



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

Registration Link: <https://us02web.zoom.us/j/81009499089>

I. Call to Order

II. Approval of Minutes

- | | |
|-------------------------------------|------------------------------------|
| 1. July 15th Meeting Minutes | Approval of Meeting Minutes |
|-------------------------------------|------------------------------------|

III. Update on Sewer Capacity GIS Layer

IV. Consent Agenda

- | | |
|---|--|
| 1. Peach Orchard Addition, Lots 5 & 6
305 Peach Orchard Road (PLA25-0017) | Property Line Adjustment |
| 2. Clark's Addition, Lots 39, 40, & 41
214 & 216 Southwest Glover Street (LS25-0027) | Lot Split |
| 3. The Marshall Townhomes

End of Mayflower Road (LSD24-0024) | Large Scale Development
Extension |
| 4. PRD Extension for Downtown
Bentonville Pocket Community
204 Northeast 7th Street and 606 Northeast A Street (PRD24-0001) | Planned Residential
Development* |
| 5. Fairfield Addition, Lots 14, 15 & 16
801 SE G ST (PLA25-0015) | Property Line Adjustment |
| 6. Deming's 2nd Addition, Blk 23 Lot 27
809 Northeast A Street (PLA25-0019) | Property Line Adjustment |

V. New Business

- | | |
|---|---------------|
| 1. Circle Driveway Waiver Request
1620 NE Greenbrier Rd. (WAV25-0010) | Waiver |
|---|---------------|

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. Adwinesor LLC
421 Southwest B Street (CU25-0020) | Conditional Use Permit* |
|---|--------------------------------|

- | | | |
|-------------------------------|---|--------------------------------|
| 2. | Amendment to the Large Scale Development expiration requirements | Ordinance* |
| 3. | Rivers Community Church
1803 Southwest Regional Airport Boulevard (CU25-0021)
<i>Religious facility in RO, Residential Office.</i> | Conditional Use Permit* |
| VI. Other New Business | | |
| 1. | Update on 3 Future Study Areas | Vote |
| VII. Old Business | | |
| 1. | LSD22-0070 A and Main building material update | Informational |
| VIII. Other Business | | |
| IX. Adjournment | | |



**Planning Commission
Meeting Minutes
July 15th, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1591/media>

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

Commissioners Absent: None

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Nathan Izard, Claire Wise

I. Call to Order

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

II. Approval of Minutes

1. July 1st Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Commissioner Ibekwe, second by Commissioner Hipp.
 - Minutes are approved 7-0.
- Commissioner Kerr requests, without objection, that Item 1 under New Business be moved to the Consent Agenda. No objections heard.

III. Consent Agenda

**1. Walmart Facilities Maintenance
Warehouse / Cross dock**

Large Scale Development

203 SE MLK Jr Pkwy ([LSD25-0002](#))

- Condition that staff review the landscape screening along Central Avenue.

2. Skylight Apartments

Large Scale Development

1906 SW 14th St ([LSD25-0030](#))

3. Andy's Frozen Custard

Large Scale Development

900 SW Regional Airport Blvd ([LSD25-0025](#))

- Condition that cooler screening on the North and the South be brick and that the proposed metal louver only be allowed on the West elevation.

4. Demming's 2nd Addition

Final Plat

803 NE A Street ([FP24-0021](#))

5. Airport Boulevard Commercial Site

Large Scale Development

2961 SW Regional Airport Blvd ([LSD25-0023](#))

Waiver 1: 1400.07 (b) Perimeter Landscape Strip

Waiver 2: Section 1400.08 Interior Parking Lot Island minimum size requirement (18'x18')

Waiver 3: Section 1100.02 Access Management (250' minimum driveway offset from an intersection). Added conditions for Waiver 3 by Planning Commission - the driveway on Regional Airport Blvd must be constructed with a right in, right out island similar to the recently approved Freddy's ([LSD24-0042](#)), and that a Right Turn Only sign be installed.

- 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. UP Summit

Conditional Use Permit*

2500 SW Aviation St ([CU25-0017](#))

Waiver 1: Section 1100.02 Access Management (11.5" less than the required 75" between driveways)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Applicant is not present.
- 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.

2. N & J Family Properties, LLC

Rezoning*

North of Phillips Cemetery, south of Haxton, east of Mill Dam ([RZ25-0030](#))

Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential (Enhanced Review)

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Mary McGetrick, the applicant, is here for any questions.
- Members from the public make comments.
- Chairman Wright closes the public hearing and allows applicant, Ms. McGetrick, to come back up and respond to public comments.
- Chairman Wright opens discussion among commissioners.
- Planning Commission and staff discuss the rezoning.
- Rezoning is approved 7-0.

V. Other New Business

1. Update on 3 Future Study Areas

Discussion

VI. Old Business

VII. Other Business

- | | |
|--|----------------------|
| 1. FOIA Changes with the 2025
Legislative Session | Informational |
| 2. Update on the status of sewer
Availability citywide. | Informational |

VIII. Adjournment

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



Consent Agenda Item [PLA25-0017](#)

For the Planning Commission meeting on August 5, 2025

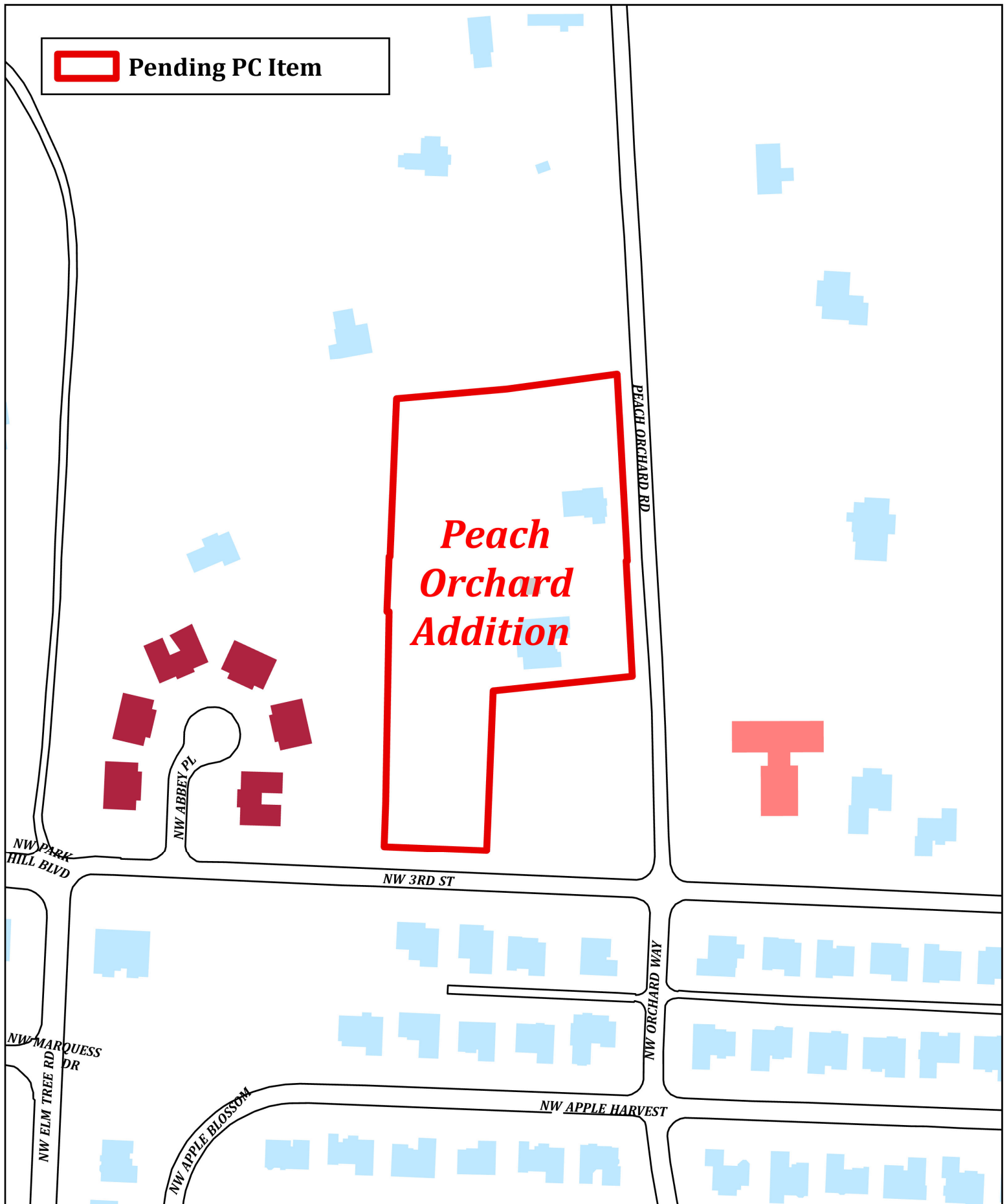
Details

Property Line Adjustment: Lots 3 and 4 of Peach Orchard Addition, Creating Lots 5 and 6. 305 Peach Orchard Road, R-1, Low Density Single Family Residential, PLA25-0017.

A Property Line Adjustment of Lots 3 and 4 of Peach Orchard Addition, creating new Lots 5 and 6. The plat is dedicating a 15-foot-wide utility easement along NW 3rd Street in Lot 5 and a 15-foot-wide utility easement along Peach Orchard Road in Lots 5 and 6.



Pending PC Item

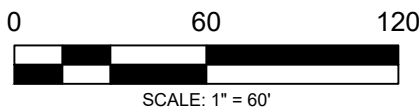
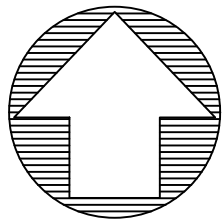


PLA25-0017
Creating Lots 5-6 Peach Orchard Addition
305 Peach Orchard Rd



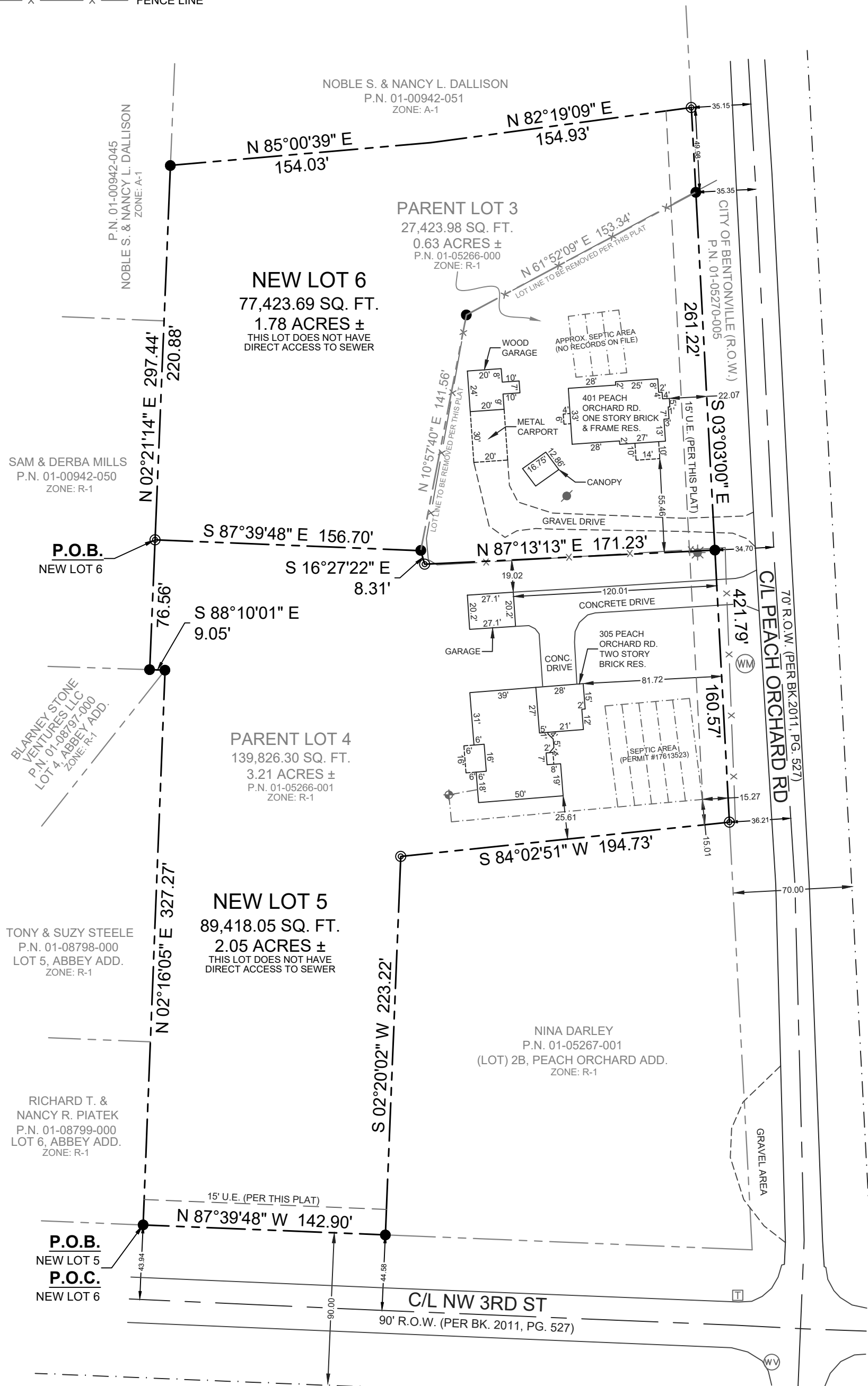
LEGEND

- FOUND REBAR
- ⊙ SET REBAR W/CAP
- ⊕ SEPTIC LID
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - CENTERLINE
- - - EASEMENT
- x - x - FENCE LINE



OWNERSHIP INFORMATION - P.N. 01-05266-000
TONY & SUZY STEELE
400 PEACH ORCHARD RD
BENTONVILLE AR 72712

OWNERSHIP INFORMATION - P.N. 01-05266-001
305 PEACH ORCHARD LLC
PO BOX 4724
EDWARDS CO 81632
CONTACT # (970) 376-4900



PARENT LOT 3 - LEGAL DESCRIPTION:

LOT 3, PEACH ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN BOOK 2011, PAGE 527 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.

PARENT LOT 4 - LEGAL DESCRIPTION:

LOT 4, PEACH ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN BOOK 2011, PAGE 527 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.

NEW LOT 5 - LEGAL DESCRIPTION:

LOT 5, PEACH ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A PART OF LOT 4, PEACH ORCHARD ADDITION, AS SHOWN IN BOOK 2011, PAGE 527 OF THE PUBLIC RECORDS OF BENTON COUNTY ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, PEACH ORCHARD ADDITION; THENCE N 02°16'05" E A DISTANCE OF 327.27 FEET; THENCE N 88°10'01" W A DISTANCE OF 9.05 FEET; THENCE N 02°21'14" E A DISTANCE OF 76.56 FEET; THENCE S 87°39'48" E A DISTANCE OF 156.70 FEET; THENCE S 16°27'22" E A DISTANCE OF 8.31 FEET; THENCE N 87°13'13" E A DISTANCE OF 171.23 FEET; THENCE S 03°03'00" E A DISTANCE OF 160.57 FEET; THENCE S 84°02'51" W A DISTANCE OF 194.73 FEET; THENCE S 02°20'02" W A DISTANCE OF 223.22 FEET; THENCE N 87°39'48" W A DISTANCE OF 142.90 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 89418.05 SQUARE FEET, OR 2.053 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 6 - LEGAL DESCRIPTION:

LOT 6, PEACH ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A PART OF LOTS 3 & 4, PEACH ORCHARD ADDITION, AS SHOWN IN BOOK 2011, PAGE 527 OF THE PUBLIC RECORDS OF BENTON COUNTY ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, PEACH ORCHARD ADDITION; THENCE N 02°16'05" E A DISTANCE OF 327.27 FEET; THENCE N 88°10'01" W A DISTANCE OF 9.05 FEET; THENCE N 02°21'14" E A DISTANCE OF 76.56 FEET TO THE POINT OF BEGINNING; THENCE N 02°21'14" E A DISTANCE OF 220.88 FEET; THENCE N 85°00'39" E A DISTANCE OF 154.03 FEET; THENCE N 82°19'09" E A DISTANCE OF 154.93 FEET; THENCE S 03°03'00" E A DISTANCE OF 261.22 FEET; THENCE S 87°13'13" W A DISTANCE OF 171.23 FEET; THENCE N 16°27'22" W A DISTANCE OF 8.31 FEET; THENCE N 87°39'48" W A DISTANCE OF 156.70 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 77423.69 SQUARE FEET, OR 1.777 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF 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 AT (479) 271-3122.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
- FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.
- ALL STRUCTURES MUST MAINTAIN A 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 WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
- THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- 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 THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. THE ALLEY SHALL BE RECIPROCAL TO EACH OF THE NEW LOTS CREATED.
- APPROVAL OF THIS PLAT DOES NOT GUARANTEE ARKANSAS HEALTH DEPARTMENT APPROVAL.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- ALL UTILITY LOCATIONS SHOWN HAVE BEEN FIELD VERIFIED.

UTILITY CONTACT INFORMATION:

- Black Hill Energy:** Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com
- AT&T: Brent Baldwin,** 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb585@att.com
- Cox Communications:** Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583 timothy.goss@cox.com
- Fire Dept.:** City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096
- Street Dept.:** City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271 3130
- Water Dept.:** City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
- Electric Dept.:** City of Bentonville, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)271-3135 ext. 2
- Wastewater Dept.:** City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161
- Planning Dept.:** City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR, (479) 271-3122
- Building and Fire Safety:** City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR, (479) 271-3108
- City Engineer:** City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
- Stormwater:** City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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. 1370
STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____ PRINT NAME: _____

SIGNATURE: _____ SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, 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 THE SAID RULES AND REGULATIONS.

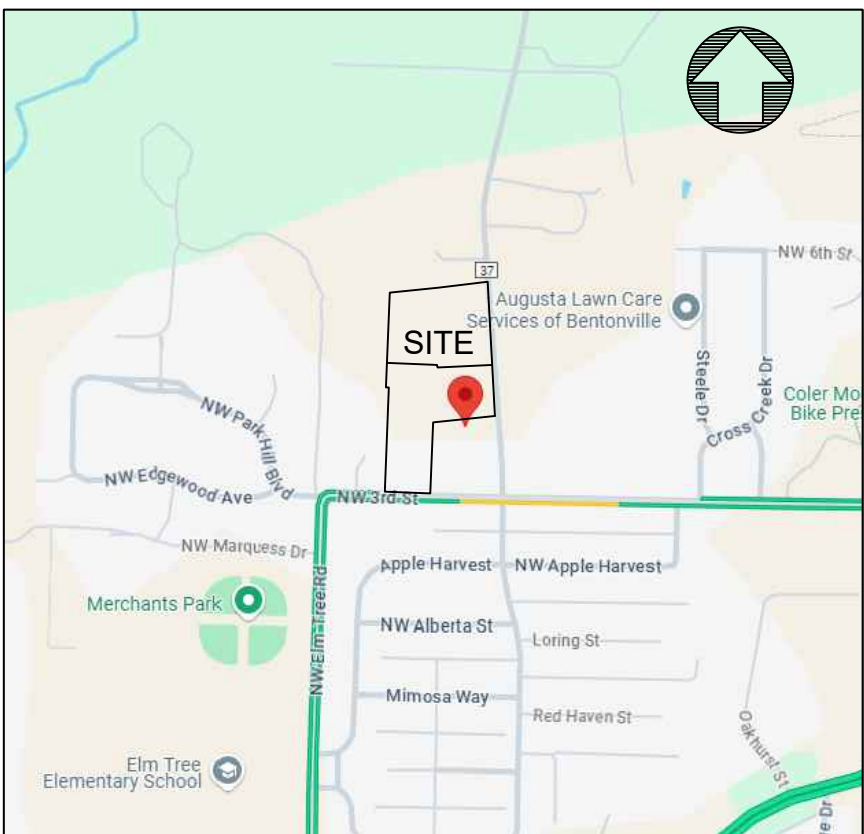
DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE





Consent Agenda Item [LS25-0027](#)

For the Planning Commission meeting on August 5, 2025

Details

Lot Split of Lots 10 and 36 Clark's Addition, creating new Lots 39, 40, & 41. 214 & 216 Southwest Glover Street, DN-2, Downtown Medium Density Residential, and R-1, Low Density Single Family Residential, LS25-0027

A lot split of Lots 10 and 36 Clark's Addition, creating new Lots 39, 40, & 41. The plat is dedicating 130.19 square feet of right of way along Southwest Glover Street in old Lot 10. The plat is also dedicating a 12-foot-wide utility easement along Southwest Glover Street in old Lot 10. The applicant is requesting approval with the condition that the house at 214 Southwest Glover Street will be demolished before the plat is signed and filed with the county.



Pending PC Item

SW 2ND ST

SW F ST

SW GLOVER ST

SW E ST

SW 3RD ST

*Creating Lots
39-41 Clark's
Addition*

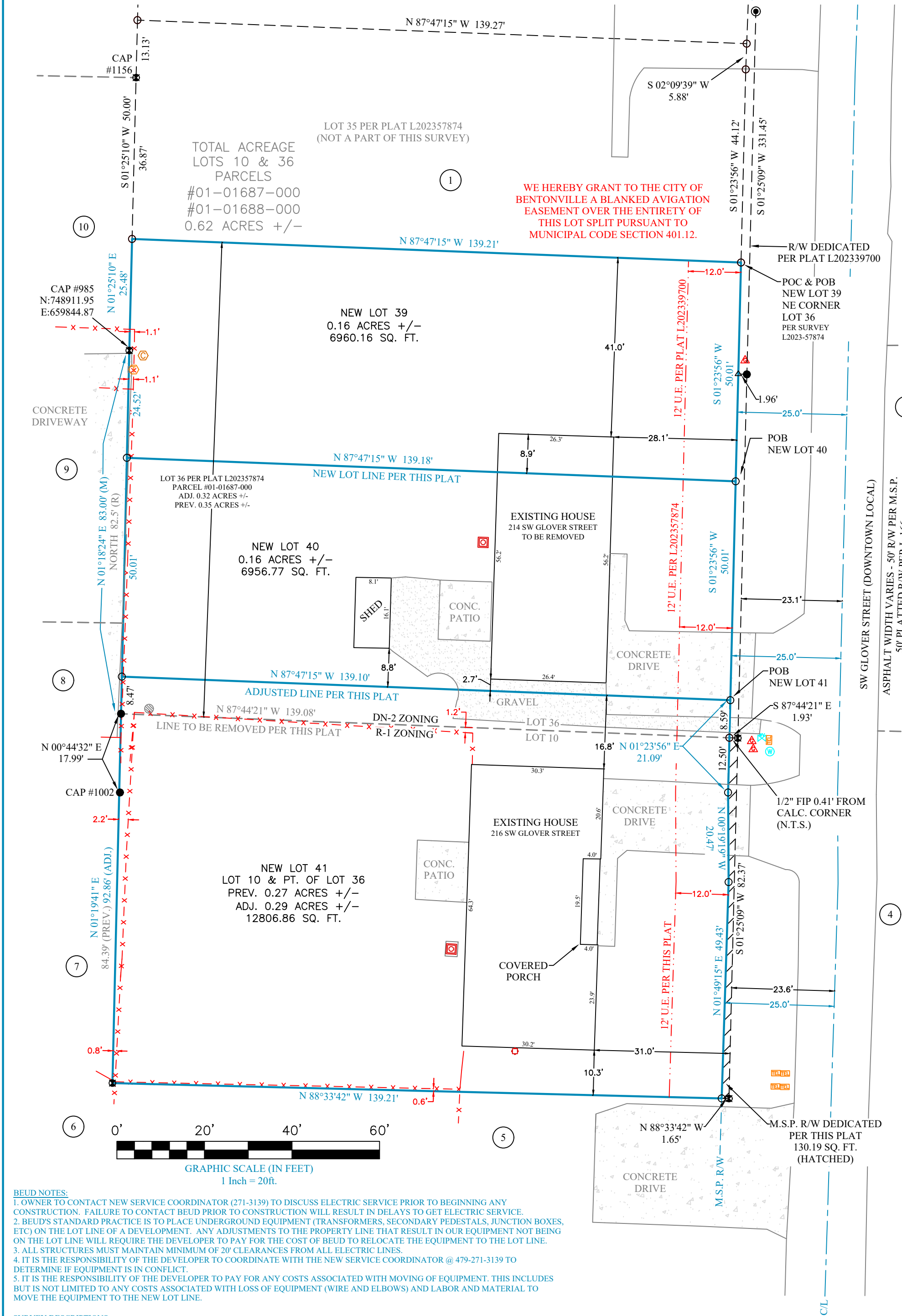


LS25-0027

*Creating Lots 39-41 Clark's Addition
216 SW GLOVER ST*



LOT SPLIT ON LOTS 10 & 36 OF CLARK'S ADDITION, CREATING
NEW LOTS 39, 40 & 41



ADJACENT LAND OWNERS
1) CHILL N DOWNTOWN LLC
212 SW GLOVER ST
BENTONVILLE, AR 72712
PARCEL #01-01689-001
LOT 35, CLARK'S ADDITION
ZONED: DN-2
2) CRABTREE REVOCABLE TRUST - JAMES E.
210 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01696-000
LOT 14, CLARK'S ADDITION
ZONED: R-1
3) PERRY, BRANDIE SCHRODER
212 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01697-000
LOT 15, CLARK'S ADDITION
ZONED: DN-1
4) PERRY, SHANE
214 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01698-000
LOT 15, CLARK'S ADDITION
ZONED: R-1
5) FREEMAN LIVING TRUST - STEVEN M. & JULIE P.
218 SW GLOVER ST
BENTONVILLE, AR 72712
PARCEL #01-01685-000
LOT 26, CLARK'S ADDITION
ZONED: DN-2
6) MALOY, MICHAEL
301 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01673-000
LOT 4, CLARK'S ADDITION
ZONED: R-1
7) AP RE & DEVELOPMENT LLC
215 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01672-000
LOT 3, CLARK'S ADDITION
ZONED: DN-2
8) DIMINO, CHARLES & ZORR, JULIE
213 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01671-001
LOT 25, CLARK'S ADDITION
ZONED: DN-2
9) WILLIAMS, MICHAEL D & BRANDY R.
211 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01671-000
LOT 24, CLARK'S ADDITION
ZONED: DN-2
10) EDWARDS, JOHN PAUL
209 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01670-000
LOT 20, CLARK'S ADDITION
ZONED: R-1

PROPERTY OWNER / DEVELOPER:
FREEMAN LIVING TRUST
STEVEN M & JULIE P
401 W CENTRAL AVE
BENTONVILLE, AR 72712

CONTACT INFO:
steve@chillindowntown.com
479-321-1963

ATLAS PAGE:
403B

LATEST FIELD WORK:
JUNE 16, 2025

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

RECORDING NUMBER/DATE

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 57874
- 2) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 52488
- 3) FINAL PLAT OF CLARK'S ADDITION FILED IN BOOK L AT PAGE 166
- 4) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 39700
- 5) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 48016
- 6) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 124
- 7) PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 62083
- 8) PLAT OF SURVEY FILED IN BOOK 16 AT PAGE 102
- 9) PLAT OF SURVEY FILED IN BOOK X AT PAGE 289
- 10) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 473
- 11) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 383
- 12) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 36363
- 13) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 62083
- 14) PLAT OF SURVEY FILED IN BOOK K AT PAGE 144
- 15) PLAT OF SURVEY FILED IN BOOK R AT PAGE 331
- 16) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 74310
- 17) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 54245
- 18) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 28695
- 19) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 67889
- 20) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 38717

PROPERTY ZONED:
R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)
DN-2 (DOWNTOWN MEDIUM DENSITY RESIDENTIAL)

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

- PLAT NOTES:**
- 1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER XXXXXXXX.
 - 2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
 - 3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
 - 4) 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.
 - 5) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
 - 6) 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.
 - 7) THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
 - 8) THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES BEING REQUESTED WITH THIS PROJECT.
 - 9) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
 - 10) THIS PROPERTY IS LOCATED IN ZONE A (1) RUNWAY PROTECTION ZONE (RPZ) - CITY OF BENTONVILLE MUNICIPAL AIRPORT.

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 #05007C0255K - DATED 06/05/2012)

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

DATE OF EXECUTION:

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I, DERRICK THOMAS, 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: _____
DERRICK THOMAS - REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

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

DATE OF EXECUTION: _____ **DATE OF EXECUTION:** _____

SIGNED: _____ **STEVEN M. FREEMAN - TRUSTEE** **JULIE P. FREEMAN - TRUSTEE**

SOURCE OF TITLE: W.D. L2021-67889 & W.D. L2024-38717

SUBSCRIBED AND SWORN BEFORE ME, THIS _____ DAY OF _____, 2025. **SUBSCRIBED AND SWORN BEFORE ME, THIS _____ DAY OF _____, 2025.**

NOTARY PUBLIC _____ **NOTARY PUBLIC** _____

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

SURVEY DESCRIPTIONS:

PARCEL #01-01687-000 (EXISTING WARRANTY DEED DESCRIPTION B.L. 2021, P. 67889):
THE NORTH HALF OF LOT 10, CLARK'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

PARCEL #01-01688-000 (EXISTING WARRANTY DEED DESCRIPTION B.L. 2024, P. 38717):
THE SOUTH HALF OF LOT 10, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN PER PLAT RECORD "L" AT PAGE 166. SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD. SUBJECT TO PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

NEW LOT 39:
THE NORTH HALF OF LOT 36 OF CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING S01°25'09"W 139.79', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 122.04', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 44.12' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S01°23'56"W 50.01', THENCE LEAVING SAID RIGHT-OF-WAY N87°47'15"W 139.18', THENCE N01°18'24"E 24.52' TO AN EXISTING REBAR, THENCE N01°25'10"E 25.48', THENCE S87°47'15"E 139.21' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST GLOVER STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 40:
THE SOUTH HALF OF LOT 36 OF CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING S01°25'09"W 139.79', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 122.04', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 94.12' TO THE TRUE POINT OF BEGINNING; BEGINNING AT A POINT AND RUNNING THENCE S01°23'56"W 50.01', THENCE N87°47'15"W 139.10', THENCE N01°18'24"E 50.01', THENCE S87°47'15"E 139.18' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST GLOVER STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 41:
THE SOUTH PORTION OF LOT 36 AND THE NORTH HALF OF LOT 10 OF CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 122.04', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 144.12' TO THE TRUE POINT OF BEGINNING; BEGINNING AT A POINT AND RUNNING THENCE S01°23'56"W 8.59', THENCE S87°44'21"E 1.93' TO AN EXISTING REBAR, THENCE S01°25'09"W 82.37' TO AN EXISTING REBAR, THENCE N88°33'42"W 140.87' TO AN EXISTING REBAR, THENCE N01°19'41"E 84.39' TO AN EXISTING REBAR, THENCE N01°18'24"E 8.47', THENCE S87°47'15"E 139.10' TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST GLOVER STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

M.S.P. R/W DEDICATED PER THIS PLAT:
A PART OF THE NORTH HALF OF LOT 10 OF CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET WHICH IS S01°23'56"W 108.60' FROM THE NORTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION AND RUNNING THENCE S87°44'21"E 1.93' TO AN EXISTING REBAR, THENCE S01°25'09"W 82.37' TO AN EXISTING REBAR, THENCE N88°33'42"W 1.65' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N01°49'15"E 49.43', N00°19'19"W 20.47', N01°23'56"E 12.50' TO THE POINT OF BEGINNING, CONTAINING 130.19 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

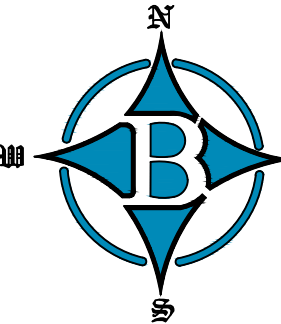
FOR USE AND BENEFIT OF:
STEVE FREEMAN
ADDRESS: 214 & 216 SOUTHWEST GLOVER STREET
BENTONVILLE, ARKANSAS
DATE: 07/14/25 SCALE: 1"=20'
LOCATION: LOTS 10 & 36 CLARK'S ADDITION
SURVEYED: DRAFTED:
HS JT, BA
DRAFT DATE: 07/14/25
REVIEWED: DT
COA #1335

BATES
Engineers - Surveyors
2730 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350
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This survey was conducted for the person or persons whose name(s) appear on this plan. This plan is protected by copyright. No one including the person(s) named may reproduce this plan without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plan is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

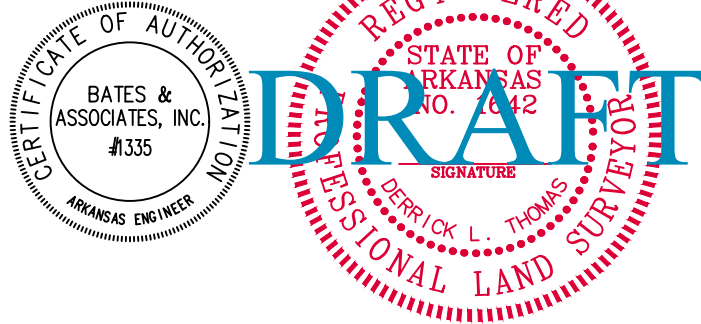
LEGEND:

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
● FOUND 5/8" REBAR
○ SET 5/8" REBAR/CAP
● FOUND 1/2" REBAR
△ COMPUTED POINT
- CABLE PEDESTAL
□ AC CONDENSER UNIT
□ ELECTRICAL METER
□ GAS METER
□ GRATED INLET
□ TELEPHONE PEDESTAL
□ TELEPHONE VAULT
□ WATER METER
□ WATER VALVE

- BOUNDARY LINE (MEASURED)
— BOUNDARY LINE (EXISTING)
— TIE LINE
— CENTERLINE OF ROAD
— RIGHT-OF-WAY
— S — S — S SEWER LINE
— V — V — V WATER LINE
— X — X — X FENCE
— — — UTILITY EASEMENT
— — — BUILDING SETBACK

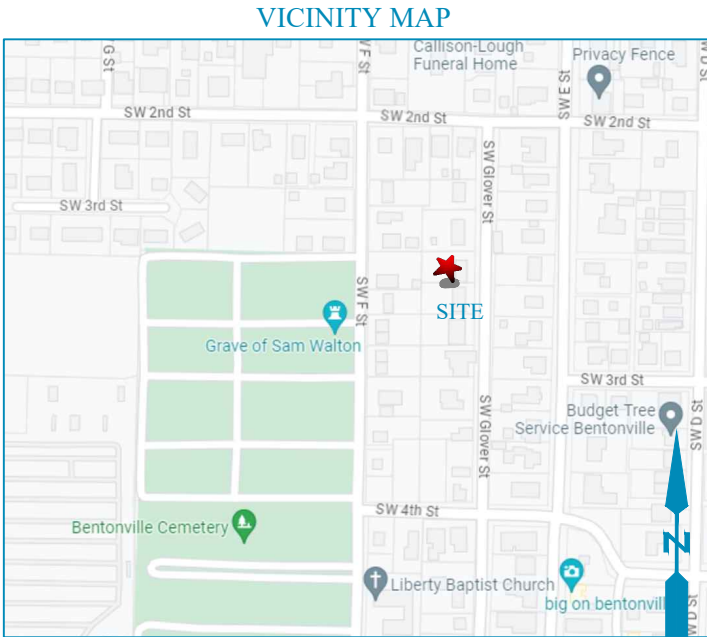


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 16TH DAY OF JUNE, 2025.



