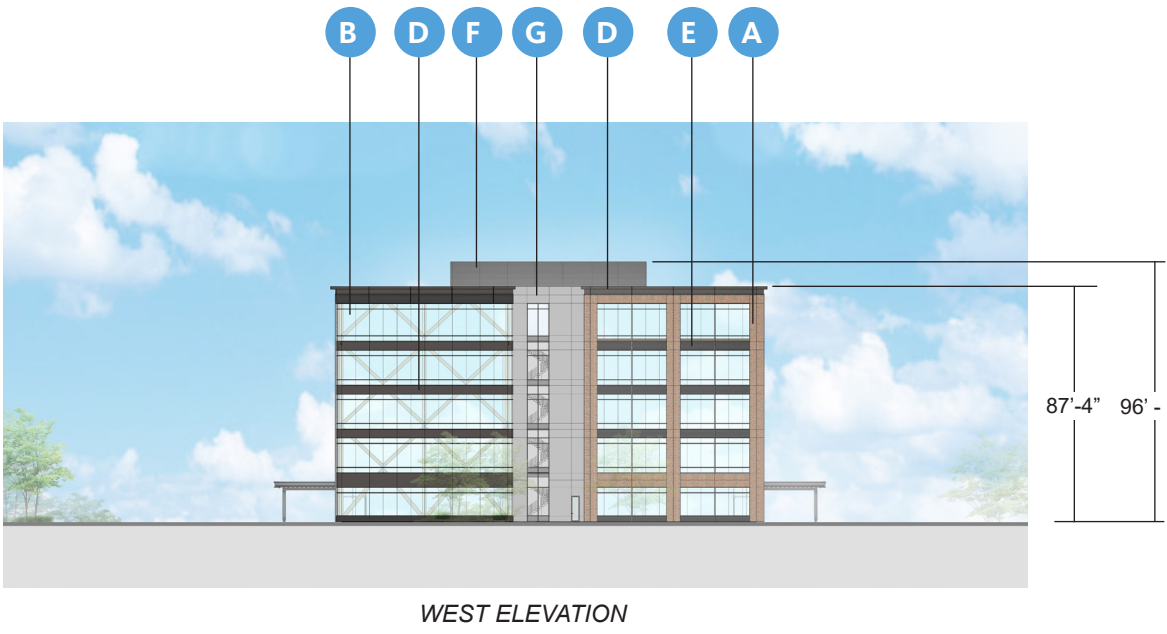
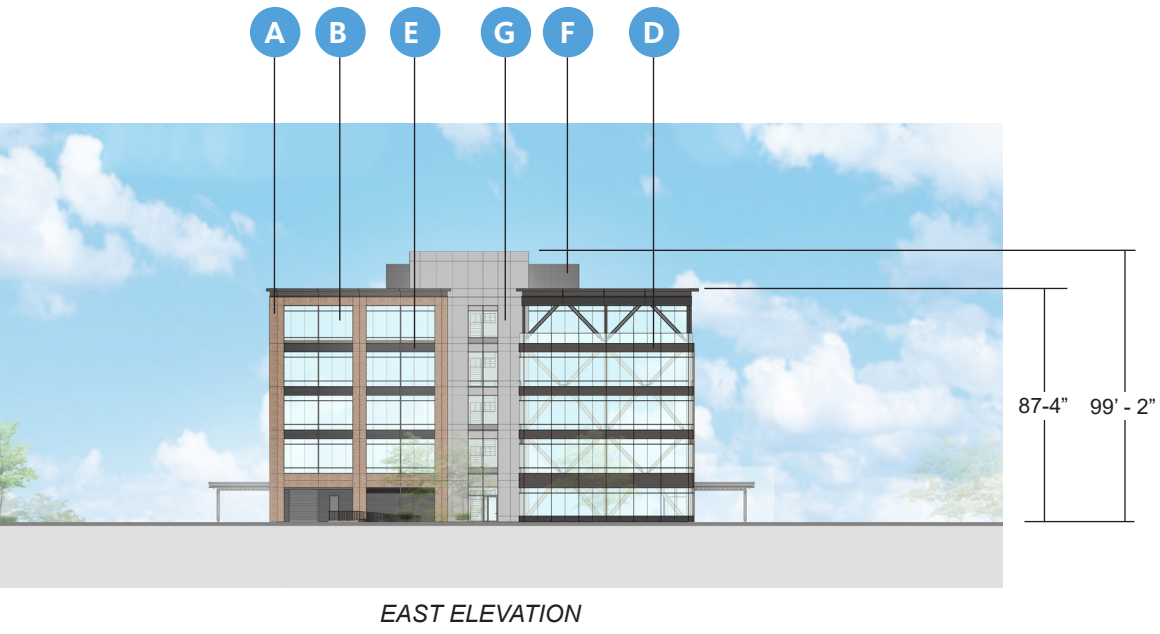
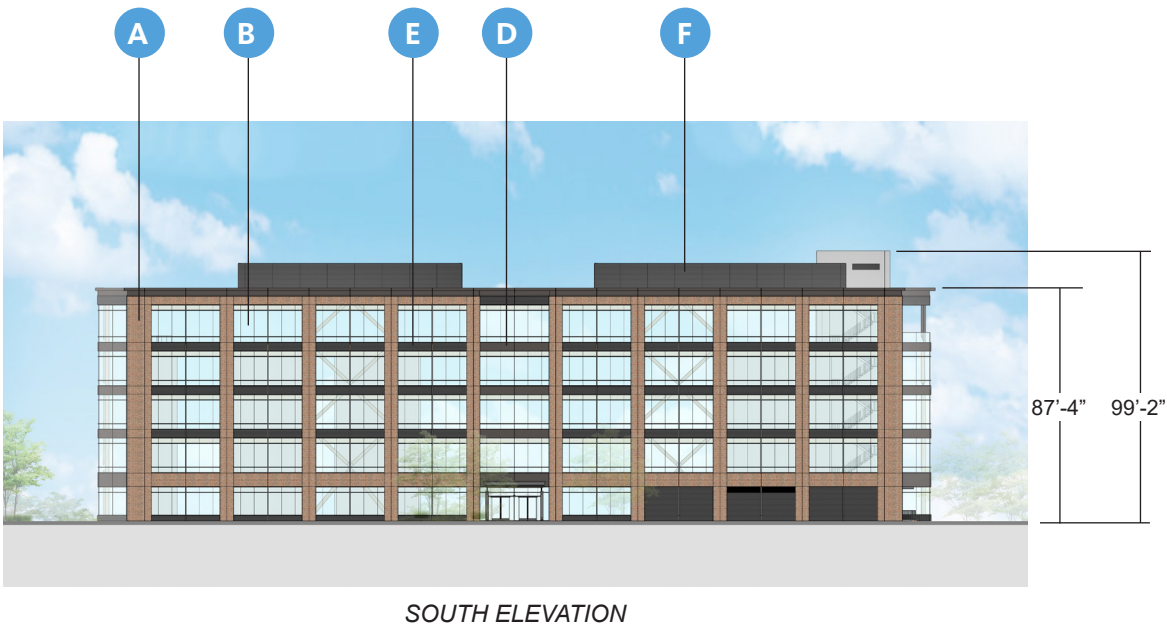
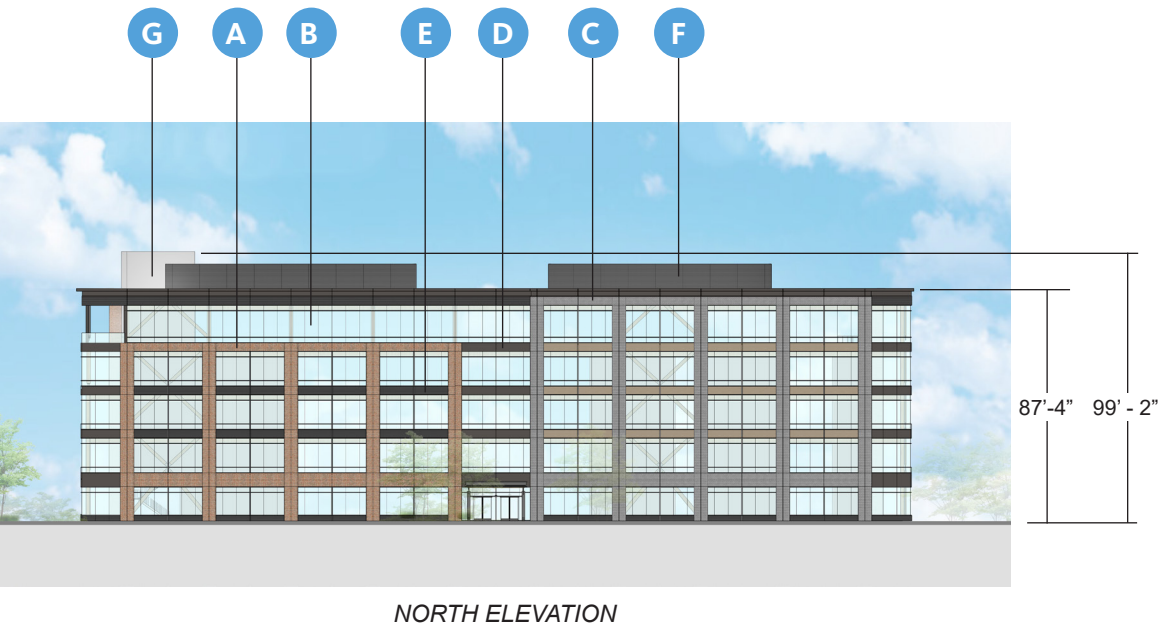
MP01- GRAY METAL
MINIMUM 24 GAUGE



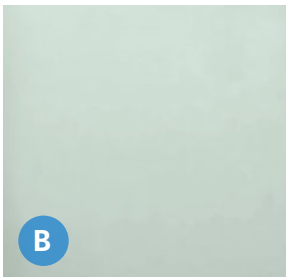
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



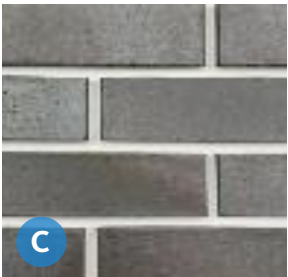
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



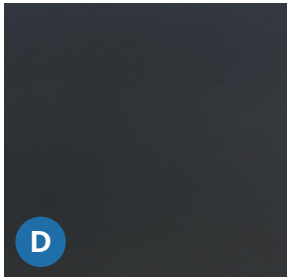
BR02- RED THIN BRICK



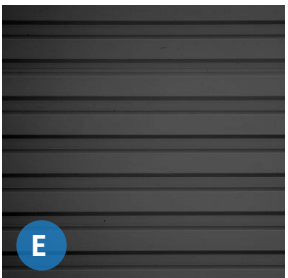
GL01- VISION GLASS



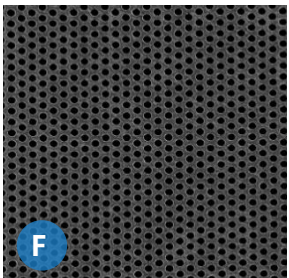
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



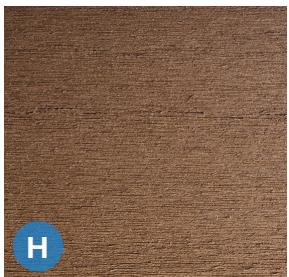
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



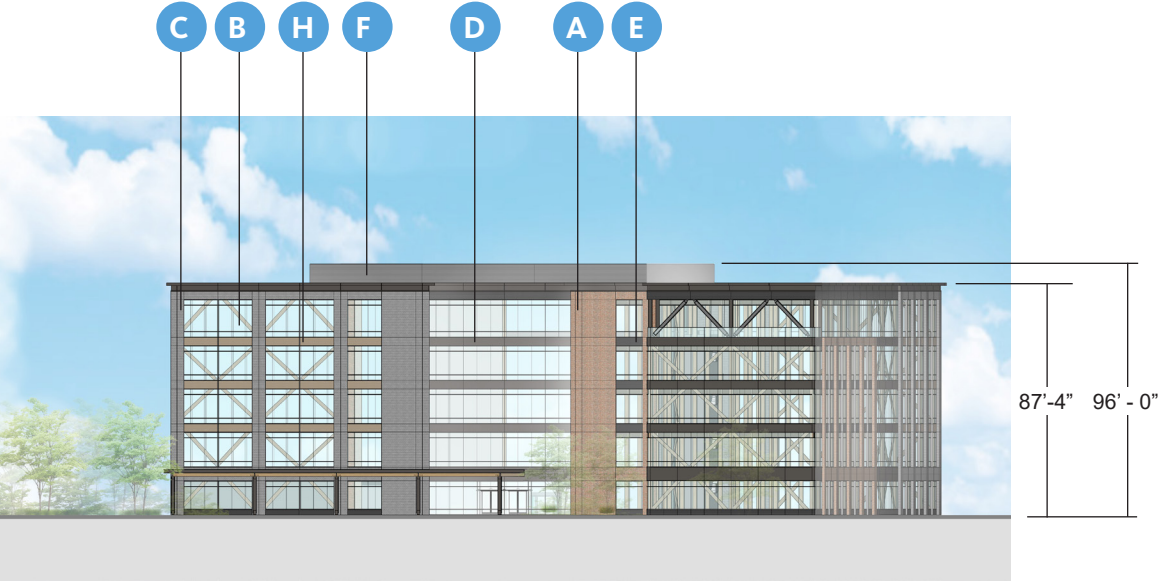
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



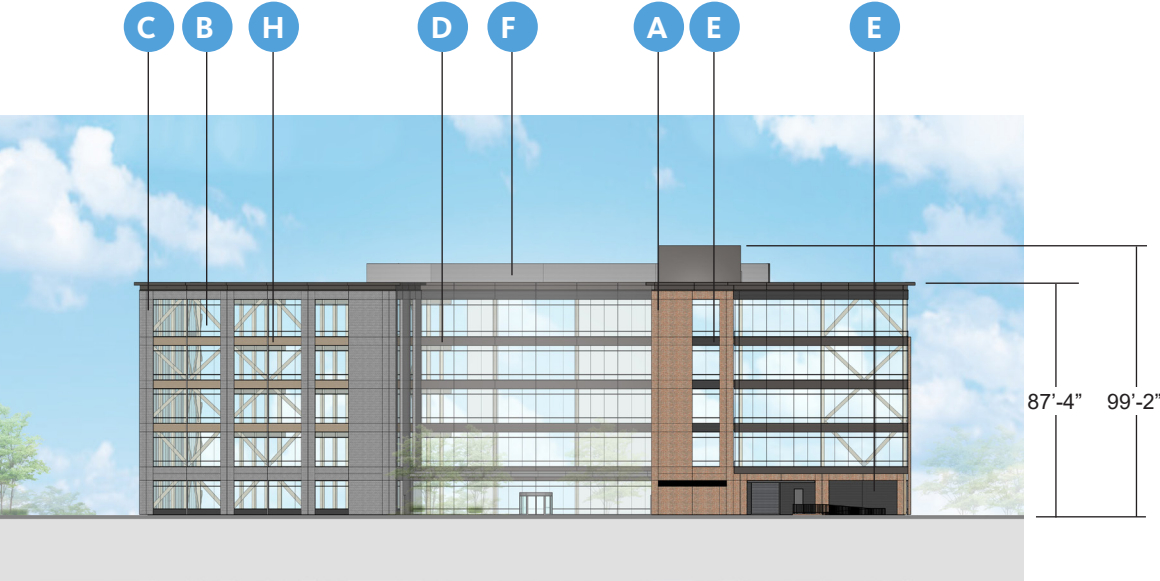
MP01- GRAY METAL
MINIMUM 24 GAUGE



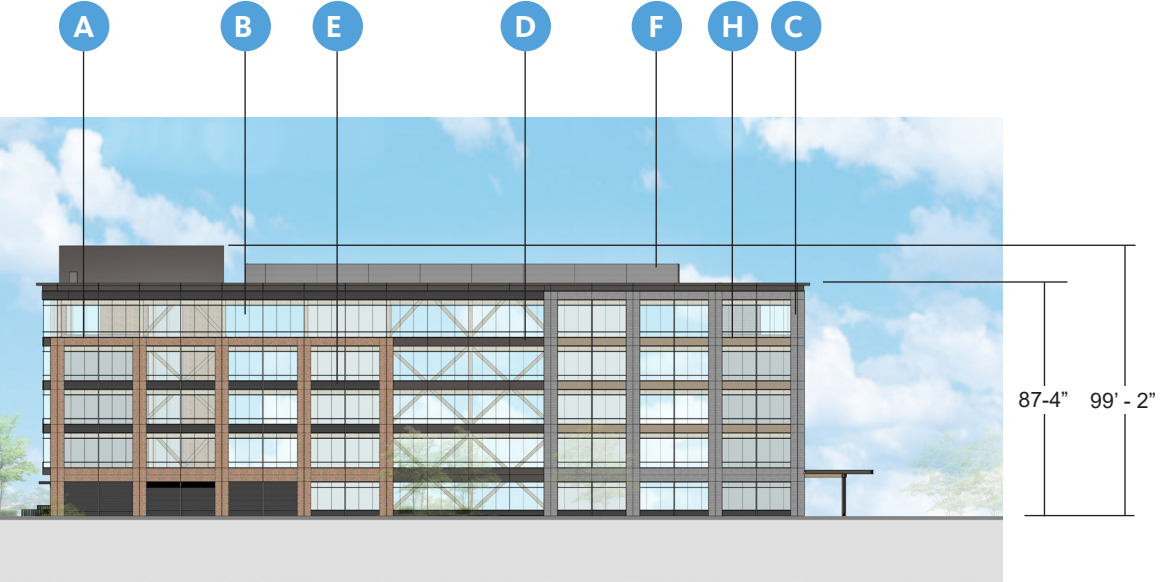
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



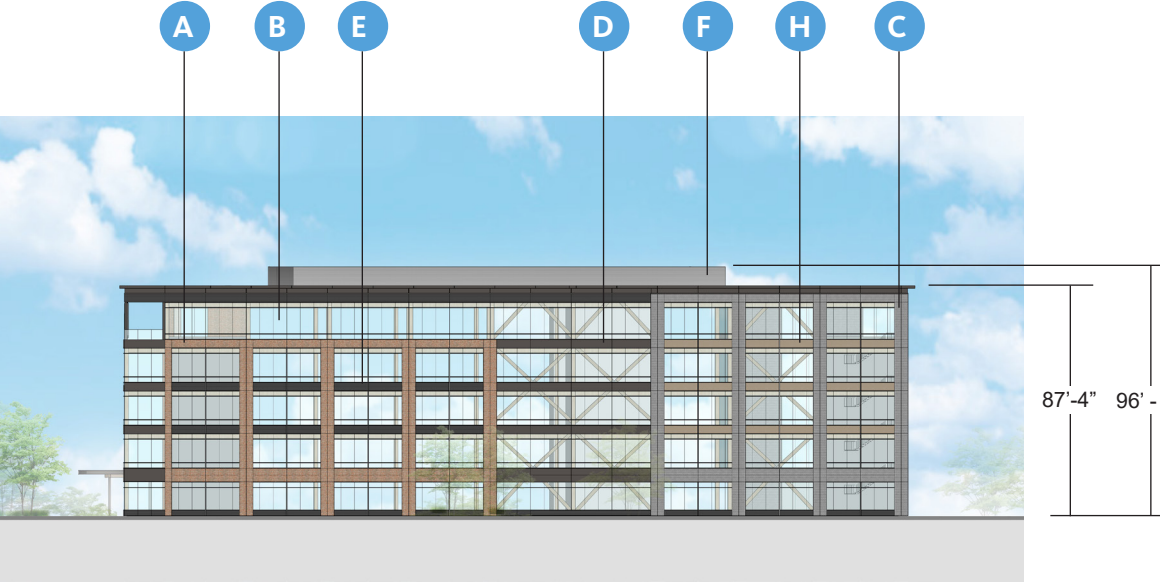
NORTH ELEVATION



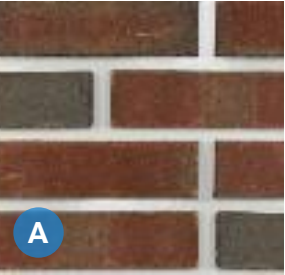
SOUTH ELEVATION



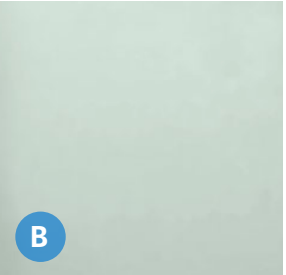
EAST ELEVATION



WEST ELEVATION



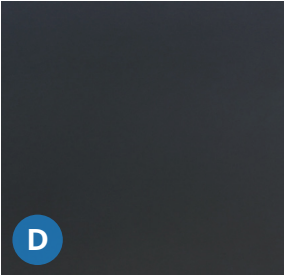
BR02- RED THIN BRICK



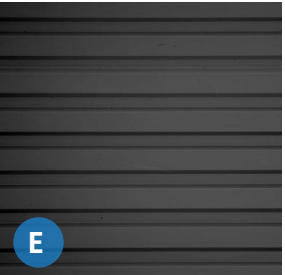
GL01- VISION GLASS



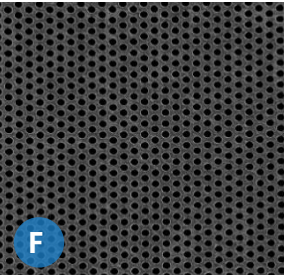
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



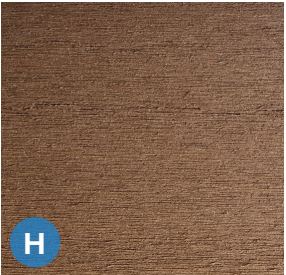
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