DATE:

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



VICINITY MAP

VICINITY MAP NOT TO SCALE
BENTONVILLE PROJECT #LS25-0027

SUBMITTAL #	DATE
REVISED PER 1ST SUB COMMENTS	7/14/25



Consent Agenda Item [LSD24-0024](#)

For the Planning Commission meeting on August 5, 2025

Details

The large scale development was originally approved on 8/20/24:

<https://bentonvillear.portal.civicclerk.com/event/1289/files/attachment/5540>.

The applicant is requesting an extension due to the coordination of trails along Bright Road and two trails within the project site. The applicant states that no work has been done on-site since gaining approval last year, and they have obtained their state health department approval on utilities and state approval on the stormwater permit. The applicant further states that they are finalizing the civil plans with Bright Road and two trails to have them fully integrated into the project.



July 15th, 2025

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

RE: The Marshall Townhomes
LSDP #LSD24-0024
PRD #PFD22-0004
CTA Job No. 23106801

Dear City of Bentonville Planning Department:

This is a formal request for a 6-month extension on the approved Large Scale Development Plan for the Marshall Townhomes. The original approval for the project was received on August 22nd, 2024. We requested two waivers on the project and both were approved by the Commission. The first waiver was from City Code Article 1400.06 to allow street trees to be placed outside the right of way where they conflicted with utilities and/or driveways. The second waiver was from City Code Appendix C Section 500.11 to allow storm sewer pipe slope under 0.5% since the design met minimum scour velocity and capacity.

The project has had a delayed construction start date as Crafton Tull has been coordinating with City Staff, the adjacent property owner and the Trailblazers in designing all of Bright Road and two trails within the project site. No work has been done on-site since gaining approval last year. We have obtained state health department approval on utilities and state approval on the stormwater permit. We are finalizing the civil plans with Bright Road and the two trails fully integrated.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ali Karr, P.E.

ISSUED FOR CONSTRUCTION
LSDP # LSD24-0024
PRD # PFD22-0004

<u>SYMBOLS</u>	<u>LINEWORK</u>
FOUND IRON PIN	EASEMENT
LIGHT POLE	=====
POWER POLE	CURB
TELEPHONE PEDESTAL	-----1206-----
TV PEDESTAL	-----1205-----
MANHOLE	INDEX CONTOUR
SANITARY SEWER CLEANOUT	INDEX CONTOUR
GAS METER	SS ----- SS
GAS VALVE	G ----- G
STORM SEWER PIPE	GAS LINE
DOWN GUY	W ----- W
WATER VALVE	UGT ----- UGT
FIRE HYDRANT ASSEMBLY	UGT ----- UGT
AIR RELEASE VALVE	UGE ----- UGE
FIRE DEPARTMENT CONNECTION	OHE ----- OHE
WATER METER	UGTV ----- UGTV
SPRINKLER HEAD	OHTV ----- OHTV
ELECTRIC PEDESTAL	OVERHEAD TELEVISION
GRATED INLET	-----
DROP INLET	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
TREE	FIBER OPTIC
	RIGHT OF WAY
TREE TO BE REMOVED	ROAD CENTERLINE

<u>SYMBOLS</u>	<u>LINEWORK</u>
SET IRON PIN	EASEMENT
LIGHT POLE	
POWER POLE	CURB
TELEPHONE PEDESTAL	INTERMEDIATE CONTOUR 1206
TV PEDESTAL	
MANHOLE	INDEX CONTOUR 1205
SANITARY SEWER CLEANOUT	SS
GAS METER	SANITARY SEWER LINE
GAS VALVE	G
STORM SEWER PIPE	GAS LINE
STRUCTURE NUMBER	W
WATER VALVE	WATER LINE
FIRE HYDRANT ASSEMBLY	UGT
AIR RELEASE VALVE	UNDERGROUND TELEPHONE
FIRE DEPARTMENT CONNECTION	UGE
WATER METER	UNDERGROUND ELECTRIC
BACK FLOW PREVENTER	OHE
REDUCER	OVERHEAD ELECTRIC
RECTANGULAR DROP INLET, GRADED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	FO
CIRCULAR DROP INLET, GRADED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	FIBER OPTIC
	UGTV
	UNDERGROUND TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL, SHOW OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS, ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON THE RESEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION AREA.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY EXISTS BETWEEN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PERFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. **ENERGIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AT §§ 11-5-307 AND 5 AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
11. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE STREET STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
12. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



CITY ENGINEER
CITY OF BENTONVILLE
ELLEN NOORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.

CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3159

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

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
CHRIS EARL
1901 NE "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-7101

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.

AWEST@bentonvillear.com
BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
BRAD ARNOLD
330-211-1000

PHONE: (479) 271-3108
COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS 72762

CHAD.HODGE@COX.COM
TIMOTHY GOSS
PHONE: (479) 651-5583
TIMOTHY.GOSS@COX.COM

SITE ADDRESS:
REFER TO OVERALL SITE PLAN
ZONING:
PRD
BUILDING USE:
RESIDENTIAL

TOWNHOMES
FRONT: 30'
EXTERIOR SIDE: 15'
INTERIOR SIDE: TBD
REAR: 25'

TOWNHOME SITE CALCULATIONS: (MINUS 1
SITE AREA 8.27± ACRES (360,337± SQ
8.27± ACRES / 122 UNITS = 15 UNITS I
IMPERVIOUS AREA 45% (3.85± ACRES 16
PERVIOUS AREA 55% (4.42± ACRES 102

OPEN SPACE PROVIDED = 55,782± SQ F
UNIT CALCULATIONS (TOWNHOMES):
 BUILDING TYPE A 6 UNITS: 6 BUILDINGS
 BUILDING TYPE B 6 UNITS: 5 BUILDINGS
 BUILDING TYPE C 6 UNITS: 4 BUILDINGS

BEDROOM (BEDS) (TOWNHOMES):

BUILDING TYPE A	16 BEDS:	6 BUILDINGS
BUILDING TYPE B	16 BEDS:	5 BUILDINGS
BUILDING TYPE C	16 BEDS:	4 BUILDINGS
BUILDING TYPE D	15 BEDS:	4 BUILDINGS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

BUILDING TYPE A	5,615±	SQ FT	6 BUILD
BUILDING TYPE B	5,615±	SQ FT	5 BUILD
BUILDING TYPE C	5,615±	SQ FT	4 BUILD
BUILDING TYPE D	5,443±	SQ FT	4 BUILD

TOWNHOME PARKING CALCULATIONS:

REQUIRED PARKING:	
MULTI-FAMILY:	2 SPACE PER UNIT 122 UNITS X 2
ADA:	201 TO 300 =
TOTAL REQUIRED:	244 PARKING SPACES

PROVIDED PARKING:

DRIVEWAY PARKING:	220 DRIVEWAY
GARAGES:	122 GARAGE
TOTAL STALLS:	342 PARKING S

SITE ENGINEER: CRAFTON TULL

SITE DEVELOPER/
OWNER: ROGERS, AR 727
479-636-4838
BEDROCK SW PA
HAITHAM ALLEY
501-658-5796

Sheet List Table	
SHEET NUMBER	TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
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C-103	SITE PLAN B
C-104	SITE PLAN C
C-105	SITE PLAN D
C-106	SITE PLAN E
C-107	SITE PLAN F
C-108	OVERALL GRADING PLAN
C-109	GRADING PLAN A
C-110	GRADING PLAN B
C-111	GRADING PLAN C
C-112	GRADING PLAN D
C-113	GRADING PLAN E
C-114	GRADING PLAN F
C-115	INTERSECTION PLAN 1
C-116	INTERSECTION PLAN 2
C-117	INTERSECTION PLAN 3
C-118	OVERALL UTILITY PLAN (C)
C-119	UTILITY PLAN A (C)
C-120	UTILITY PLAN B (C)
C-121	UTILITY PLAN C (C)
C-122	UTILITY PLAN D (C)
C-123	UTILITY PLAN E (C)
C-124	UTILITY PLAN F (C)
C-125	EROSION CONTROL PHASE 1
C-126	EROSION CONTROL PHASE 2
C-201	SW BRIGHT ROAD P&P (C)
C-202	SW BRIGHT ROAD P&P (C)
C-203	SW BRIGHT ROAD P&P (C)
C-204	SW LOFOTEN ST P&P (C)
C-205	SW LOFOTEN ST P&P (C)
C-206	SW LOFOTEN ST P&P (C)
C-207	SW LOFOTEN ST & SW PARRELL DRIVE P&P (C)
C-208	SW OASIS AVE P&P (C)
C-209	SW OASIS AVE P&P (C)
C-210	SW OASIS AVE P&P (C)
C-211	SW ZEPPELIN RD P&P (C)
C-212	SW ZEPPELIN RD P&P (C)
C-213	SW ZEPPELIN RD P&P (C)
C-214	SANITARY SEWER LINE 1 P&P (C)
C-215	SANITARY SEWER LINE 1 P&P (C)
C-216	SANITARY SEWER LINE 1 P&P (C)
C-217	SANITARY SEWER LINE 2 P&P (C)
C-218	SANITARY SEWER LINE 3 P&P (C)
C-219	SANITARY SEWER LINE 3 P&P (C)
C-220	SANITARY SEWER LINE 3 P&P (C)
C-221	SANITARY SEWER LINE 4 P&P (C)
C-222	SANITARY SEWER LINE 5 P&P (C)
C-223	SANITARY SEWER LINE 6, 7 & 8 P&P (C)
C-224	STORM SEWER LINE 1 P&P (C)
C-225	STORM SEWER LINE 1 P&P (C)
C-226	STORM SEWER LINE 1 P&P (C)
C-227	STORM SEWER LINE 2 & 3 P&P (C)
C-228	STORM SEWER LINE 4 P&P (C)
C-229	STORM SEWER LINE 4 P&P (C)
C-230	STORM SEWER LINE 4 P&P (C)
C-231	STORM SEWER LINE 5 & 8 P&P (C)
C-232	STORM SEWER LINE 7 P&P (C)
C-233	STORM SEWER LINE 8 & 9 P&P (C)
C-234	STORM SEWER LINE 10 P&P (C)
C-235	STORM SEWER LINE 10 P&P (C)
C-236	STORM SEWER LINE 11 P&P (C)
C-237	STORM SEWER LINE 12, 13 & 14 P&P (C)
C-238	STORM SEWER LINE 15, 16 & 17 P&P (C)
C-239	STORM SEWER LINE 16, 18 & 20 P&P (C)
C-240	RETENTION POND P&P (C)
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C-242	WATERLINE 1 AND STORM TUNNEL CROSSING P&P (C)

C-243 WATERLINE 1 AND POND OUTLET CROSSING PAF (C)
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C-502 EROSION CONTROL DETAILS 2 OF 2
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C-506 STANDARD DETAILS SHT 3
C-507 STANDARD DETAILS SHT 5
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1 WATER SEWER DETAIL 1
1 SANITARY DETAILS 1
2 SANITARY DETAILS 2
1 WATER DETAILS 1
1 DETAIL DETAILS 1
2 BEID DETAILS 1
3 BEID DETAILS 3
1 BEID SHEET E 1
2 BEID SHEET E 2
3 BEID SHEET E 3
4 BEID SHEET E 4
5 BEID SHEET E 5
W-2002-1 ADOPT
L-101 OVERALL PLANTING PLAN (C)
L-102 PLANTING PLAN A (C)
L-103 PLANTING PLAN B (C)
L-104 PLANTING PLAN C (C)
L-105 PLANTING PLAN D (C)
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L-107 PLANTING PLAN F (C)
L-108 PLANTING PLAN G (C) - OFF SITE
L-109 PLANTING PLAN H (C) - OFF SITE
L-501 PLANTING DETAILS
L-501 PLANT SCHEDULE - ON SITE
L-602 PLANT PHOTOS - ON SITE
L-603 PLANT SCHEDULE A PHOTOS - OFFSITE
C-801 CROSS SECTIONS BRIGHT ROAD SHT 1
C-802 CROSS SECTIONS BRIGHT ROAD SHT 2
C-803 CROSS SECTIONS BRIGHT ROAD SHT 3
C-804 CROSS SECTIONS BRIGHT ROAD SHT 4
C-805 CROSS SECTIONS BRIGHT ROAD SHT 5
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C-809 CROSS SECTIONS STREET A 3
C-810 CROSS SECTIONS STREET A 4
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C-813 CROSS SECTIONS STREET A 7
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C-817 CROSS SECTIONS STREET B 1
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C-820 CROSS SECTIONS STREET B 4
C-821 CROSS SECTIONS STREET B 5
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C-826 CROSS SECTIONS STREET C 4
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C-828 CROSS SECTIONS STREET C 6
C-829 CROSS SECTIONS SW PARMELLE DRIVE
* A-1001 FLOOR PLANS TOWNHOME TYPE 1A
* A-1001 ELEVATIONS TOWNHOME TYPE 1A
* A-1001 FLOOR PLANS TOWNHOME TYPE 1B
* A-1001 ELEVATIONS TOWNHOME TYPE 1B
* A-1001 FLOOR PLANS TOWNHOME TYPE 1C
* A-1001 ELEVATIONS TOWNHOME TYPE 1C
* A-1001 FLOOR PLANS TOWNHOME TYPE 2D
* A-1001 ELEVATIONS TOWNHOME TYPE 2D
* BY OTHERS

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1, SAID POINT BEING A 5/8" IRON PIN;
THENCE S87°02'06" E 131.394 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF VINTAGE ESTATES SUBDIVISION, PLAT RECORD 2007-548;
THENCE ALONG SAID WEST LINE S02°13'51" W 1319.70 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF POGAJ ESTATES PHASE I, PLAT RECORD L2023313395;
THENCE ALONG SAID NORTH LINE N86°57'12" W 1326.70 FEET TO A 5/8" IRON PIN IN THE EAST LINE OF LITTLE OSAGE FARMS ADDITION, PLAT RECORD 016-610;
THENCE ALONG SAID EAST LINE N0°00'00" E 1312.31 FEET TO THE POINT OF BEGINNING, CONTAINING 39.97 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

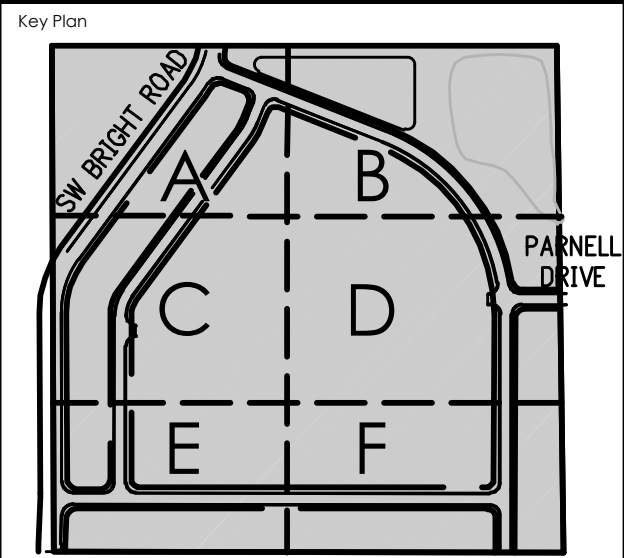
- THE FOLLOWING MUST BE INSTALLED WITH THE MARSHALL TOWNHOMES:
 - o ROADWAY INFRASTRUCTURE FOR ALL PUBLIC STREETS, INCLUDING STREET TREE
 - o STORM SEWER NETWORK AND RETENTION POND
 - o SANITARY SEWER MAIN EXTENSIONS
 - o WATERLINE MAIN EXTENSIONS
 - * ALL AS SHOWN ON L5D24-0024
- THE ABOVE MUST BE TESTED, INSPECTED AND ACCEPTED PRIOR TO MARSHALL TOWNHOMES OR BENTON MULTIFAMILY REQUESTING CO'S. BENTON SHALL BE RESPONSIBLE FOR COORDINATION OF SITEWORK AND CONNECTIONS THE WATER AND SEWER EXTENSIONS PRIOR TO MARSHALL TOWNHOMES BEING ACCEPTED. BENTON MULTIFAMILY'S INFRASTRUCTURE CANNOT BE ACCEPTED UNTIL MARSHALL TOWNHOMES HAVE BEEN ACCEPTED. THIS INCLUDES ALL NECESSARY EASEMENTS ARE IN PLACE.

CERTIFICATE OF AUTHORIZATION:



The seal is circular with a double-lined border. The outer border contains the text "CERTIFICATE OF AUTHORIZATION" at the top and "ARKANSAS ENGINEER" at the bottom. The inner circle contains the text "CRAFTON, TULL & ASSOCIATES, INC." and "No. 109".

THE MARSHALL
TOWNHOMES
BENTONVILLE, ARKANSAS

[illegible]

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PROJECT NO: 23106801
ISSUE DATE: 07/25/25

CONTACT: A. KARR
QC by: M. LOVE
QC Date: 07/14/25

REGISTERED
PROFESSIONAL

ISSUED FOR CONSTRUCTION

ENGINEER
★ ★ ★
No. 21013

© 2025 Crafton, Tull & Associates, Inc.

COVER SHEET

C 001

C-001



SITE NOTES

PROJECT NO: 23106801
ISSUE DATE: 07/25/2025
CONTACT: A. KARR
CC by: M. LOVE
DC DATE: 07/14/25

ISSUED FOR
CONSTRUCTION

2025 Crafton, Tull & Associates, Inc.

0024 0004

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 21012
ALI E. KARR

TOWNHOME TYPE 1A

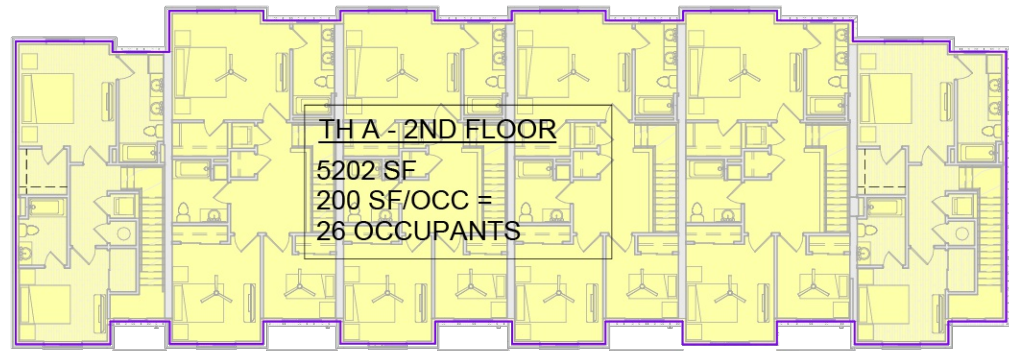
4 CODE INFORMATION TH TYPE 1A
12" = 1'-0"

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

ARKANSAS FIRE PREVENTION CODE VOL III
(International Residential Code 2021 (IRC 2021) with amendments)

NON-SPRINKLERED

R302.1(1) - Fire Resistance ratings for exterior walls not required where
fire separation distance is greater than or equal to 5 feet.
R302.2 - Walls separating townhouse units shall be 2 Hour Fire Rated
(UL-U336)
R302.2.6 - Each townhouse unit shall be structurally independent.
R302.5.1 - Openings from a private garage directly into a room used for
sleeping purposes shall not be permitted. Other openings between the
garage and residence shall be equipped with solid wood doors not less
than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel
doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated
doors.
R302.6 - Dwelling-Garage Separation accordin to table R302.6
R302.7 - Enclosed space under stairs that us access by a door...
shall ... be protected on the enclosed side with 1/2" gypsum board.
R302.11 - Fireblocking required.
R302.12 - Draftstopping required
R302.13 - Fire Protection of Floors
R310 - Emergency escape and rescue openings required. 5.7 sf min.



5 SECOND FLOOR LIFE SAFETY PLAN
1" = 20'-0"



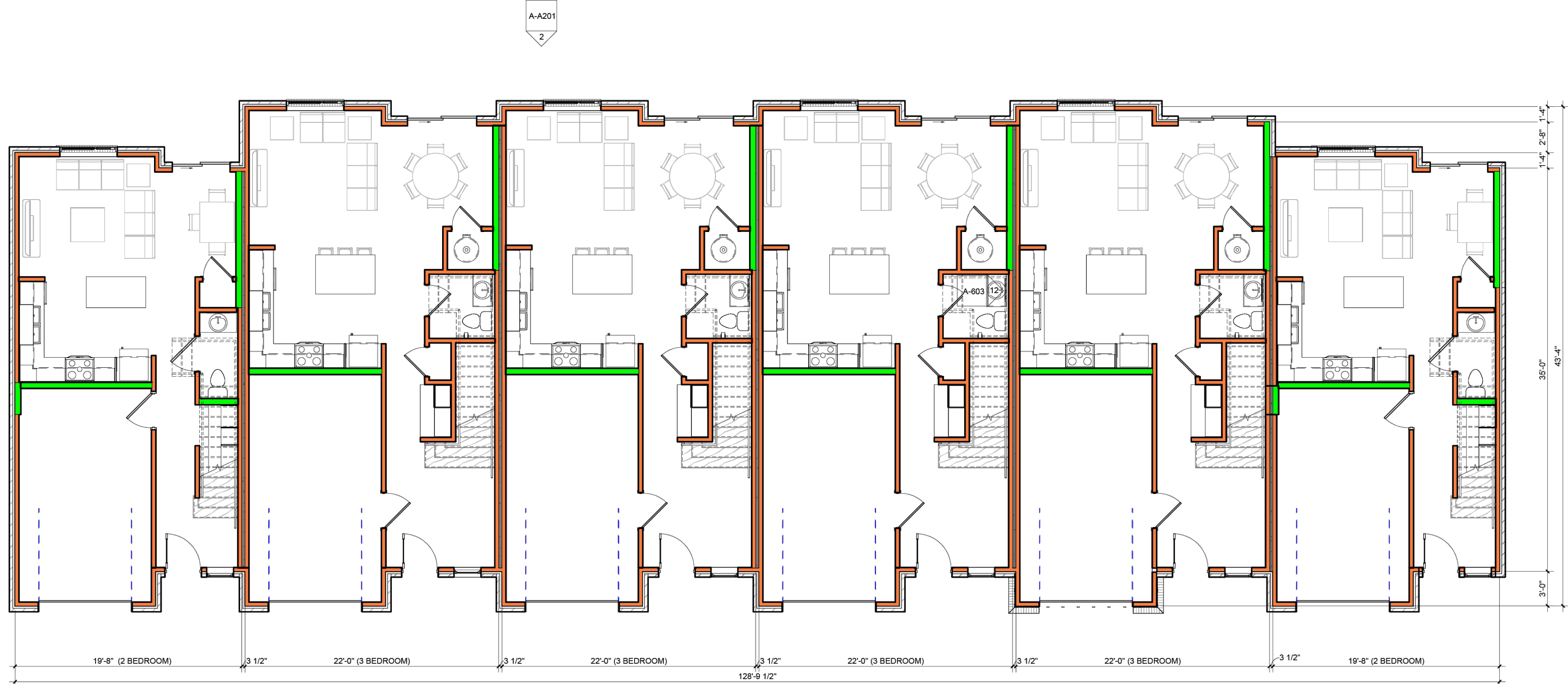
3 FIRST FLOOR LIFE SAFETY PLAN
1" = 20'-0"

AREA SCHEDULE (GROSS)		
UNIT	Name	Area
TOWNHOME #1	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #1	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #1: 2		1171 SF
TOWNHOME #2	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #2	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #2: 2		1543 SF
TOWNHOME #3	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #3	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #3: 2		1543 SF
TOWNHOME #4	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #4	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #4: 2		1543 SF
TOWNHOME #5	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #5	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #5: 2		1543 SF
TOWNHOME #6	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #6	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #6: 2		1171 SF
Grand total: 12		8513 SF

Townhome Type 1A Area Schedule	
Total Area	Average Area
8513 SF	1,419
8513 SF	1,419



2 SECOND FLOOR - BLDG TYPE A
3/16" = 1'-0"



1 FIRST FLOOR - BLDG TYPE A
3/16" = 1'-0"



Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

Owner Group:

BEDROCK SW
PARNELL, LLC

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PERMIT SET

The Marshall Townhomes
Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 11-13-24



REVISION		
No.	Description	Date

FLOOR PLANS
TOWNHOME
TYPE 1A

A-A101

Scale: As indicated
Page 15 of 213

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,435 SF	67.8%	50.1%
FIBER CEMENT SIDING	680 SF	32.2%	23.6%
DOORS/ WINDOWS	754 SF		26.3%
3,319 SF			

1 FRONT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,461 SF	62.6%	63.1%
FIBER CEMENT SIDING	307 SF	17.4%	13.3%
DOORS/ WINDOWS	547 SF		23.6%
2,315 SF			

2 REAR ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	710 SF	66.6%	65.9%
FIBER CEMENT SIDING	356 SF	33.4%	33.1%
DOORS/ WINDOWS	11 SF		1.0%
1,077 SF			

3 LEFT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	920 SF	84.8%	84.8%
FIBER CEMENT SIDING	165 SF	15.2%	15.2%
DOORS/ WINDOWS	0 SF		0%
1,085 SF			

4 RIGHT ELEVATION - TH TYPE 1A
3/16" = 1'-0"



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FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PERMIT SET

The Marshall Townhomes

Bentonville, Arkansas

Project number: 4123-037

Project Issue Date: 11-13-24



REVISION	No.	Description	Date

ELEVATIONS
TOWNHOME
TYPE 1A

TOWNHOME TYPE 1B

4 CODE INFORMATION TH TYPE 1B

SCALE: 12" = 1'-0"

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

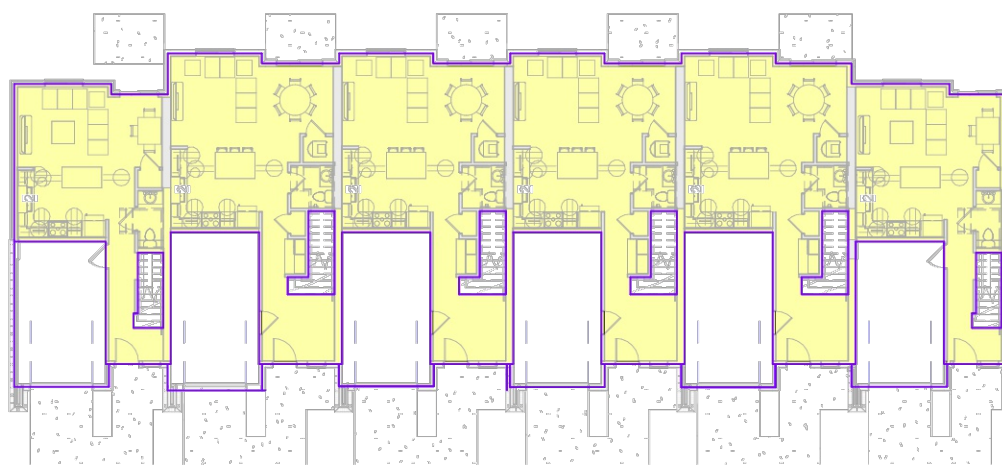
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R310 - Emergency escape and rescue openings required. 5.7 sf min.