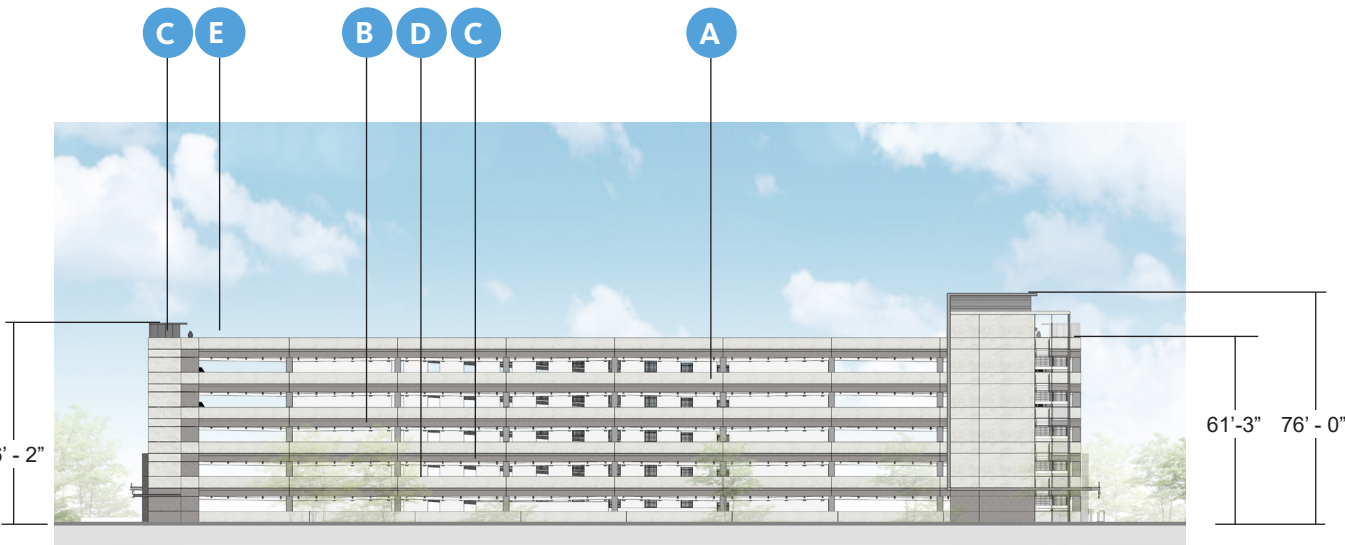
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



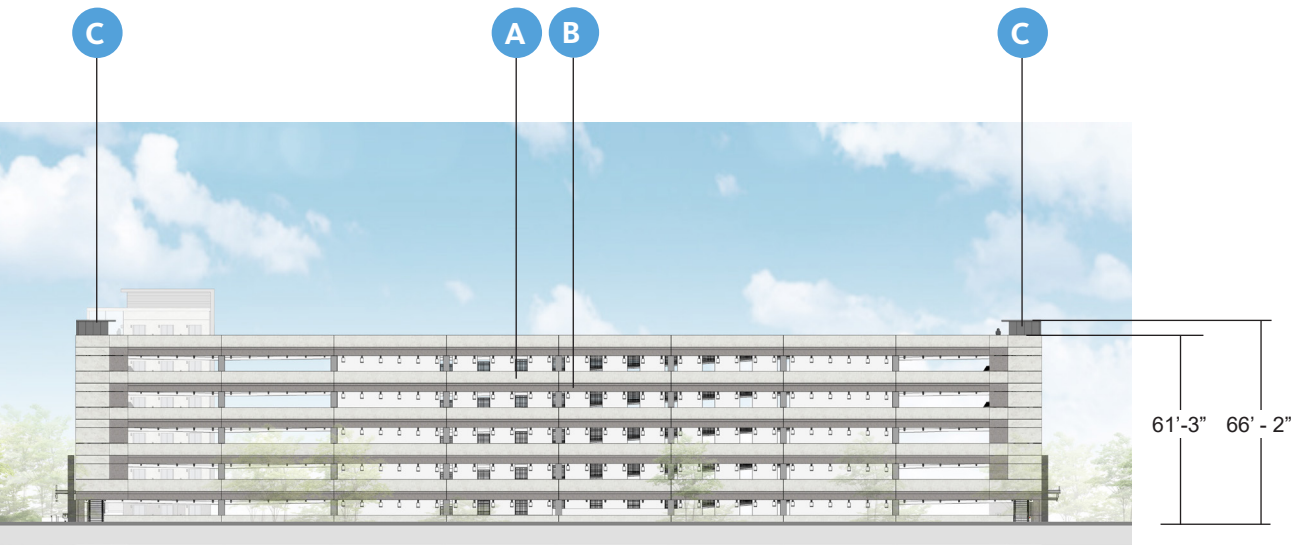
MP01- GRAY METAL
MINIMUM 24 GAUGE



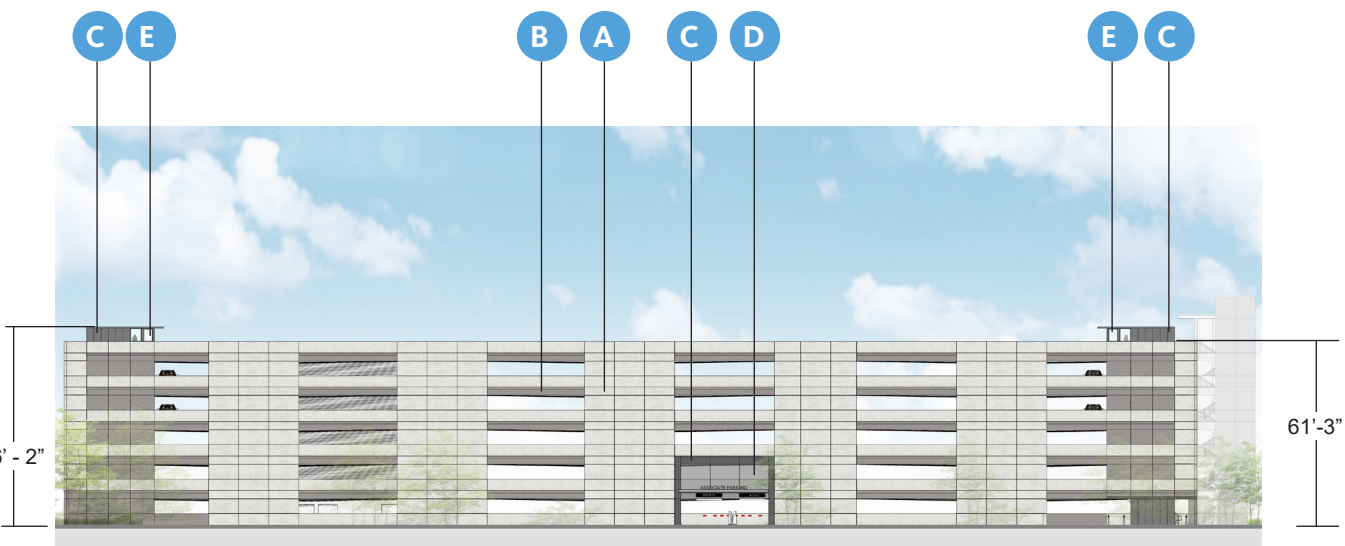
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



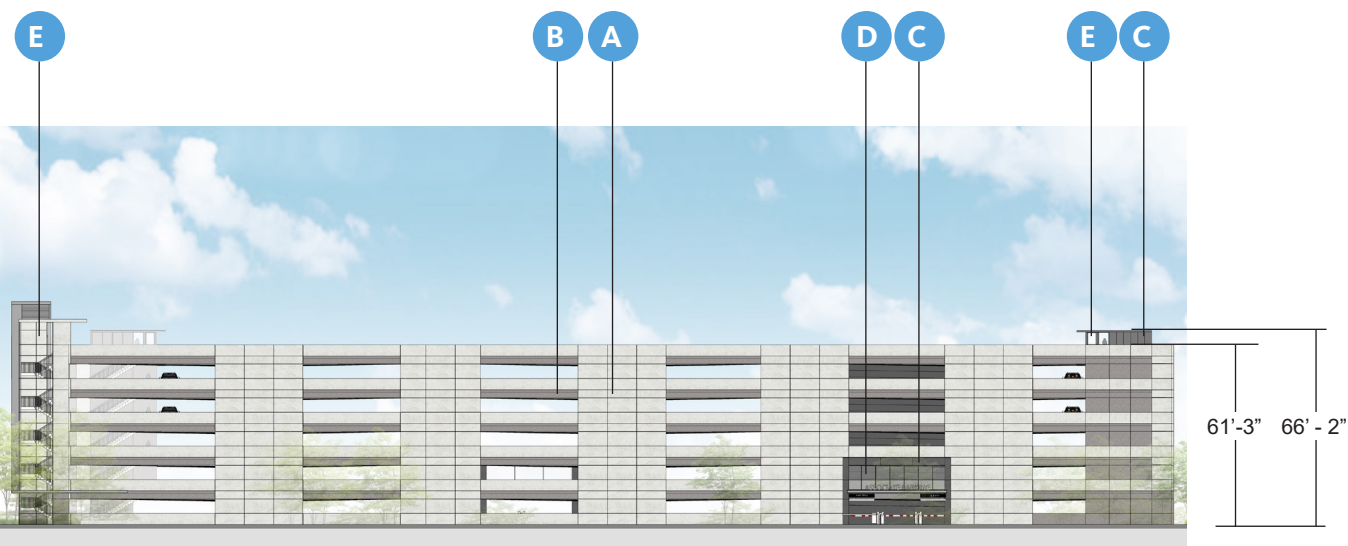
NORTH ELEVATION



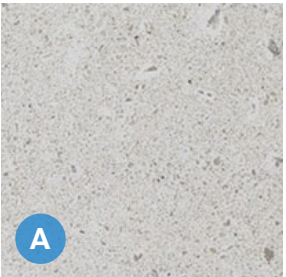
SOUTH ELEVATION



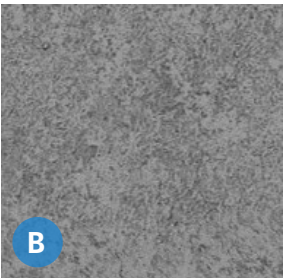
EAST ELEVATION



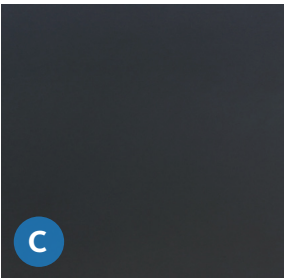
WEST ELEVATION



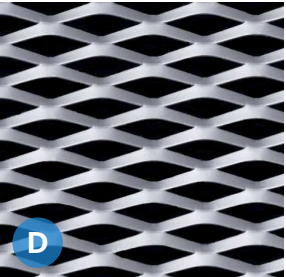
PC01- PRECAST LIGHT



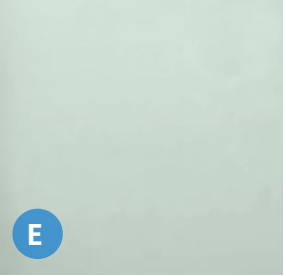
PC02- PRECAST DARK



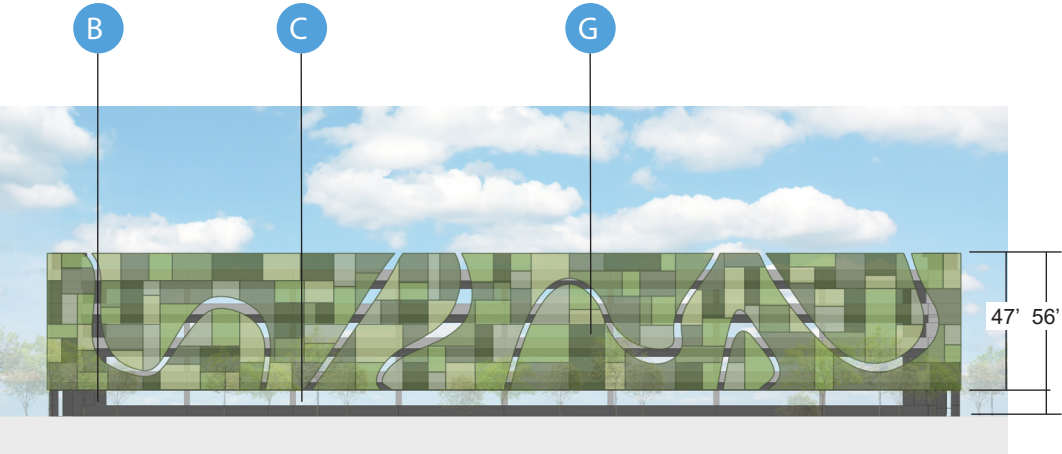
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



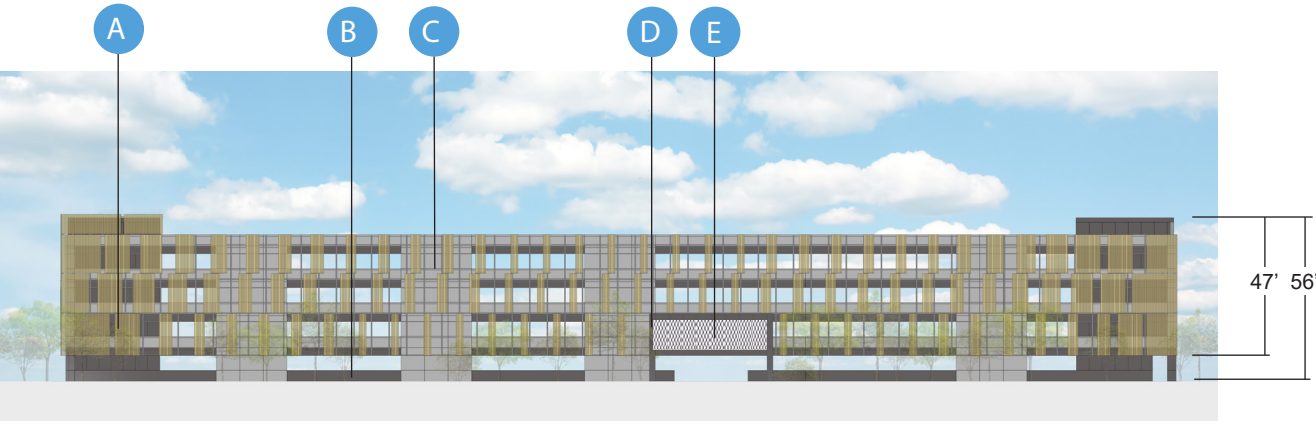
GL01- VISION GLASS



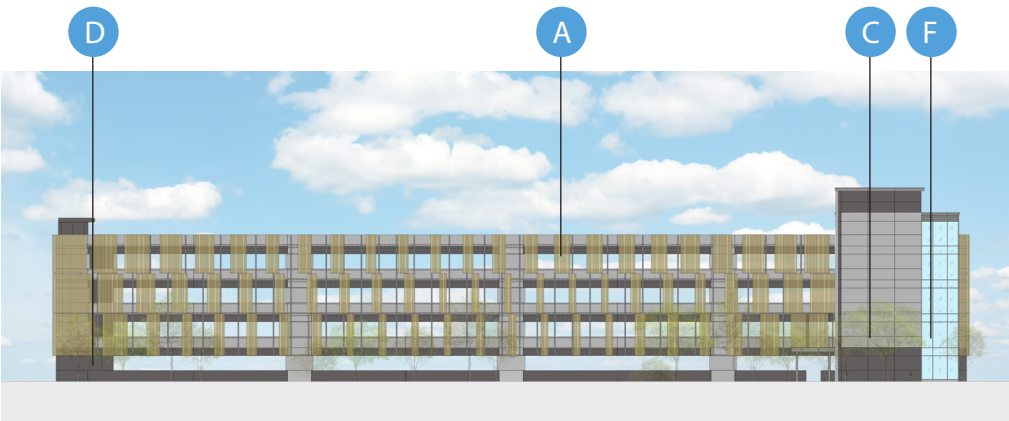
SOUTH ELEVATION



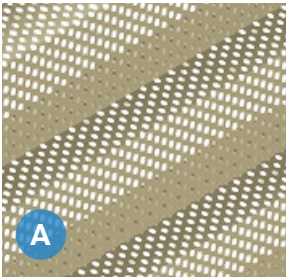
WEST ELEVATION



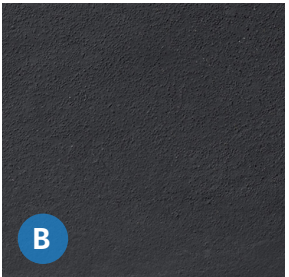
EAST ELEVATION



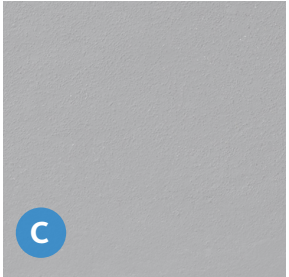
NORTH ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



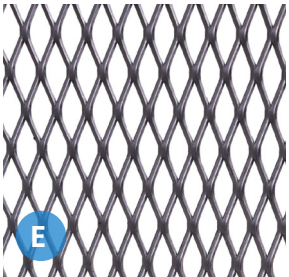
EXISTING PAINTED
PRECAST CONCRETE



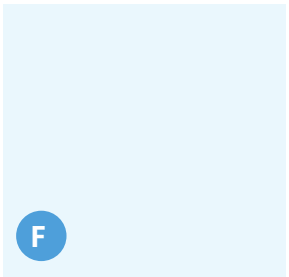
EXISTING PAINTED
PRECAST CONCRETE



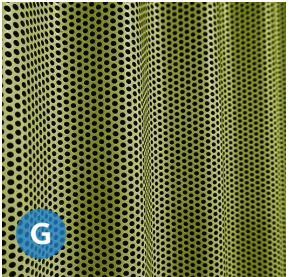
EXISTING MCM PANEL
MINIMUM 24 GAUGE



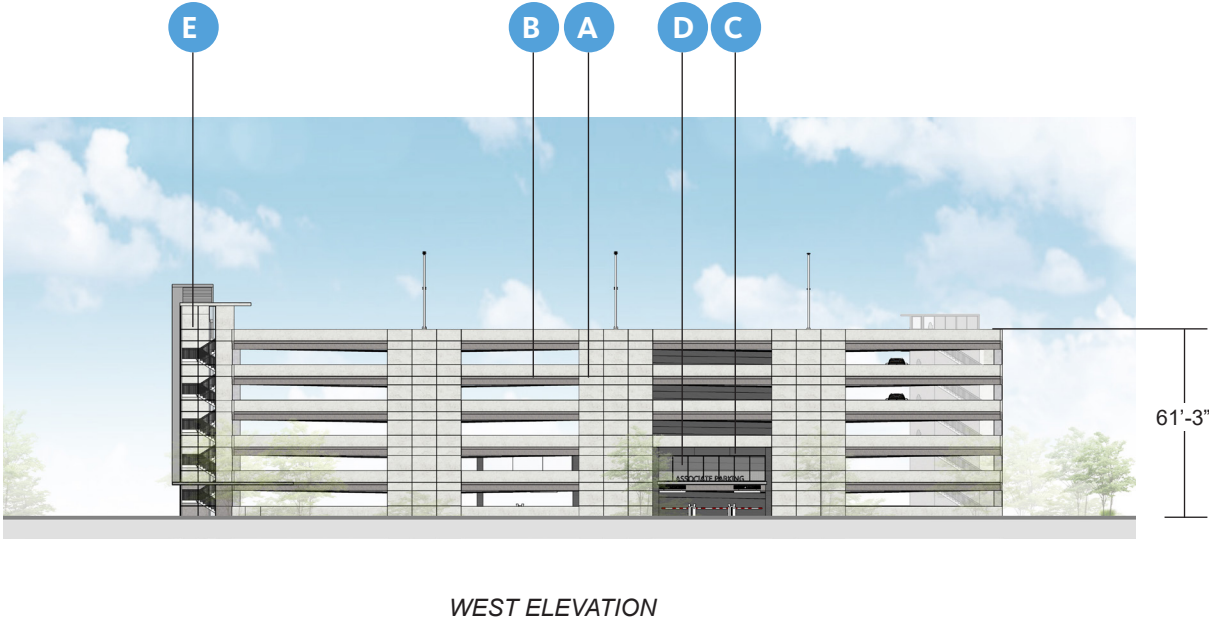
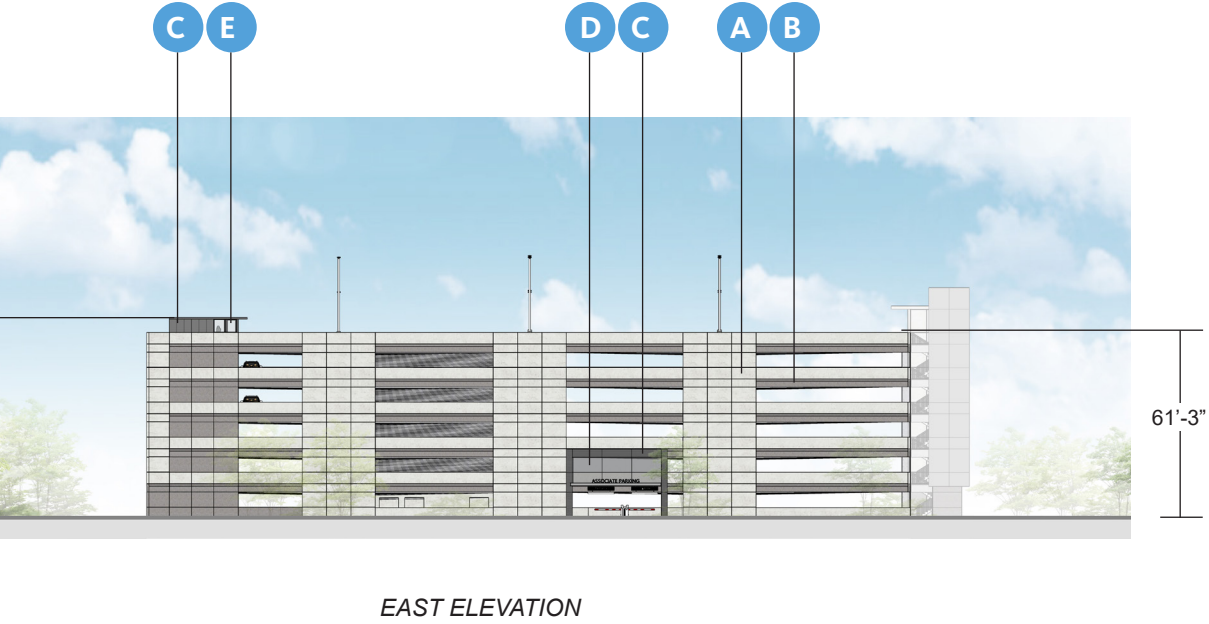
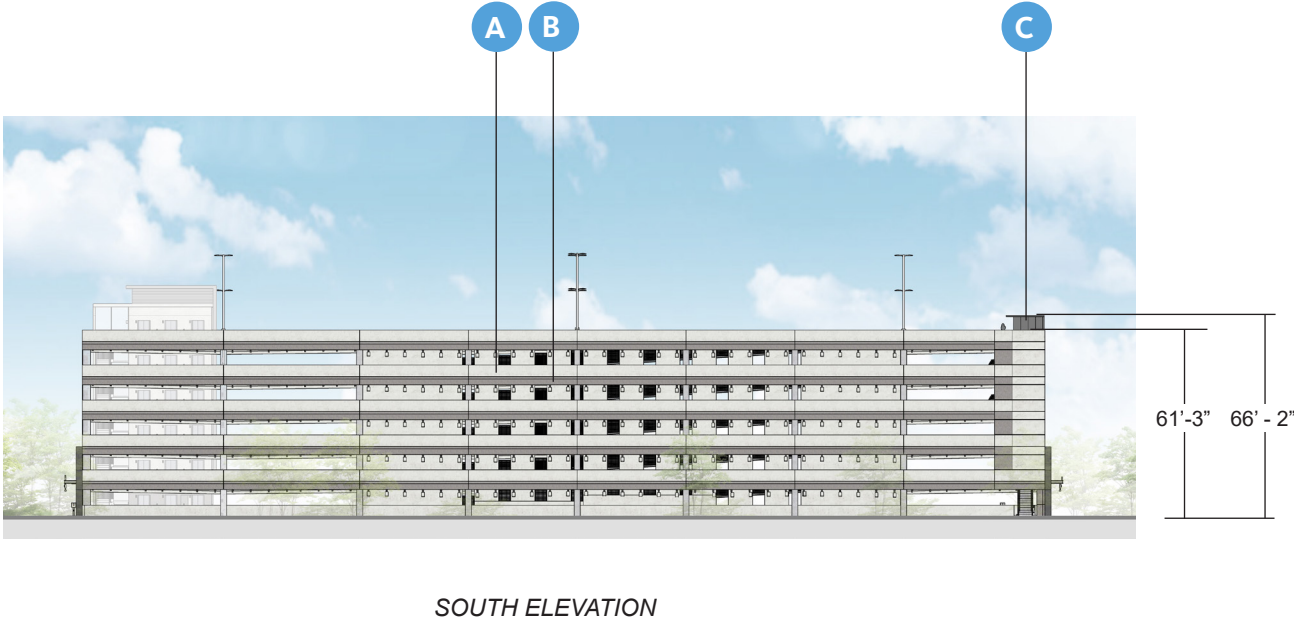
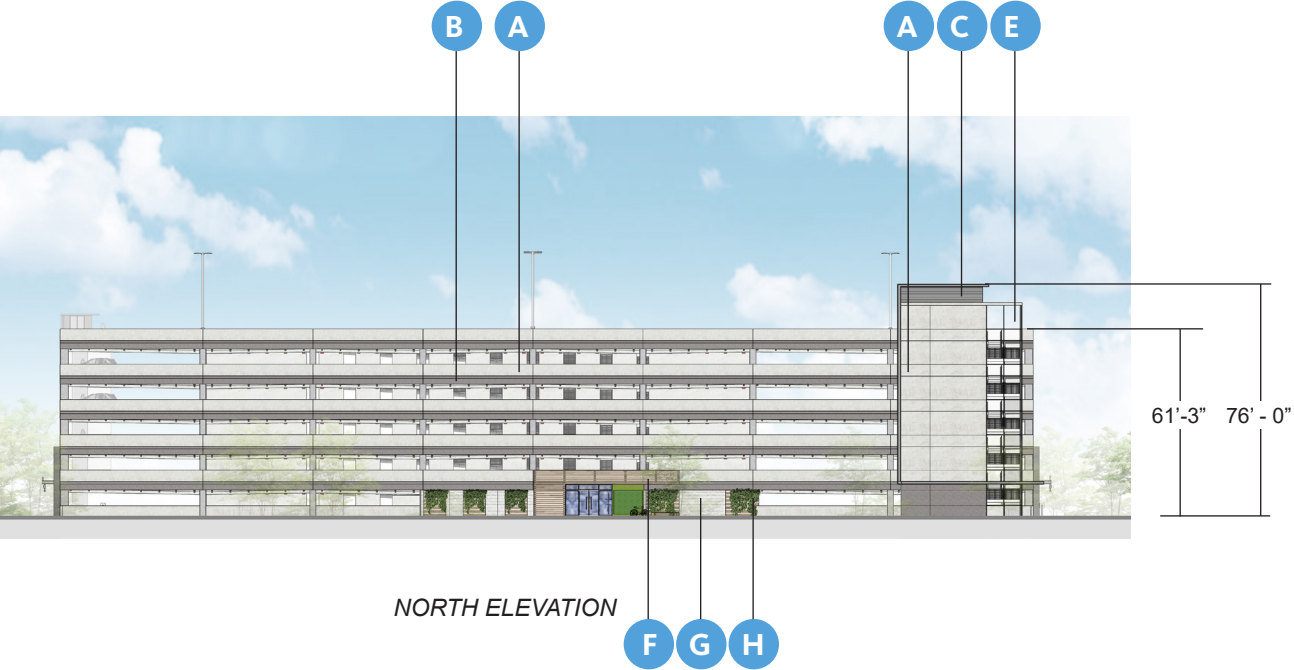
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



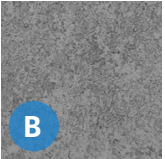
EXISTING GLASS



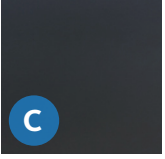
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



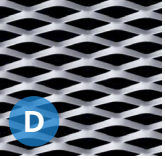
PC01- PRECAST LIGHT



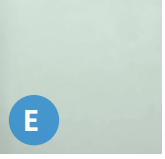
PC02- PRECAST DARK



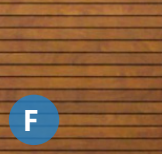
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



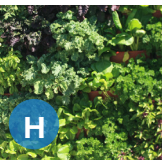
GL01- VISION GLASS



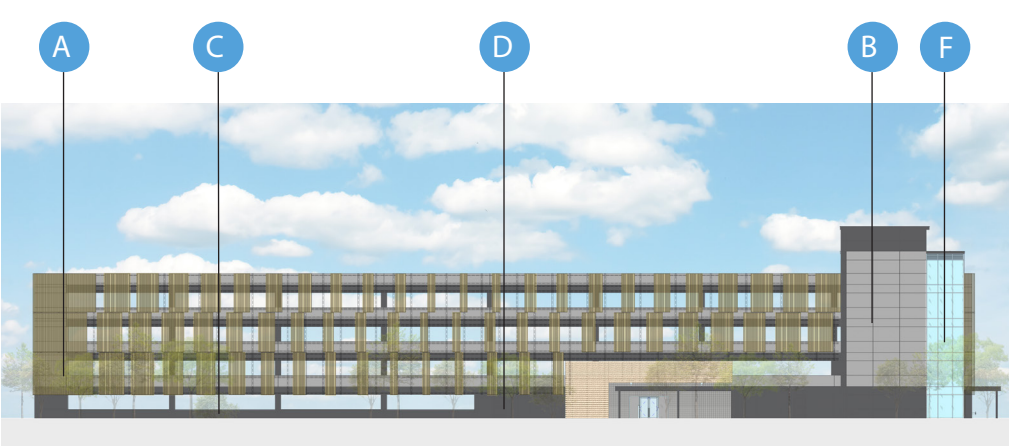
WD01 - WOOD VENEER



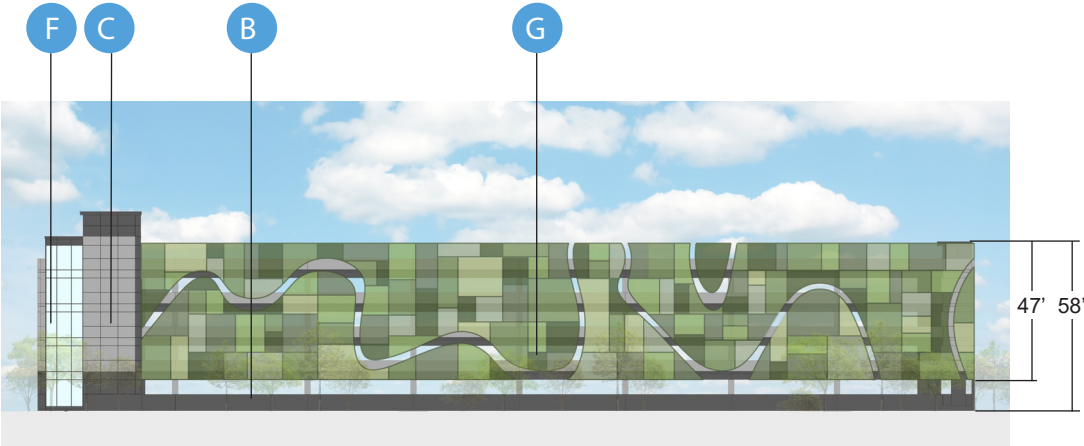
BR01 - BRICK VENEER



WC01 - GREEN WALL



NORTH ELEVATION



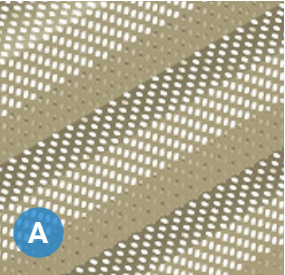
SOUTH ELEVATION



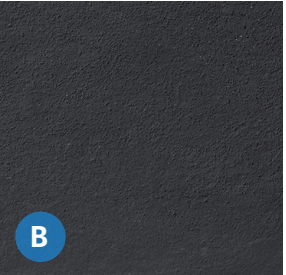
EAST ELEVATION



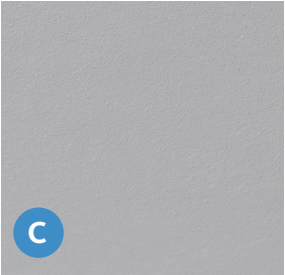
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



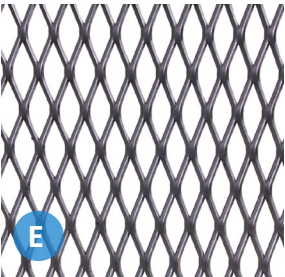
EXISTING PAINTED
PRECAST CONCRETE



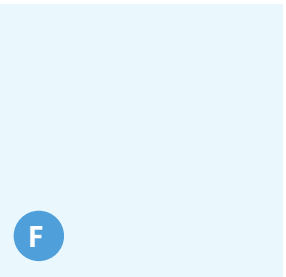
EXISTING PAINTED
PRECAST CONCRETE



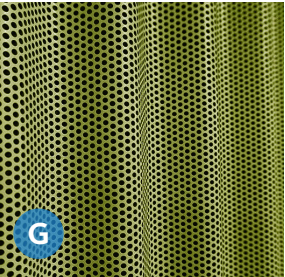
EXISTING MCM PANEL
MINIMUM 24 GAUGE



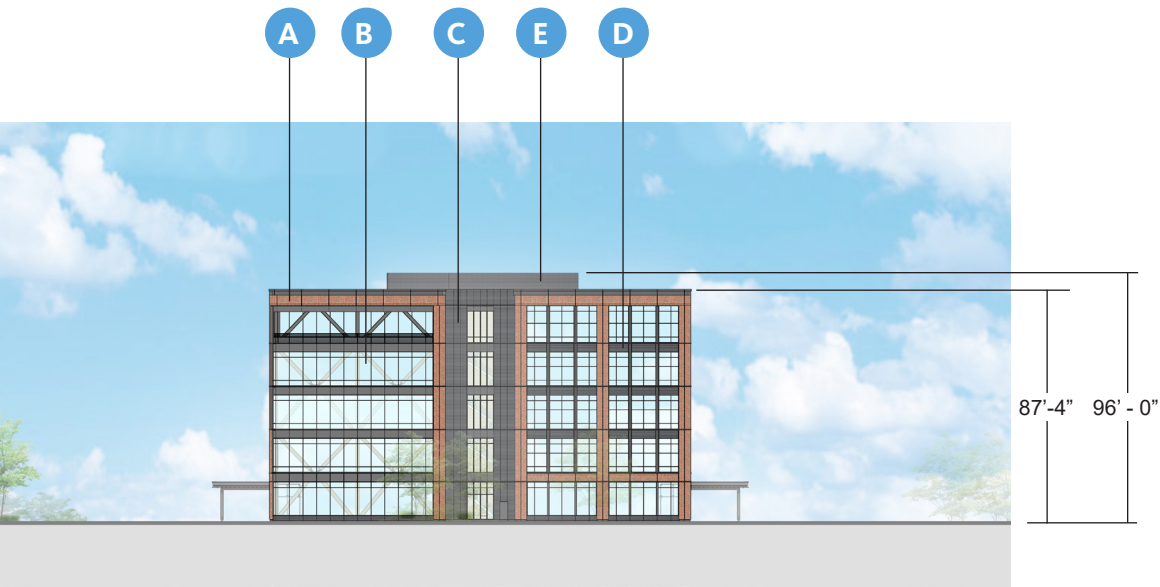
EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



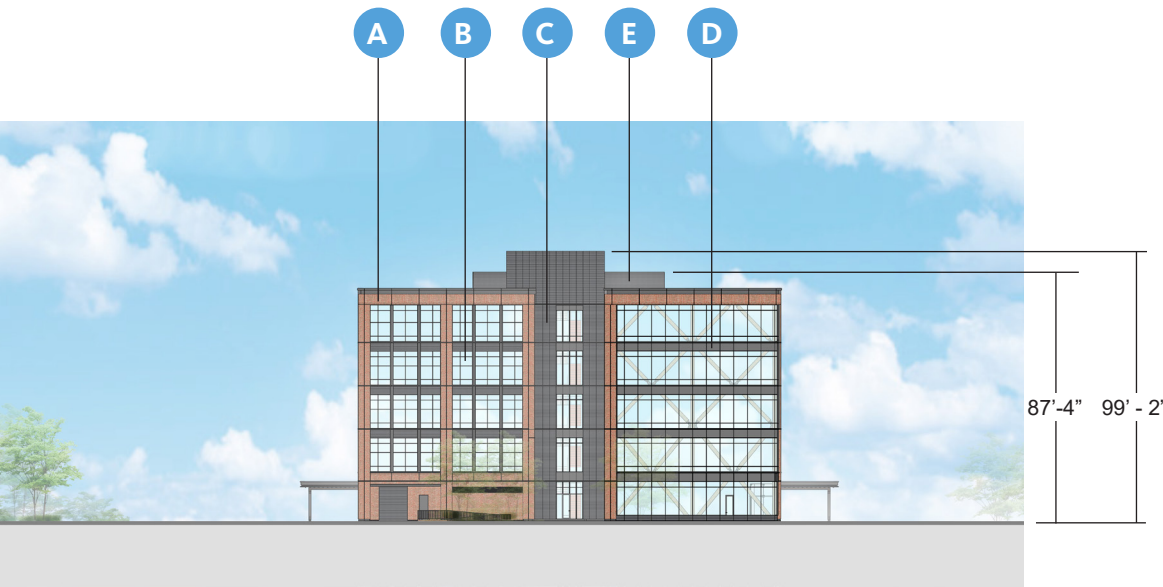
EXISTING GLASS



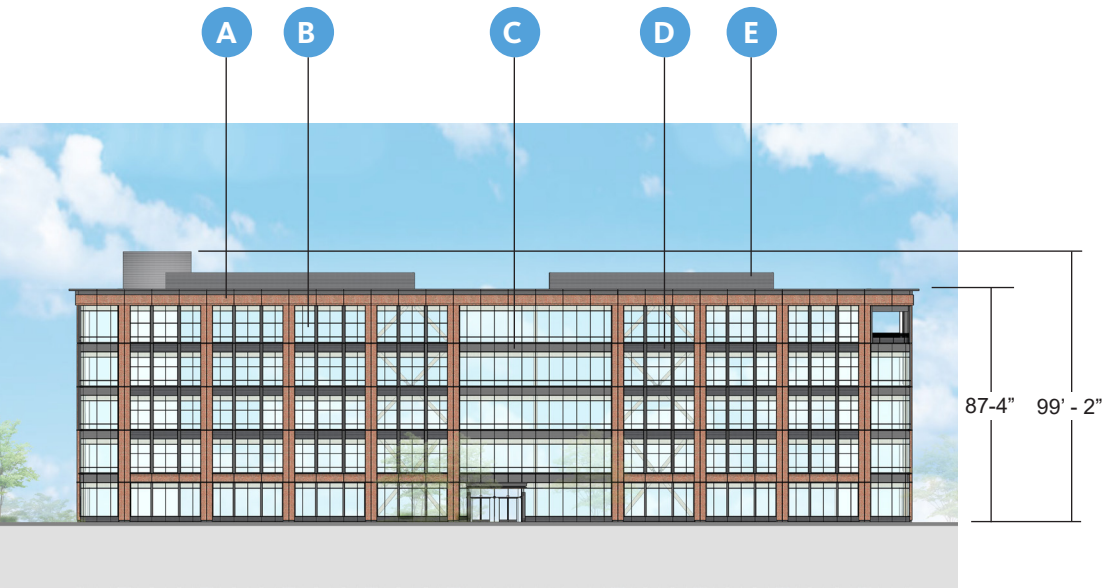
PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



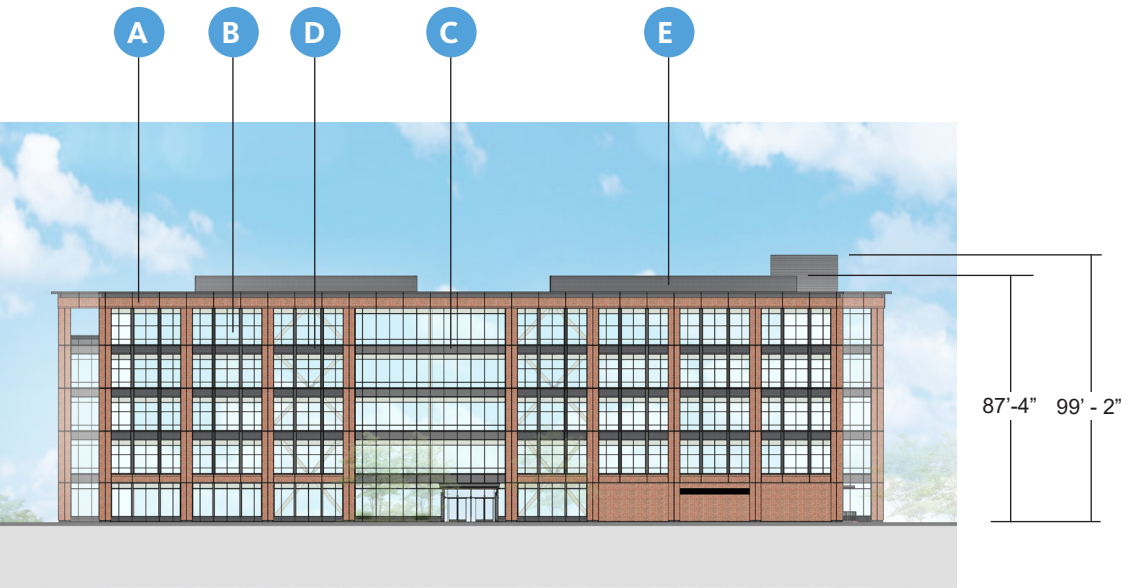
NORTH ELEVATION



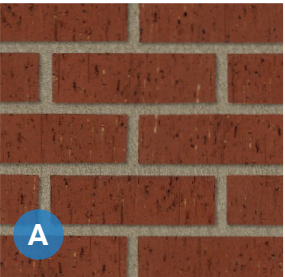
SOUTH ELEVATION



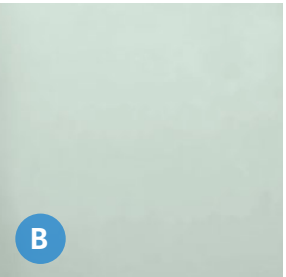
EAST ELEVATION



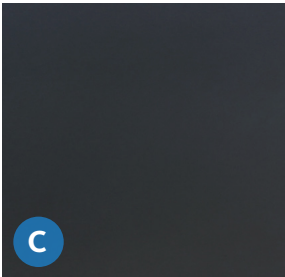
WEST ELEVATION



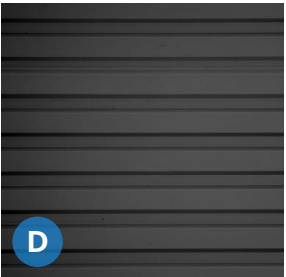
BR01- RED THIN BRICK



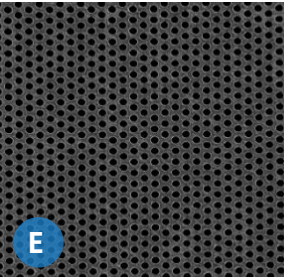
GL01- VISION GLASS



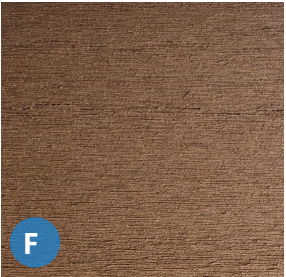
MP03- BLACK METAL
MINIMUM 24 GAUGE



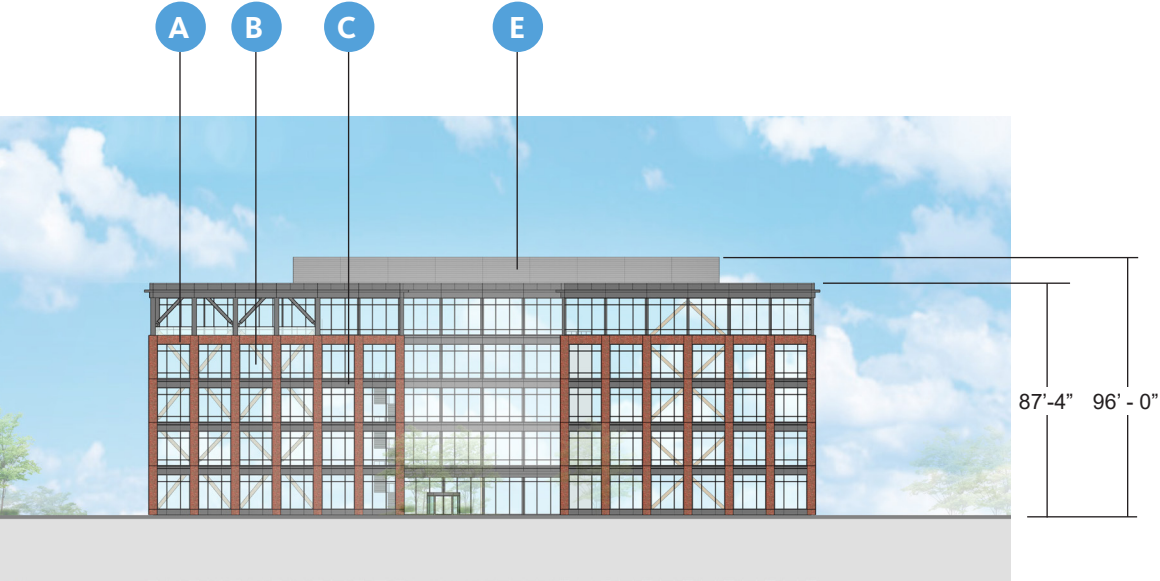
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