6 SECOND FLOOR LIFE SAFETY PLAN

SCALE: 1" = 20'-0"



5 FIRST FLOOR LIFE SAFETY PLAN

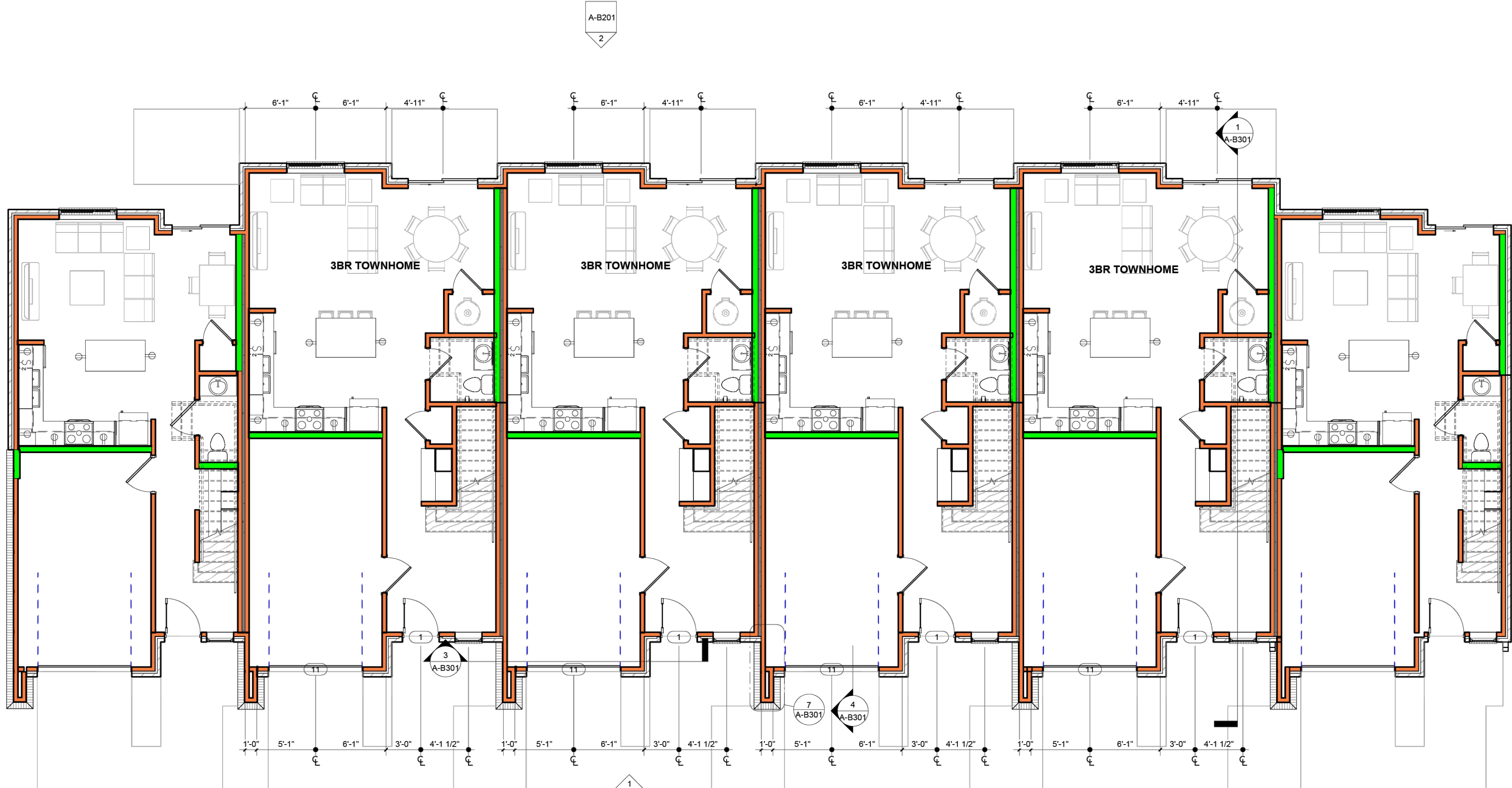
SCALE: 1" = 20'-0"

Area Schedule (Gross Building)		
UNIT	Name	Area
TOWNHOME #1	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #1	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #1: 2		1171 SF
TOWNHOME #2	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #2	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #2: 2		1543 SF
TOWNHOME #3	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #3	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #3: 2		1543 SF
TOWNHOME #4	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #4	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #4: 2		1543 SF
TOWNHOME #5	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #5	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #5: 2		1543 SF
TOWNHOME #6	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #6	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #6: 2		1171 SF
Grand total: 12	Townhome Type 1B Area Schedule	8513 SF
Total Area		Average Area
8513 SF		1,703
8513 SF		1,703



2 SECOND FLOOR PLAN - TOWNHOME TYPE 1B

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



1 FIRST FLOOR PLAN - TOWNHOME TYPE 1B

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



Design & Construction
Integration, LLC

1 Information Way
Suite 300
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Owner Group:

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FLEMING
STRUCTURAL
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Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PERMIT SET

The Marshall Townhomes
Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 11-01-24

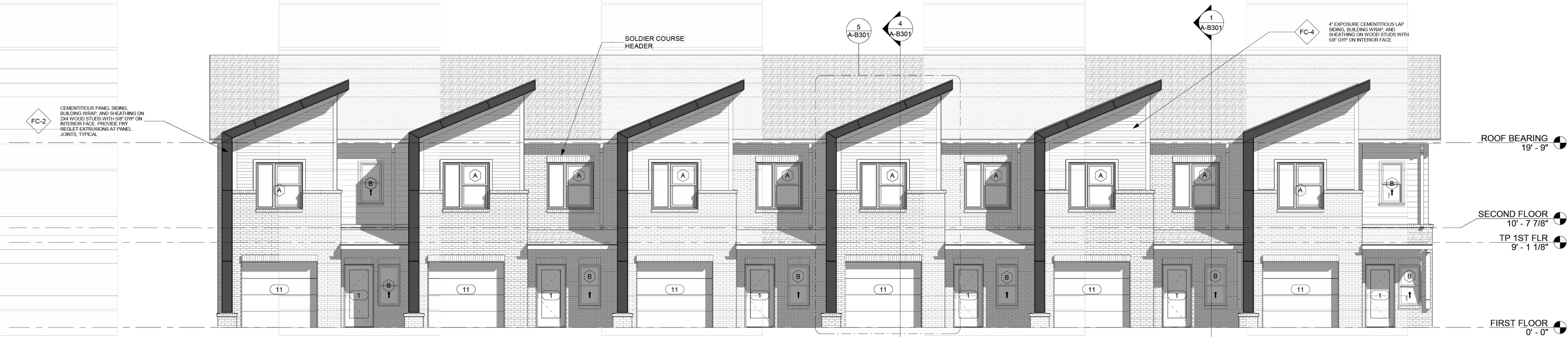


REVISION		
No.	Description	Date

FLOOR PLANS
TOWNHOME
TYPE 1B

A-B101

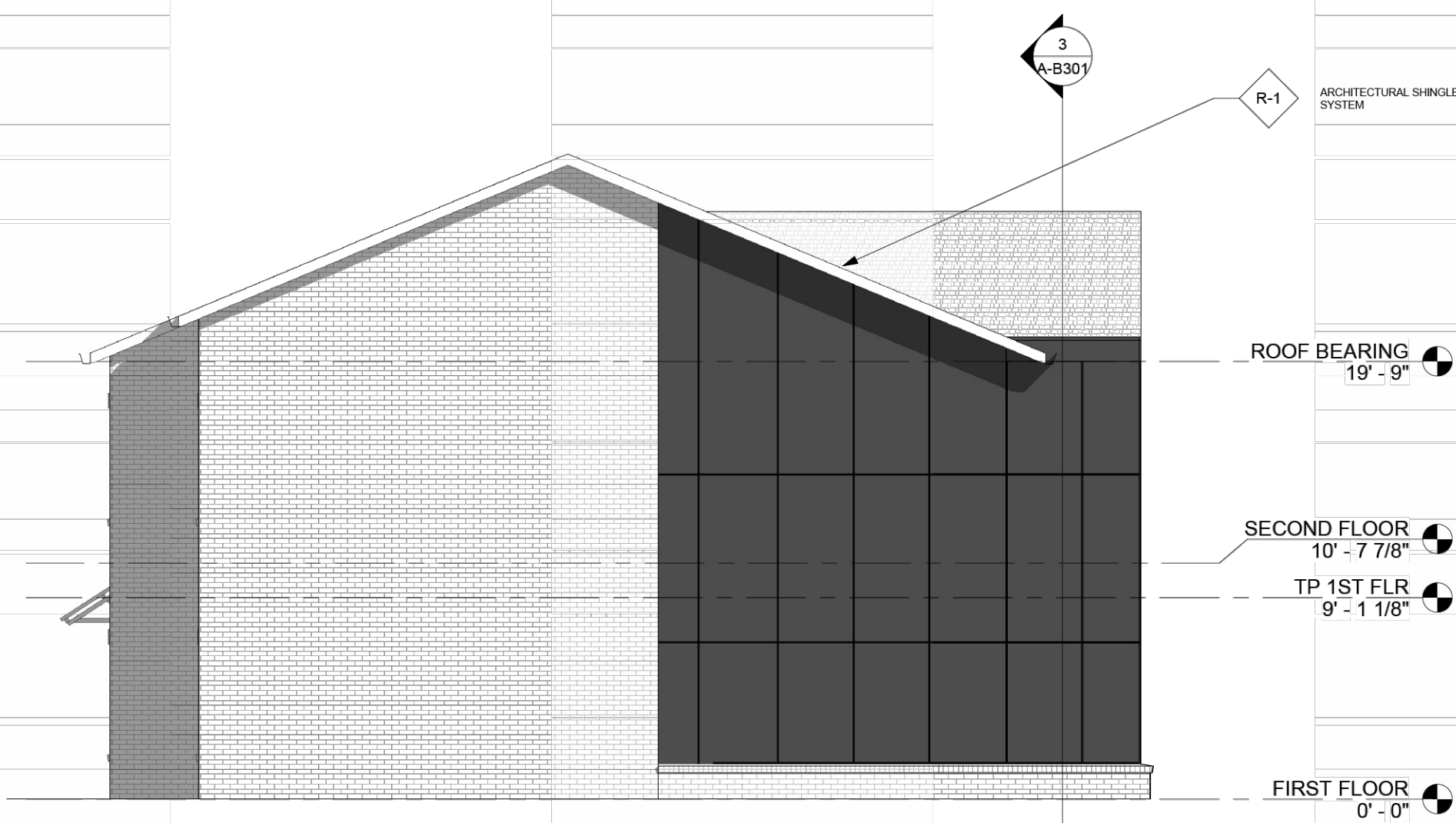
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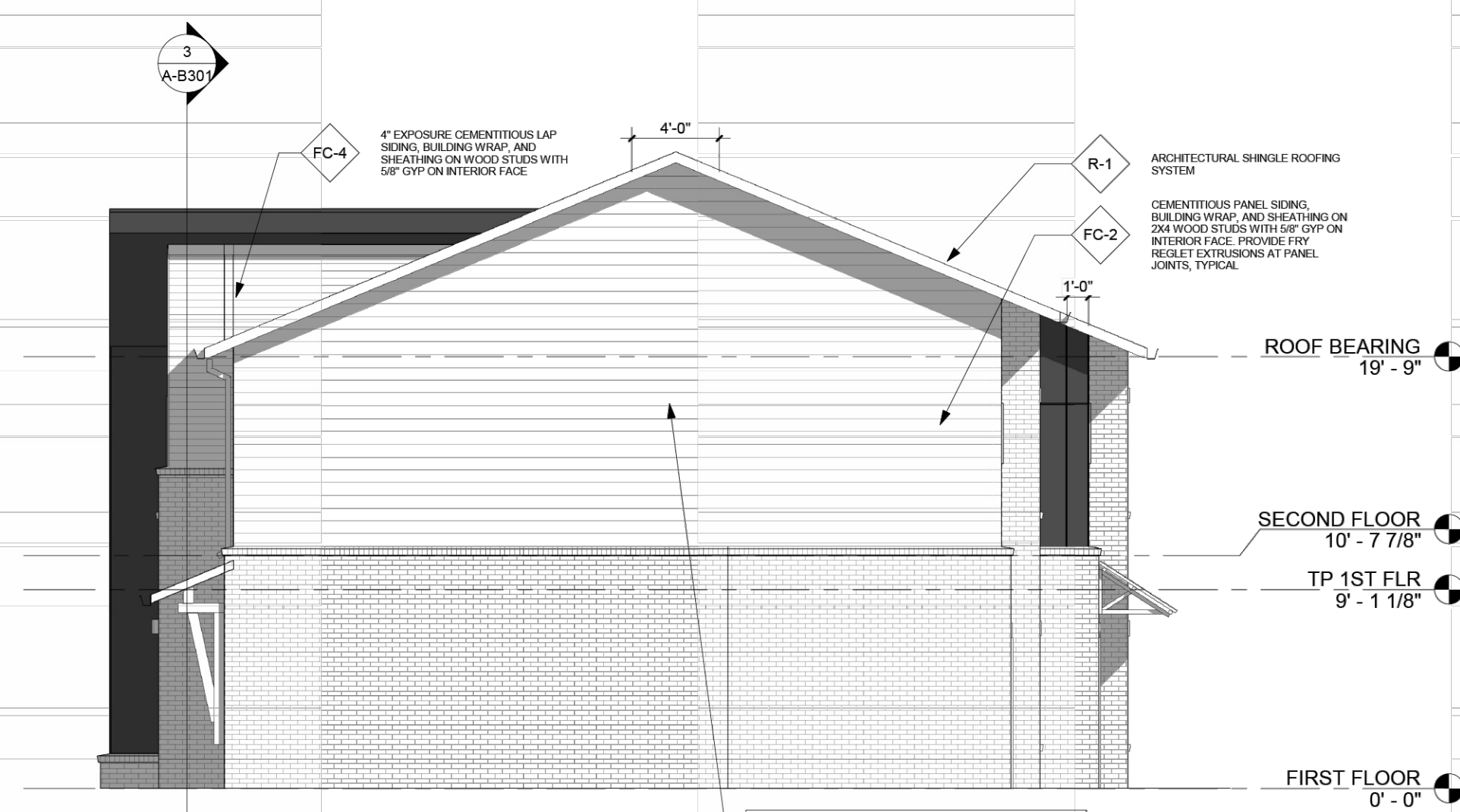
1 FRONT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"



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Fayetteville, AR 72701

Roofing:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
SECO
Energy Engineering
Consultants Inc
110 Corporate Hill Dr
Ste 1001/10
Little Rock, AR 72205

PERMIT SET

FIRST FLOOR
0' - 0"

The Marshall Townhomes
Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 11-01-24



REVISION	No.	Description	Date

ELEVATIONS
TOWNHOME
TYPE 1B

A-B201

Scale: 3/16" = 1'-0"
Page 19 of 213

TOWNHOME TYPE 1C

4 CODE INFORMATION TH TYPE 1C

SCALE: 12" = 1'-0"

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

ARKANSAS FIRE PREVENTION CODE VOL. III
(International Residential Code 2021 (IRC 2021) with amendments)

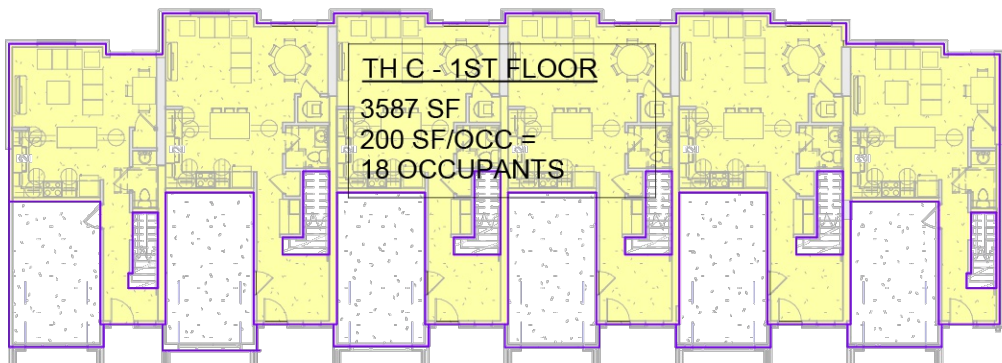
NON-SPRINKLERED

R302.1(1) - Fire Resistance ratings for exterior walls not required where
fire separation distance is greater than or equal to 5 feet.
R302.2 - Walls separating townhouse units shall be 2 Hour Fire Rated
(UL-U336)
R302.2.6 - Each townhouse unit shall be structurally independent.
R302.5.1 - Openings from a private garage directly into a room used for
sleeping purposes shall not be permitted. Other openings between the
garage and residence shall be equipped with solid wood doors not less
than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel
doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated
doors.
R302.6 - Dwelling-Garage Separation accordin to table R302.6
R302.7 - Enclosed space under stairs that us access by a door...
shall... be protected on the enclosed side with 1/2" gypsum board.
R302.11 - Fireblocking required.
R302.12 - Draftstopping required
R302.13 - Fire Protection of Floors
R310 - Emergency escape and rescue openings required. 5.7 sf min.



6 SECOND FLOOR LIFE SAFETY PLAN

SCALE: 1" = 20'-0"



5 FIRST FLOOR LIFE SAFETY PLAN

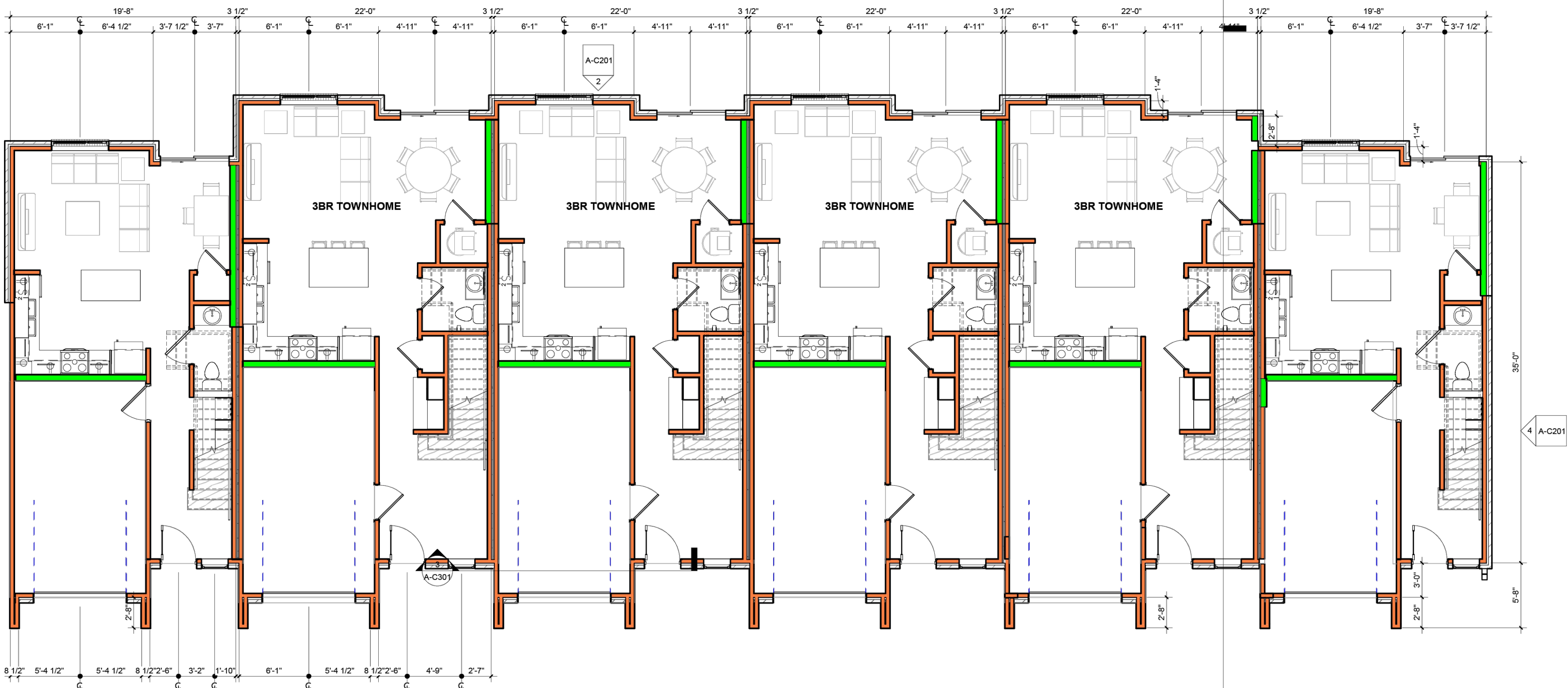
SCALE: 1" = 20'-0"

Area Schedule (Gross Building)		
UNIT	Name	Area
TOWNHOME #1	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #1	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #1: 2		1171 SF
TOWNHOME #2	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #2	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #2: 2		1543 SF
TOWNHOME #3	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #3	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #3: 2		1543 SF
TOWNHOME #4	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #4	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #4: 2		1543 SF
TOWNHOME #5	3BR TOWNHOME - 1st Floor	632 SF
TOWNHOME #5	3BR TOWNHOME - 2nd Floor	911 SF
TOWNHOME #5: 2		1543 SF
TOWNHOME #6	2BR TOWNHOME - 1st Floor	518 SF
TOWNHOME #6	2BR TOWNHOME - 2nd Floor	653 SF
TOWNHOME #6: 2		1171 SF
Grand total: 12		8513 SF

Townhome Type 1C Area Schedule		
Total Area	Average Area	
8513 SF	1,703	
8513 SF	1,703	

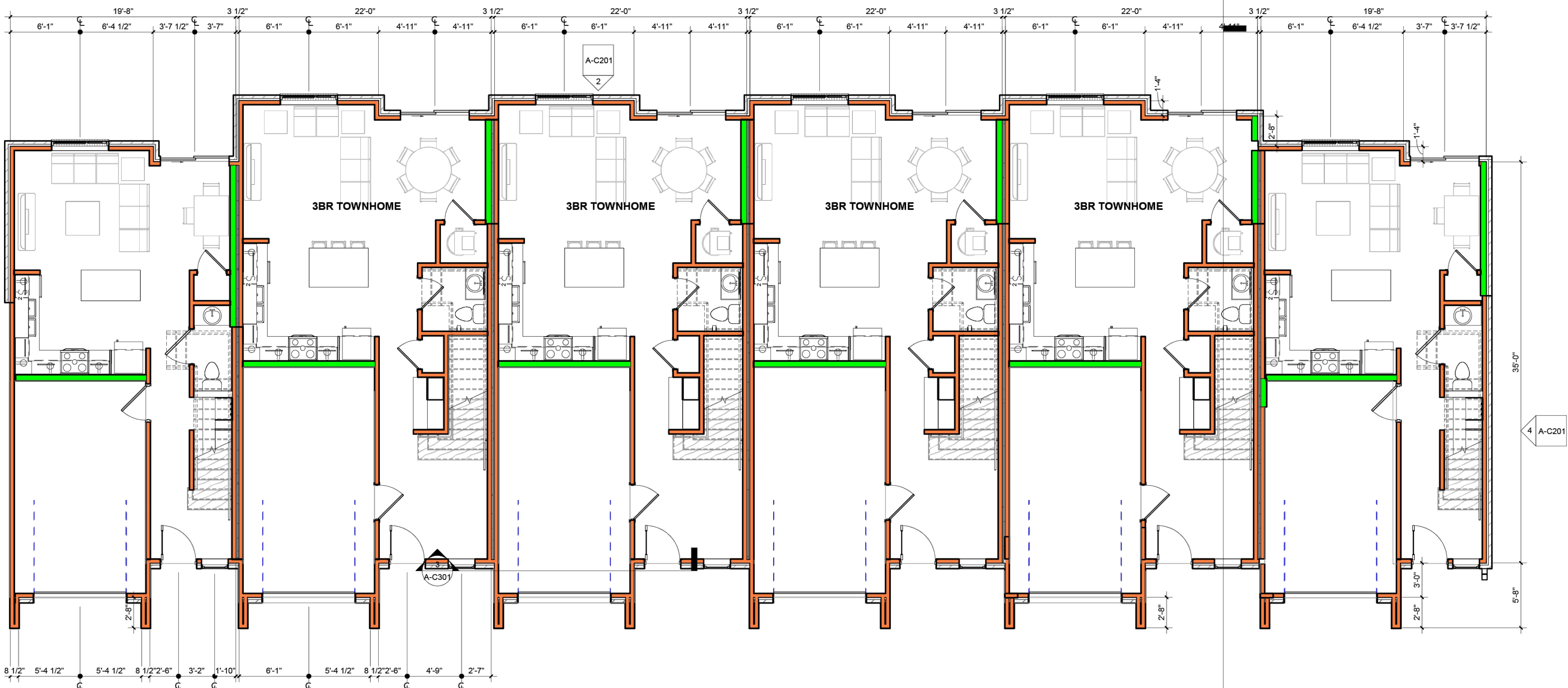
2 SECOND FLOOR PLAN - TOWNHOME TYPE 1C

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



1 FIRST FLOOR PLAN - TOWNHOME TYPE 1C

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



Owner Group:

BEDROCK SW
PARNELL, LLC

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Landscape:
CRAFTON TULL
300 N. College
Suite 317
Fayetteville, AR 72701

Structural:
FLEMING
STRUCTURAL
16 Essay Dr.
Little Rock, AR 72223

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

PERMIT SET

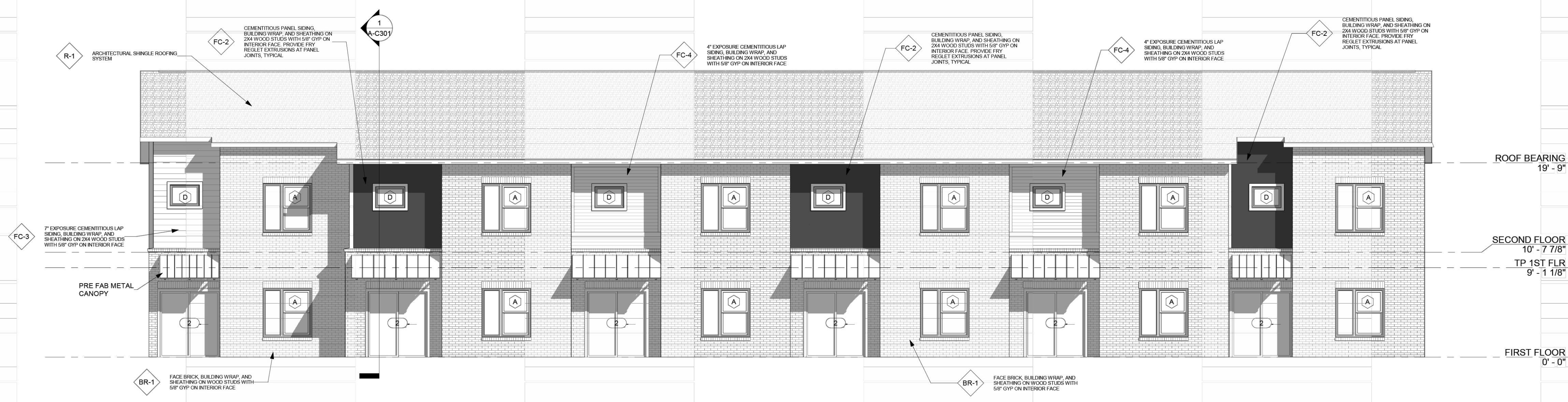
The Marshall Townhomes
Bentonville, Arkansas
Project number: 4123-037
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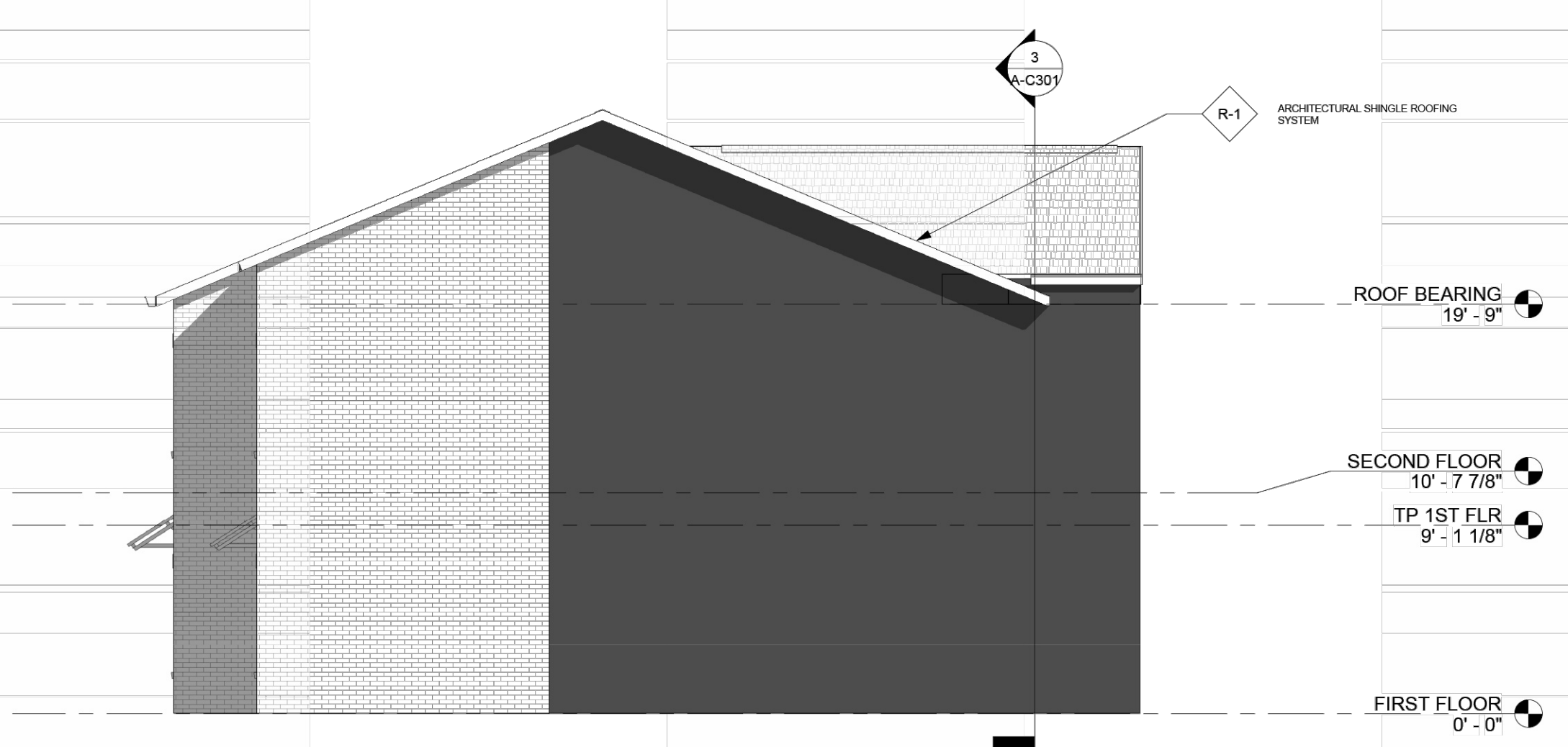
TOWNHOME
TYPE 1C



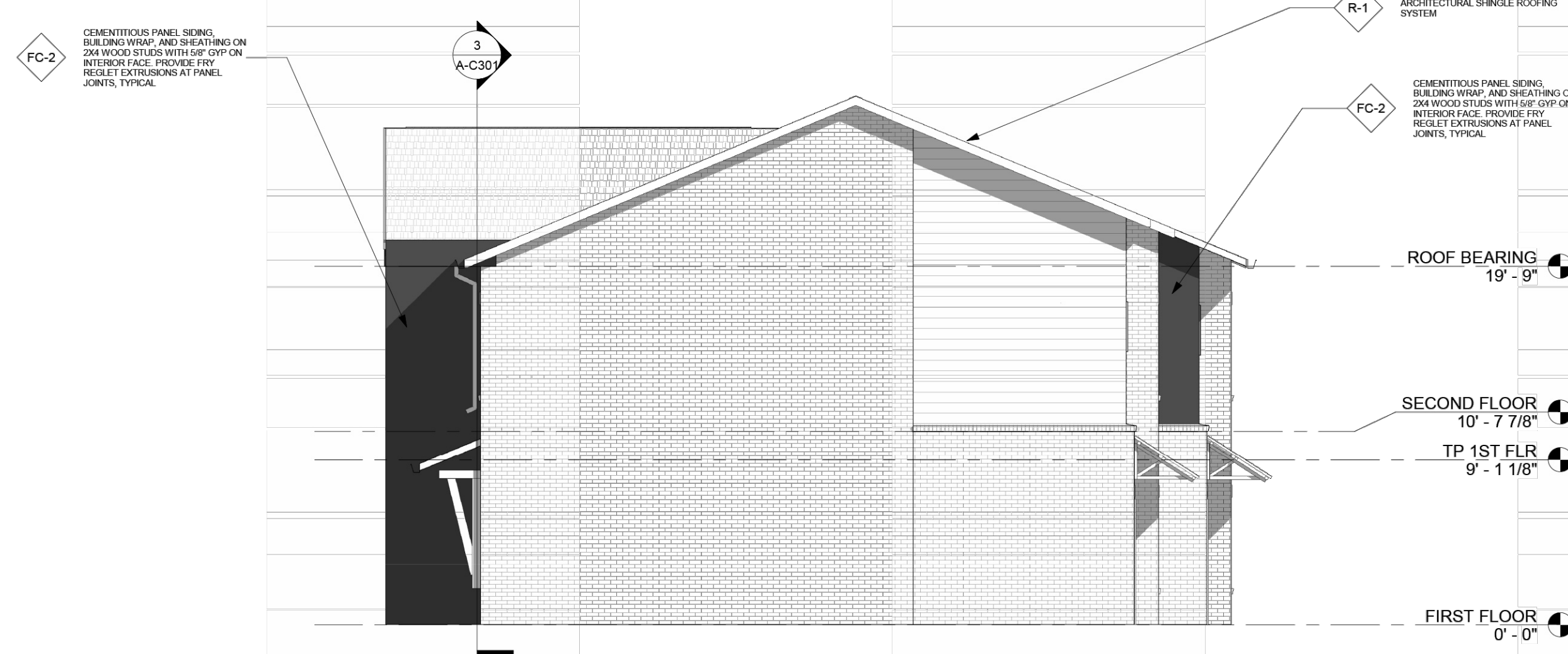
1 FRONT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"