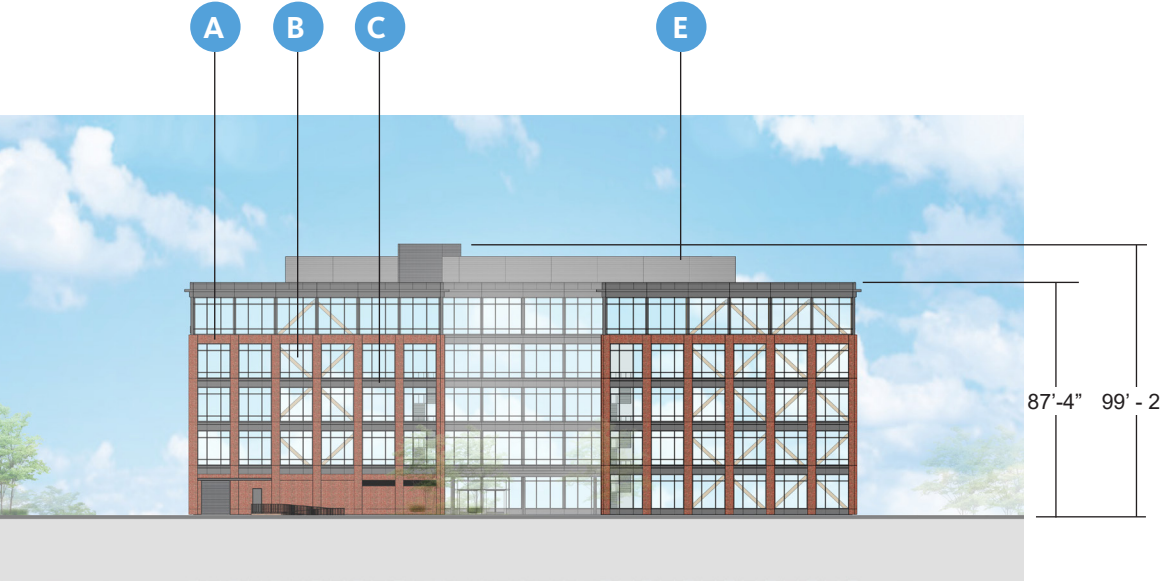
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



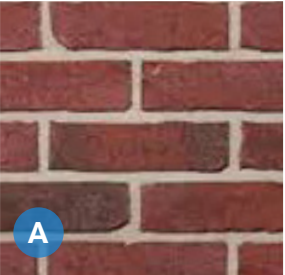
SOUTH ELEVATION



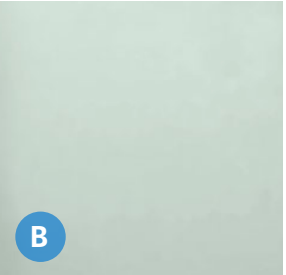
EAST ELEVATION



WEST ELEVATION



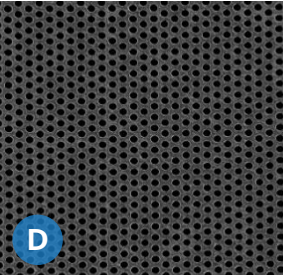
BR01- RED THIN BRICK



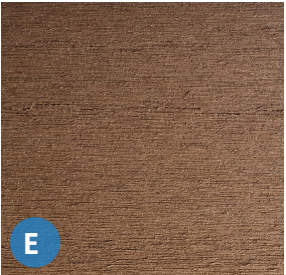
GL01- VISION GLASS



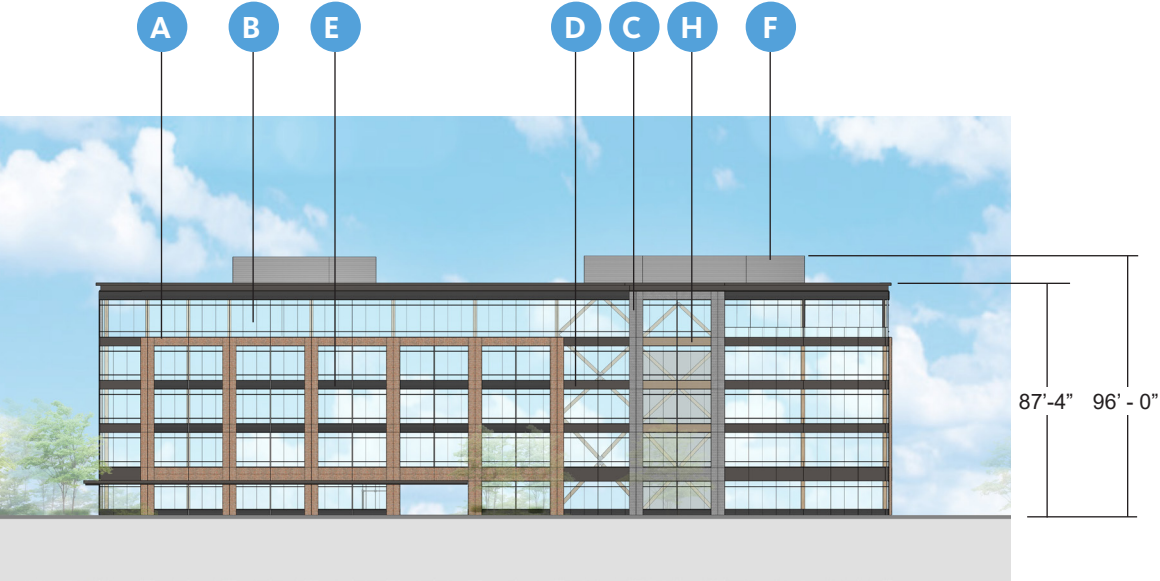
MP01- GRAY METAL
MINIMUM 24 GAUGE



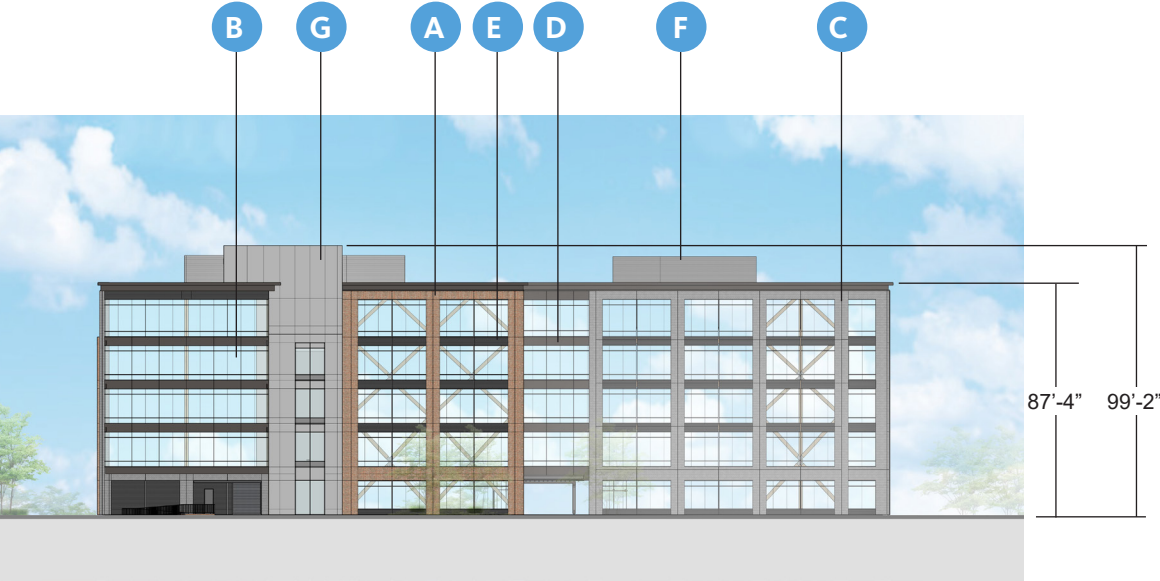
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



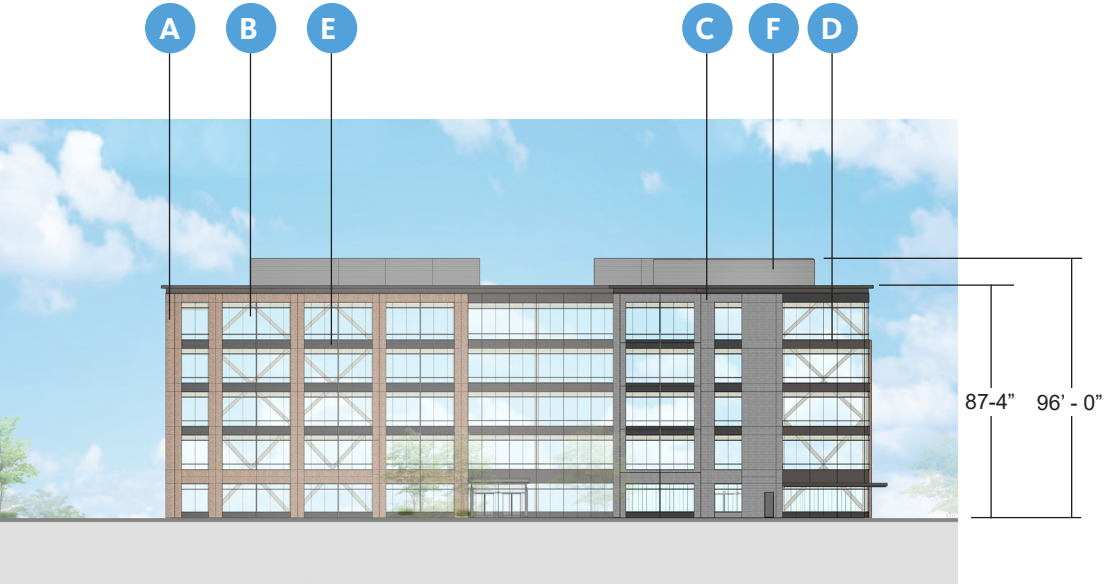
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



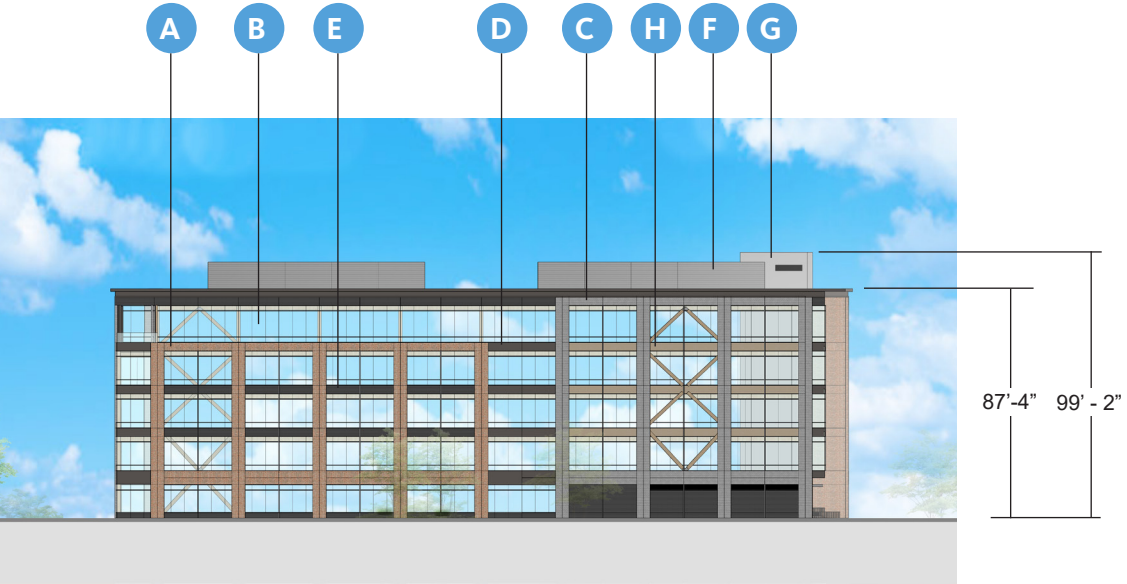
NORTH ELEVATION



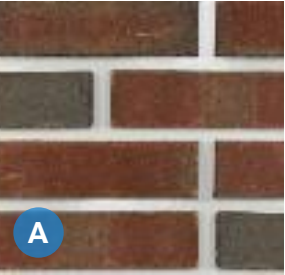
SOUTH ELEVATION



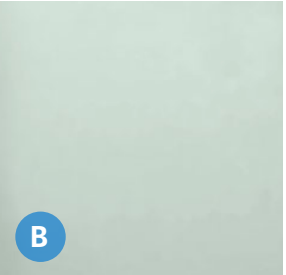
EAST ELEVATION



WEST ELEVATION



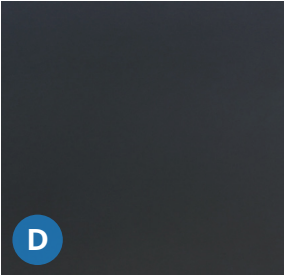
BR02- RED THIN BRICK



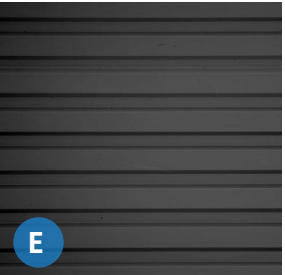
GL01- VISION GLASS



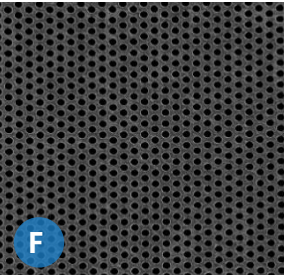
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



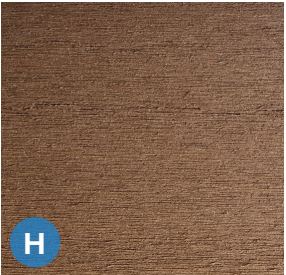
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



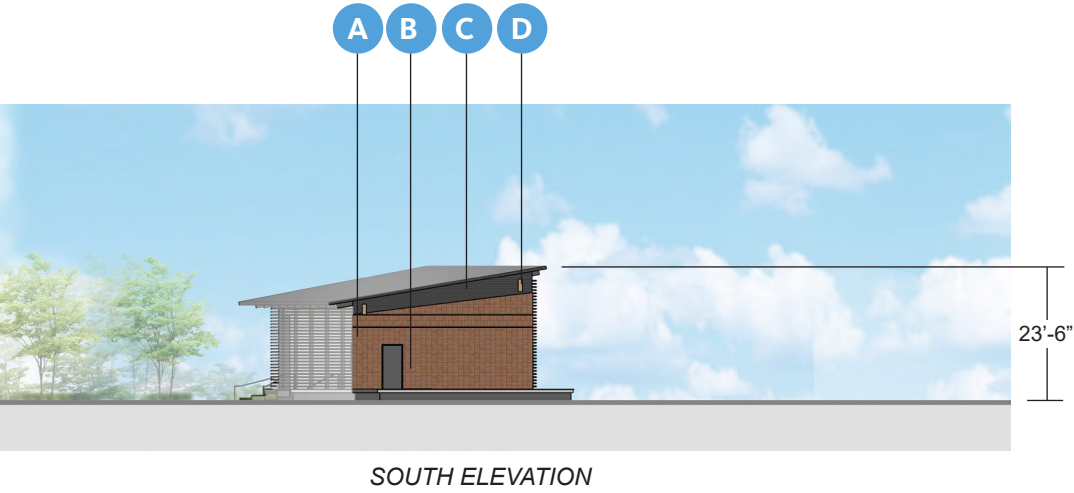
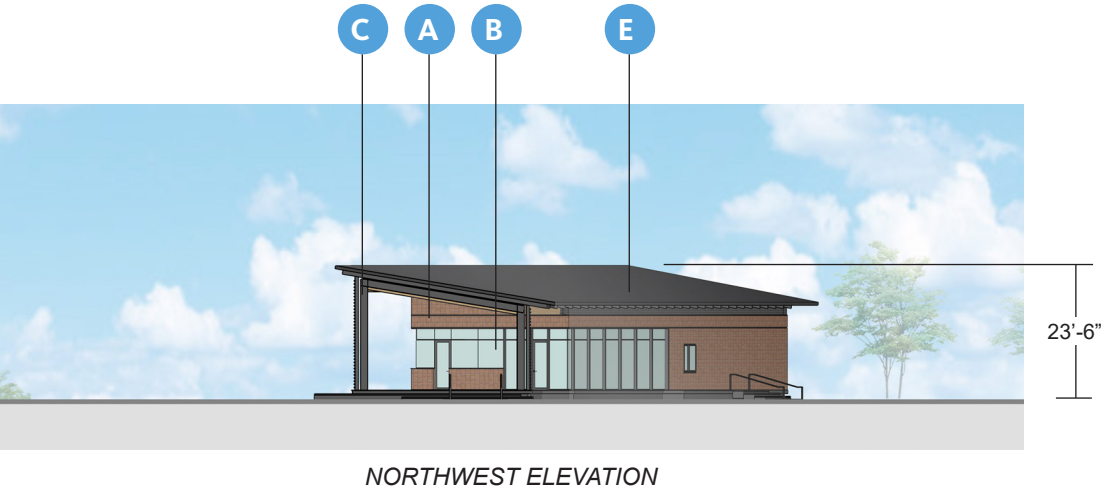
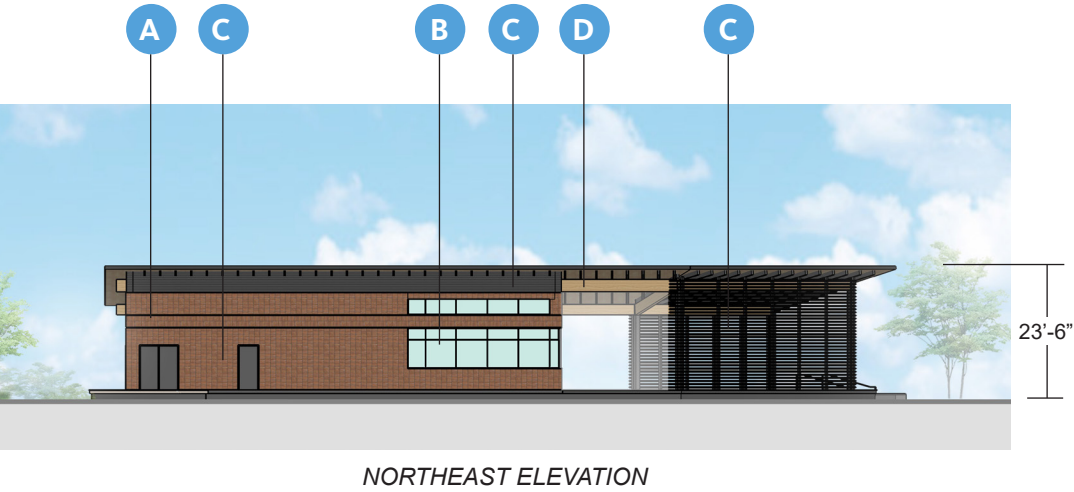
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



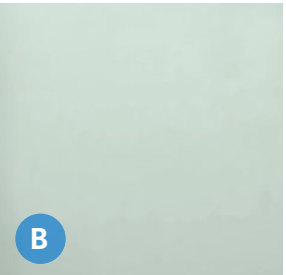
MP01- GRAY METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



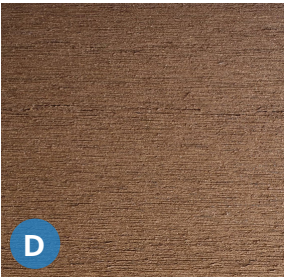
BR02- RED THIN BRICK



GL01- VISION GLASS



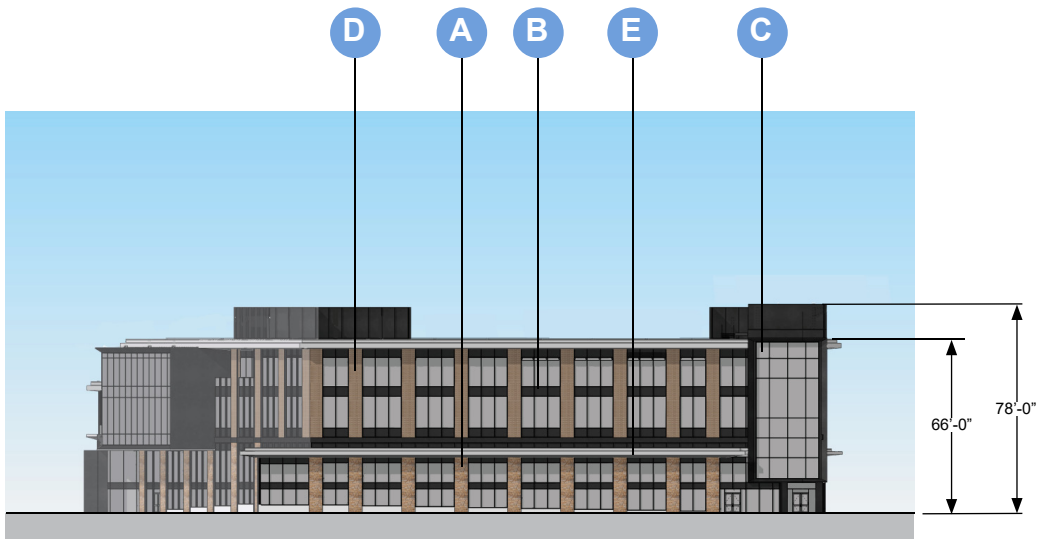
MP01- GRAY METAL
MINIMUM 24 GAUGE



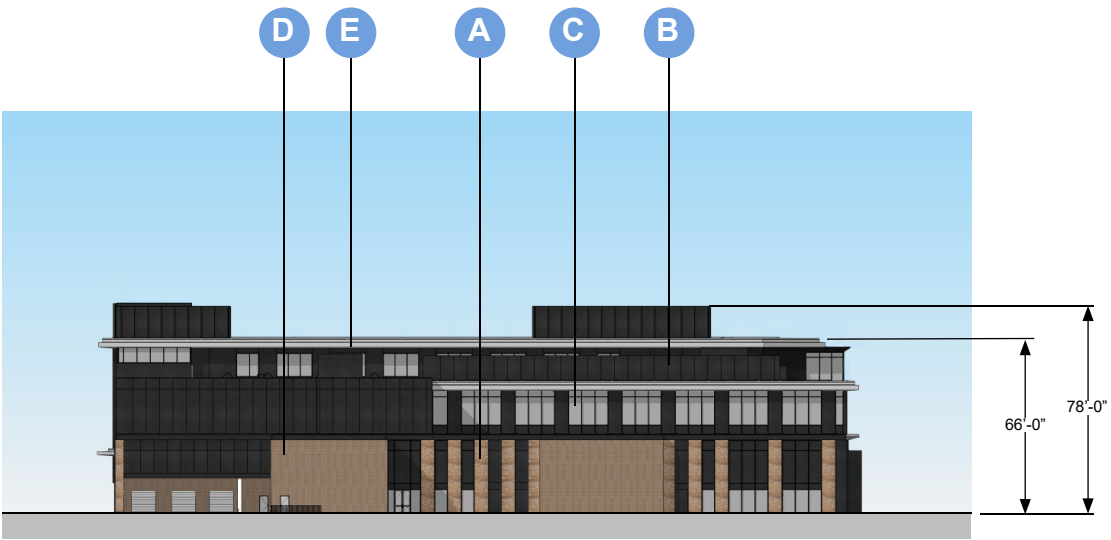
WD01- WOOD FINISH
(CANOPY SOFFITS)



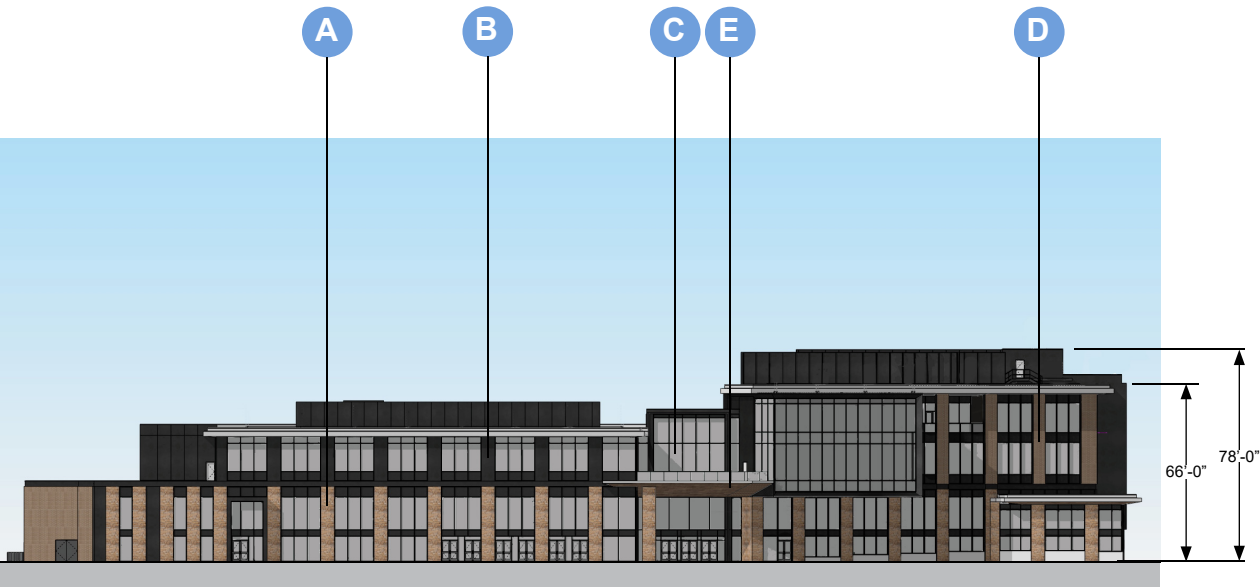
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



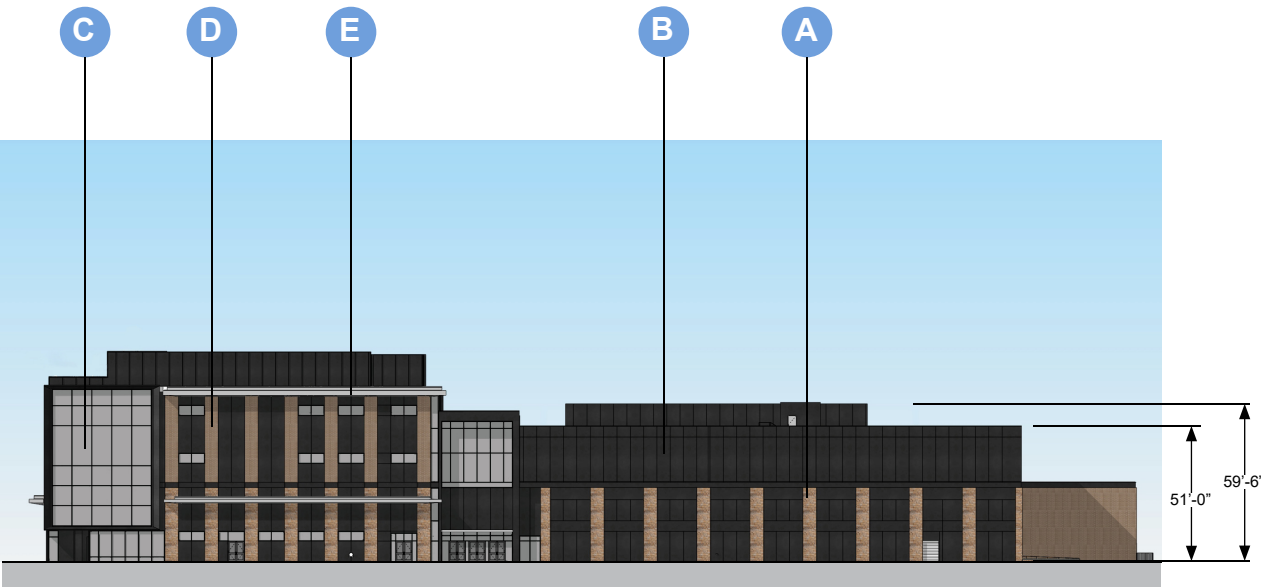
NORTH ELEVATION



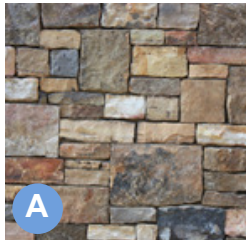
SOUTH ELEVATION



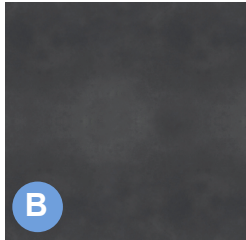
EAST ELEVATION



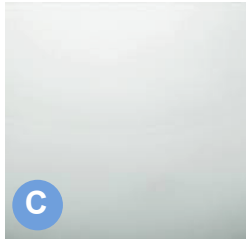
WEST ELEVATION



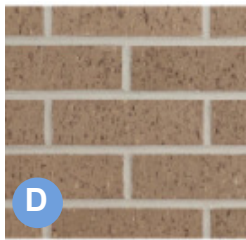
ST9 STONE VENEER



MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



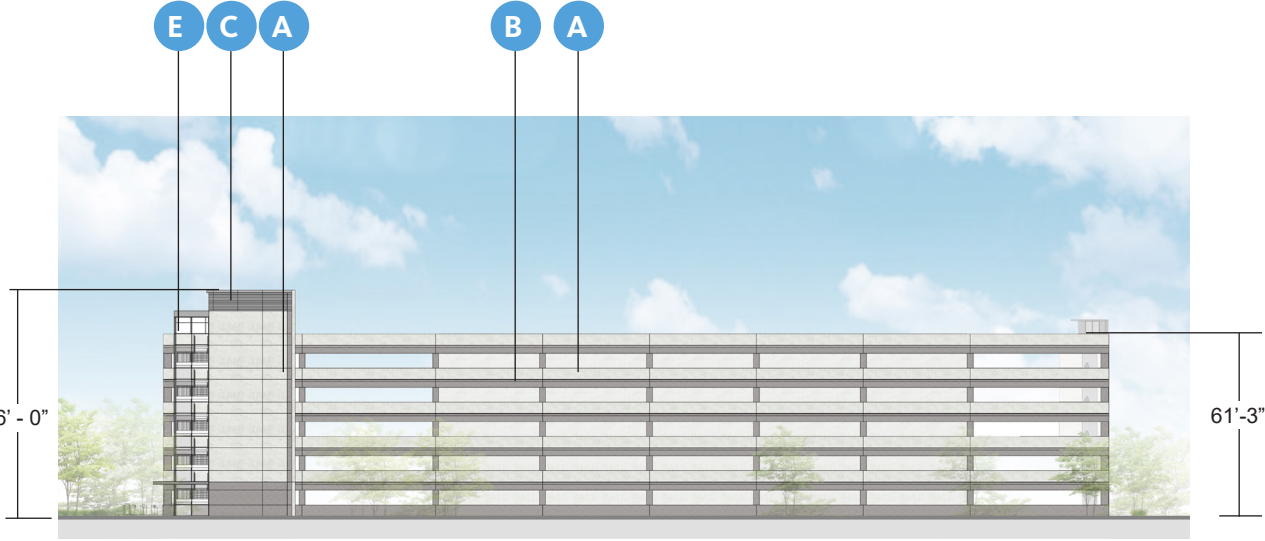
GL9 VISION GLASS



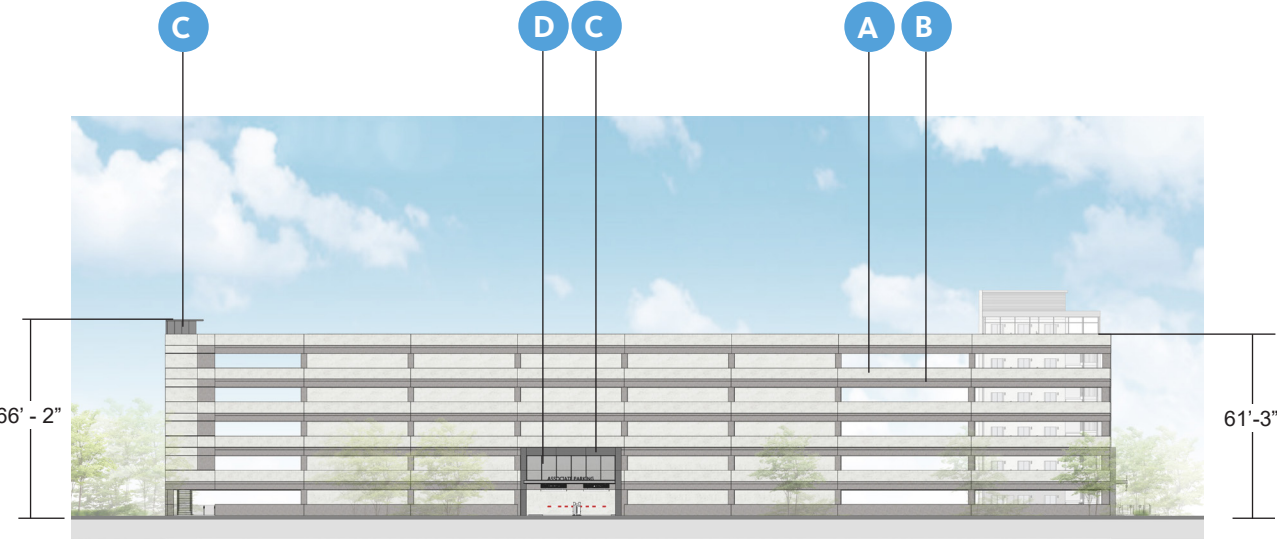
BR9 MODULAR BRICK VENEER



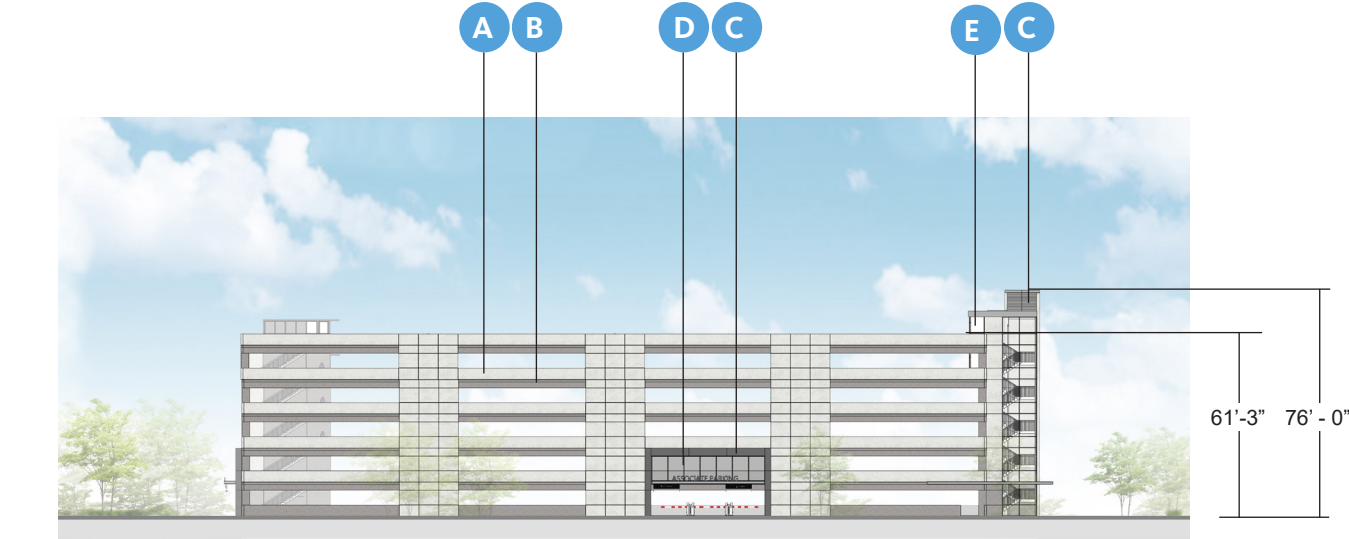
WD9 WOOD FINISH ALUMINUM SOFFIT



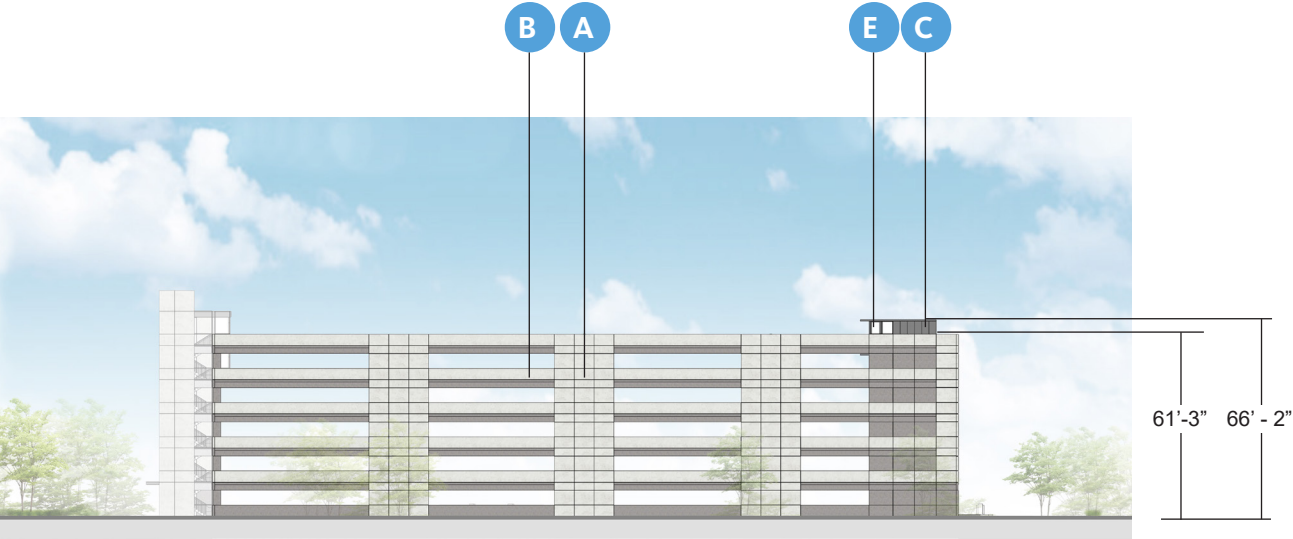
NORTH ELEVATION



SOUTH ELEVATION



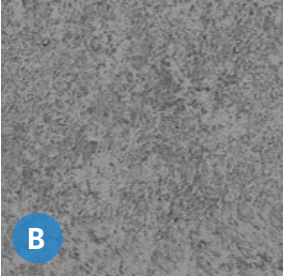
EAST ELEVATION



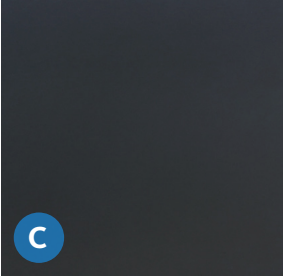
WEST ELEVATION



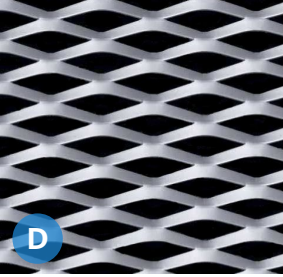
PC01- PRECAST LIGHT



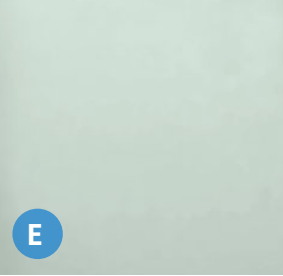
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



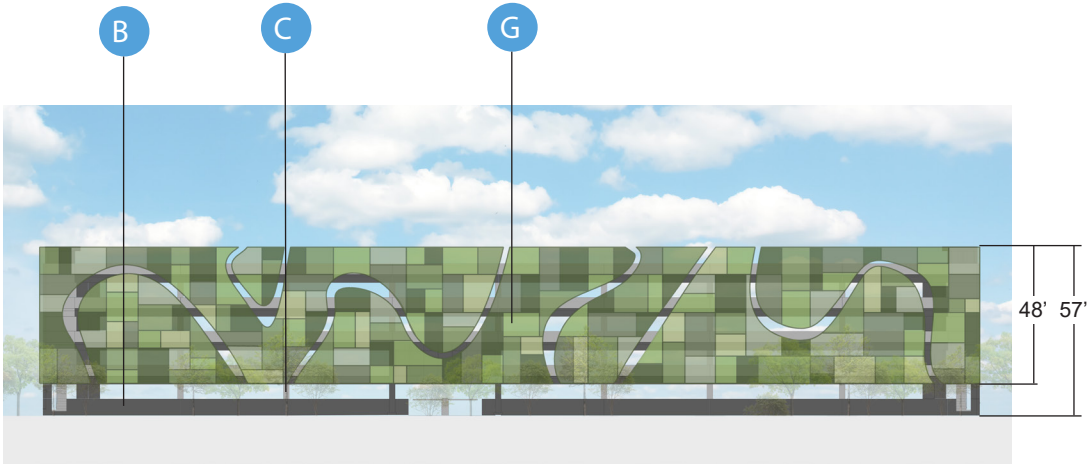
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



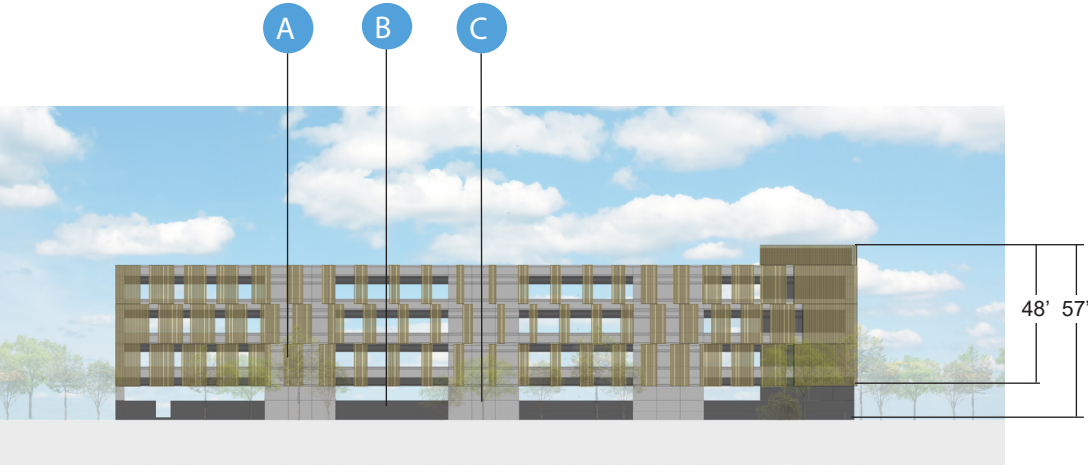
NORTH ELEVATION



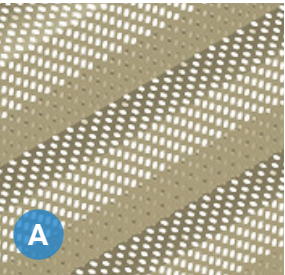
SOUTH ELEVATION



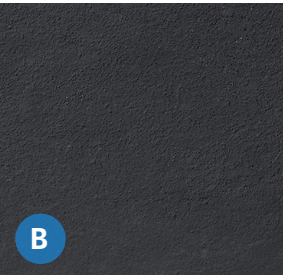
EAST ELEVATION



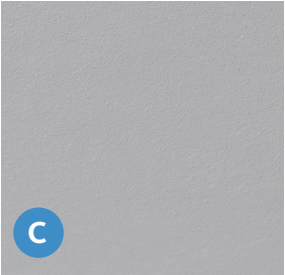
WEST ELEVATION



PERFORATED METAL
PANELS - GRAY
MINIMUM 24 GAUGE



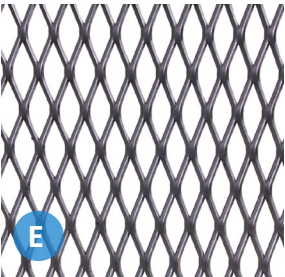
EXISTING PAINTED
PRECAST CONCRETE



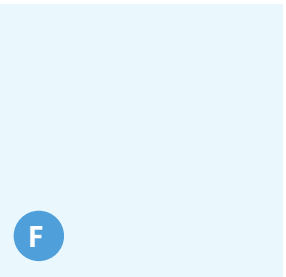
EXISTING PAINTED
PRECAST CONCRETE



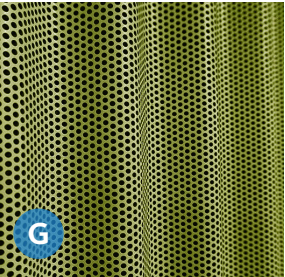
EXISTING MCM PANEL
MINIMUM 24 GAUGE



EXISTING EXPANDED
METAL MESH
MINIMUM 24 GAUGE



EXISTING GLASS



PERFORATED
ALUMINUM PANEL -
GREEN
MINIMUM 24 GAUGE



NORTH ELEVATION



SOUTH ELEVATION



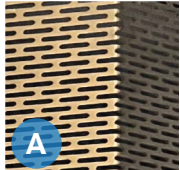
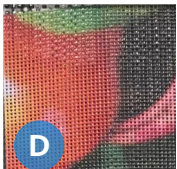
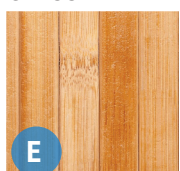
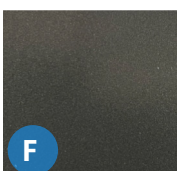
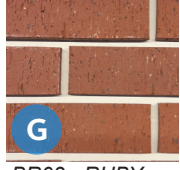
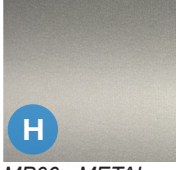
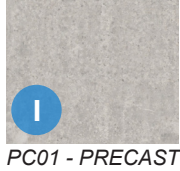
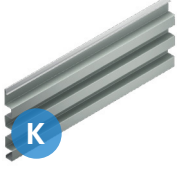
EAST ELEVATION