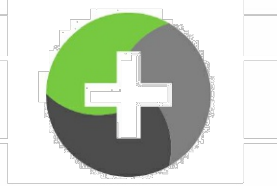
2 REAR ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"



Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

Owner Group:

BEDROCK SW
PARNELL, LLC

Design Team

Architecture:
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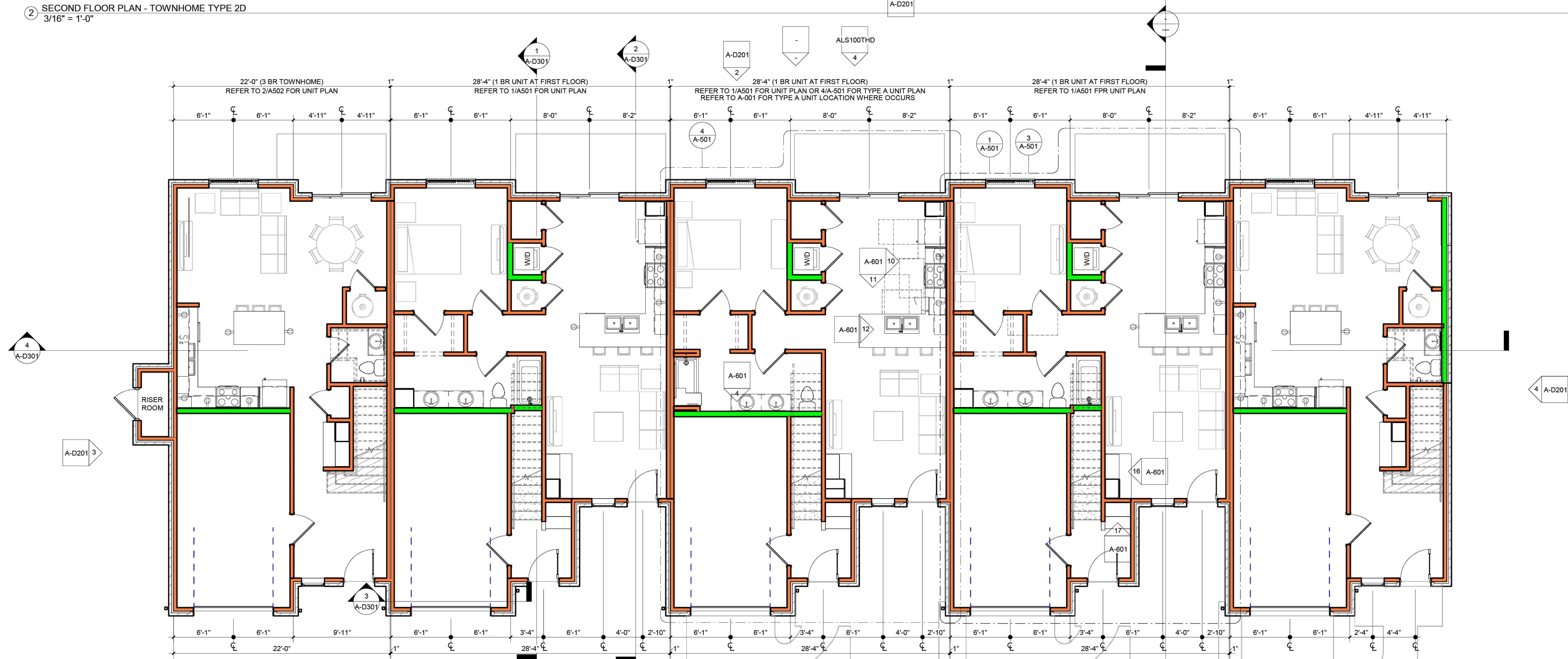
The Marshall Townhomes
Bentonville, Arkansas
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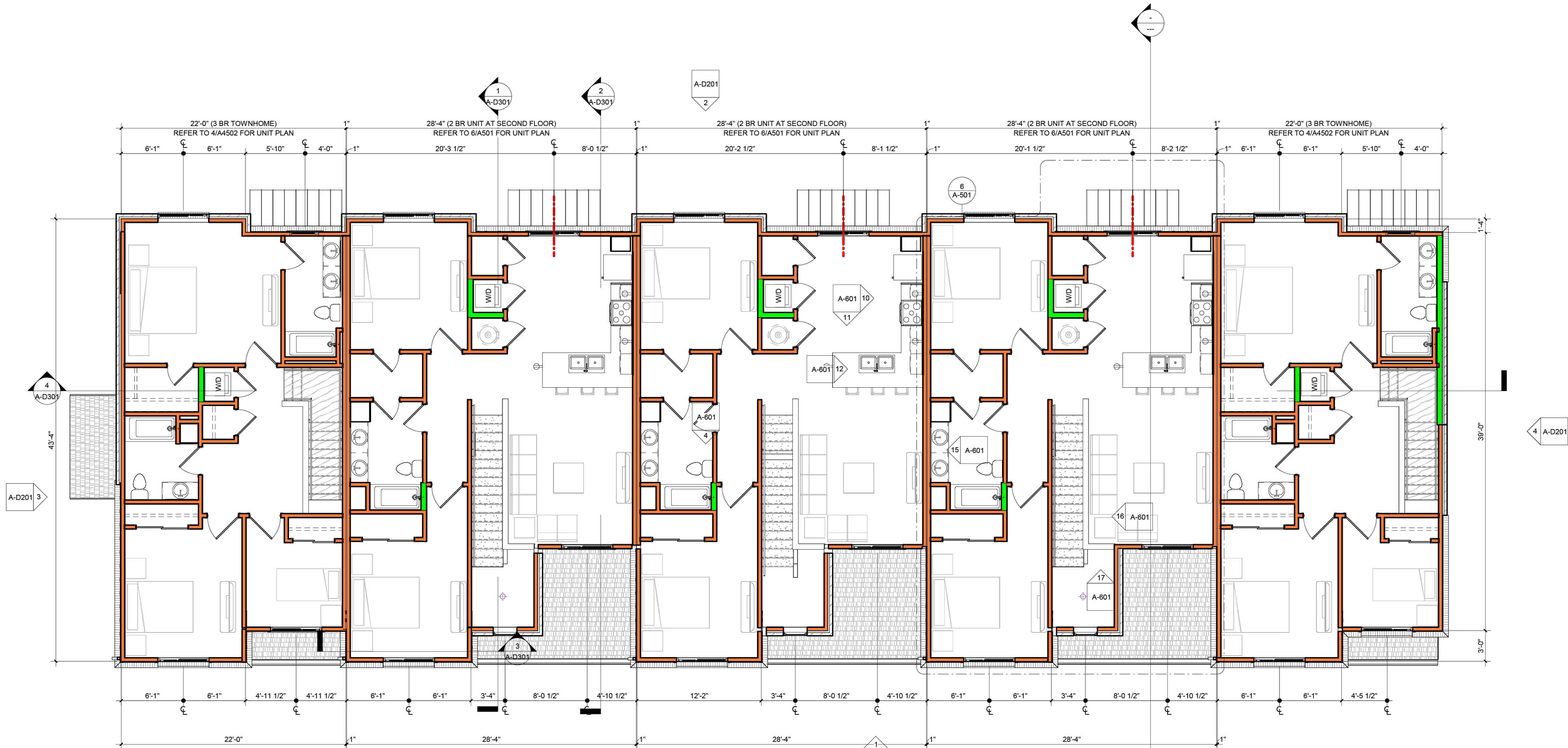
REVISION	No.	Description	Date

ELEVATIONS
TOWNHOME
TYPE 1C

① FIRST FLOOR PLAN - TOWNHOME TYPE 2D
3/16" = 1'-0"



② SECOND FLOOR PLAN - TOWNHOME TYPE 2D
3/16" = 1'-0"



A-D101

Scale: 3/16" = 1'-0"
Page 22 of 213

FLOOR PLANS
TOWNHOME
TYPE 2D

REVISION		
No.	Description	Date



The Marshall Townhomes
Bentonville, Arkansas
Project number: 4123-037
Project Issue Date: 11-01-24

PERMIT SET

Mechanical Electrical
Plumbing:
Energy Engineering
Consultants Inc
10 Corporate Hill Dr
Ste 100
Little Rock, AR 72205

Structural:
FLEMING
STRUCTURAL
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Little Rock, AR 72223

Landscape:
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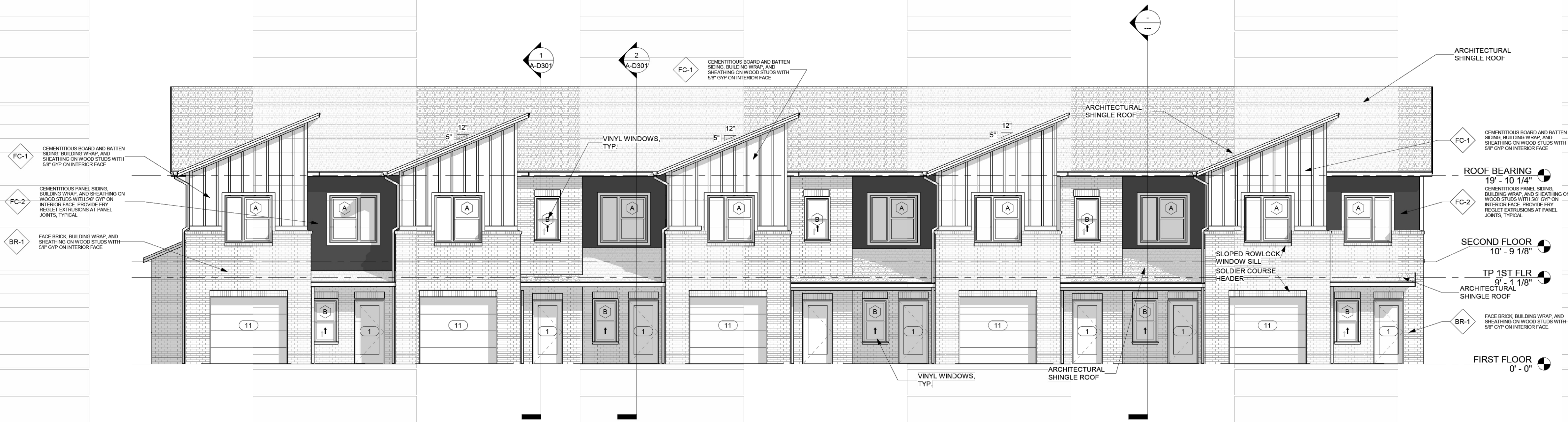
Civil:
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Architecture:
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Little Rock, AR 72202

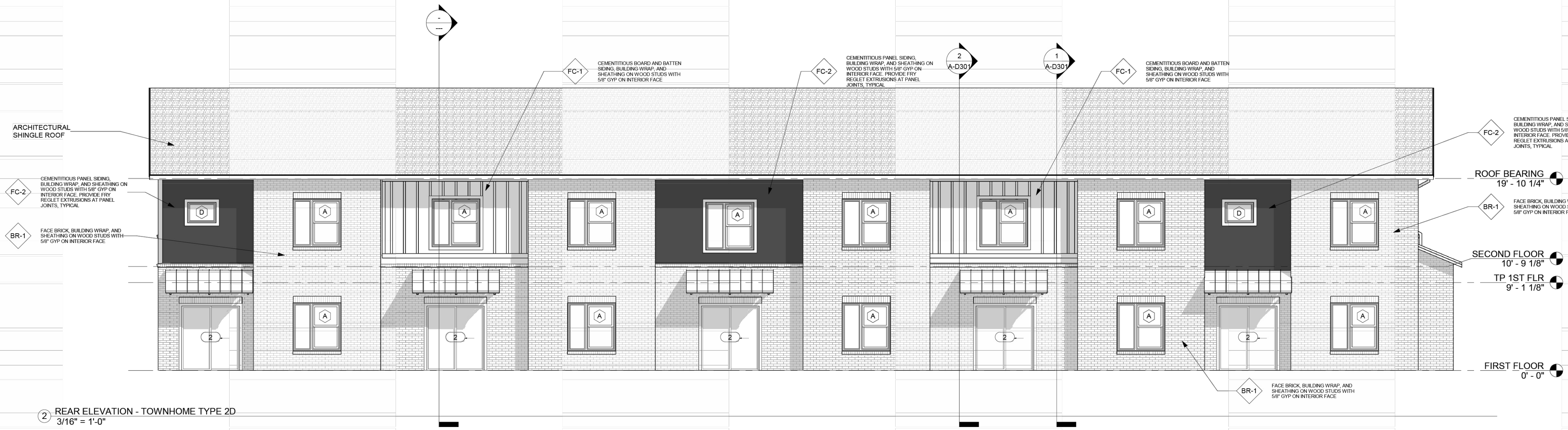
Design Team

Owner Group:
BEDROCK SW
PARNELL, LLC

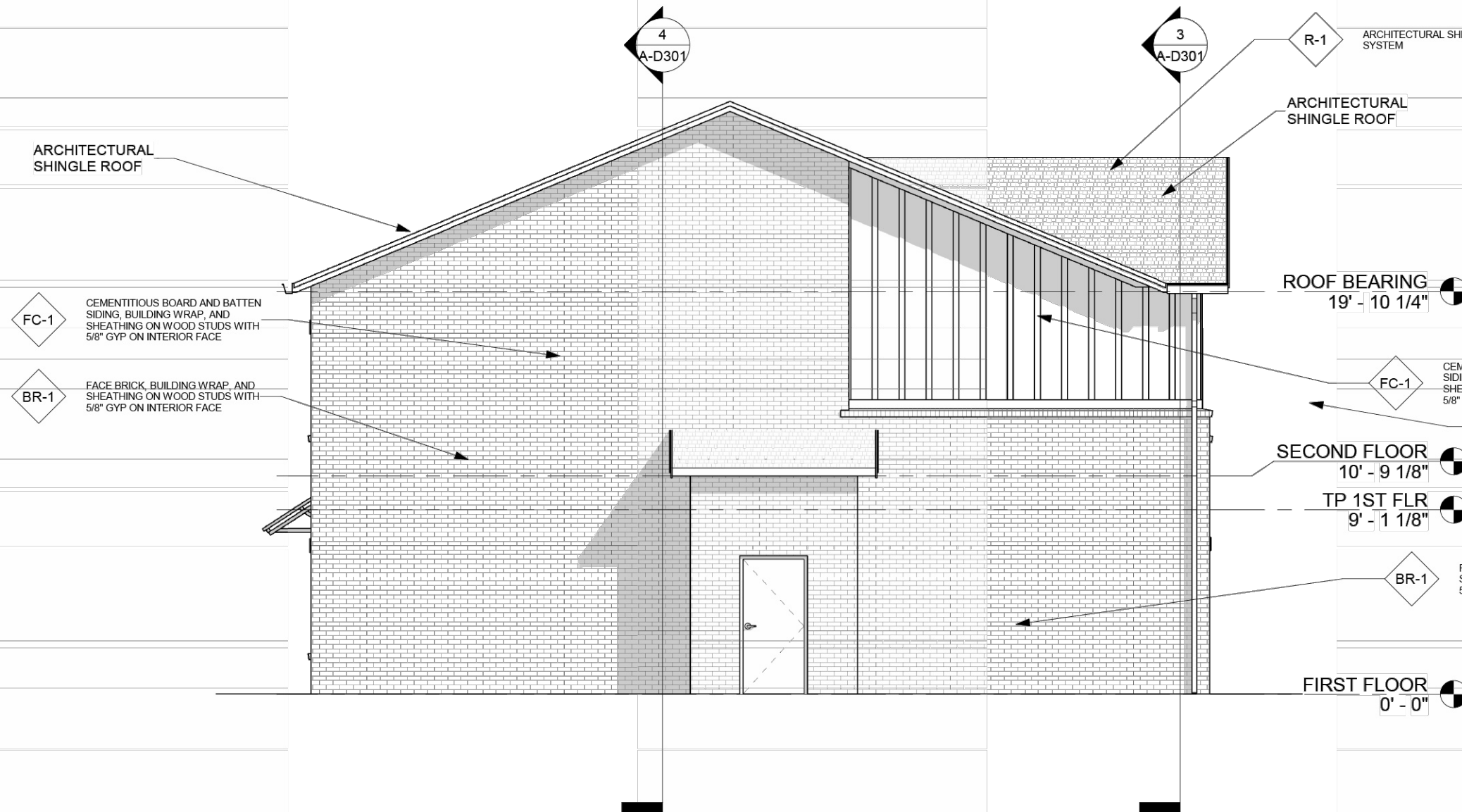
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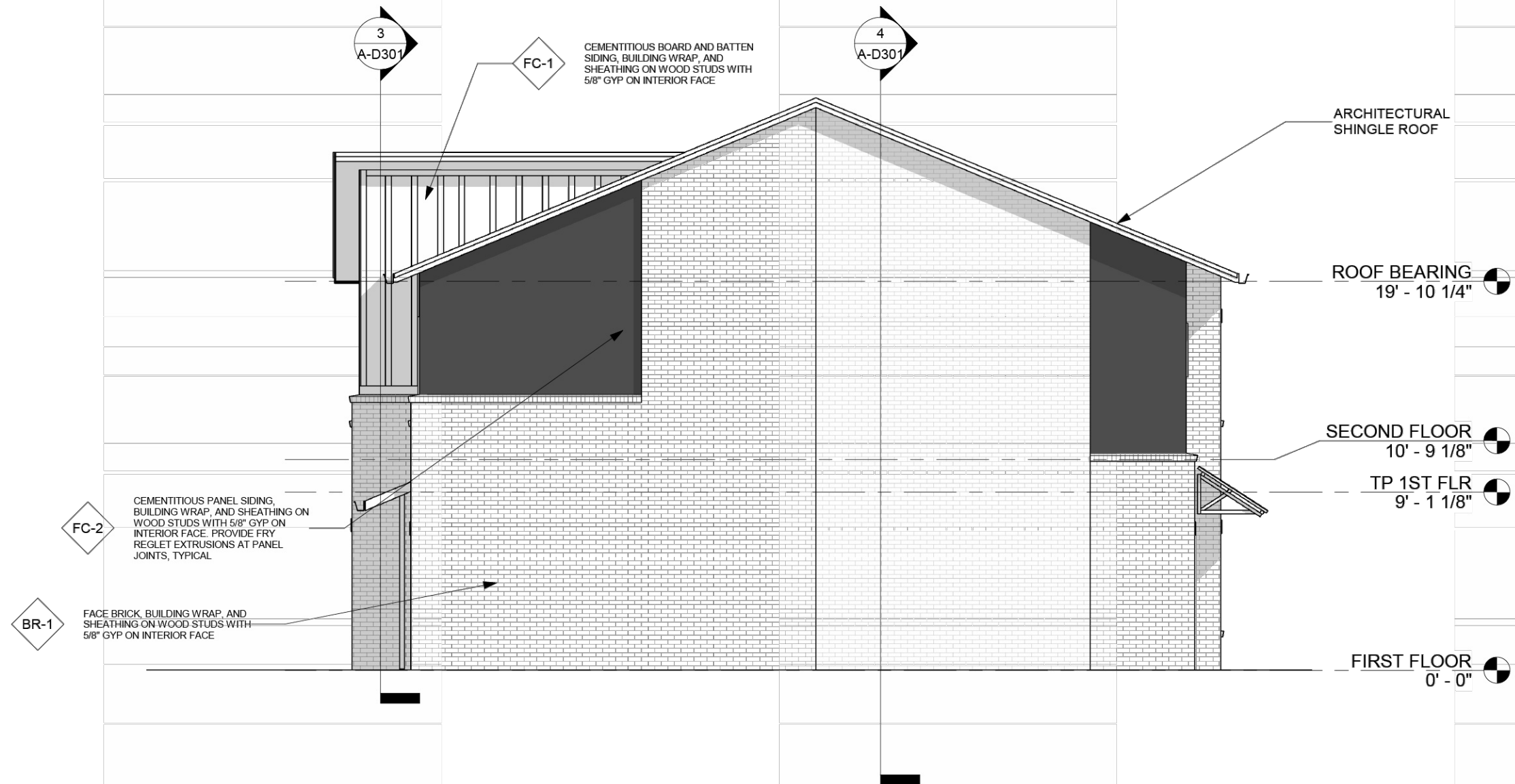
1 FRONT ELEVATION - TOWNHOME TYPE 2D
3/16" = 1'-0"



2 REAR ELEVATION - TOWNHOME TYPE 2D
3/16" = 1'-0"



3 LEFT ELEVATION - TOWNHOME TYPE 2D
3/16" = 1'-0"



4 RIGHT ELEVATION - TOWNHOME TYPE 2D
3/16" = 1'-0"



Consent Agenda Item [PRD24-0001](#)

For the Planning Commission meeting on August 5, 2025

Details

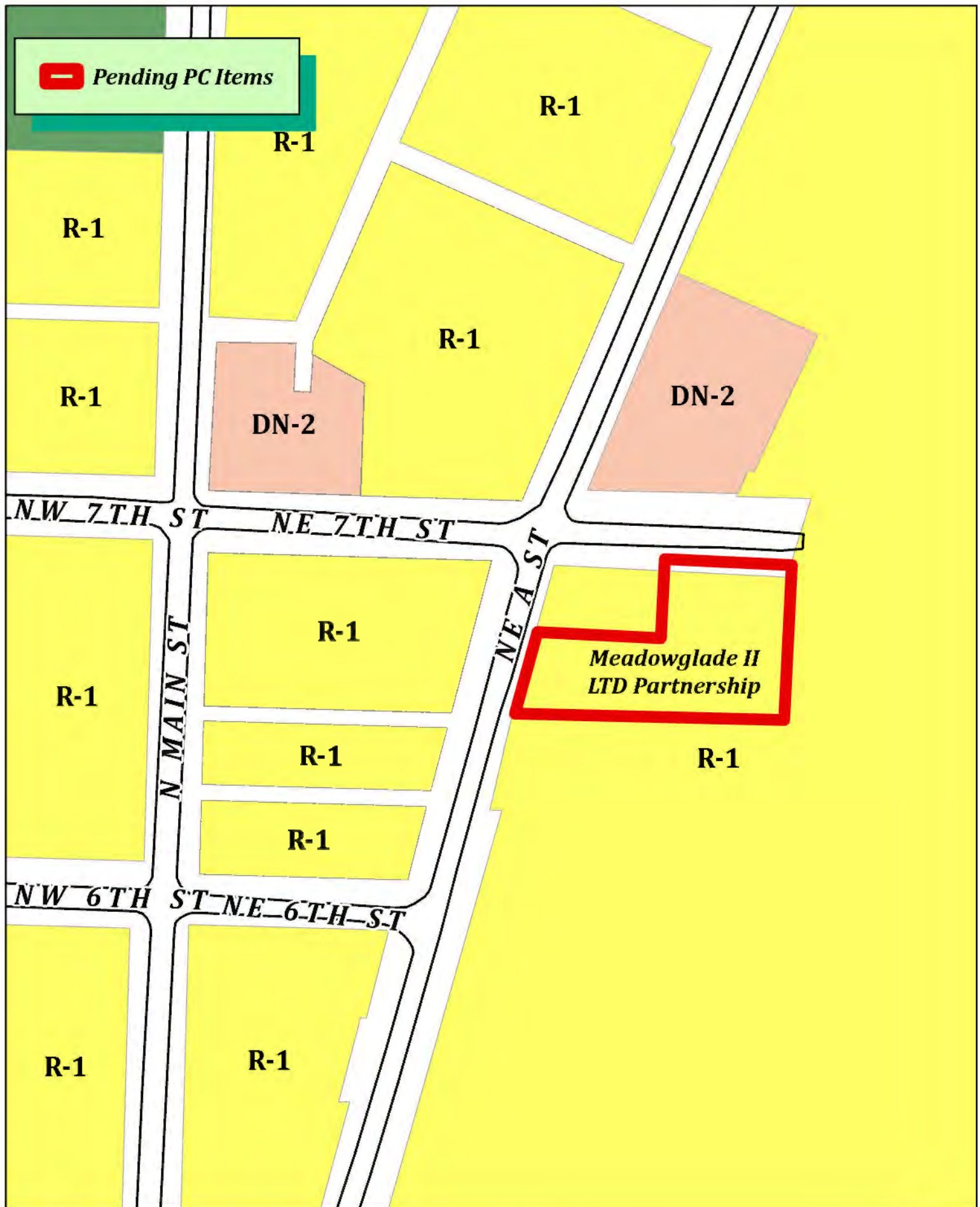
The subject property is presently two lots addressed as 606 Northeast A Street and 204 Northeast 7th Street. The PRD consists of four structures with a mix of housing types as required by the zoning code: a duplex, a 3-unit town home, a 4-plex and a 6-plex, for a total of 15 units.

The property is presently zoned PRD however it has been longer than a year since the PRD was approved (4/16/24). The developer is requesting a 12 month extension for the reasons outline in the attached letter. Nothing has changed from the originally approved PRD:

<https://bentonvillear.portal.civicclerk.com/event/1285/files/attachment/3275>



Pending PC Items



PRD24-0001
Meadowglade II LTD Partnership
R-1 to PRD





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

Date: July 25, 2025

Project: Downtown Bentonville Pocket Community

Location: 204 NE 7th St., Bentonville, AR

RE: Request for PRD Extension – Downtown Bentonville Pocket Community #PRD24-0001

Dear Planning Commissioners:

On behalf of Community Development NWA (CDNWA), Ecological Design Group, Inc. is requesting an extension for the Planned Residential Development approval for the aforementioned project. The project was placed on hold to secure funding. CDNWA requests an extension to PRD approval in order to finalize the plans for Large Scale Development and to construct the development.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 918-889-0984 or via email at rrosales@ecologicaldg.com.

Sincerely,

A handwritten signature in black ink that reads 'Rosalinda Rosales'.

Rosalinda Rosales
Biological Engineering Designer
(918) 889-0984

PRD SUBMISSION

PRD24-0001

February 29, 2024

OWNER REPRESENTATIVE:

CD NWA

Casey Kleinheinz
808 North Main Street
Bentonville, AR 72712
(479) 273-7344
ckleinhenz@cdcbentonville.com

ARCHITECT:

Sanders Pace Architecture

Brandon Pace
514 West Jackson Avenue Suite 102
Knoxville, Tennessee 37902
(865) 329-0319
bpace@sanderspace.com

CIVIL ENGINEER + LANDSCAPE ARCHITECT:

EDG Ecological Design Group

Brahm Driver
216 West Birch Street
Rogers, AR 72756
(501) 944-3090

DOWNTOWN BENTONVILLE POCKET COMMUNITY

Project Description

In 2022, Community Development NWA (formerly known as Community Development Corporation of Bentonville/Bella Vista) initiated a project to address the need of housing for local Bentonville employees in the Downtown Core. The project is part of the Walton Family Foundation Northwest Arkansas Design Excellence program. Two public forums were hosted that presented housing opportunities in Bentonville for the community. This PRD is the resultant of the multiple voices and feedback that we received from the local Bentonville community.

CDNWA currently owns several properties within this area and these aging properties have reached their useful lifespan. Bentonville’s growth over the last 20+ years has significantly impacted property values generating economic strain in its community which has created few new housing opportunities for its residents. With the redevelopment of CDNWA’s holdings imminent, they seek to offer new housing opportunities that are inserted contextually and sensitively to the scale of Bentonville.

This application is for one of these holdings which consists of two attached parcels at the corner of NW A Street and 7th Street. The property is currently zoned R-1 with a future land use of DN-2 which recommends a density of 8-12 dwelling units per acre. This submission seeks to replace two existing 2-family homes with 4 new buildings which add a total of 15 new units distributed within these combined parcels. resulting in a total density of 24 dwelling units per acre. The footprint, massing, and site relationship of each of the 4 buildings is similar in scale to neighoring buildings which helps to preserve the character and historic development pattern while also providing increased housing opportunities for Bentonville residents.



DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

Description of Proposed Residential Land Uses
and Zoning + Building Code

Current Zoning: R-1 Single-family Residential

Future Land Use: Medium Density Residential (DN-2)

The PRD includes the following building allocations:

Housing:
4 buildings are proposed with 15 units total. Unit Mix:

Studio Units: 40% (6 Units)
1 Bedroom: 40% (6 Units)
2 Bedroom: 20% (3 Units)

The buildings proposed are as follows:

Building A (Footprint: 1602 SF/5.9% of Total Land Area):
Townhouses (3 units), unsprinklered.
3 x 1 bedroom
Building B (Footprint: 1,127 SF/4.1% of Total Land Area):
Duplex (2 units), unsprinklered.
1 x 1 bedroom
1 x 2 bedroom
Building C (Footprint: 2,219 SF/8.1% of Total Land Area):
Multifamily (4 units), sprinklered.
2 x 2 bedroom
2 x 1 bedroom
Building D (Footprint: 1,609 SF/5.9% of Total Land Area)
Multifamily (6 units), sprinklered.
6 studios

Parking:
Off-street parking will be treated as an extension of accessible public space so the area can be utilized for a variety of uses rather than parking. Our aim is that the on site parking could be utilized as a courtyard when it is under utilized.

9 off-street parking spaces
5 parking spaces accessed from 7th Street (on-street)
14 parking spaces total (.94/Unit)

Accessible Public Space:
The site planning strategy takes advantage of its proximity and walkability to Bentonville's Downtown Square and its unique position at a trail entrance by exceeding the 15% minimum with 22.5% of the site dedicated to common useable open space and recreation opportunities which are accessible to both residents and non-residents alike. Spaces include:

A Street Promenade (2,062 SF/ 7.5% of Total Land Area)
Lower Court (2,223 SF/ 8.1% of Total Land Area)
7th Street Trailhead Terrace (1,495.5 SF/ 5.4% of Total Land Area)
Upper Court (350.2 SF/ 1.3% of Total Land Area)

Description of Compliance with
PRD Development Criteria

This residential development project utilizes Smart Growth and Traditional Neighborhood Design principals to provide a variety of housing types and densities with varrying price points on 2 parcels located within the Downtown Intensification Zone defined in the 2018 Bentonville Community Plan.

This proposal includes 4 detached structures on 2 parcels each providing a mix of unit types including Studios, 1-Bedroom, and 2-Bedroom units. The footprint, massing, and site relationship of each of the 4 buildings is similar in scale to neighoring buildings which helps to preserve the character and historic development pattern while also providing increased housing opportunities for Bentonville residents.

The site planning strategy takes advantage of its proximity and walkability to Bentonville's Downtown Square and its unique position at a trail entrance by exceeding the 15% minimum with 22.5% of the site dedicated to common useable open space and recreation opportunities which are accessible to both residents and non-residents alike. Though parking is not considered as open space in the PRD regulations, our aim is that the on site parking in our project can be utilized as courtyard when it is not occupied as parking. The distribution of the public space to housing is equitable as it seeks to follow the scale of the surrounding neighborhood. The project is meant to be an invitation to the public. It is meant to be seen as positive example of a combination of housing and open space.

The building layouts and site access points limit disturbance by varying entry elevation points to cloesly match existing grade. This strategy will help preserve natural features and limit soil erosion while also providing a variety of high quality public spaces including an entry promenade which provides access to upper and lower court spaces overlooking Bentonville's famous network of trails. An upper plaza space is also provided which will become a more intimate gathering place and organizing feature for the development.