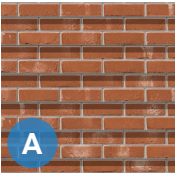
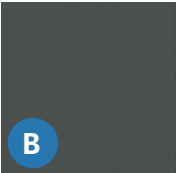
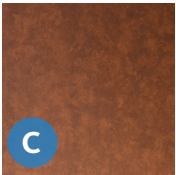
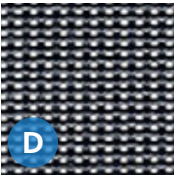
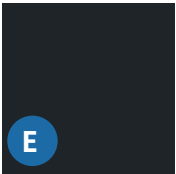
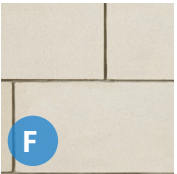
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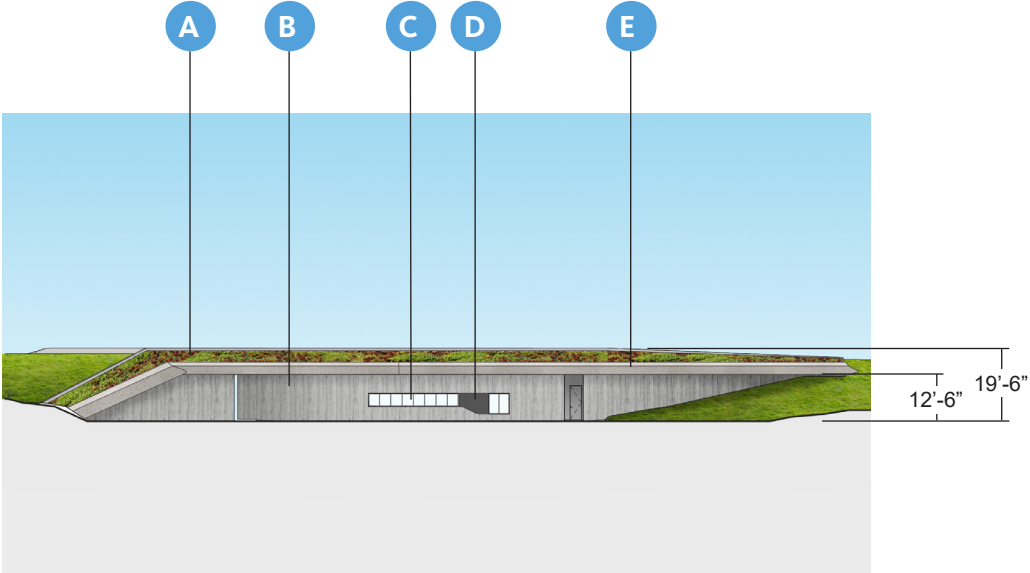
***ALL METAL PANEL
MINIMUM 24 GAUGE**

P63

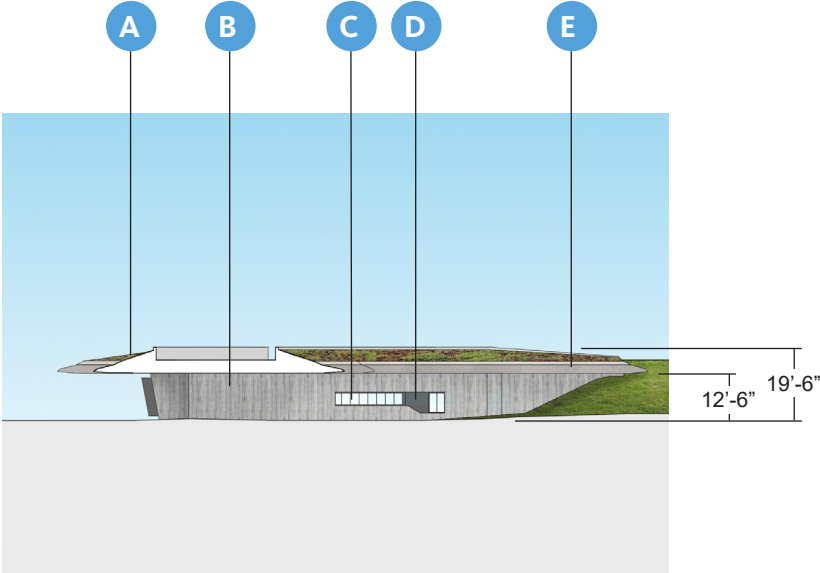
 A MP02 - PERFORATED CUSTOM PANEL	 B BR02 - IRONSPOT VELOUR
 C GL01- STARPHIRE GLASS	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP04 - GARAPA WOOD	 F MP05 - METAL GRAPHITE GREY
 G BR03 - RUBY RED VELOUR	 H MP06 - METAL STEEL HORIZON
 I PC01 - PRECAST LIGHT	 J PC02 - PRECAST DARK
 K MP01- METAL MORIN PANEL	



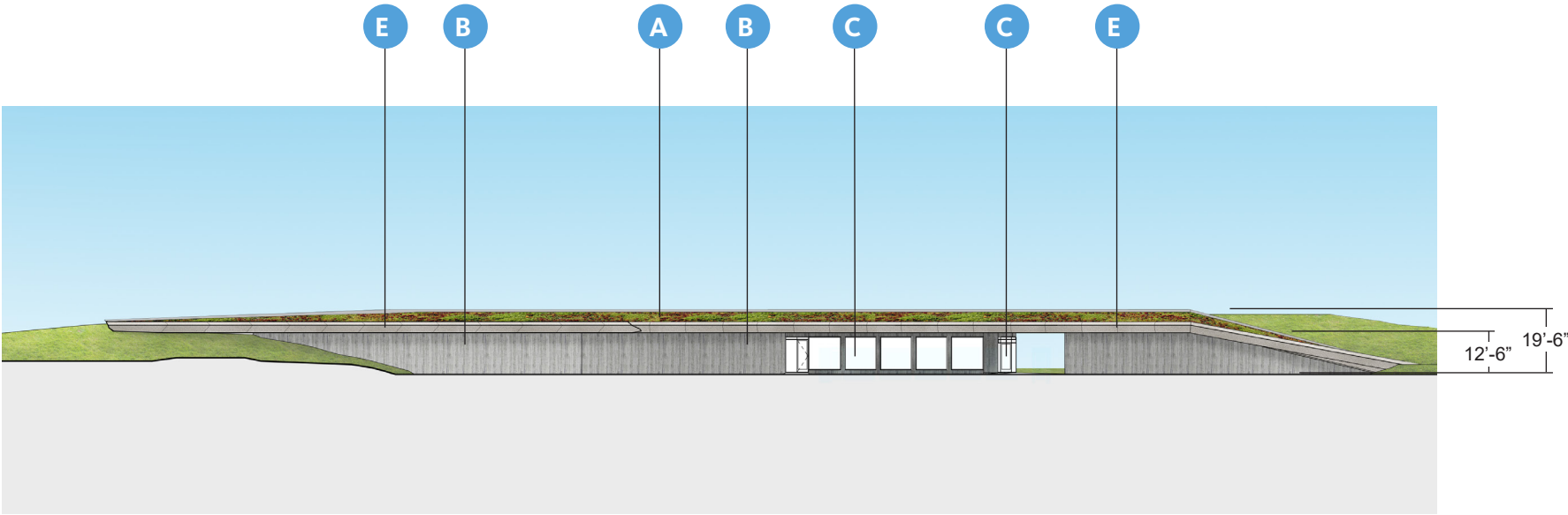
 A BR01 - CORBELLED BRICK	 B MP01 - CHARCOAL – METAL PANEL MINIMUM 24 GAUGE
 C MP02 - BRONZE ALUMINUM PANEL MINIMUM 24 GAUGE	 D MF01 - MESH FABRIC - SERGE FERRARI
 E MP03 - DARK METAL PANEL MINIMUM 24 GAUGE	 F ST01 - LIMESTONE CALCIUM SILICATE
 G BR01 - BRICK CHARTER WHITE	 H MP04 - DARK BRONZE ALUMINUM MINIMUM 24 GAUGE
 I PC01 - PRECAST LIGHT	 J PC02 - PRECAST DARK



NORTH ELEVATION



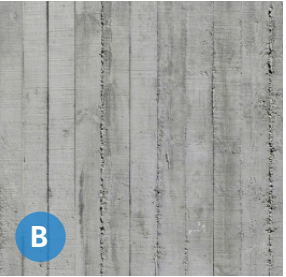
EAST ELEVATION



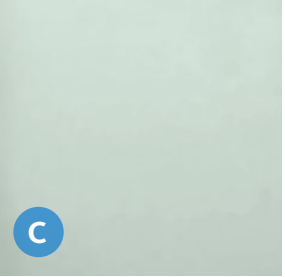
SOUTH ELEVATION



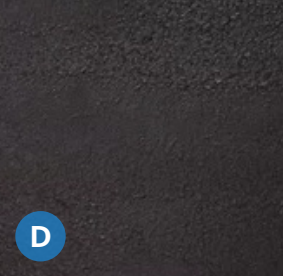
GREEN ROOF



BOARD FORMED
CONCRETE



VISION GLASS



PAINTED STEEL PANEL
MINIMUM 24 GAUGE



GLASS FIBER
REINFORCED
CONCRETE

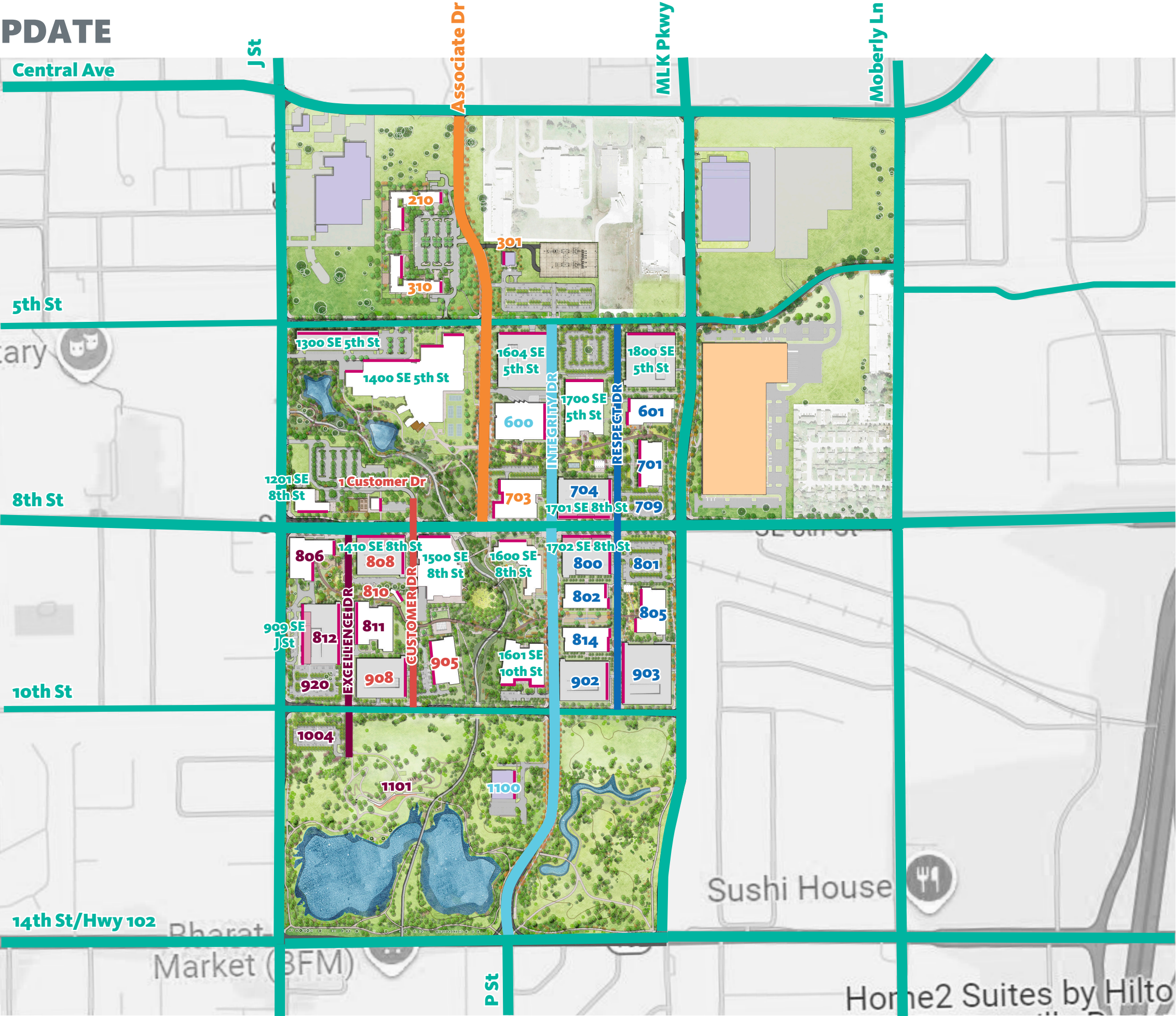
ADDRESSING REVISION UPDATE

ALL AFFECTED ADDRESSES

- Table shows all major (complete street rename or flip) and minor (prefix removal, suffix change) street and number revisions

LOCATION	ADDRESS
Childcare	210 Associate Dr
Childcare	310 Associate Dr
Fitness	1400 SE 5th St
Hotel	1201 SE 8th St
Welcome	1 Customer Dr
8th & Plate	1600 SE 8th St
Auditorium	1500 SE 8th St
K-Coffee Shop	810 Customer Dr
M-Coffee Shop	1101 Excellence Dr
NCUP	301 Associate Dr
SCUP	1100 Integrity Dr
PD01	1800 SE 5th St
PD02	704 Respect Dr
PD02 Retail	1701 SE 8th St
PD03	1604 SE 5th St
PD04	800 Respect Dr
PD04 Retail	1702 SE 8th St
PD05	903 Respect Dr
PD06	902 Respect Dr
PD07	908 Customer Dr
PD08	812 Excellence Dr
PD08 Retail	909 SE J St
PD09	808 Customer Dr
PD09 Retail	1410 SE 8th St
PD12	1300 SE 5th St
SL02	709 Respect Dr
SL03	801 Respect Dr
SL06	1004 Excellence Dr
SL07	920 Excellence Dr
OF01	601 Respect Dr
OF02	1700 SE 5th St
OF03	703 Associate Dr
OF04	600 Integrity Dr
OF05	802 Respect Dr
OF06	805 Respect Dr
OF07	814 Respect Dr
OF08	1601 SE 10th St
OF09	905 Customer Dr
OF10	811 Excellence Dr
OF11	806 Excellence Dr
OF12	701 Respect Dr

All Revisions from Existing



NOTICE OF INTENT TO REZONE

Wal-Mart Stores, Inc., Benchmark Realty Advisors, Inc., and North Arkansas Wholesale Co., Inc. have requested the Bentonville Planning Commission to set a public hearing date to consider the PUD-19th Revision for the new home office campus to include, among other things, the following:

1. **Written Narrative:** Correction of typographical error referencing Sec. 1000 of the Land Use Code and revision to setbacks for certain fences or walls. The correct reference should be Sec. 1100.06 Fence and Wall Requirements (Page 4 to correct typo): A fence or wall may be placed with a min 0' setback in lieu of 5' from ROW. This request is aligned with City approved 0' building setback indicated on Page 21.
2. **LSD Z3 Phase 4** (Page 14): Surface Parking SL04 (355 spaces) This surface parking lot is reinstated. This lot was previously approved in the original PUD approval but removed from the PUD in Revision 5 in 2023.
3. **LSD Z4 Phase 3** (Page 15): Surface Parking SL05 (331 spaces). This surface parking lot is reinstated. This lot was previously approved in the original PUD approval but removed from the PUD in Revision 5 in 2023.
4. **Parking Count update** (Page 20): SL04 & SL05 spaces added. Gate arms are added on level 2 of PD02 (6 spaces lost), PD04 (2 spaces lost), and PD08 (3 spaces lost). Gate arms were added to PD02, PD04 and PD08 at level 2. No gate arm at PD09. Ground floor & adjacent surface parking remain ungated and available for retail.
 - a. PD02 Retail Parking: PD02 Level 1 (125 spaces) & SL02 (73 spaces) = total 198 spaces
 - b. PD04 Retail Parking: PD04 Level 1 (94 spaces) & SL03 (181 spaces) = total 275 spaces
 - c. PD08 Retail Parking: PD08 Level 1 (173 spaces) & SL07 (154 spaces) = total 327 spaces
 - d. PD09 Retail Parking: PD09 all levels (571 spaces) & SL08 (25 spaces) = total 542 spaces
5. **Open Space Calculation** update (Page 30): total open space area is 35% above requirement.

SEE ATTACHED LEGALS

The common description of the property is: 1903 SE 10th Street and surrounding area

Proposed land use: Office campus and related uses

The public hearing will be held on June 17th, 2025, at 5:00 p.m. in the Bentonville City Council Chambers located at 305 SW 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 page 2 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, Extension 2.

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:

D. [Signature]
Signature

Robert Harris
Printed Name

1412 SE 14th St.
Physical Address

Bentonville, Ar. 72712



Territorial Jurisdiction Amendment

PC Date: 6/17/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Bentonville Municipal Code Appendix A Zoning Code and Appendix B Land Development Code to align with Arkansas Act 314 that repealed the authority for a municipality to exercise territorial jurisdiction over an unincorporated area.

Background

State law gives authority to municipalities to plan for land within its planning area boundary (Describe). It has also authorized municipalities with “territorial jurisdiction” to apply limited development regulations within the unincorporated areas of the planning area boundary.

In March 2025, the Arkansas State Legislature passed House Bill 1510 (Act 314) that repealed the authority for a municipality to exercise territorial jurisdiction over an unincorporated area. To comply with the new state law, Bentonville’s existing regulations must be amended. Note that this legislation did not repeal the authority to plan within the planning area boundary.

Proposed Changes

Section	Amendment
ZONING CODE	
Sec. 301.01 Planning Commission	Replace “planning jurisdiction” with “planning area.”
LAND DEVELOPMENT CODE	
Sec. 301.01 Planning Commission	Replace “planning jurisdiction” with “planning area.”
Sec. 100.04 Jurisdiction	Remove statement regarding regulations applicable within planning area.
Sec. 100.05 Planning Area Map	Remove statement regarding applying regulations within planning area.
Sec. 200.01 Definitions	Replace “planning jurisdiction” with “planning area.”
Sec. 300.02 Enforcement	Replace “planning area jurisdiction” with “Bentonville city limits.”
Sec. 800 Applicability of Planned Development Regulations	Replace “jurisdiction of the City of Bentonville” with “Bentonville city limits.”
Sec 1000.01 General Requirements	Replace “jurisdiction of the Planning Commission” with “Bentonville city limits.”
Sec. 1100.02 Utility Standards	Replace “planning jurisdiction of the City of Bentonville” with “service area of the applicable City of Bentonville utility.”

State of Arkansas
95th General Assembly
Regular Session, 2025

A Bill

HOUSE BILL 1510

By: Representative Gonzales
By: Senator G. Stubblefield

For An Act To Be Entitled

AN ACT TO AMEND THE LAW CONCERNING TERRITORIAL
JURISDICTION OF MUNICIPALITIES; TO REPEAL THE
AUTHORITY FOR A MUNICIPALITY TO EXERCISE TERRITORIAL
JURISDICTION OVER AN UNINCORPORATED AREA OF A COUNTY;
AND FOR OTHER PURPOSES.

Subtitle

TO REPEAL THE AUTHORITY FOR A
MUNICIPALITY TO EXERCISE TERRITORIAL
JURISDICTION OVER AN UNINCORPORATED AREA
OF A COUNTY.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code § 14-17-208(i), concerning subdivision,
setback, and entry control ordinances for county planning boards, is
repealed.

~~(i) In unincorporated areas adjoining the corporate limits of a
municipality in which the authority to control the subdivision of land is
vested and is being exercised in accordance with and under the provisions of
§§ 14-56-401, 14-56-408 and 14-56-410, 14-56-425, or any amendments thereto
or thereof, or other acts of a similar nature enacted by the General
Assembly, the municipal authority shall have subdivision jurisdiction, but
shall transmit copies of proposed plats for the areas to the county planning
board and the board of directors of each affected school district for review
and comment, which shall be made to the municipal authority within sixty (60)
days from the time it is received by the county planning board and the board~~



~~of directors of each affected school district unless further time is allowed by the municipal authority.~~

SECTION 2. Arkansas Code § 14-17-208(1)(1), concerning subdivision, setback, and entry control ordinances for county planning boards, is amended to read as follows:

(1)(1) Following the adoption of any subdivision, setback, or entry control ordinances by the court, a plat in an unincorporated area of a county ~~not within the exercised extraterritorial jurisdiction of a municipality~~ shall not be presented for recording without the approval of the county planning board.

SECTION 3. Arkansas Code § 14-38-101(b)(1)(B), concerning limitations on a petition for incorporation, is repealed.

~~(B) The area in which that existing municipal corporation is exercising its planning territorial jurisdiction.~~

SECTION 4. Arkansas Code § 14-40-208 is repealed.