Universal accessibility is also a goal of this project. Accessible routes are incorporated into the sidewalk and open space network of the moderately sloped site which allows for an accessible entry point to each of the development's 15 units.

Allowable Building Uses
Duplex (Two Family Residential)
Townhomes
Multi-family Residential

Description of Structural Design

The project will consist of four building that are two stories high. The buildings will be built out of CLT (cross laminated timber). It is a sustainable and renewable material that is stronger than conventional wood construction and acts both as structure and also an interior finish. The project will act as an example and precedent for other housing projects in Northwest Arkansas. It will be following the momentum of other construction projects in the region that use CLT like the new Walmart Headquarters, the University of Arkansas library annex, and the University of Arkansas Adohi Hall residential building.

The buildings offer a variety of types and forms. The roof lines have varied articulation and are sensitive to the surrounding buildings and context. The four buildings are meant to follow the building scale of the neighborhood as they have similar building footprints and heights to the existing context. Not only does it intend to follow the scale of the forms of the neighborhood but also follow the scale of the residual spaces in between buildings. Our aim is to be respectable of the existing scale of the neighborhood while also acting as an exemplary missing middle housing or gentle density project.

Property Ownerhip + Management

The two existing tracts/parcels will be combined into one as part of this process. Community Development Northwest Arkansas will continue to own and manage the property, and the new buildings will consist entirely of rental units. The northernmost lot line will be adjusted to accommodate on-street ninety degree parking fully within the right-of-way.

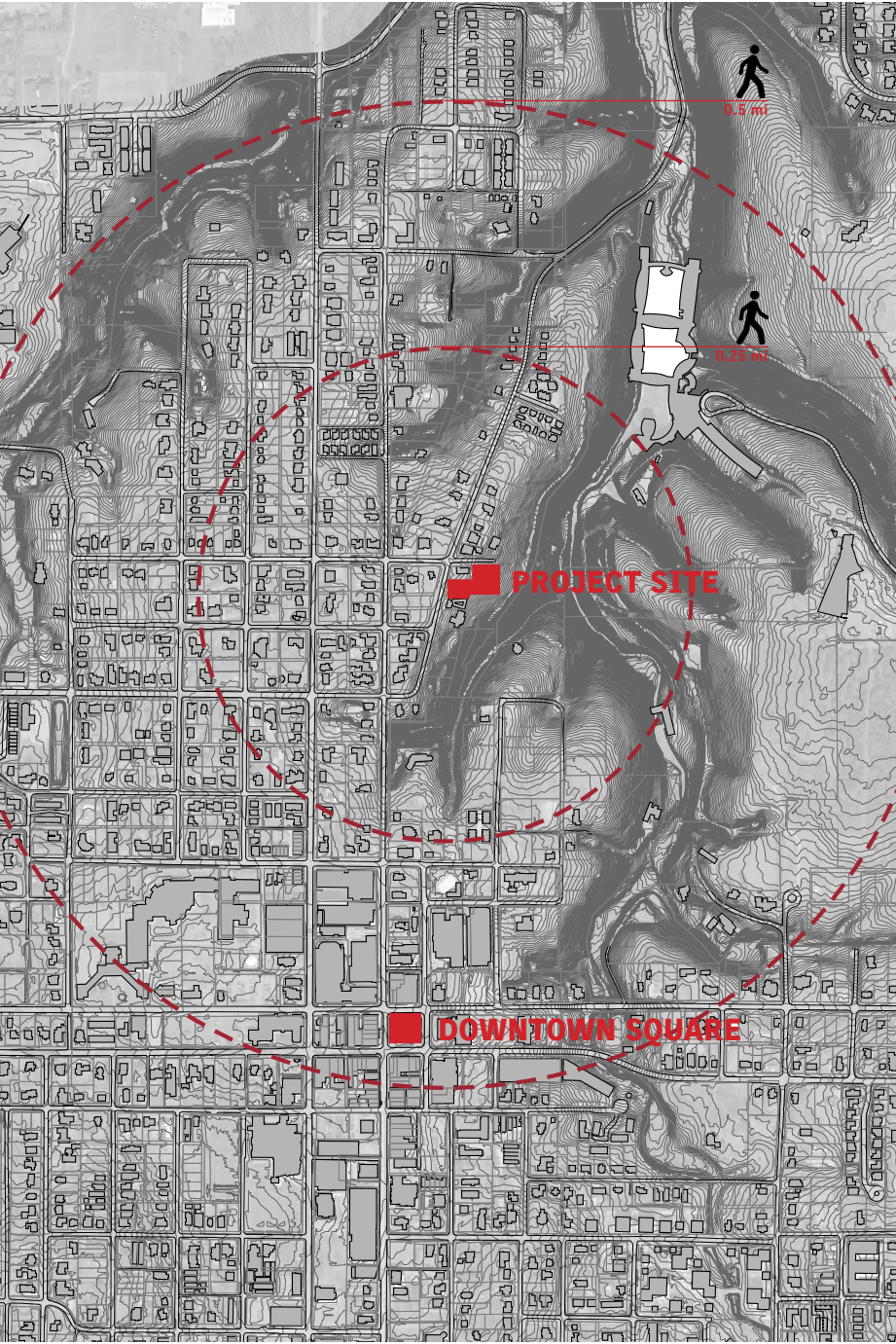
Street Improvements

The property is located at the corner of NE A Street and NE 7th Street. NE A Street is classified as a Downtown Collector. The design team will not be widening the curb line along NE A Street due to the short length of property frontage. Additionally, the project will provide a 32'-6" ROW dedication per the Master Street Plan along with a 5' sidewalk on NE A St. NE 7th Street is classified as a Downtown Local. The design along this street will include road widening, 9' wide landscape buffer, 8' wide sidewalk, and 90 degree on-street parking. While the full design doesn't meet the Master Street Plan, we are providing additional ROW dedication than required.

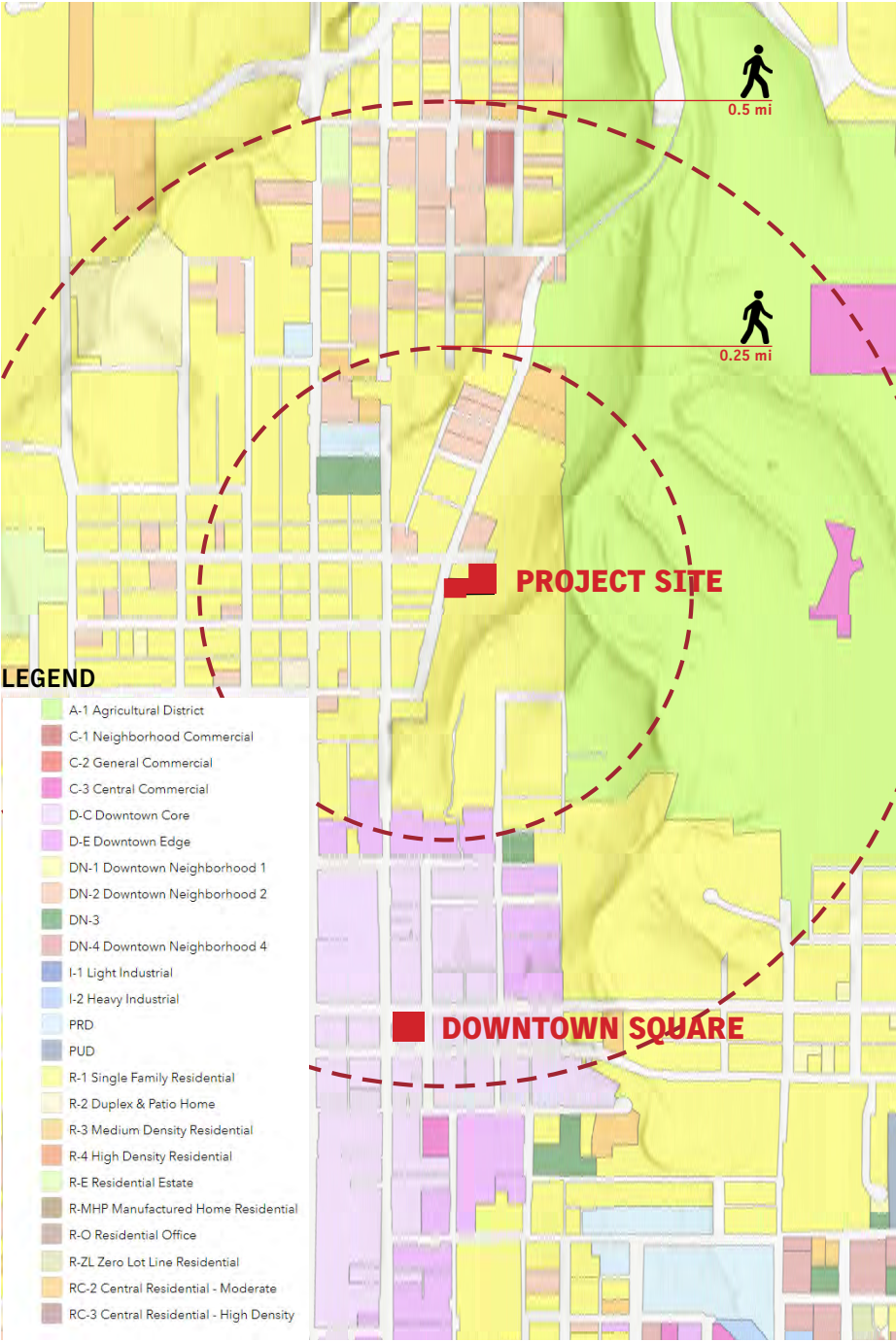
DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

PRD24-0001 3

Location Plan



Current Zoning R-1 Single Family Residential



Future Land Use Medium Density Residential

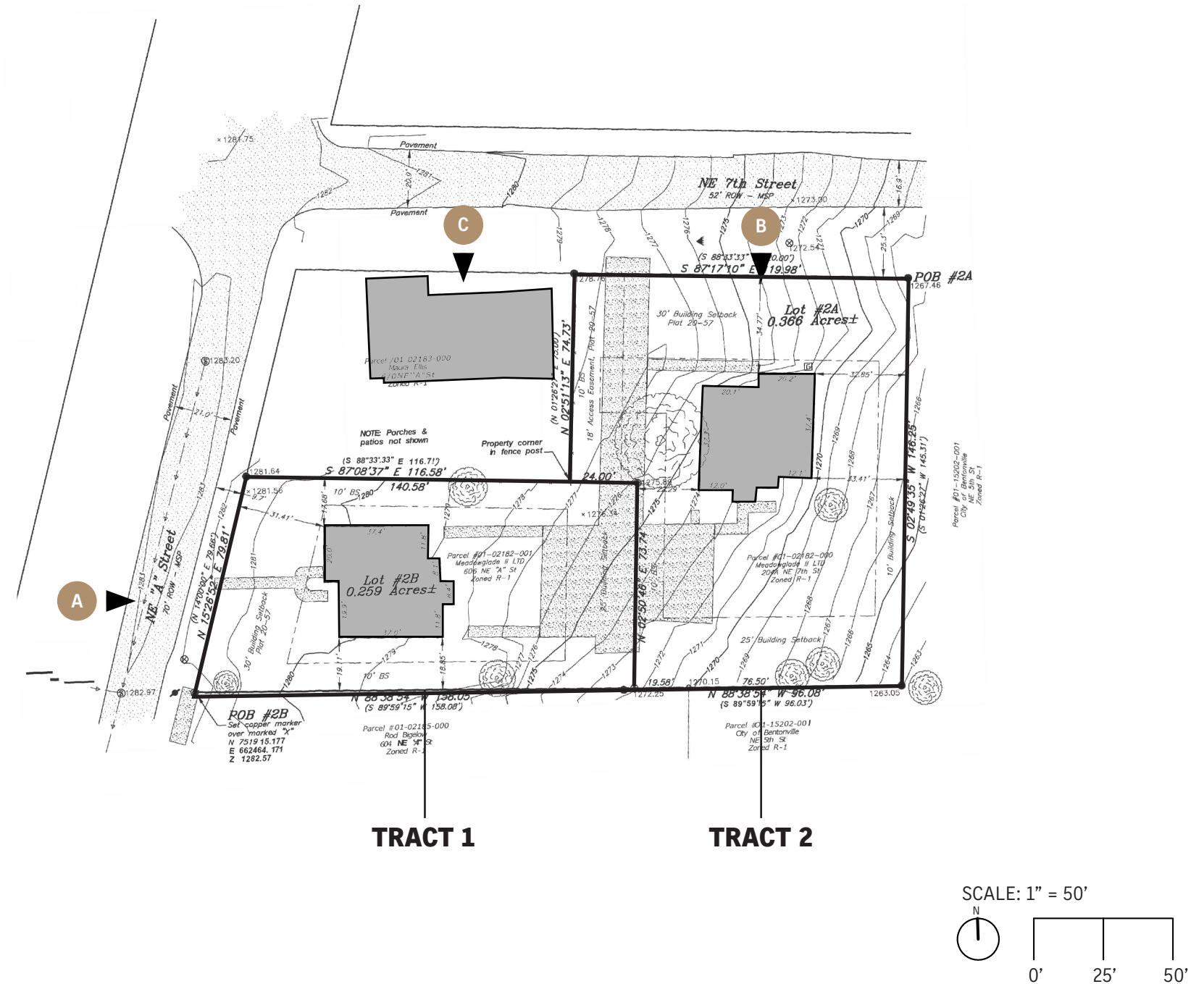


DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

Survey/Existing Conditions

Site Summary:

Total Site Area:	27,247 SF (0.63 Acres)
Area Tract 1 (Parcel 01-02182-001):	11,301 SF (0.26 Acres)
Area Tract 2 (Parcel 01-02182-000):	15,946 SF (0.37 Acres)
Existing Density:	4 units (6.3 du/ac)



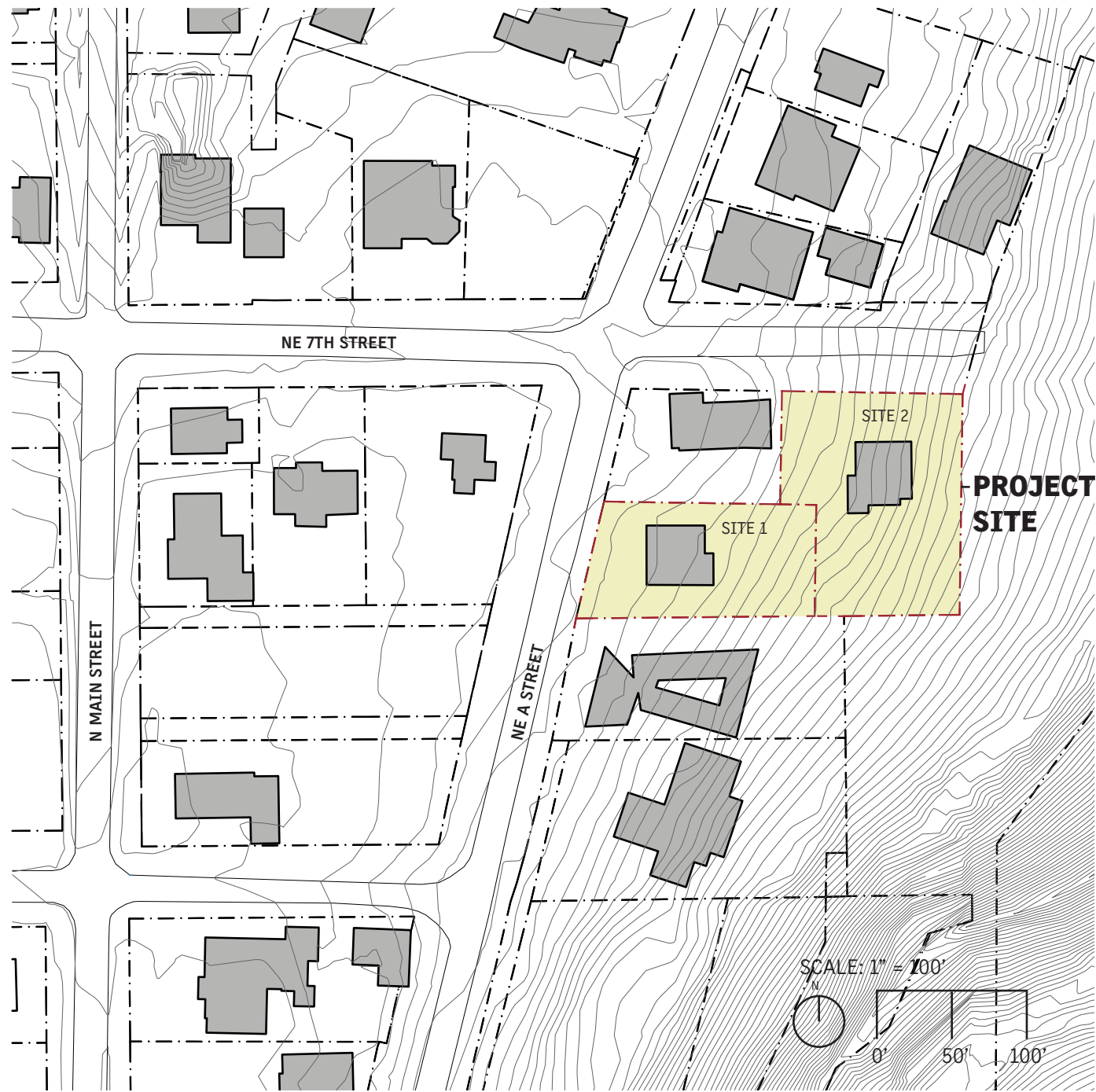
DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

PRD24-0001 5

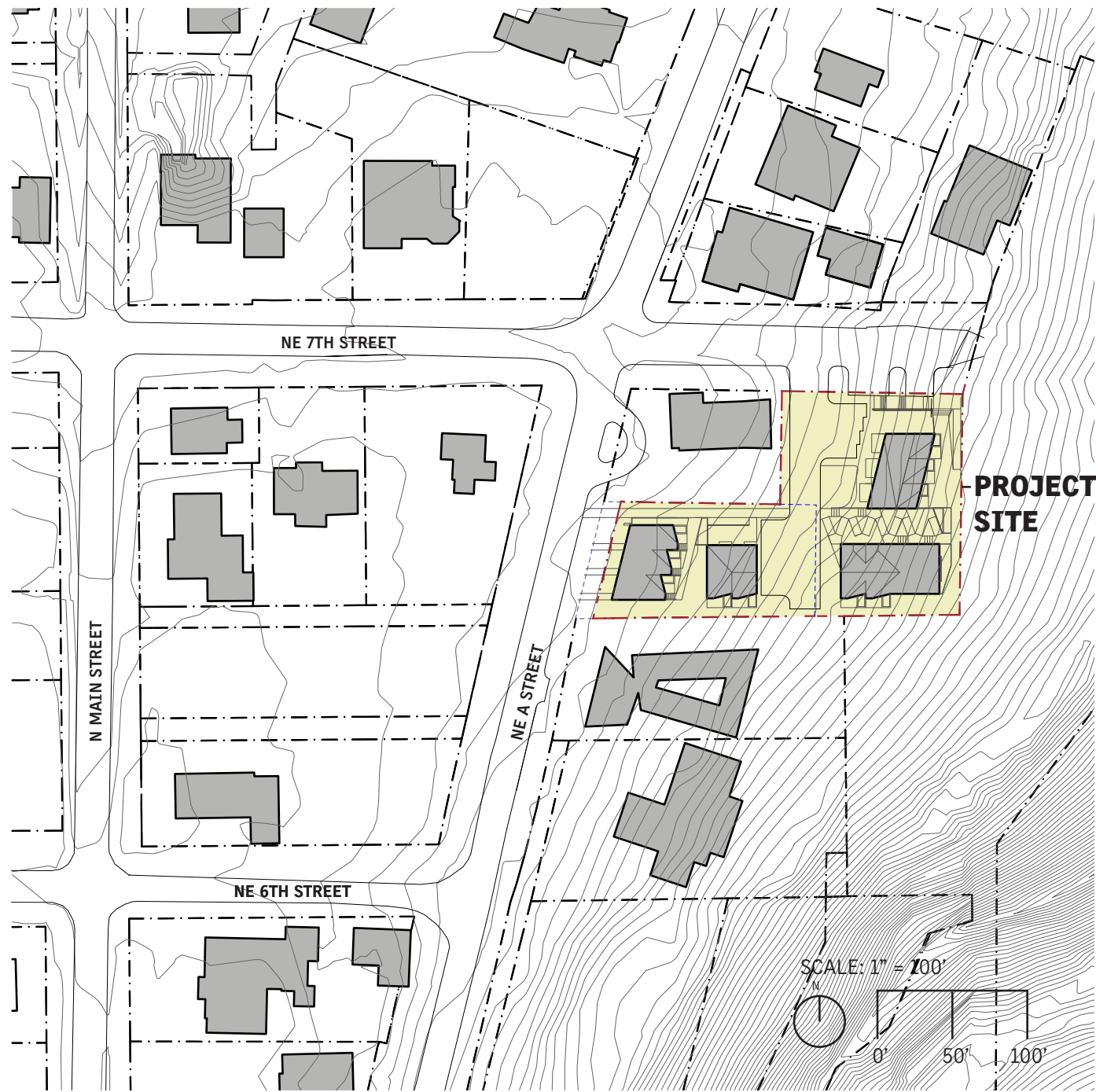


DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024

Existing Conditions (Two tracts)



Proposed Site Plan (Consolidated tract)



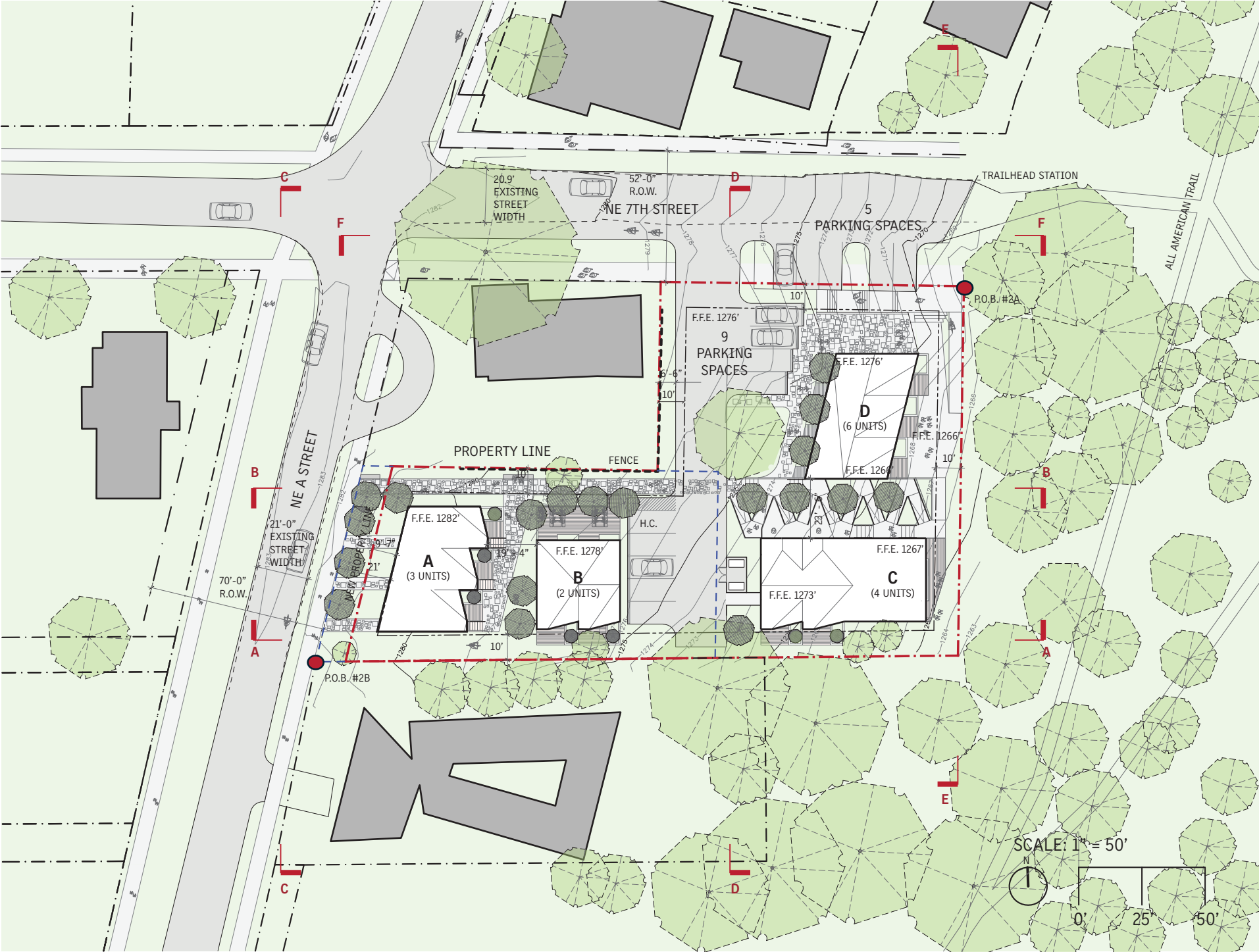
PLAN SET

Master Site Plan

Project Summary:

Building Height Proposed:	30'-0" (Top of Ridge)
Maximum Building Height Permitted:	36'-0"
Proposed Density:	15 units total (24 du/ac)
Building A:	3 x 1 bedroom
Building B:	1 x 1 bedroom 1 x 2 bedroom
Building C:	2 x 2 bedroom 2 x 1 bedroom
Building D:	6 x Studios
Minimum Lot Area:	26,000 SF
Minimum Lot Width:	79.81'
R.O.W. Frontage:	79.81'
Site Setbacks:	Front: 8' - 0" Side: 10'-0" Rear: 10'-0" Between Bldgs: 10' Min.
Percentage of Common Open Space: (15% minimum per city code)	22.5% (0.14 ac/ 6131 SF) (Not including Parking area 4,900 SF)
Total Parking:	14 spaces. (0.93 ratio)
Off-Street Parking:	9 spaces.
On-Street Parking:	5 spaces.

Legend	
PRD Property Lines	
Outside PRD Property Lines	
Setbacks	
Existing Property Line to be removed	



DOWNTOWN BENTONVILLE POCKET COMMUNITY

PRD Submission
February 29, 2024

PRD24-0001 8

PLAN SET

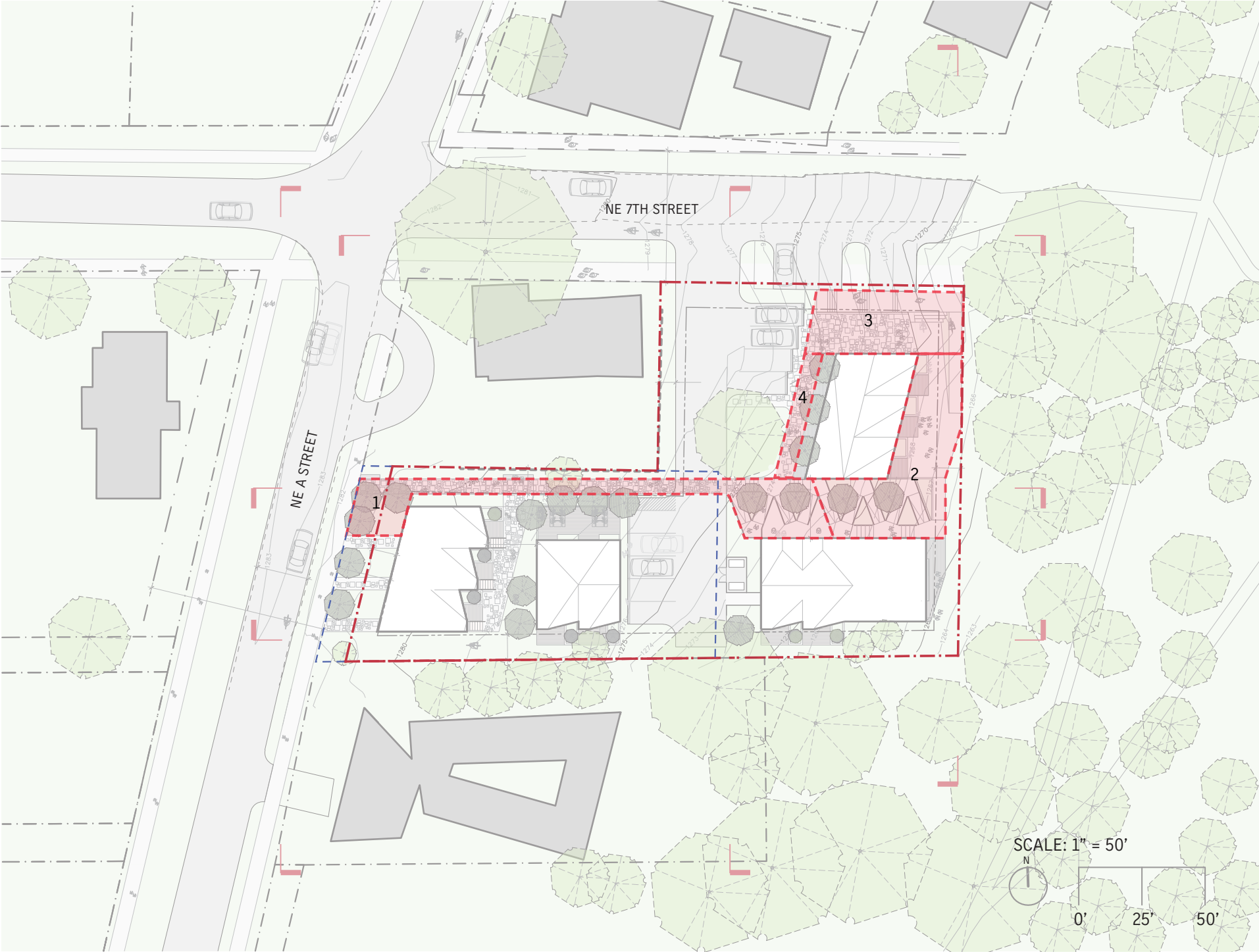
Common Useable Open Space

Percentage of Common Open Space:
(15% minimum per city code)

22.5% (0.14 ac/ 6131 SF)
(Not including
Parking area 4,900 SF)

Legend

1. A Street Promenade (2,062 SF/ 7.5% of Total Land Area)
2. Lower Court (2,223 SF/ 8.1% of Total Land Area)
3. 7th Street Trailhead Terrace (1,495.5 SF/ 5.4% of Total Land Area)
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DOWNTOWN BENTONVILLE POCKET COMMUNITY

PRD Submission

February 29, 2024

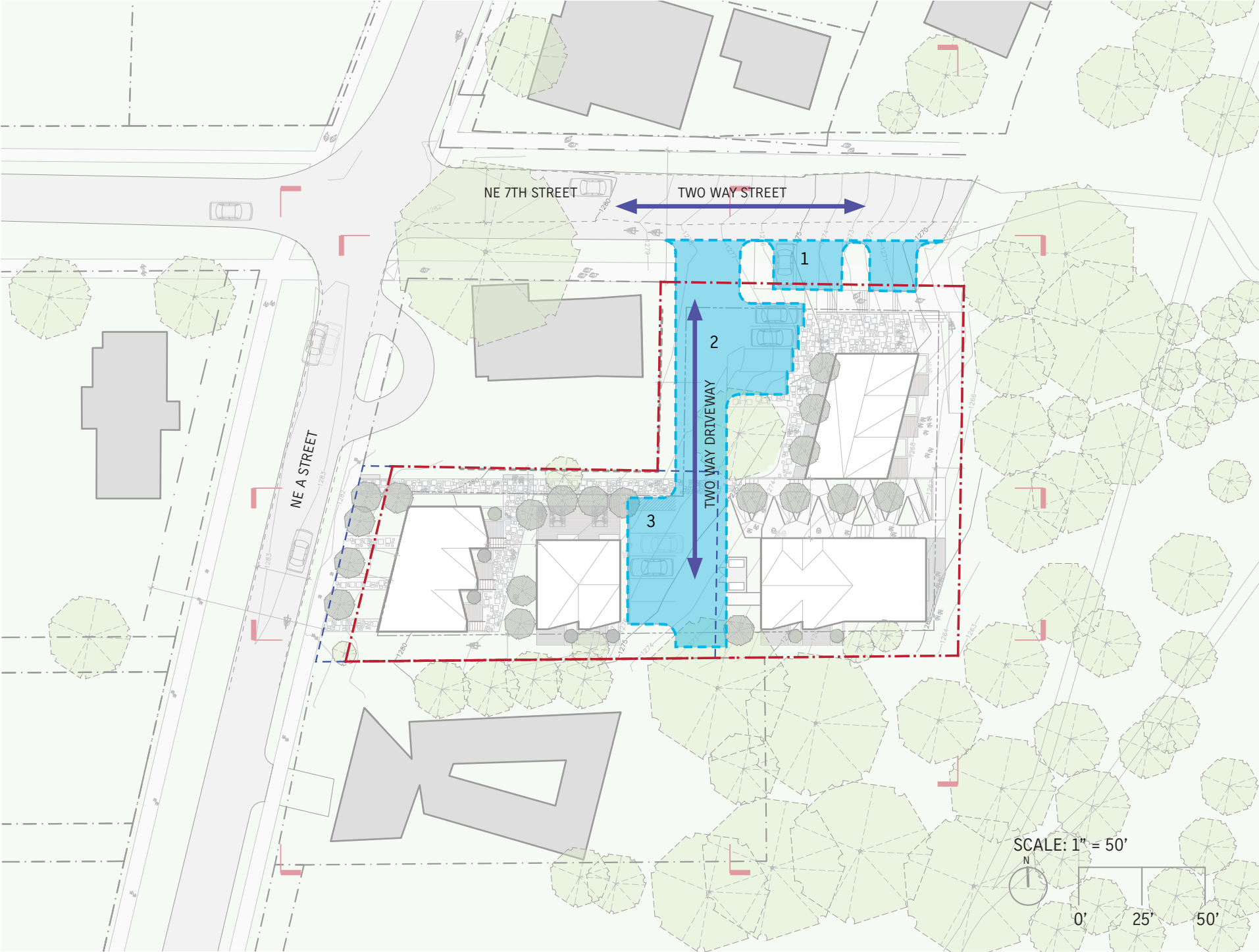
PLAN SET

Traffic Circulation Pattern

Legend

- 1. 5 Spaces (7th Street Access)
- 2. 4 Spaces (Driveway Access)
- 3. 5 Spaces (Driveway Access)

Vehicular Circulation

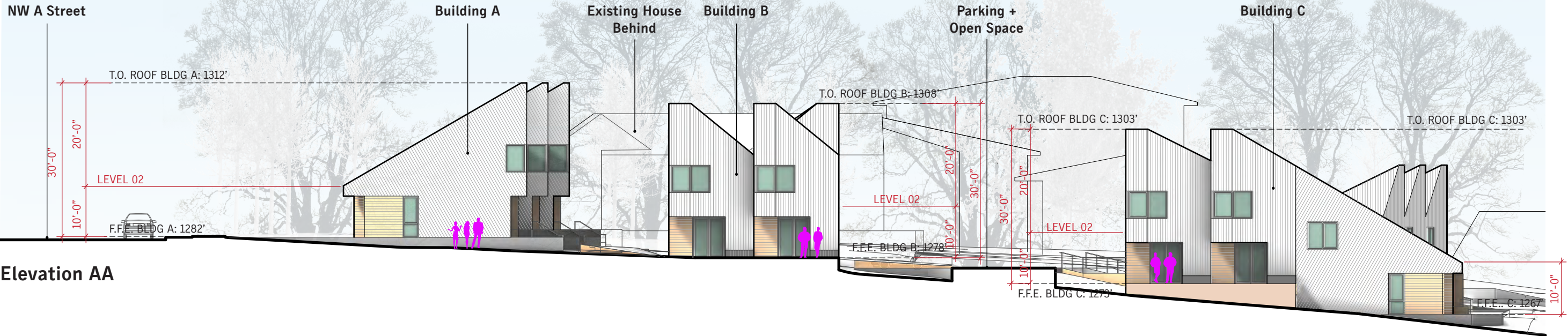


DOWNTOWN BENTONVILLE POCKET COMMUNITY

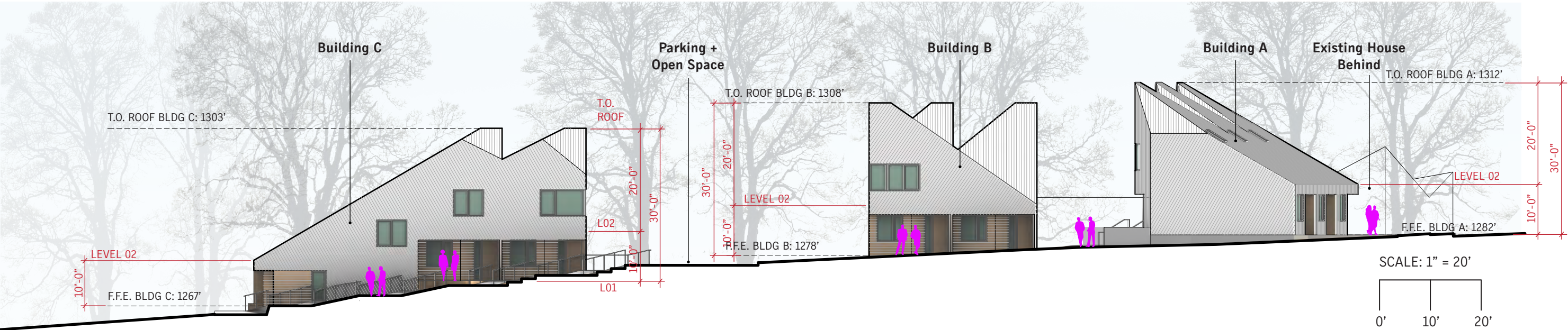
PRD Submission
February 29, 2024

PRD24-0001 10

PLAN SET



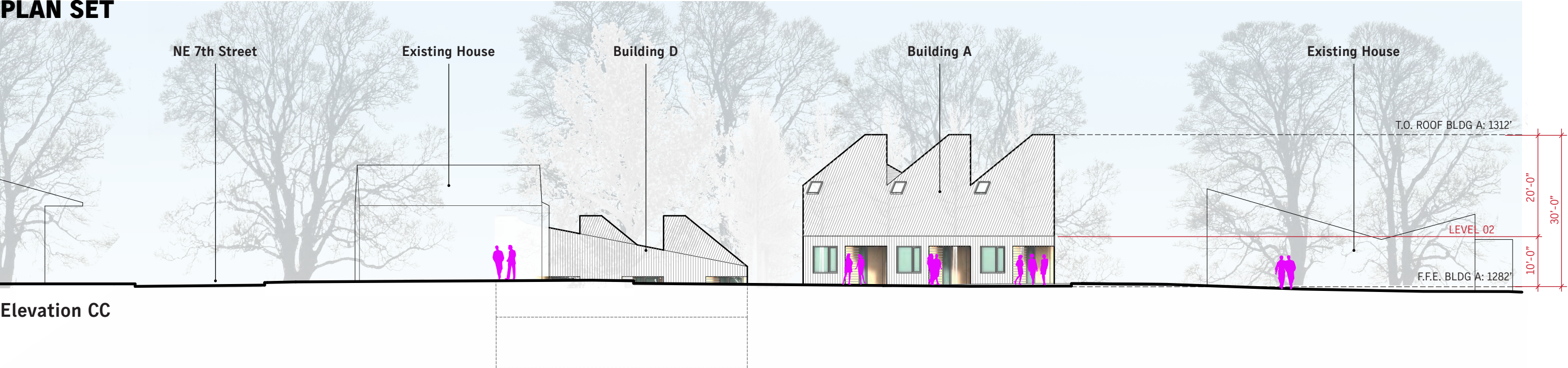
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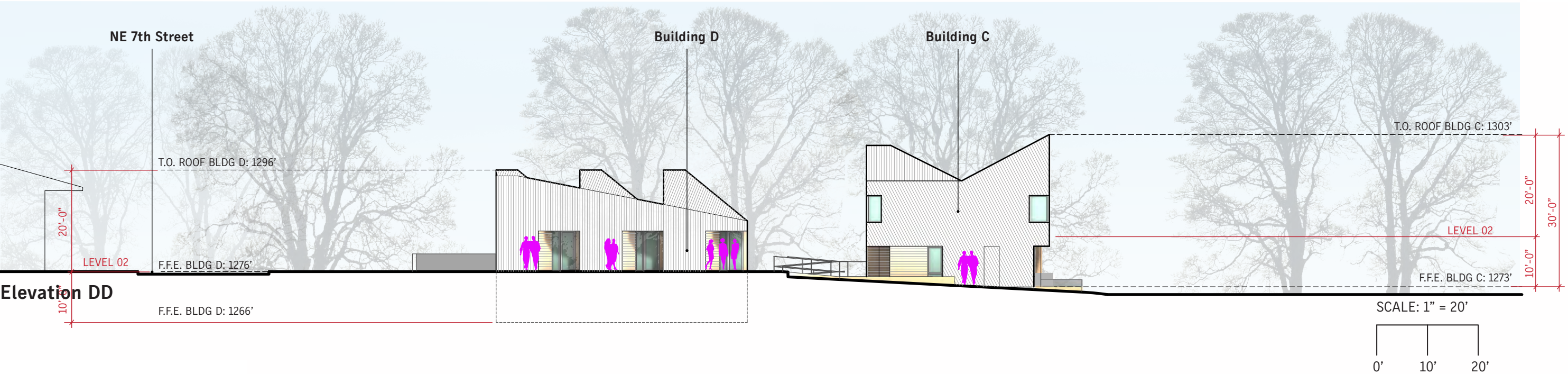
Elevation BB

DOWNTOWN BENTONVILLE POCKET COMMUNITY
Architectural Elevations
February 29, 2024

PLAN SET



Elevation CC

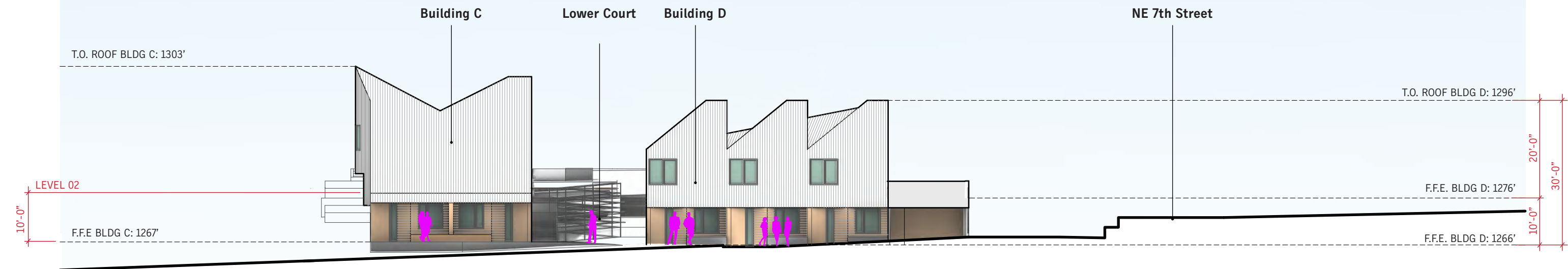


Elevation DD

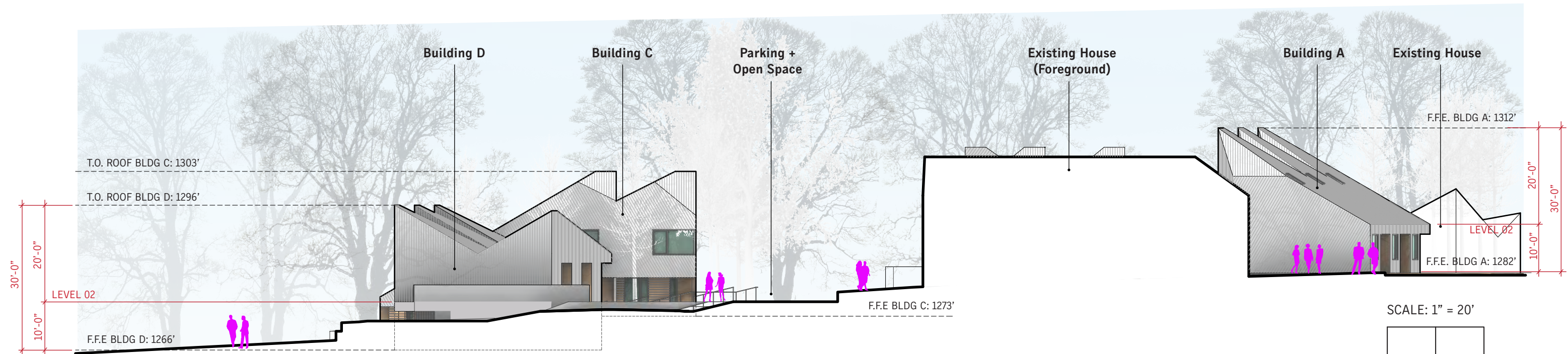
DOWNTOWN BENTONVILLE POCKET COMMUNITY
Architectural Elevations
February 29, 2024

PRD24-0001 12

PLAN SET



Elevation EE



Elevation FF

DOWNTOWN BENTONVILLE POCKET COMMUNITY
PRD Submission
February 29, 2024



Aerial View

DOWNTOWN BENTONVILLE POCKET COMMUNITY

PRD Submission
February 29, 2024

PLAN SET

Exterior Material Options

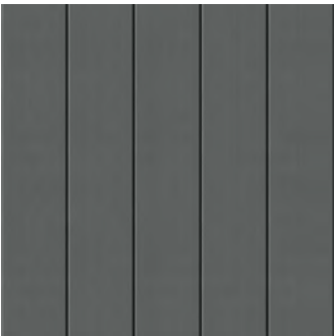
Palette 01

ROOFING



Standing Seam Metal Roof
(Dark/Medium Gray)

SIDING



Material A:
S. Seam Metal Rainscreen
(Dark/Medium Gray)



Material B:
Cementitious Stucco Insets

FOUNDATIONS

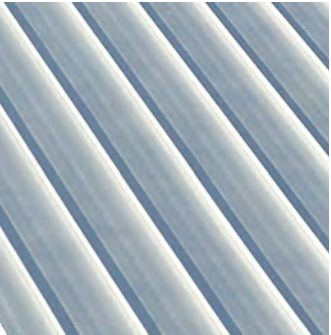


Cast-in-place Concrete

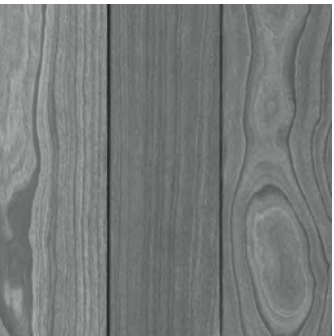
Palette 02



Option 01:
Standing Seam Metal Roof
(Dark/Medium Gray)



Alternate:
Standing Seam Metal Roof
(Light/Galvalume)



Material A:
Weathered Wood Rainscreen
(Wall)



Material B:
Stained Wood Rainscreen Insets

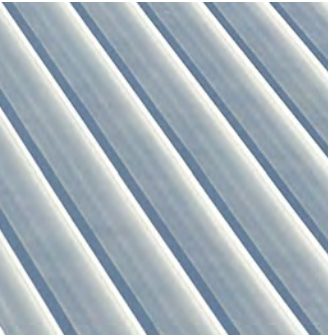


Cast-in-place Concrete

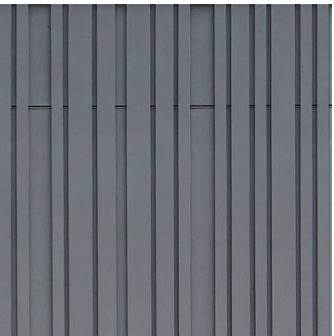
Palette 03



Option 01:
Standing Seam Metal Roof
(Dark/Medium Gray)



Alternate:
Standing Seam Metal Roof
(Light/Galvalume)



Material A:
Fibercement Board + Batten
(Wall)



Material B:
Stained Wood Rainscreen Insets



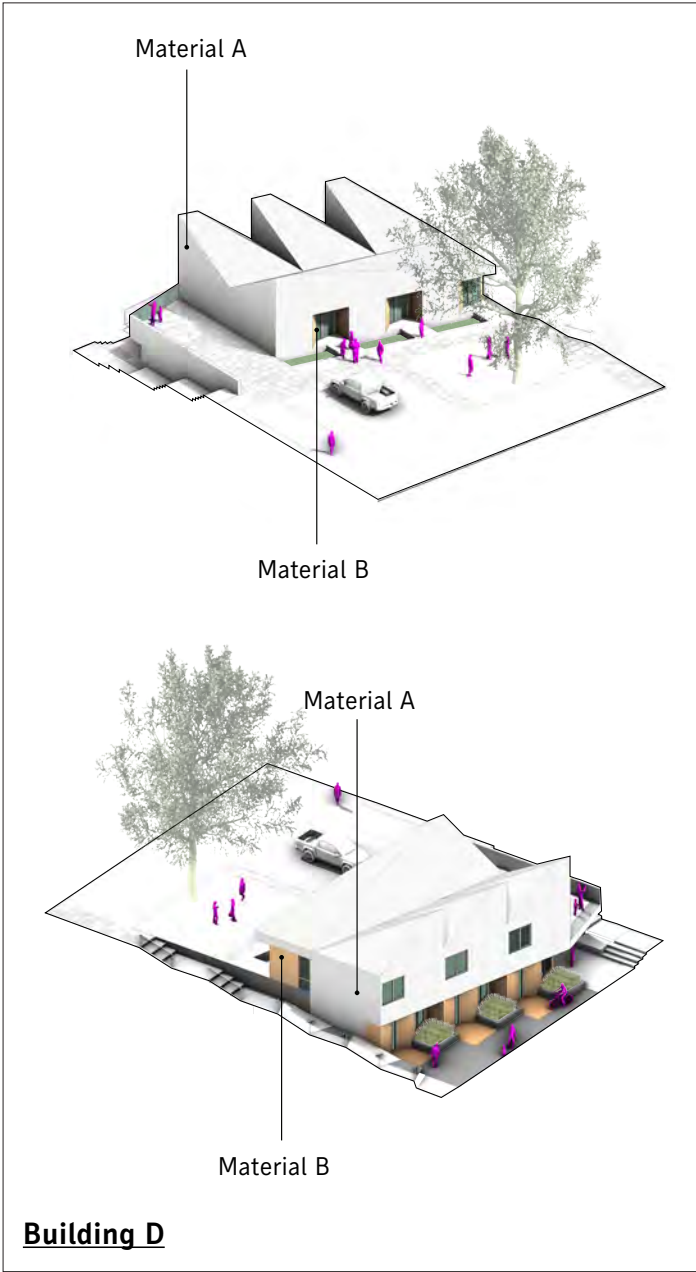
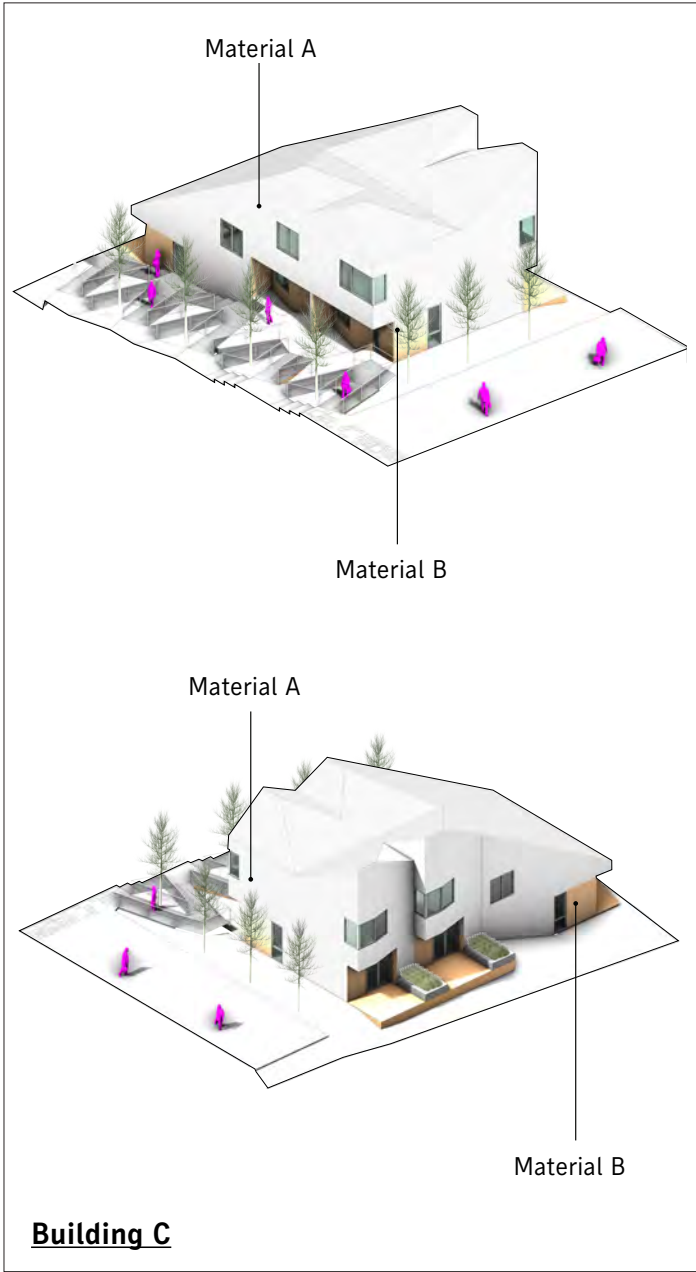
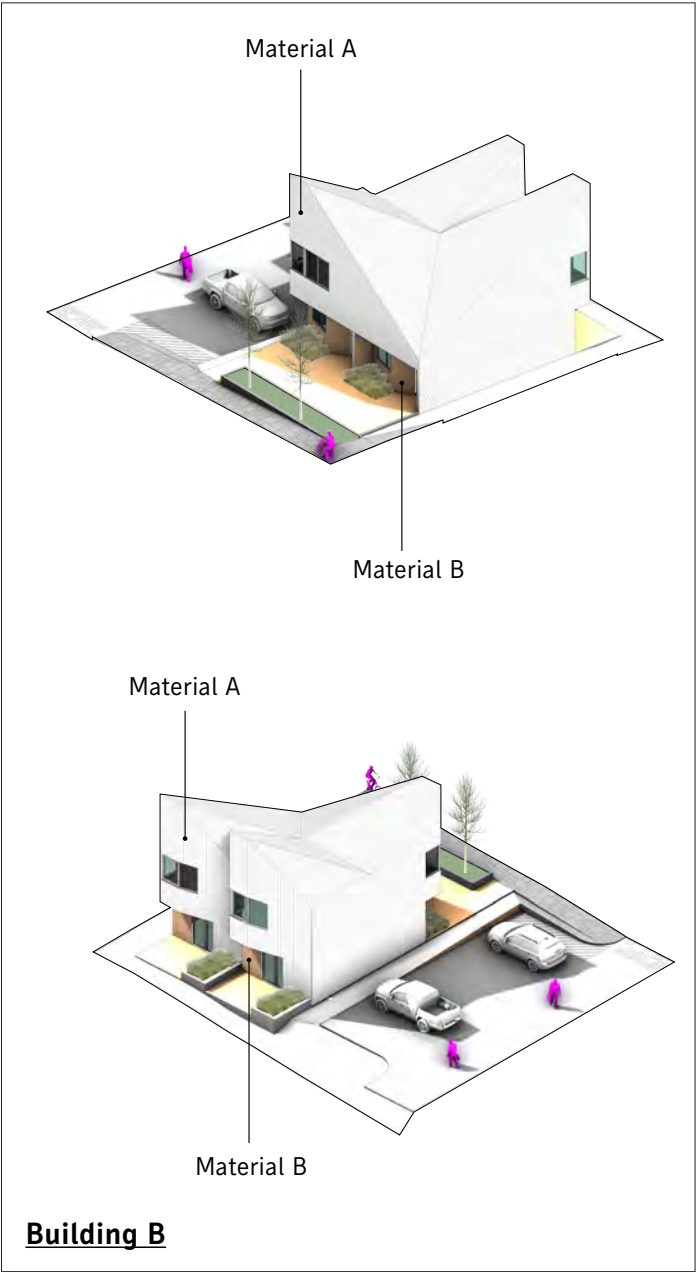
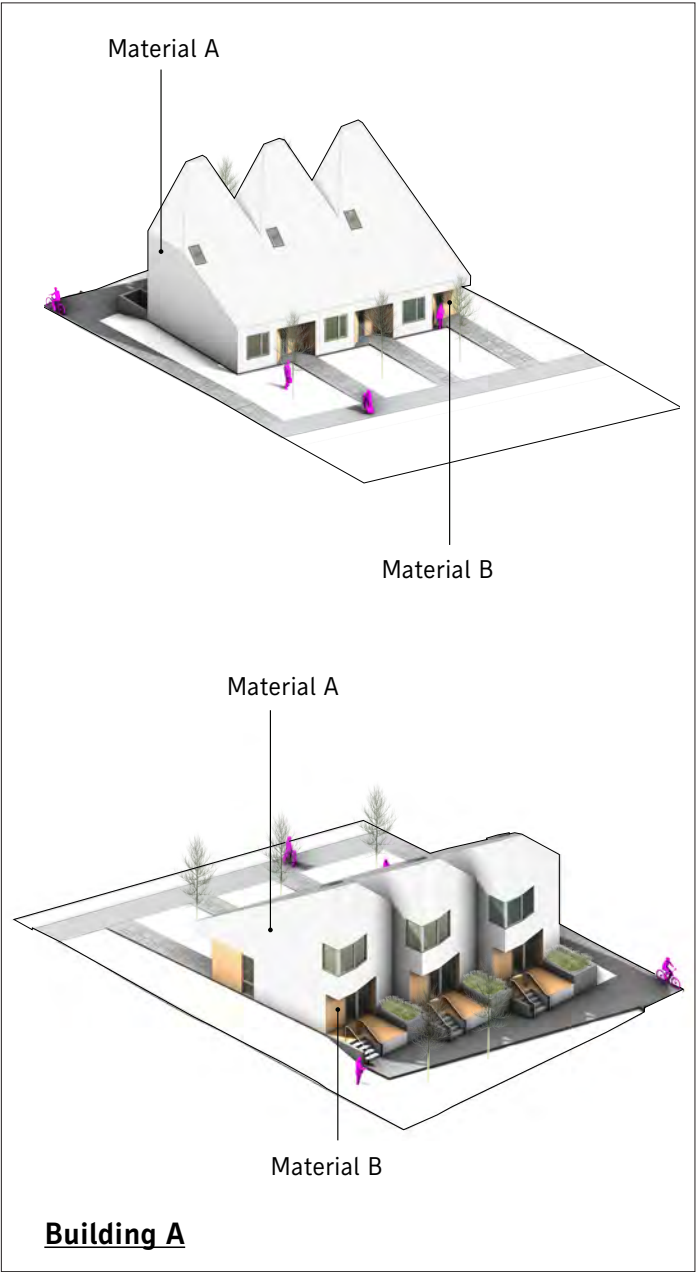
Cast-in-place Concrete

DOWNTOWN BENTONVILLE POCKET COMMUNITY

PRD Submission
February 29, 2024

PLAN SET

Materials Palette



PERSPECTIVES



VIEW FROM A STREET PROMENADE

PERSPECTIVES



VIEW FROM UPPER COURT

BUILDING A

Building A

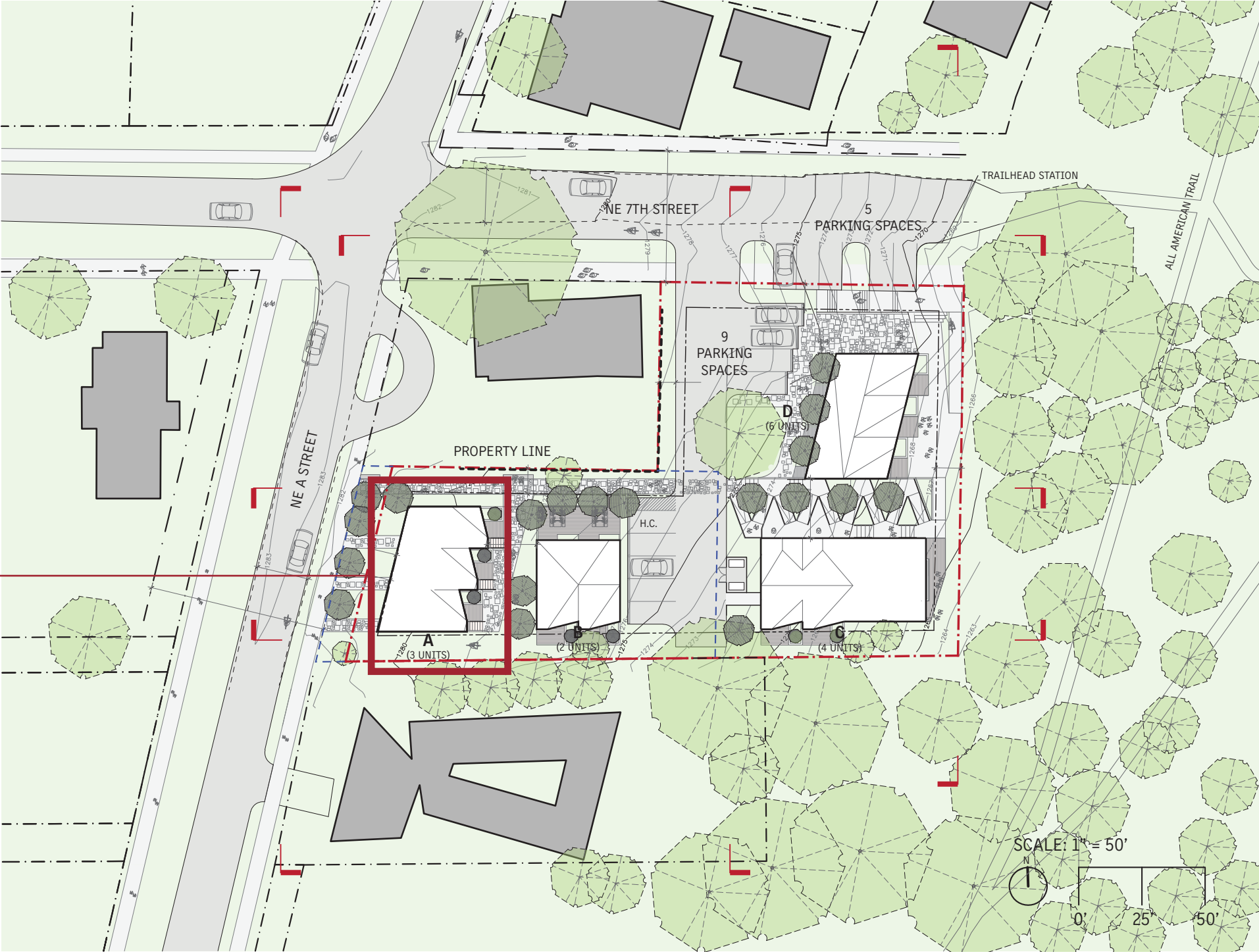
Legend

PRD Property Lines

Outside PRD Property Lines

Setbacks

Existing Property Line to be removed

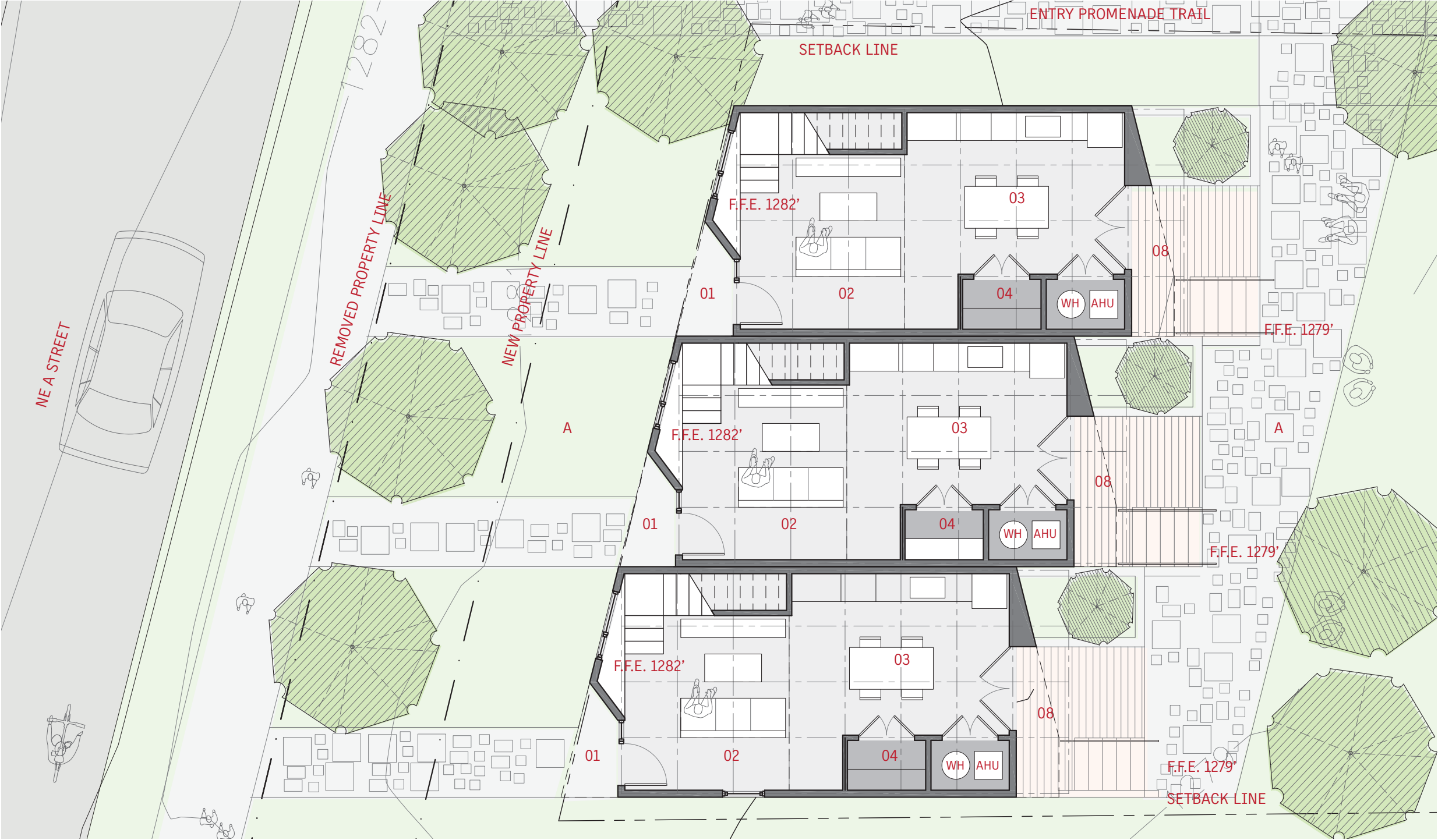


SITE PLAN
SCALE: 1" = 50'-0"