~~14-40-208. Annexation of territory under municipal territorial jurisdiction.~~

~~(a) If a municipality states its intent by resolution or ordinance to annex a specifically defined territory or portion of the territory over which it is exercising territorial jurisdiction under § 14-56-413, the municipality shall initiate annexation proceedings within five (5) years of the stated intent.~~

~~(b)(1) During the five (5) years under subsection (a) of this section, the municipality may continue to exercise its territorial jurisdiction under § 14-56-413, including the defined territory specified within its intent to annex.~~

~~(2) If the municipality does not initiate annexation proceedings of the territory specified within its intent to annex within five (5) years of the effective date of the resolution or ordinance under subsection (a) of this section, the municipality is prohibited from again exercising territorial jurisdiction over the territory specified within its intent to annex for the next five (5) years.~~

SECTION 5. Arkansas Code § 14-56-413 is repealed.

~~14-56-413. Territorial jurisdiction.~~

~~(a)(1)(A) The territorial jurisdiction of the governing body of a municipality for the purpose of this subchapter shall not exceed the limits stated under this subsection.~~

~~(B) If the territorial limits of two (2) or more municipalities conflict, the limits of their respective territorial jurisdictions shall be a line equidistant between them, or as agreed on by the respective municipalities.~~

~~(2) In addition to the powers under this subchapter, cities now having eight thousand (8,000) population or more shall have the authority to administer and enforce planning ordinances outside their corporate limits as follows:~~

~~(A) For cities of eight thousand (8,000) to sixty thousand (60,000) population, the jurisdictional area will be one (1) mile beyond the corporate limits;~~

~~(B) For cities of sixty thousand (60,000) to one hundred fifty thousand (150,000) population, the jurisdictional area will be two (2) miles beyond the corporate limits; and~~

~~(C)(i) For cities of one hundred fifty thousand (150,000) population and greater, the jurisdictional area will be three (3) miles beyond the corporate limits.~~

~~(ii) Upon July 3, 1989, no city with a population in excess of one hundred fifty thousand (150,000) persons shall exercise any zoning authority outside the boundaries of the county wherein it is located without the approval of the quorum court of the county wherein the city is not located and the approval of the governing bodies of all other cities having zoning authority over the area.~~

~~(3) Cities having a population of eight thousand (8,000) persons or less:~~

~~(A) Shall have a jurisdictional area that does not exceed one (1) mile beyond the corporate limits; and~~

~~(B) Shall not exercise any zoning authority outside the corporate limits.~~

~~(4) Cities now having an eight thousand (8,000) population or more and situated on a navigable stream may administer and enforce zoning~~

~~ordinances outside their corporate limits but may not exceed the territorial limits under subdivision (a)(2) of this section.~~

~~(5) The city populations will be based on the most recent federal decennial census.~~

~~(b)(1) The planning commission shall designate the area within the territorial jurisdiction for which it will prepare plans, ordinances, and regulations.~~

~~(2) A description of the boundaries of the area shall be filed with the city clerk and with the county recorder.~~

SECTION 6. Arkansas Code § 14-56-417(c), concerning the regulations to control development of land, is repealed.

~~(c) A plat within the area within which the municipality intends to exercise its territorial jurisdiction as indicated on the planning area map shall not be presented for recording without the approval of the planning commission, if a planning commission exists.~~

SECTION 7. Arkansas Code § 14-56-422(5)(B), concerning adoption of plans, ordinances, and regulations for municipal planning, is repealed.

~~(B) The city clerk shall file the plans, ordinances, and regulations as pertain to the territory beyond the corporate limits with the county recorder of the counties in which territorial jurisdiction is being exercised.~~

SECTION 8. Arkansas Code § 14-284-207(a), concerning a quorum court's establishment of a fire protection district service area, is amended to read as follows:

~~(a)(1)~~ The quorum court of each county in which a fire protection district is located shall establish the service area of the fire protection district.

~~(2) The service area of a fire protection district created after January 1, 2021, shall not include any area within the territorial jurisdiction of the governing body of a municipality as established in § 14-56-413 that has adopted an ordinance to provide fire protection services to the area in accordance with § 14-53-102, unless waived by majority vote of the governing body of the municipality.~~

1
2 SECTION 9. Arkansas Code § 17-28-305(b)(3), concerning the local
3 regulatory authority of the licensing of electricians, is repealed.

4 ~~(3) If the city has adopted an ordinance to exercise its~~
5 ~~territorial planning jurisdiction, the city may exercise jurisdiction over~~
6 ~~the construction, installation, and inspection of electrical work within the~~
7 ~~city's territorial planning jurisdiction under § 14-56-413 if the city and~~
8 ~~county agree to the exercise of jurisdiction by the city over electrical work~~
9 ~~within the city's territorial planning jurisdiction.~~

10
11 SECTION 10. Arkansas Code § 18-15-1702(6), concerning definitions for
12 the Private Property Protection Act, is repealed.

13 ~~(6) "Territorial jurisdiction" means the territorial jurisdiction~~
14 ~~of a municipality as described in § 14-56-413.~~

15
16 SECTION 11. Arkansas Code § 18-15-1703(e)(15), concerning the
17 application of takings under the Private Property Protection Act, is
18 repealed.

19 ~~(15) An action by a municipality unless the regulatory program~~
20 ~~has effect in the territorial jurisdiction of the municipality, excluding~~
21 ~~annexation, and that enacts or enforces a regulatory program that does not~~
22 ~~impose identical requirements or restrictions in the entire territorial~~
23 ~~jurisdiction of the municipality.~~

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26 **APPROVED: 3/18/25**
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ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE AND APPENDIX B LAND DEVELOPMENT
CODE, TO ALIGN WITH ARKANSAS ACT 314 THAT REPEALED THE
AUTHORITY FOR A MUNICIPALITY TO EXERCISE TERRITORIAL
JURISDICTION OVER AN UNINCORPORATED AREA; AND FOR OTHER
PURPOSES.**

WHEREAS, the Arkansas State Legislature approved Housed Bill 1510 (Act 314) repealed the authority for a municipality to exercise territorial jurisdiction over an unincorporated area; and

WHEREAS, for consistency with state statutes, an amendment is required to the City of Bentonville regulations pertaining to accessory dwelling units.

**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 shall be and is hereby amended with Attachment A: Territorial Jurisdiction Amendments to Zoning Code, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by references as though it were copied herein fully;

Section 2: That Bentonville Municipal Code, Appendix B Land Development Code shall be and is hereby amended with Attachment B: Territorial Jurisdiction Amendments to Land Development Code, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by references as though it were copied herein fully;

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

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

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

**ATTACHMENT A
TERRITORIAL JURISDICTION AMENDMENTS
TO ZONING CODE**

Sec. 301.03 Planning Commission

(f) *Construction of streets, public utilities, etc., to be approved by planning commission.* Whenever a plan has been so adopted, filed and become effective, no new street, square, park or other public way, ground or open space or any public building or structure or public utility, whether publicly or privately owned, shall be constructed or authorized to be constructed in any section or district of the planning ~~jurisdiction-area~~ embraced within a plan until the location, character and extent thereof shall have been submitted to the planning commission in the manner prescribed by state law.

DRAFT

ATTACHMENT B
TERRITORIAL JURISDICTION AMENDMENTS
TO LAND DEVELOPMENT CODE

Sec. 100.04 Jurisdiction

These regulations shall be applicable to all lands within the city ~~and its planning area and, also, to lands either contiguous to or served by Bentonville city water or sewer. The planning area includes those areas depicted on the Planning Area Map, copies of which are on file with the City Clerk and the Benton County Recorder.~~

Sec 100.05 Planning Area Map

Included as part of this regulation is the map titled "Planning Area Map" which delineates the planning area boundary. Within the planning area the City ~~shall plan and apply land development regulations may prepare plans for all, or any portion, of the area encompassed by the map, in accordance with State law.~~ The map includes the corporate city limits and that area outside the city limits within the territorial jurisdiction. The planning boundary was reviewed by and approved by the Northwest Arkansas Regional Planning Commission, adopted by the Bentonville Planning Commission, ratified by the Bentonville City Council and filed of record with the Benton County Clerk's office.

Sec 200.01 Definitions

Definitions not expressly prescribed herein are to be construed in accordance with the customary usage in municipal planning and engineering practices. Whenever used in this regulation, the word "may" is permissive, while the word "shall" is to be interpreted in its mandatory sense. For the purpose of interpreting this regulation, certain words used herein are defined as follows:

Bentonville GPS Monument Network: A group of survey monuments dispersed within the planning ~~jurisdiction area~~ of the city for which horizontal and/or vertical positions have been determined and which have been approved by the city for use as ground control for surveying and engineering projects within the planning ~~jurisdiction area~~ of the city.

Master Street Plan: The plan made and adopted by the Planning Commission and accepted by the City Council classifying certain streets within the planning area ~~jurisdiction~~ as arterial or collector streets.

Sec 300.02 Enforcement

It shall be the duty of the Building Inspector, City Engineer and the Community Development Director to enforce these regulations and to bring to the attention of the Mayor and the City Attorney any violation or lack of compliance herewith. In order to carry out the purposes of the regulations and to assure the orderly development of land after the effective date of these regulations, the following shall apply:

- (c) *Plat approval.* No plat of any tract of land within the ~~planning area jurisdiction~~ Bentonville city limits shall be accepted by the Circuit Clerk/Recorder for filing of record unless the plat has been approved by the Planning Commission.

Sec 800.00 Applicability Of Planned Development Regulations

Any owner of land within the ~~jurisdiction of the City of Bentonville~~ Bentonville city limits seeking approval of a Planned Unit Development (PUD) or a Planned Residential Development (PRD), as regulated in the zoning regulations, shall not proceed with any construction work on the proposed development before obtaining Planned Development approval according to the process and regulations of this article and the a pre-application conference.

Sec 1000.01 General Requirements

This article is provided to establish minimum standards for surveying work performed for the development of subdivisions within the ~~jurisdiction of the Planning Commission~~ Bentonville city limits. This article shall apply to all developments requiring the submittal of a preliminary or final plat to the Planning Commission or Planning Department for review and approval. All boundary surveys performed for the purpose of subdividing properties within the ~~jurisdiction of the city~~ Bentonville city limits shall conform to the "Arkansas Minimum Standards for Property Boundary Surveys and Plats," except where the standards contained within this chapter exceed those established by the state.

Sec 1100.20 Utility Standards

- (a) *Coordination.* The sub-divider shall coordinate with the City of Bentonville and other local utilities for the design, supply and installation of all utilities serving subdivisions within the ~~planning jurisdiction of the City of Bentonville~~ service area of the applicable City of Bentonville utility.



Traditional Neighborhood Amendment

PC Date: 6/17/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of a resolution amending *Chapter 4 Land Use and Strategic Growth* to remove “Small scale apartments” from the Traditional Neighborhood place type description.

Background

On February 11, 2025, Bentonville City Council unanimously approved the new Future Land Use Map and amended Chapters 2 and 4 of the Community Plan. Each Place Type used on the Future Land Use Map are described in Chapter 4.

The Traditional Neighborhood place type was created specifically at the request of several downtown neighborhoods to help preserve the character of older and historic neighborhoods. The primary land uses intended for this place type are single family residential uses.

Issue

During the public meetings in April 2025 that initiated Phase 2 of Plan Bentonville, it was brought to the attention of staff and our consultants, DPZ CoDesign, that the description for Traditional Neighborhood in Chapter 4 included encouraging small-scale apartments. Staff and the consultants agreed that this is not the intent of the Traditional Neighborhood place type and should be removed from the description.

Proposed Change

Change the following in *Chapter 4 Land Use and Strategic Growth* of the Bentonville Community Plan:

- On page 53, on the Traditional Neighborhood illustration, remove the R-3 district and replace with DN-2.
- On page 59, delete the text “small-scaled apartment buildings.”

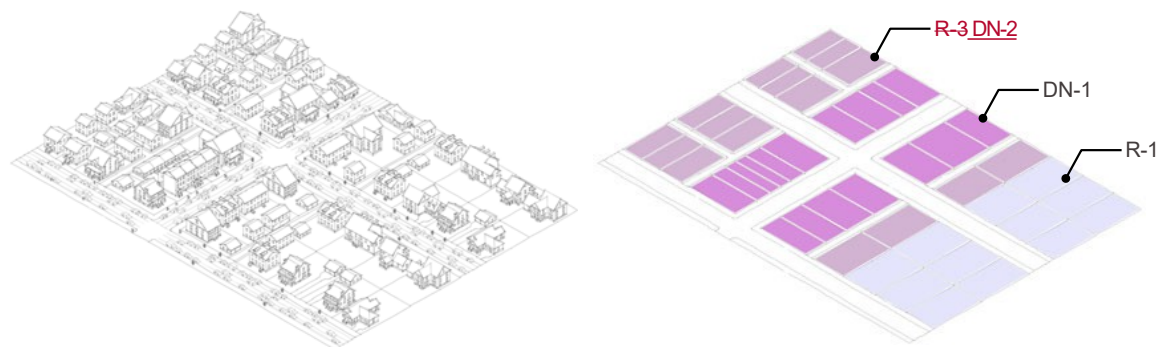
FUTURE LAND USE AND ZONING

Exhibit A: Traditional Neighborhood Amendment

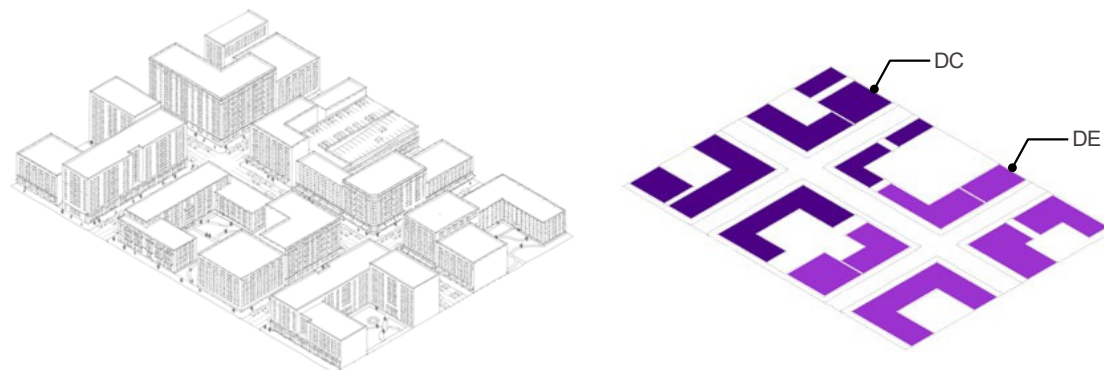
Future Land Use and zoning are interconnected yet distinct components of city planning. While the Community Plan does not directly change zoning, it provides a vision for the city's development by defining Place Types—a set of intended characteristics for each area of the city, including land uses like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

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

TRADITIONAL NEIGHBORHOOD



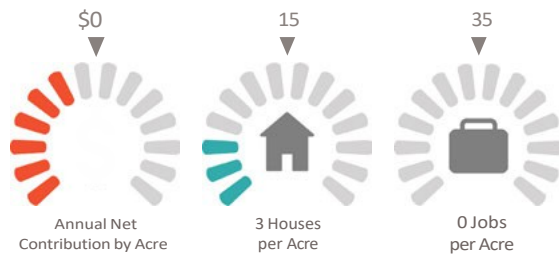
REGIONAL CENTER



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

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

TRADITIONAL NEIGHBORHOOD

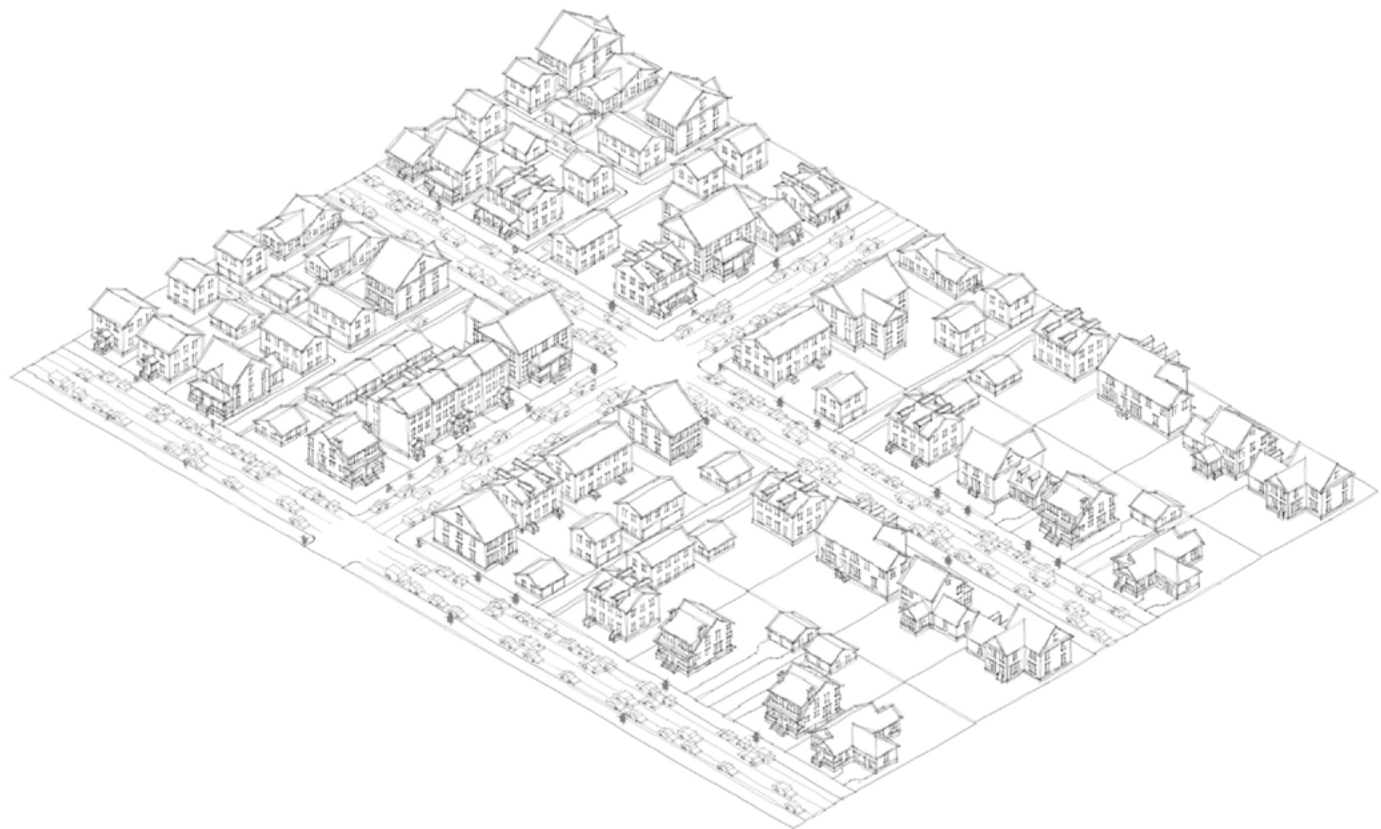


Anticipated building height: 2.5-3 stories

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

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

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



RESOLUTION NO. _____

**A RESOLUTION AMENDING THE DESCRIPTION OF THE TRADITIONAL
NEIGHBORHOOD PLACE TYPE IN THE UPDATED COMMUNITY PLAN,
CHAPTER 4, PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-414; AND
FOR OTHER PURPOSES**

WHEREAS, the Future Land Use Map and Place Types were adopted with Resolution No. 2-11-25M on February 11, 2025;

WHEREAS, the description for the Traditional Neighborhood place type indicates small-scale building as an appropriate land use;

WHEREAS, the Traditional Neighborhood place type was not intended for small-scale apartment buildings; and

WHEREAS, the Future Land Use Map and Zoning Alignment Policy does not allow zoning districts that allow apartment complexes within the Traditional Neighborhood place type.

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

Section 1: That Chapter 4 of the Bentonville Community Plan be amended as shown in *Exhibit A: Traditional Neighborhood Amendment*, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully;

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

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

Section 4: That this Resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs, City Clerk



Accessory Dwelling Unit Amendment

PC Date: 6/17/2025

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Request

Approval of an ordinance amending Bentonville Municipal Code Appendix A Zoning Code and Appendix B Land Development Code to align regulations for accessory dwelling units with Arkansas Act 313 that amended Arkansas Code Title 14, Chapter 56, Subchapter 2.

Background

In March 2025, the Arkansas State Legislature passed House Bill 1503 (Act 313) regarding municipal regulations for accessory dwelling units. To comply with the new state law, Bentonville's existing regulations for accessory structures and accessory dwelling units must be amended.

Proposed Changes

Zoning Code

Sec. 201.02 – Definitions of Terms and Uses

- Amend definition of accessory dwelling to identify it as a residential unit smaller than the primary structure.

Sec. 601.01 Accessory Structures

- Exempt ADU's from accessory structure regulations.
- Change measurement of size from total square footage to gross floor area.
- Add a side exterior setback requirement for accessory structures.
- Delete section establishing a distance from the primary structures, as this is addressed through building codes.

Sec. 601.02 Accessory Dwelling Units

- Delete sections pertaining to occupancy requirements, architectural design and entrances and stairs, and detached ADUs.
- Add regulations for size, lot coverage and setbacks.

Land Development Code

Sec. 1100.15 Sidewalk Requirements

- Delete the requirement that a sidewalk is to be built when a dwelling unit is added.

State of Arkansas

As Engrossed: H3/4/25

95th General Assembly

A Bill

Regular Session, 2025

HOUSE BILL 1503

By: Representatives Clowney, Painter, Gonzales, B. McKenzie, J. Richardson

By: Senator Hester

For An Act To Be Entitled

AN ACT TO AMEND THE LAW CONCERNING MUNICIPAL
REGULATIONS; TO PROHIBIT CERTAIN RESTRICTIONS ON THE
REGULATION OF ACCESSORY DWELLING UNITS; AND FOR OTHER
PURPOSES.

Subtitle

TO AMEND THE LAW CONCERNING MUNICIPAL
REGULATIONS; AND TO PROHIBIT CERTAIN
RESTRICTIONS ON THE REGULATION OF
ACCESSORY DWELLING UNITS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code Title 14, Chapter 56, Subchapter 2, is
amended to add an additional section to read as follows:

14-56-205. Accessory dwelling units - Definitions.

(a) As used in this section:

(1) "Accessory dwelling unit" means a self-contained and
independently accessed living unit on the same parcel as a single-family
dwelling of greater square footage that includes its own cooking, sleeping,
and sanitation facilities and complies with or is otherwise exempt from any
applicable regulatory requirements;

(2) "By right" means the ability to be approved without
requiring:

(A) A public hearing;

(B) A variance, conditional use permit, special permit, or
special exception; or



1 (C) Other discretionary zoning action other than a
2 determination that a site plan conforms with applicable regulatory
3 requirements;

4 (3) "Gross floor area" means the interior habitable area of a
5 single-family dwelling or an accessory dwelling unit;

6 (4)(A) "Regulatory requirements" means the requirements
7 determined by a municipality to be necessary for approval of plans, permits,
8 or applications under this section.

9 (B) "Regulatory requirements" includes:

10 (i) The Arkansas Fire Prevention Code as adopted by
11 the State Fire Marshal;

12 (ii) Any locally adopted ordinances and amendments
13 to the ordinances;

14 (iii) Applicable zoning ordinances and conditions;

15 (iv) Design standards; and

16 (v) Other state and local laws, rules, and
17 ordinances applicable to the plan, permit, or application in question;

18 (5) "Short-term rental" means an individually or collectively
19 owned single-family house or single-family dwelling unit or a unit or group
20 of units in a condominium, cooperative, timeshare, or owner-occupied
21 residential home that is offered for a fee for thirty (30) days or less; and

22 (6) "Single-family dwelling" means a building with one (1) or
23 more rooms designed for residential living purposes by one (1) household that
24 is detached from any other dwelling unit.

25 (b)(1) Except as provided in this section, a municipality shall not
26 adopt a policy, regulation, or ordinance that restricts, prohibits, or
27 otherwise regulates the use of at least one (1) accessory dwelling unit by
28 right on a lot or parcel that contains a single-family dwelling.

29 (2) An accessory dwelling unit may be attached, detached, or
30 internal to the single-family dwelling on a lot or parcel.

31 (3) If the accessory dwelling unit is detached from or attached
32 to the single-family dwelling, it shall not be more than seventy-five percent
33 (75%) of the gross floor area of the single-family dwelling or one thousand
34 square feet (1,000 sq. ft.), whichever is less.

35 (c) A municipality shall not:

36 (1) Require that a lot or parcel have additional parking to

1 accommodate an accessory dwelling unit or require fees in lieu of additional
2 parking;

3 (2) Require that an accessory dwelling unit match the exterior
4 design, roof pitch, or finishing materials of the single-family dwelling;

5 (3) Require that the single-family dwelling or the accessory
6 dwelling unit be occupied by the owner;

7 (4) Require a familial, marital, or employment relationship
8 between the occupants of the single-family dwelling and the occupants of the
9 accessory dwelling unit;

10 (5) Assess development impact fees on the construction of an
11 accessory dwelling unit in excess of two hundred fifty dollars (\$250);

12 (6) Require improvements to public streets or sidewalks as a
13 condition of permitting an accessory dwelling unit, except as necessary to
14 reconstruct or repair a public street or sidewalk that is disturbed as a
15 result of the construction of the accessory dwelling unit;

16 (7) Set maximum building heights, minimum setback requirements,
17 minimum lot sizes, maximum lot coverages, or minimum building frontages for
18 accessory dwelling units that are more restrictive than those for the single-
19 family dwelling on the lot;

20 (8) Impose more onerous development standards on an accessory
21 dwelling unit beyond those set forth in this section;

22 (9)(A) Require a restrictive covenant concerning an accessory
23 dwelling unit on a parcel zoned for residential use by a single-family
24 dwelling.

25 (B)(i) Subdivision (c)(9)(A) of this section does not
26 prohibit restrictive covenants concerning accessory dwelling units entered
27 into between private parties.

28 (ii) Notwithstanding subdivision (c)(9)(B)(i) of
29 this section, a municipality shall not condition a permit, license, or use of
30 an accessory dwelling unit on the adoption or implementation of a restrictive
31 covenant entered into between private parties; or

32 (10) Require separate water and sewer from the primary
33 structure.

34 (d) This section does not prohibit a municipality from regulating
35 short-term rentals.

36 (e)(1)(A) A municipality may require a fee for reviewing applications

1 to create accessory dwelling units.

2 (B) The application fee shall not exceed two hundred fifty
3 dollars (\$250) for each accessory dwelling unit.

4 (2) Subdivision (e)(1) of this section does not prohibit a
5 municipality from requiring its usual building fees in addition to the
6 application fee.

7 (f) A policy, regulation, or ordinance in effect on or after January
8 1, 2026, that applies to an accessory dwelling unit and does not comply with
9 this section is invalid to the extent of its conflict with this section.

10 (g) A municipality may require an accessory dwelling unit to have:

11 (1) A will-serve letter from both a municipal water system and a municipal
12 sewer system; or

13 (2) Approval from the Department of Health where a municipal
14 water service or municipal sewer service is not available.

15 (h) This section does not:

16 (1) Supersede applicable regulatory requirements; or

17 (2) Prohibit a municipality from adopting a policy, regulation,
18 or ordinance that is more permissive than the provisions under this section.

19
20 /s/Clowney

21
22
23 APPROVED: 3/18/25

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX A ZONING CODE AND APPENDIX B LAND DEVELOPMENT
CODE, TO ALIGN REGULATIONS FOR ACCESSORY DWELLING UNITS
WITH ARKANSAS ACT 313 THAT AMENDED ARKANSAS CODE TITLE
14, CHAPTER 56, SUBCHAPTER 2; AND FOR OTHER PURPOSES.**

WHEREAS, the Arkansas State Legislature approved Housed Bill 1503 (Act 313) regarding municipal regulations for accessory dwelling units; and

WHEREAS, for consistency with state statutes, an amendment is required to the City of Bentonville regulations pertaining to accessory dwelling units.

**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 shall be and is hereby amended with Attachment A: ADU Amendments to Zoning Code, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by references as though it were copied herein fully;

Section 2: That Bentonville Municipal Code, Appendix B Land Development Code shall be and is hereby amended with Attachment B: ADU Amendments to Land Development Code, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by references as though it were copied herein fully;

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

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

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

ATTACHMENT A
ADU AMENDMENTS TO ZONING CODE

Sec 201.02 Definitions of Terms and Uses

For the purpose of these regulations, certain terms and words are to be used and interpreted as defined hereinafter. Where any words are not defined, the standard dictionary definition shall apply. In addition some definitions listed restrict and define the meaning and intent of permitted uses set forth in this ordinance.

Dwelling, Accessory: A habitable living unit added to, created within or detached from a single-family dwelling of greater square footage that provides basic requirements for living, sleeping, eating, cooking and sanitation.

Sec 601.01 Accessory Structures

- (a) *Applicability.* The regulations in this section apply in all zoning districts to all accessory structures as defined in Article 201. These standards do not apply to Accessory Dwelling Units, which are separately regulated in Section 601.02.
- (b) *Size.* The ~~total square footage~~ gross floor area of an individual accessory structure may not exceed 50% of the gross floor area of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.
- (c) *Lot coverage.* The cumulative lot coverage of all buildings and structures on the lot shall not exceed the maximum lot coverage allowed by the zoning district in which it is located.
- (d) *Setbacks.*
- (1) *Standards.* The table below establishes the minimum setback standards for accessory structures.

Front <u>and side exterior</u> setback	As required by zoning district in which it is located and shall not extend beyond the front building line of the primary structure on the lot. In no instance shall the accessory structure be located in front of the primary structure on the lot.
Side setback if building footprint is less than or equal to 720 sq. ft.	7'
Side setback if building footprint is greater than 720 sq. ft.	Side setback as required by zoning district in which it is located.
Rear setback if building footprint is less than or equal to 720 sq. ft.	7'
Rear setback if building footprint is greater than 720 sq. ft.	Rear setback as required by zoning district in which it is located.

- (2) *Corner lots.* In the case of a corner lot, accessory structure shall not project beyond the building line of the primary structure or existing primary structure on the adjacent lot.
- (3) *Accessory garage setback.* An accessory garage that accesses from a rear alley and the garage door faces the alley shall have a minimum setback of 20' between the alley right-of-way and the garage door.
- ~~(4) *Distance from primary structure.* Any accessory structure in excess of 200 square feet shall be located a minimum of 12' from the primary structure.~~
- (5) *Exception.* Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of (7') and shall meet the front setback as required by the zoning district.
- (e) *Height.* Accessory structures shall not exceed the maximum height as allowed by the zoning district in which it is located and shall not exceed the height of the primary structure on the lot.
- (f) *Architectural design.* In residential districts, the façade of accessory structures larger than 200 sq. ft. shall have a similar architecture to that of the primary structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.
- (g) *Easements.* No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.

Sec 601.02 Accessory Dwelling Units (ADUs)

- (a) *Applicability.* The regulations in this section shall apply in all zoning districts to all accessory dwelling units, as defined in Article 201.
- ~~(b) *Occupancy.*~~
 - ~~1. *A1, RE, R1, DN-1 Districts—Owner-occupied.* Either the primary or accessory dwelling unit shall be owner-occupied. "Owner-occupied" shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent or other payment for use of the owner-occupied unit.~~
 - ~~2. *C2, I1 and I2 districts—Caretaker only.* ADU's in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.~~
- (c) *ADUs per lot.* Only one ADU shall be allowed per lot in the R-1 zoning district, whether attached, ~~or detached,~~ or interior to the primary structure.
- ~~(d) *Architectural design.* The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.~~

~~(e) Entrances and stairs. Only one entrance to the ADU may be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street on which the primary structure is addressed. Exterior stairways shall not be constructed on the front of the primary structure.~~

(d) Size. The gross floor area of an individual attached or detached accessory dwelling unit may not exceed 70% of the gross floor area of the primary structure on the lot or 1,000 square feet, whichever is less.

(e) Lot coverage. The cumulative lot coverage of all buildings and structures on the lot shall not exceed the maximum lot coverage allowed by the zoning district in which it is located.

(f) Setbacks. The setback requirements for ADUs shall be as follows:

<u>Front and side exterior setback</u>	<u>As required by the zoning district in which the ADU is located.</u>
<u>Side setback</u>	<u>7'</u>
<u>Rear setback</u>	<u>7'</u>
<u>Easements</u>	<u>No portion of an ADU shall be located within an easement.</u>

(g) Parking. No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.

(h) Compliance with applicable codes. The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.

(i) Sewer and water connections. The ADU shall be served by the existing primary structure's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.

(j) Subdivision. The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the primary structure or the land on which the primary structure is located.

~~(k) Detached ADUs. In addition to the regulations of this section, all detached accessory dwelling units are considered accessory structures and shall comply with the regulations set forth in Art. 601.01 Accessory Structures.~~

ATTACHMENT B
ADU AMENDMENTS TO LAND DEVELOPMENT CODE

Sec 1100.15 Sidewalk Requirements

- (a) *Intent.* The intent of this section is to provide for safe pedestrian transportation; to enhance the value of the city; and to maintain the character of the city through the installation of sidewalks along all city streets on both sides.
- (b) *Applicability.* The provisions of this section shall apply to development in all zoning districts that meet one or more of the following conditions.
- (1) *New construction.* New residential (to include additional dwelling units (ADUs), commercial, or industrial construction.
 - (2) *Additions.* Additions to a building or site that total fifty percent (50%) or more of the gross square footage of all existing buildings.
 - (3) *Large scale development.* Any development that requires a Large-Scale Development approval.
 - (4) *Parking lots.* Development of a new parking lot or expansion of an existing parking lot by more than twenty-five (25%) of the existing parking lot square footage.
 - ~~(5) *Interior alterations.* Interior alterations that add one or more dwelling units to the existing number of dwelling units.~~
- (c) *Exemptions.* The provisions of this section shall not apply to:
- (1) ~~Interior alterations that do not increase the number of dwelling units.~~ The construction of an accessory dwelling unit, except as necessary to reconstruct or repair a sidewalk that is disturbed as a result of the construction of an accessory dwelling unit.
 - (2) A-1 zoned lots or parcels of 150 linear feet or more of street frontage and used as single-family or two-family.
 - (3) ArDOT determination that a sidewalk is not allowed within state right-of-way.



Brightbox LLC

802 and 804 SE G Street

PC Date: 6/17/2025

Staff Report Details

Project Number	(RZ25-0021)
Applicant / Current Owner	Brightbox LLC
Site Area	+/- [.70] Acres
Current Zoning	DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Urban Corridor and Urban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family residential and/or condominiums
Related projects	

Property Description

The subject properties are located at 802 and 804 SE G Street. 802 is currently zoned DN-3, Downtown High Density Residential with a future land use of Urban Corridor and 804 is currently zoned R-3, Medium-High Density Multifamily Residential with a future land use of Urban Neighborhood. Surrounding zoning districts include DE, Downtown Edge, R-1, Low-Density Single-Family Residential, and DN-3, Downtown High Density Residential to the east, DN-2, Downtown Medium Density Residential to the south, R-3, Medium-High Density Multifamily Residential to the west, and Planned Unit Development (PUD) and C-2, General Commercial to the north.

Project Details

The applicant has requested a rezoning of the properties from DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge. The applicant states in their narrative that the intended use is multi-family residential or condominiums which will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map under standard review for 802 and enhanced review for 804.

Project Details

Consistency

The proposed rezone is consistent with the newly adopted Future Land Use Map under Standard Review for 802 and Enhanced Review for 804.

Impact

The impact of this rezone on the community will be to set the zoning regulations for the development of this project. Pursuant to the alignment policy, DE is in alignment with the Urban Corridor and Urban Neighborhood place types and will implement the City-wide vision of where growth is appropriate, per the Future Land Use Map.

Compatibility

The design guidelines for the residential downtown districts (Development Code 1100.22), by which DE is regulated, require rear loading, exterior materials and details to be *"consistent with the character of the surrounding context"*. The maximum height allowed for DE is 50ft while the maximum height allowed for the adjacent R-3 zoning is 40ft. Since much of the land to the south of 8th Street has a future land use of Urban Neighborhood, there is a high likelihood of many of those properties rezoning to DN-3 and DN-4 which have a maximum allowed height of 40ft and 50ft respectively. This helps to create a terraced effect down to lower-density place types. With the neighborhoods south of 8th Street quickly evolving due to nearby development, a proposed use of multifamily housing or condos would be a much-needed addition to the area.

Intensity

The parcel is on the boundary between Place Types. The Regional Center Place Type to the north is more intense and the Urban Neighborhood Place Type to the south is less intense. The Urban Corridor provides a transition between the intensities of the adjacent place types. The Alignment Policy calls for the *"most intense zone to be at the edge of Place Type"* which, in this case, would be DE.

Orderly Transition

The project is an infill project. Infill development seeks to reduce sprawl and conserve natural areas by placing mild increases in density within the existing urban fabric, keeping housing near job centers and promoting walking with shorter distances between residents and destinations.

Relationship to the Community Plan

These properties are presently designated as Urban Corridor (802) and Urban Neighborhood (804) and are surrounded by Urban Neighborhood to the south, Urban Corridor to the east and west, and Regional Center to the north.

Rezoning the properties to DE would bring 802 into alignment with the FLUP and would extend DE zoning only one parcel to the south (804) from where the current extent is of Urban Corridor. Rezoning and re-developing these properties would provide greater housing density to a transitional location between Downtown Core and lower-density residential neighborhoods. Though DN-4 allows for multi-family and condos, DE has smaller setbacks allowing for larger development while still maintaining space between buildings.

The zoning request for 802 aligns with the FLUM under standard review. The zoning request for 804 aligns with the FLUM under enhanced review.

Public Comment

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

Analysis / Waivers

The subject properties are surrounded by Urban Neighborhood to the south, Urban Corridor to the east and west, and Regional Center to the north. The land use and zoning requests support the goals of the Bentonville Community Plan in supporting higher density and more housing units.

From a built environment lens, this area consists of a mix of single-family homes and townhouses. All public utilities exist but increasing density has the potential for further sanitary sewer impacts to the system based on the proposed development. A downstream sewer study could be required based on the proposed density of the development plan. That requirement will be evaluated when the development plans are submitted.

Conclusion

Given this property's location within Urban Corridor and Urban Neighborhood land use and a mix of residential and commercial zoning districts, as well as aligning with the Bentonville Community Plan, staff recommends approval of this request.

Additional Details



Pending PC
Item

PUD

C-2

SE 8TH ST

DN-3

BRIGHTBOX LLC

D-E

R-3

D-E

PRD

R-1

DN-2

R-3

DURHAM LN

R-3

DN-3

R-1

SE G ST

SE H ST

DN-3

DN-3

R-1

A-1

R-1

R-3



RZ25-0021
BRIGHTBOX LLC
802 SE G St



05-02-2025

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

RE: Brightbox LLC Rezoning Application

Dear Planning Commission,

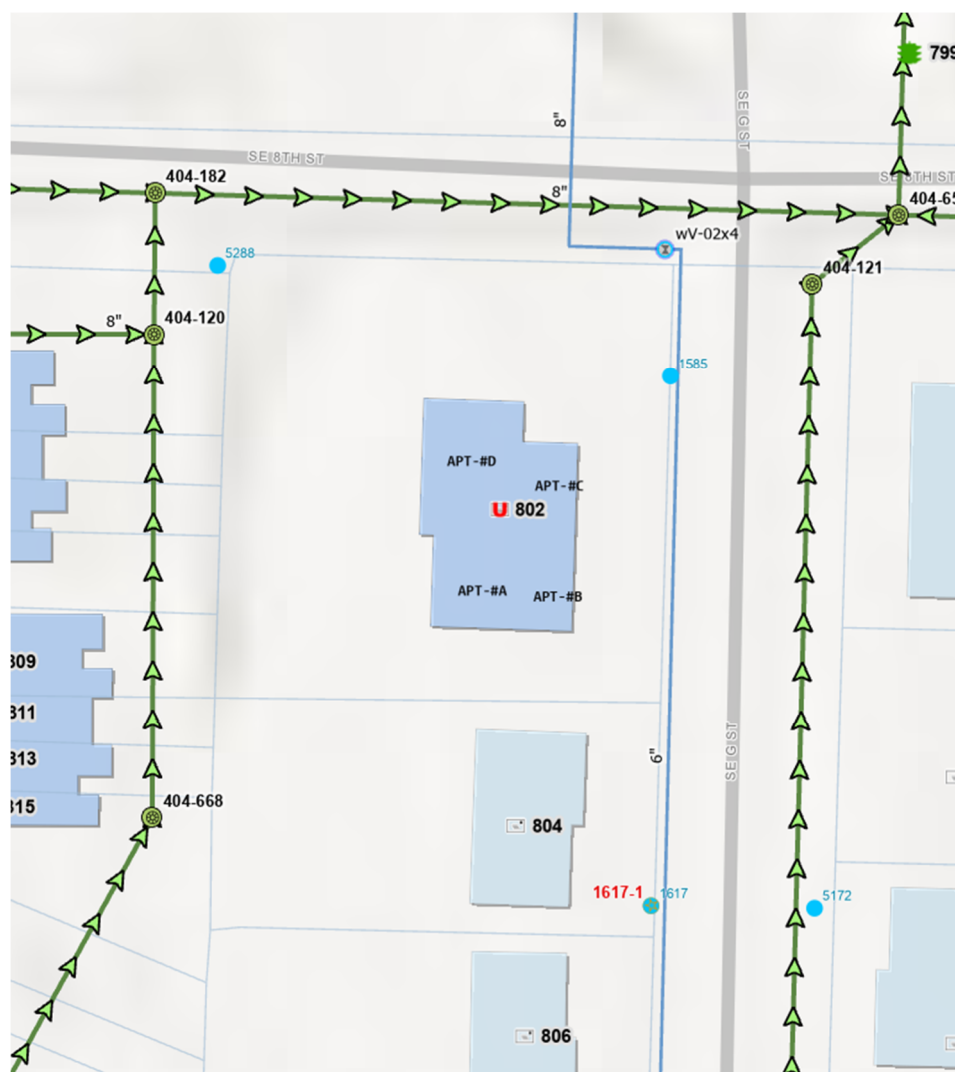
Please accept this narrative letter to accompany a request by Brightbox LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-02569-000 & 01-02567-000 from DN-3, *Downtown High-Density Residential* to entirely DE, (*Downtown Edge*). The property area is approximately 0.70 acres located at 802 and 804 SE G Street. Parcel 01-02569-000 is owned by Brightbox LLC and is planned for development as multi-family residential and/or condominiums. Parcel ID 01-02567-000 is currently under contract and is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map.

The future development is consistent with other adjacent developments the owner has been constructing. These developments provide a variety of housing options that help provide a sense of community and welcoming. The development is also adjacent to several shopping areas and employment. It is also located directly off of the 8th Steet cycling/walking path which provides great access to surrounding trails and parks.



Access to this development will be provided by SE H Street. An increase of traffic can be expected from the development of multi-family residential and/or condominiums but can be accommodated by the recent 8th Street improvements.



Anticipated signage for the multi-family residences and/or condominiums will likely be limited to ground level or building mounted signs denoting the entry and exit of property; details of signage will be provided with the development plans.

2

✓ City of Bentonville Rezone Application Review Checklist

Please check all applicable boxes:

📖 Consistency with Planning Documents

Designate the Future Land Use Map Alignment Policy Review Category

[Res-No-02-11-25M Future-Land-Use-Map-and-Zoning-Alignment-Policy](#)

- ☒ Standard Review (SR)
- ☒ Enhance Review (ER)
- ☐ PUD/ PRD
- ☐ Neither SR nor ER (Staff Recommends denial)

- **Consistency with the vision of the Community Plan**

(Is the request supported by the vision and guiding principles of the Community Plan?)

bentonvillear.com/DocumentCenter/View/18161/Bentonville-Community-Plan-As-Amended-2025?bidId=

- ☒ Thoughtful Growth (p.38)
 - Infill Development
 - Existing Infrastructure
- ☒ Robust Economy (p.39)
 - Providing a variety of housing options
 - Access to high quality parks, recreation, schools, and multi-modal transportation opportunities.
- ☒ Welcoming and Diverse (p.39)
 - Welcoming to all
 - Provides a sense of community
- ☒ The Bentonville Experience (p.40)
 - Redevelopment near downtown
 - Providing a variety of housing options
 - New neighborhoods throughout the community
 - Transportation system that supports motorists, cyclists and pedestrians
- ☒ A Great Place to plant Roots (p.40)
 - Housing Options for market entry level
 - The ability to age in place
 - Shopping, employment, and education options
 - New neighborhoods throughout the community





Development Impact, Intensity and location

☒ **Impact foreseen in the Future Land Use Map**

(Does the proposed rezoning fit within the place type, i.e. SR?)

☒ **Intensity and Significant Economic Development criteria (for ER)**

Yes ☐ Is the adjacent zone similar to the requested rezone?

Yes ☐ Is the proposed rezone near the center of a “Center” or “Corridor” place type?

Yes ☐ Is the proposed rezone near the edge of a “Neighborhood” place type?

Yes ☐ Is the proposed rezone necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public’s health, safety, and welfare.



Compatibility

Yes ☐ **Compatibility with Neighboring Development**

(Is the rezone compatible with recent development activity in the surrounding area?)

Name: Brittany Gillen

Date: 05-02-2025

Signature: Brittany Gillen