BUILDING A

3 x 1 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING A

3 x 1 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING B

Building B

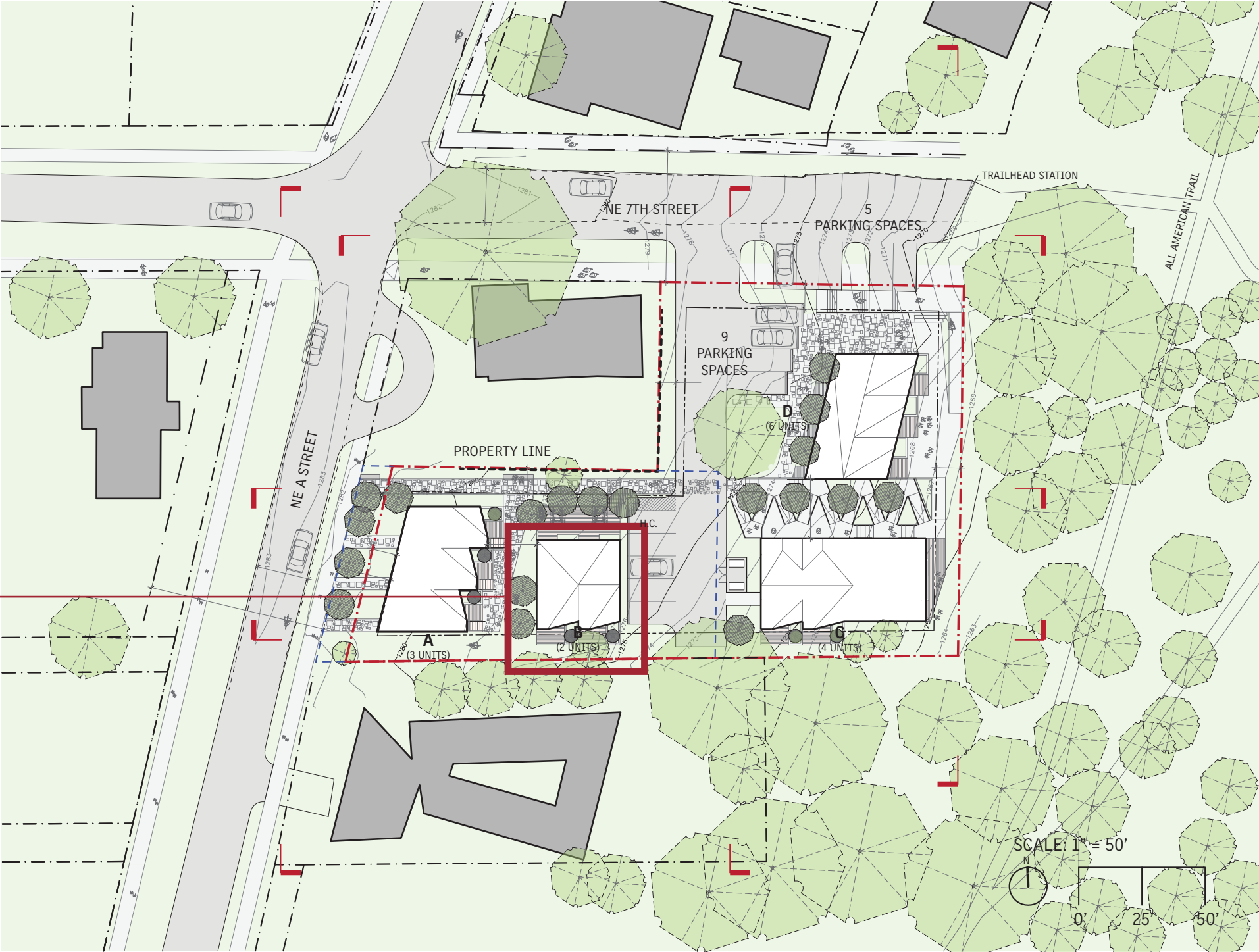
Legend

PRD Property Lines

Outside PRD Property Lines

Setbacks

Existing Property Line to be removed



SITE PLAN
SCALE: 1" = 50'-0"

BUILDING B

- 1 x 1 Bedroom
- 1 x 2 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING B

- 1 x 1 Bedroom
- 1 x 2 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING C

Building C

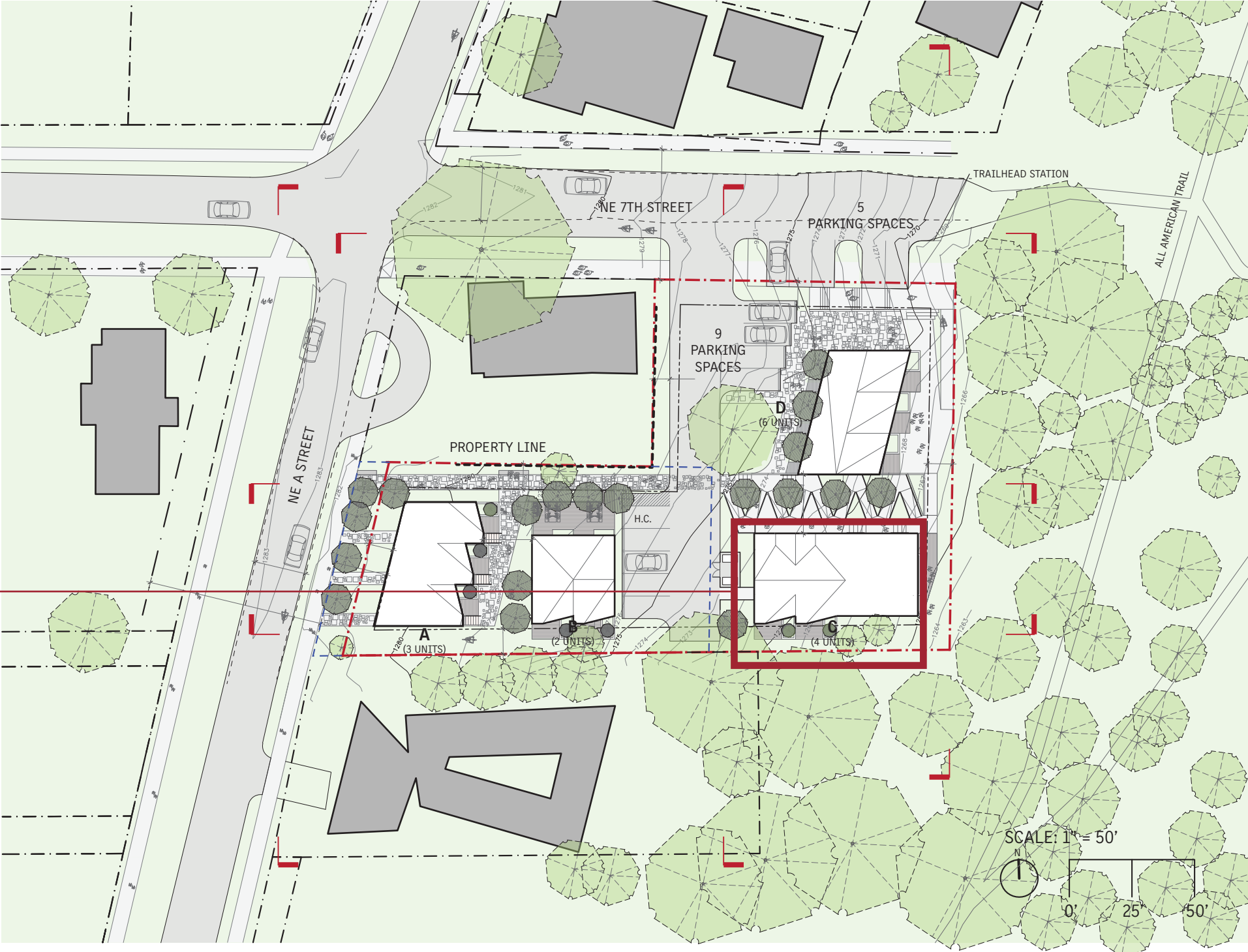
Legend

PRD Property Lines

Outside PRD Property Lines

Setbacks

Existing Property Line to be removed



SITE PLAN
SCALE: 1" = 50'-0"

BUILDING C

2 x 1 Bedroom
2 x 2 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH
 - 09 SPRINKLER ROOM

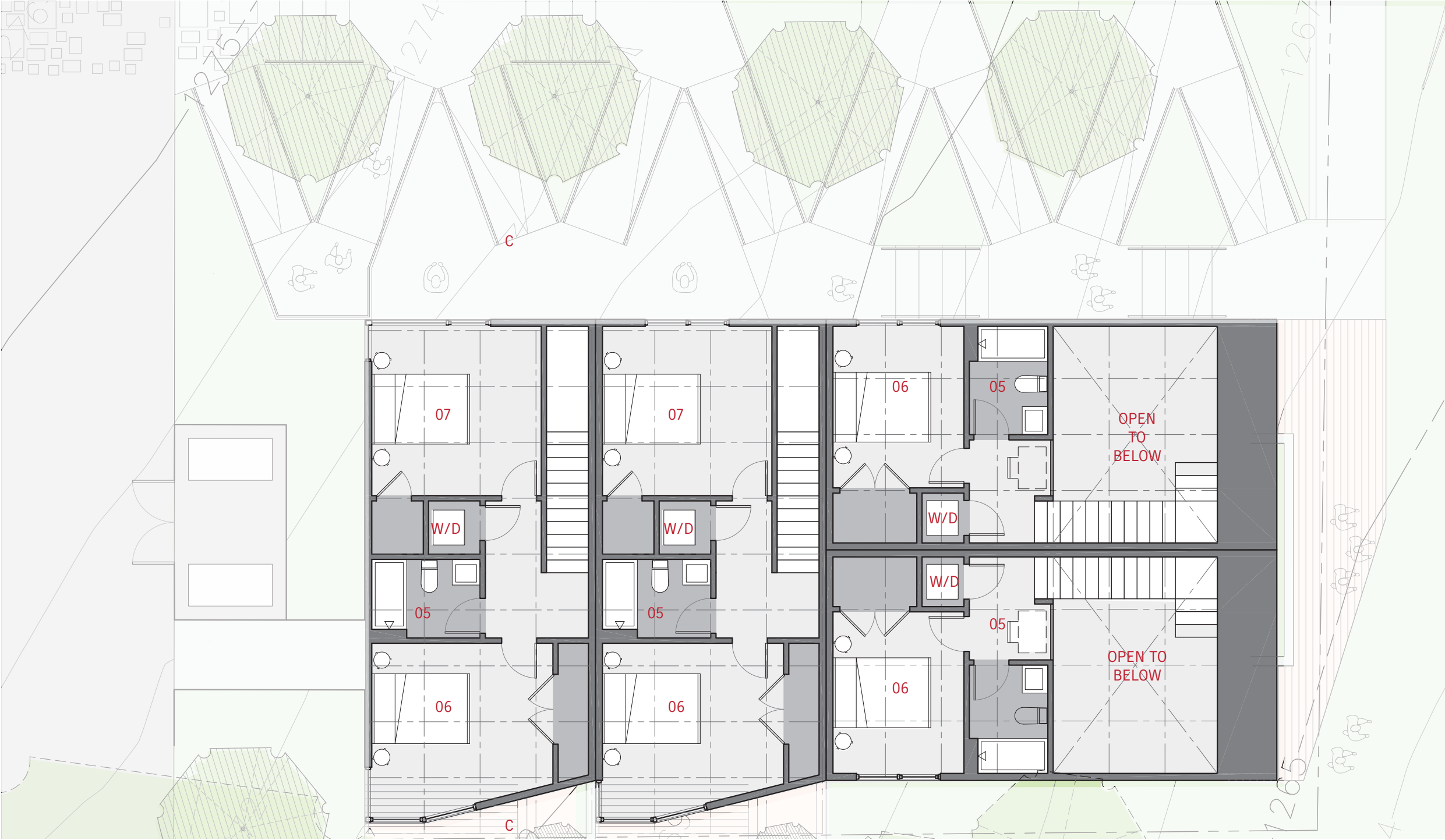


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING C

2 x 1 Bedroom
2 x 2 Bedroom

- LEGEND
- 01 COVERED ENTRY
 - 02 LIVING ROOM
 - 03 KITCHEN
 - 04 PANTRY/ MECH
 - 05 BATHROOM
 - 06 BEDROOM
 - 07 BEDROOM
 - 08 OUTDOOR PORCH
 - 09 SPRINKLER ROOM



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING D

Building D

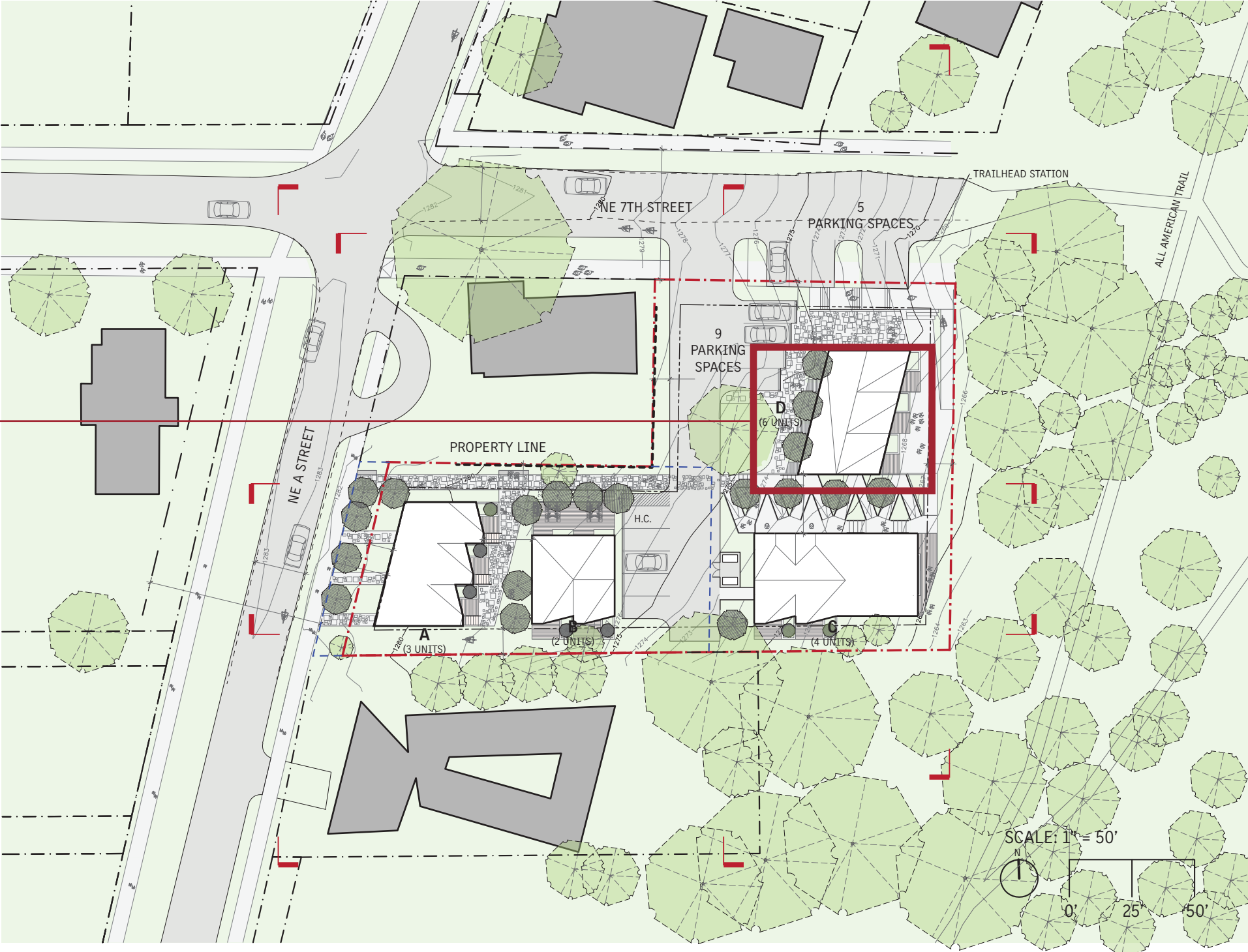
Legend

PRD Property Lines

Outside PRD Property Lines

Setbacks

Existing Property Line to be removed



SITE PLAN
SCALE: 1" = 50'-0"

BUILDING D

6 Studios
3 x Standard Studios:
3 x ADA Studios

- LEGEND
- 01

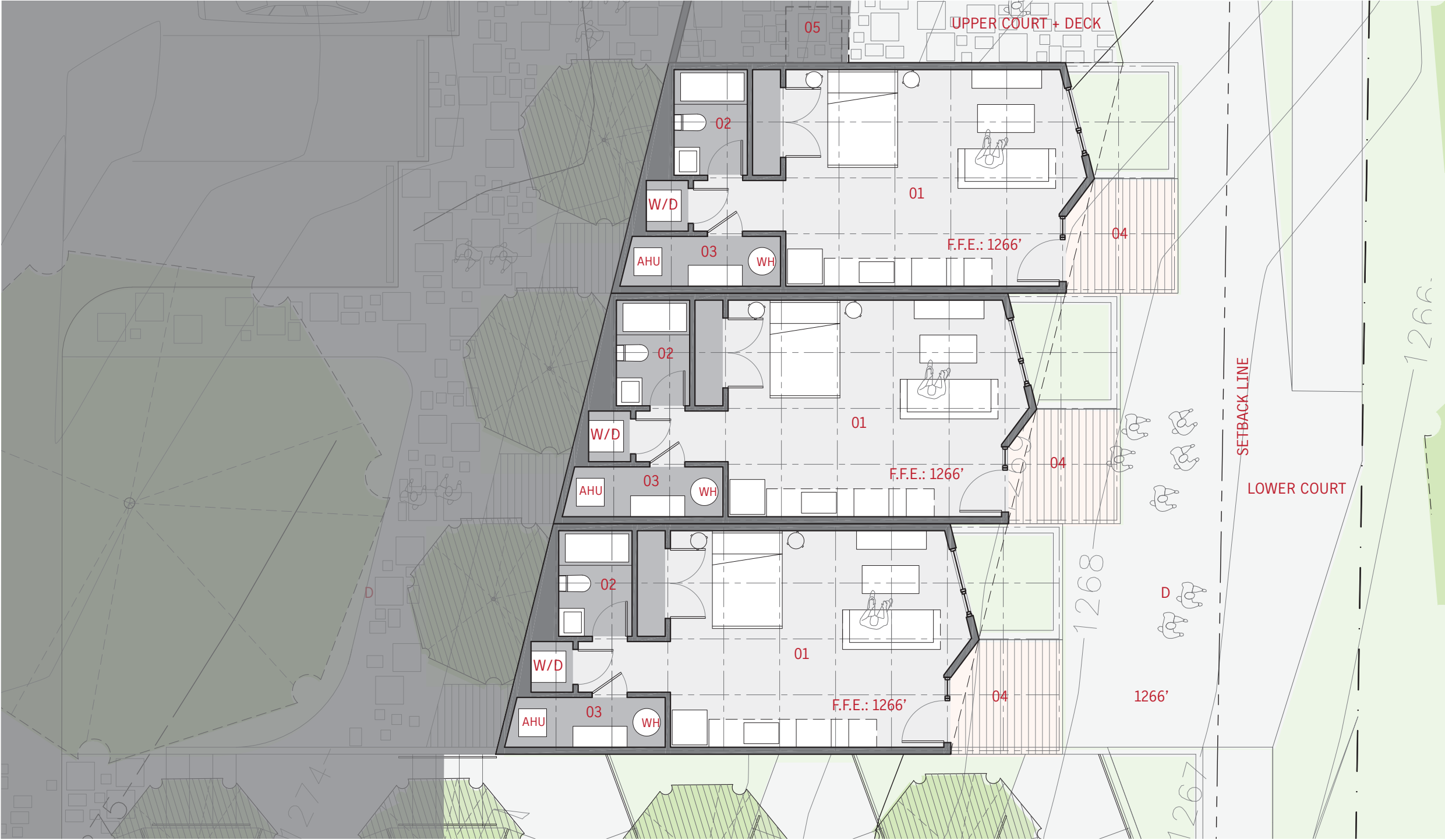
LIVING / KITCHEN
- 02

BATHROOM
- 03

PANTRY/ MECH
- 04

OUTDOOR PORCH
- 05

SPRINKLER ROOM

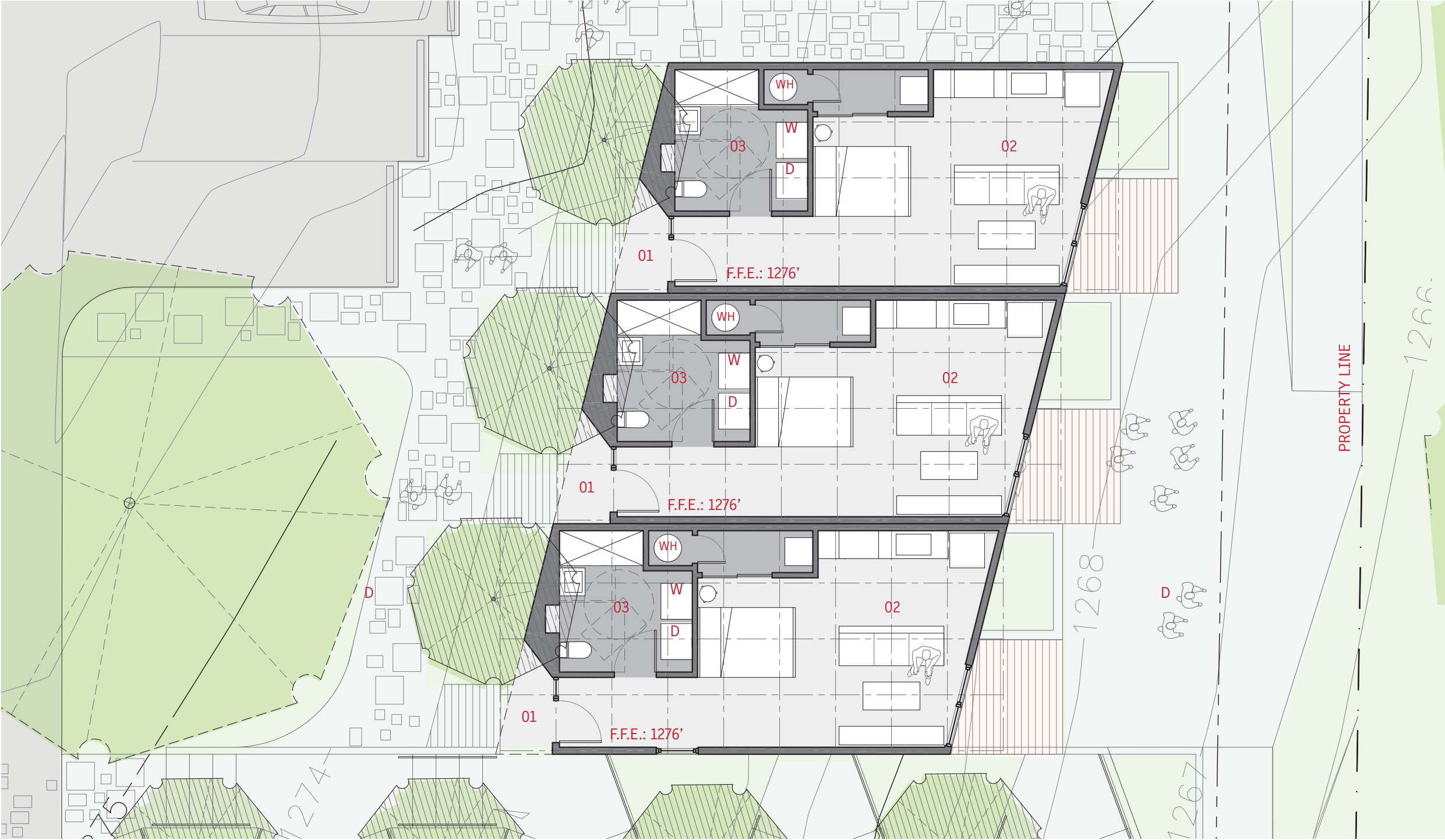


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING D

6 Studios
3 x Standard Studios
3 x ADA Studios

- LEGEND
- 01 ENTRY
 - 02 LIVING / KITCHEN
 - 03 BATHROOM
 - 04 PANTRY/ MECH
 - 05 OUTDOOR PORCH



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



CDNWA WORKFORCE
HOUSING
Bentonville, Arkansas

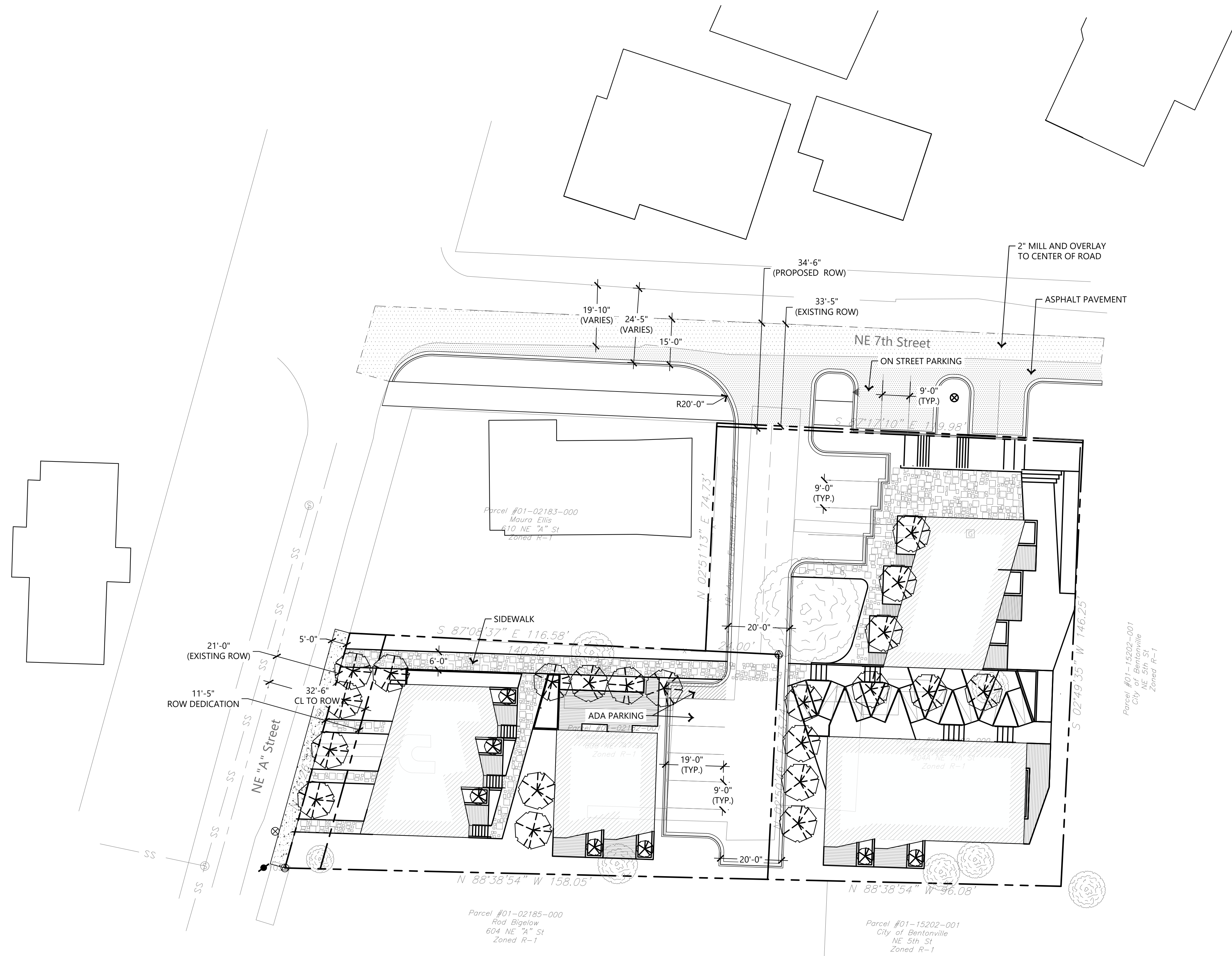
EDG PROJECT NO. 23-058
DATE 2024.03.20

REVISIONS		
Mark	Date	Description

PHASE SCHEMATIC DESIGN

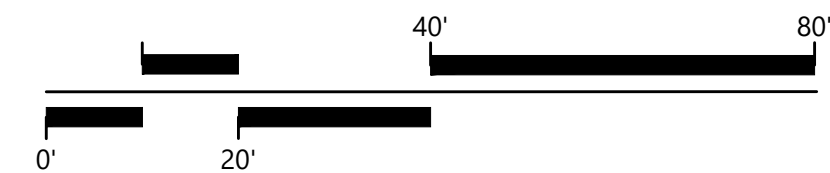
TITLE SITE PLAN

SHEET NO. C1.00
PRD24-0001



1 SITE PLAN

SCALE: 1" = 20'-0"



NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



CDNWA WORKFORCE
HOUSING
Bentonville, Arkansas

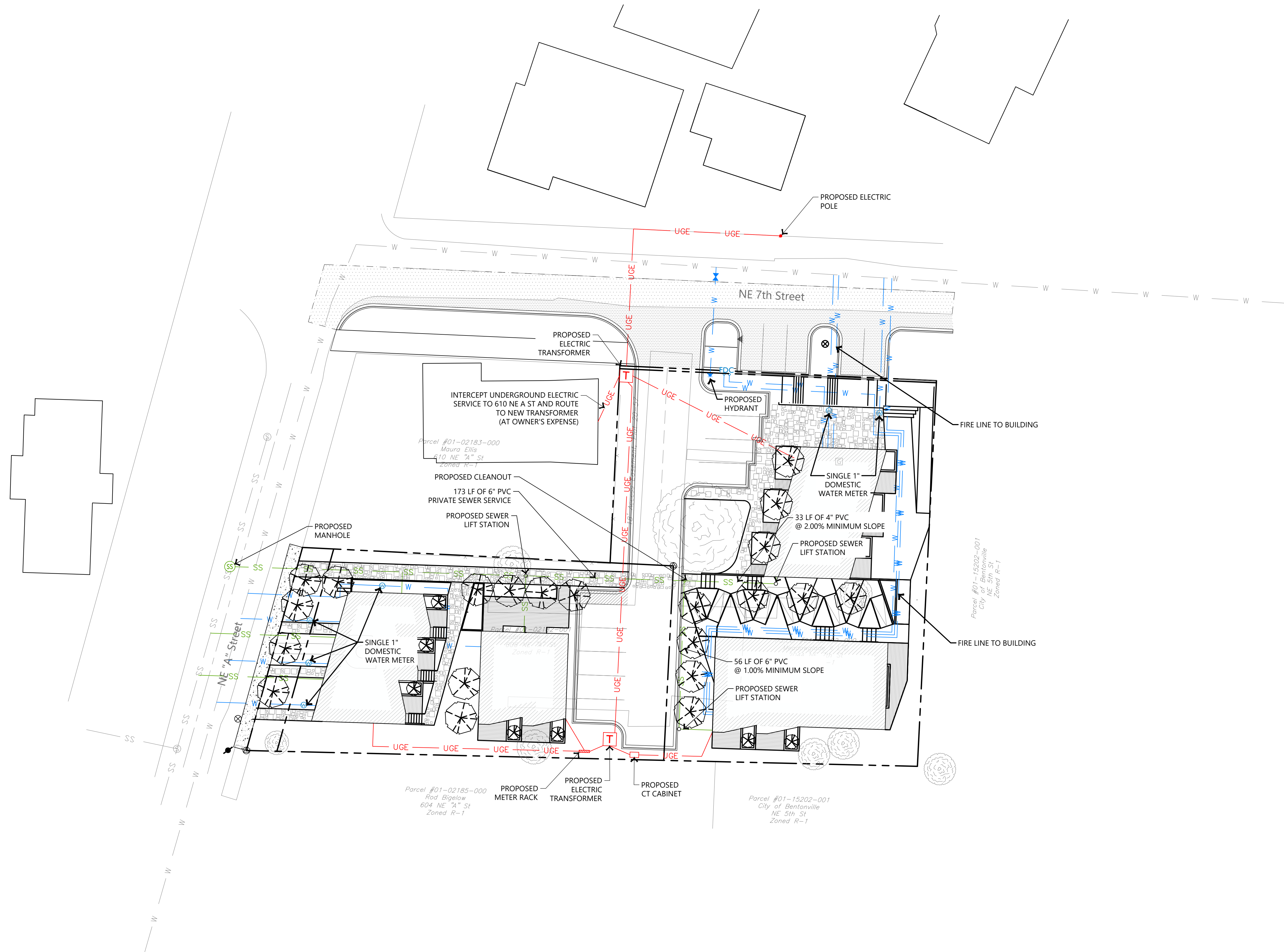
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DATE 2024.03.20

REVISIONS		
Mark	Date	Description

PHASE SCHEMATIC DESIGN

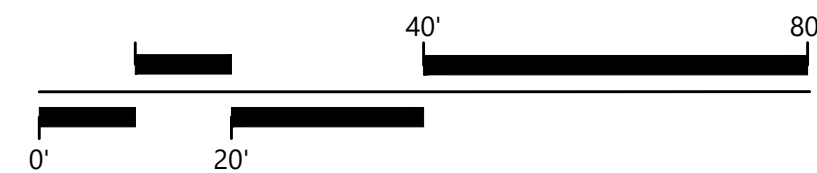
TITLE UTILITY PLAN

SHEET NO. C2.00
PRD24-0001



1 UTILITY PLAN

SCALE: 1" = 20'-0"



NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



CDNWA WORKFORCE
HOUSING
Bentonville, Arkansas

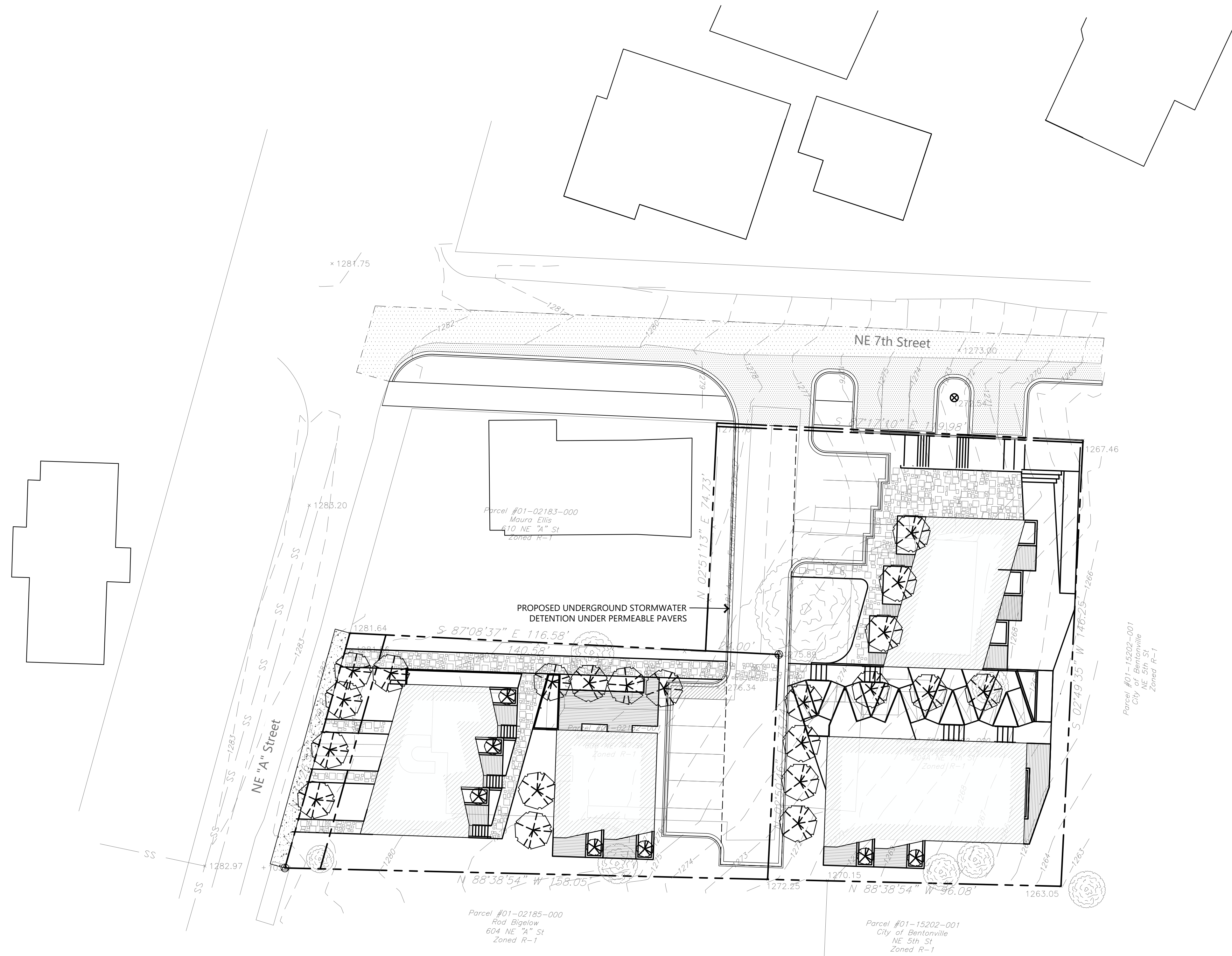
EDG PROJECT NO. 23-058
DATE 2024.03.20

REVISIONS		
Mark	Date	Description

PHASE SCHEMATIC DESIGN

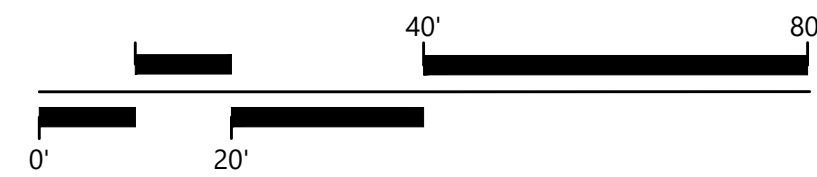
TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.00
PRD24-0001



1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

CDNWA WORKFORCE
HOUSING
Bentonville, Arkansas

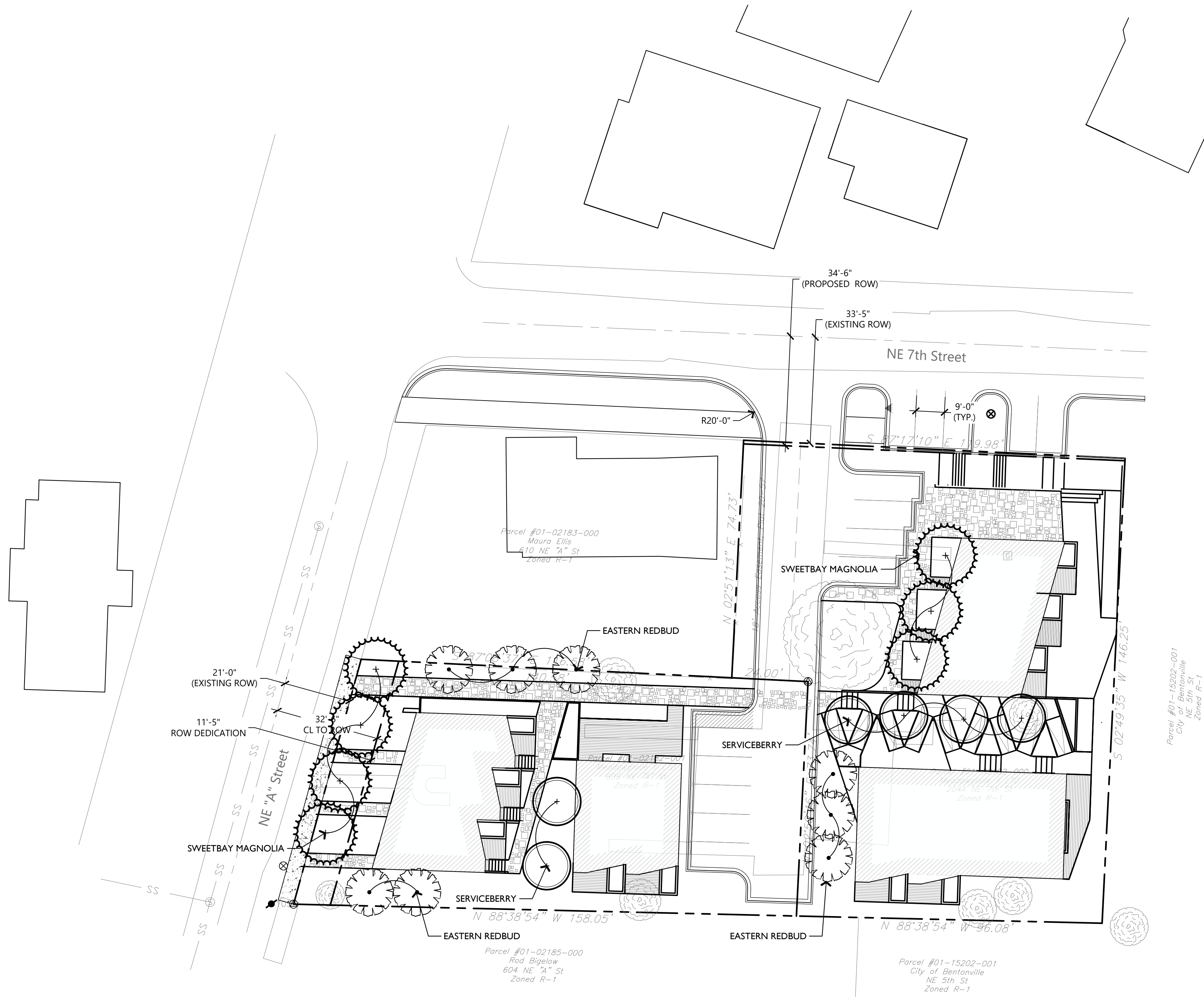
EDG PROJECT NO. 23-058
DATE 2024.03.20

REVISIONS		
Mark	Date	Description

PHASE SCHEMATIC DESIGN

TITLE PRELIMINARY
LANDSCAPE PLAN

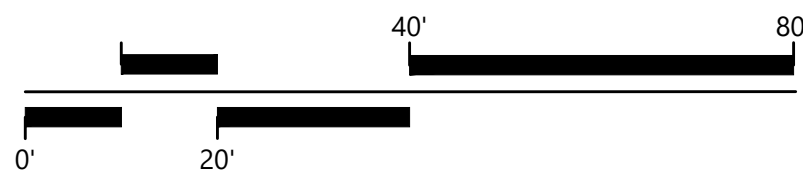
SHEET NO. L1.00
PRD24-0001



PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
	8	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL	BALL & BURLAPPED	AS SHOWN
	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL	30 GAL	AS SHOWN
	6	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2.5" CAL	BALL & BURLAPPED	AS SHOWN

1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"





Fairfield Addition, Lots 14, 15 & 16

801 SE G ST

PC Date: 3/4/2025

Staff Report Details

Project Number	PLA25-0015
Applicant / Current Owner	Whitebox @ Market LLC
Site Area	+/- [.98] Acres
Current Zoning	D-E, Downtown Edge
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

Property Line Adjustment: Lots 14, 15 & 16, Block 4, Fairfield Addition, Creating Lot 29, Block 4 of Fairfield Addition. 801 SE G St, and 802 & 804 SE H St, D-E, Downtown Edge, *PLA25-0015*.

Property Line Adjustment of Lots 14, 15 & 16, Block 4, Fairfield Addition, Creating Lot 29, Block 4 of Fairfield Addition. The plat is dedicating a 10' utility easement along the north side of the lot. The lot has direct access to SE H St, SE G St, and SE 8th St.

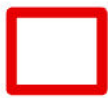
Project Details

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

SE 8TH ST

SE G ST

SE H ST



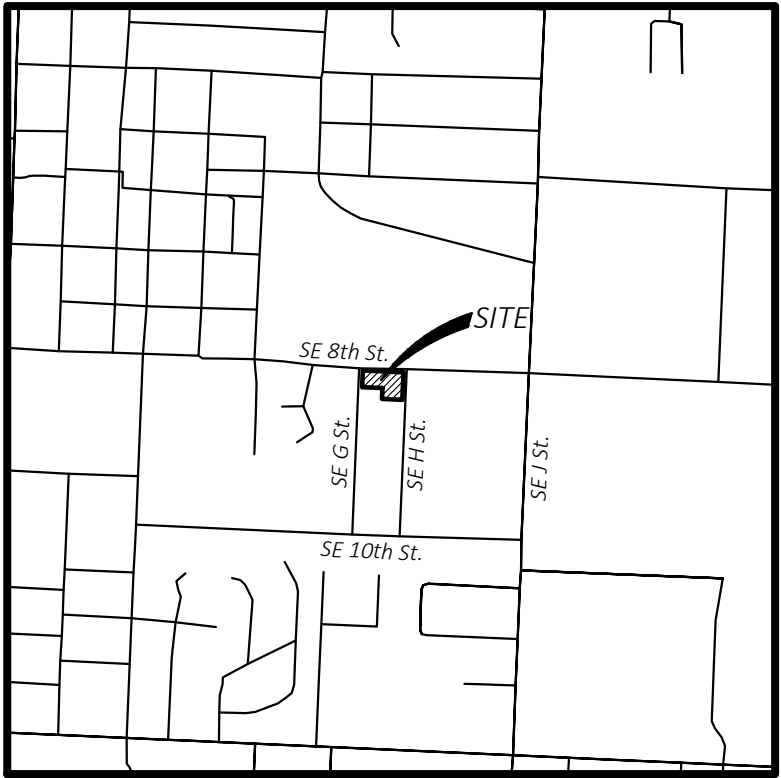
PLA25-0015
Creating Lot 29 Whitebox at Market
801 SE G ST



Property Line Adjustment of Lots 14, 15 & 16, Block 4,
Fairfield Addition, Creating Lot 29
Whitebox @ Market LLC

- GENERAL NOTES:
- 1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
 - 2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
 - 3. This plat represents a Lot Combination of Lots 14, 15 & 16, Block 4, Fairfield Addition as recorded in Instruments L202464424, L202516165 & L202516093 in the public records of Benton County, Arkansas.
 - 4. 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.
 - 5. A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
 - 6. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
 - 7. Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, as established by a Static observation processed through Trimble RTX.
 - 8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - 9. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
 - 10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - 11. No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - 12. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
 - 13. 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.
 - 14. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - 15. 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 05, 2012
 - 16. 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.
 - 17. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit http://www.bentonvilleplanning.com/ or call the Planning Department @ 479-271-3122.
 - 18. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - 19. There may not be fences or any other structures build in any drainage easement
 - 20. 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
 - 21. 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.
 - 22. All structures must maintain a minimum of 20' clearance from all electric lines
 - 23. 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.
 - 24. 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.
 - 25. Relocation of any existing electrical facilities shall be at the owners expense
 - 26. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
 - 27. We hereby grant to the City of Bentonville a blanket Avigation easement over the entirety of this Lot Combination pursuant to Municipal Code Section 401.12 and 401.13
 - 28. No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
 - 29. All sidewalks shall be installed by the timeframes set forth in 900.09 of the Street Specifications.
 - 30. There may not be fences or any other structures built in any drainage easements.
 - 31. There are no waivers, variances, and conditional uses at the time of preparing this plat or plan.

802 SE H ST
Bentonville, Benton County, Arkansas



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'49.40"N
Longitude: 94°12'0.21"W

Owner / Owners

Parcel Number #01-02583-000,
#01-02584-000, #01-02585-000
Whitebox @ Market LLC
304 NW J St
Bentonville, Arkansas 72712
Phone: (416) 452-8384

Surveyors:

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



DESCRIPTIONS PER DEEDS L202464424, L202516165, L202516093:

Lot 14, Block 4, Fairfield Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record O, Page 351.

Lot 15, Block 4, Fairfield Addition to the City of Bentonville, Benton County, Arkansas, as shown in plat record "O" page 351, in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

Lot 16, Block 4, Fairfield Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record O, Page 351.

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: Added UGE Line, 06/24/2025.

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: Whitebox @ Market LLC
304 NW J St
Bentonville, Arkansas 72712

Print Name:

Subscribed and sworn before me, this day of , 2025.

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

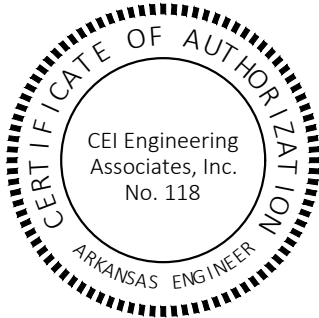
I Dustin G. Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary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

Date of Execution:

Signed: Registered Land Surveyor
No.1618
State of Arkansas

REZONE # RZ25-0012, RZ25-0013

City of Bentonville Project # PLA25-0015



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Lot Combination
Whitebox @ Market LLC
802 SE H 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

Table with 2 columns: PROFESSIONAL OF RECORD, DESIGNER, FIELD WORK, CEI PROJECT NUMBER, DATE, REVISION. Values include DGR, BLF, KDM, 34467, 7/17/2025, REV-1.

COVER

SHEET TITLE

SHEET NUMBER

1 OF 2

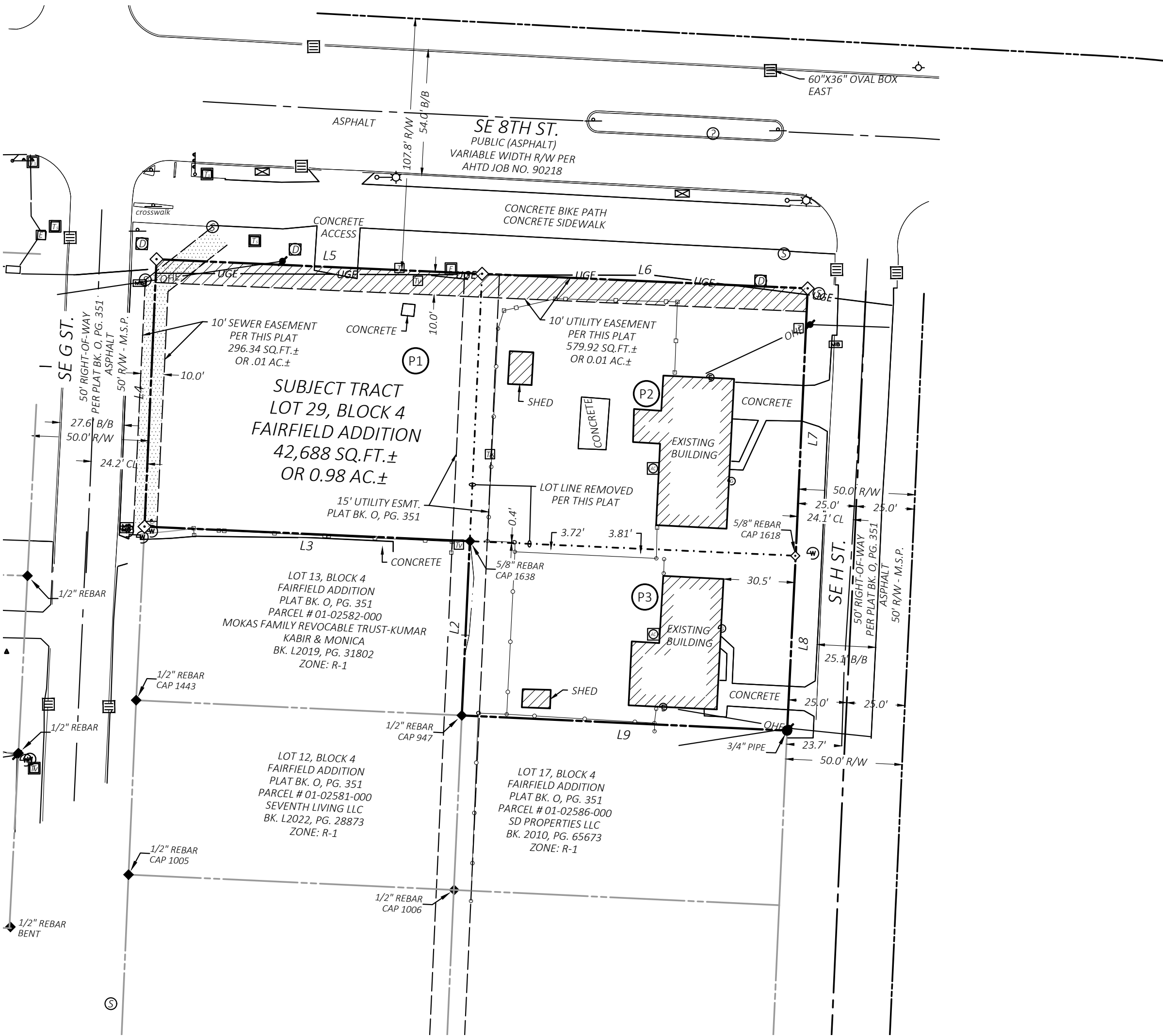
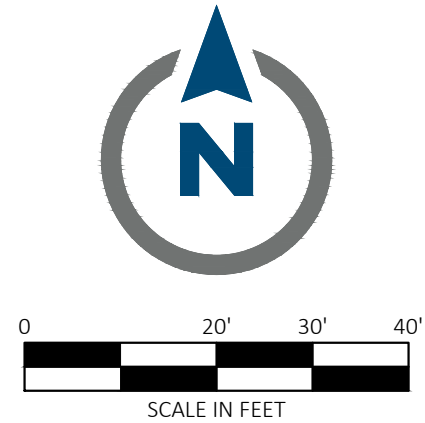
ATLAS PAGE: 404

DRAWING LOCATION - S:\34000\34467\DRAWINGS\SURVEY\WORKING\34467.LC.DWG - SAVED BY - BELEEMAN

DRAWING LOCATION - S:\34000\34467\DRAWINGS\SURVEY\WORKING\34467.LC.DWG -- SAVED BY - BLEEMAN

PARENT TRACTS		
P1 PARENT TRACT LOT 14, BLOCK 4 FAIRFIELD ADDITION PLAT BK. O, PG. 351 PARCEL # 01-02583-000 WHITEBOX @ MARKET LLC BK. L2024, PG. 64424 ZONE:D-E	P2 PARENT TRACT LOT 15, BLOCK 4 FAIRFIELD ADDITION PLAT BK. O, PG. 351 PARCEL # 01-02584-000 WHITEBOX @ MARKET LLC BK. L2025, PG. 16165 ZONE:D-E	P3 PARENT TRACT LOT 16, BLOCK 4 FAIRFIELD ADDITION PLAT BK. O, PG. 351 PARCEL # 01-02585-000 WHITEBOX @ MARKET LLC BK. L2025, PG. 16093 ZONE:D-E

Property Line Table		
Line #	Direction	Length
L2	N02°37'09"E	74.96'
L3	N87°25'59"W	139.87'
L4	N02°34'02"E	115.00'
L5	S87°25'58"E	139.97'
L6	S87°25'58"E	140.03'
L7	S02°34'02"W	115.00'
L8	S02°49'26"W	75.20'
L9	N87°19'57"W	139.86'



Legend

	Boundary Line
	Lot Line Removed per this Plat
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Centerline
	Setback Line
	Flow Line
	Chainlink Fence Line
	Wood Fence Line
	Overhead Electric Line
	Underground Electric Line
	Utility Pole
	Light on Utility Pole
	Traffic Signal Riser
	Unknown Riser
	Cable TV Riser
	Electric Riser
	Air Conditioner Unit
	Telephone Riser
	Mail Box
	Found Monument (As Noted)
	Set 5/8" Rebar
	Found Pipe (As noted)
	Sewer Manhole (SMH)
	Water Meter
	Gas Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Unknown Manhole
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Traffic Sign (Type of Sign)
	Warning Gas Line Sign
	Back to Back of Curb
	Centerline
	Right-of-Way
	10' Utility Easement
	10' Sewer Easement



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Lot Combination
Whitebox @ Market LLC
802 SE H 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	BLF
FIELD WORK	KDM
CEI PROJECT NUMBER	34467
DATE	7/17/2025
REVISION	REV-1

LOT COMBO

SHEET TITLE

SHEET NUMBER

ATLAS PAGE: 404

City of Bentonville Project # PLA25-0015

State Survey Code: 500-20N-30W-0-32-340-04-1618

2 OF 2



Deming's 2nd Addition, Blk 23 Lot 27

809 Northeast A Street

PC Date: 8/5/2025

Staff Report Details

Project Number	PLA25-0019
Applicant / Current Owner	O.A.K. Construction/Rob Goltermann
Site Area	+/- [0.41] Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Lots 9 and 10 of Deming's 2nd Addition, Creating Lot 27. 809 Northeast A Street, DN-2, Downtown Medium Density Residential, PLA25-0019.

A Property Line Adjustment of Lots 9 and 10 of Deming's 2nd Addition, creating new Lot 27. The plat is dedicating 0.01 acres of right-of-way along Northeast A Street. The plat is also dedicated a varied width utility easement for a sewer line along its northwestern property line. The lot has access to an unbuilt 20-foot-wide alley along its southwestern property line.

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

**DEMINGS 2ND
ADD LOT
27**

NE BLACK APPLE LN

NE A ST

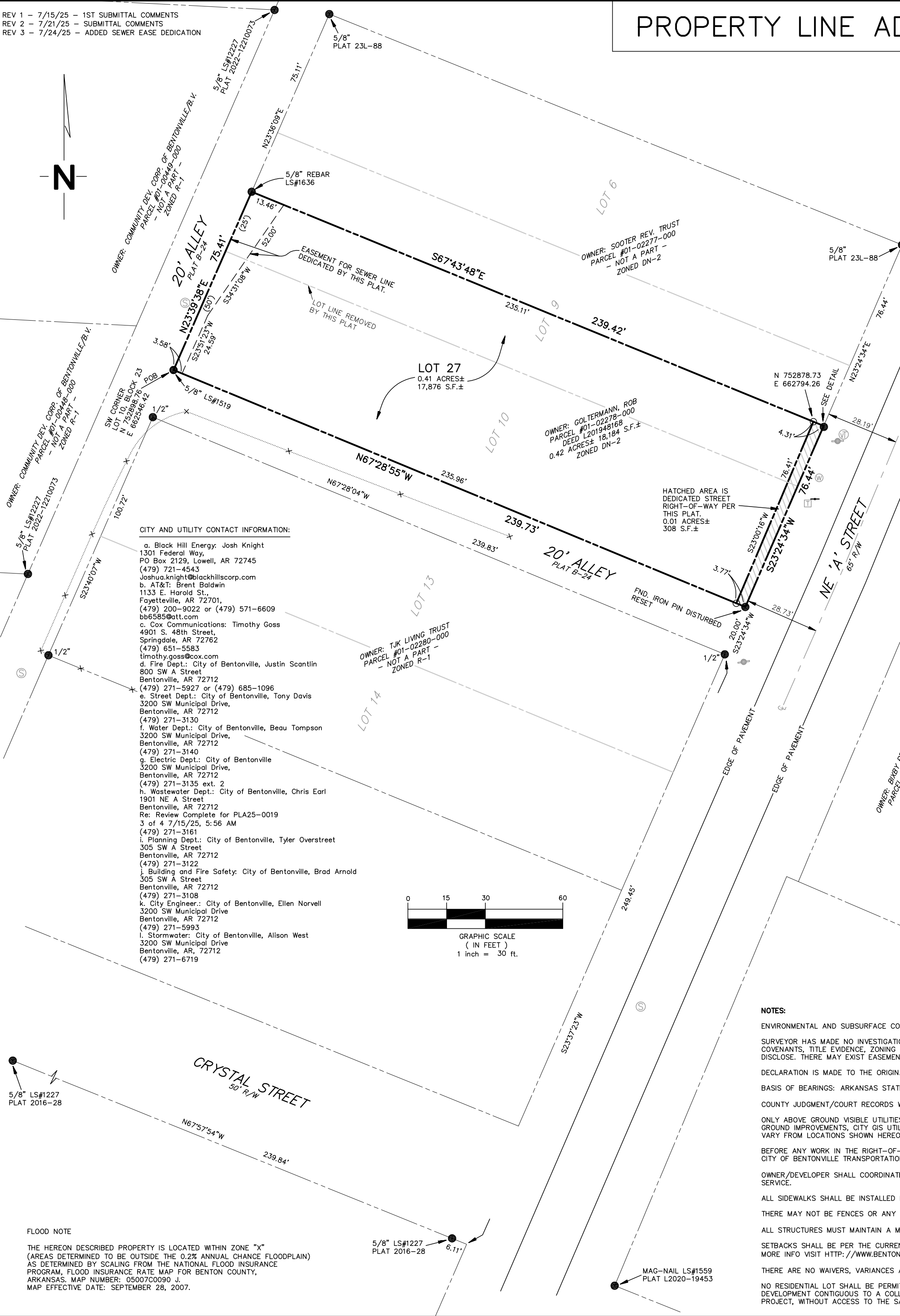
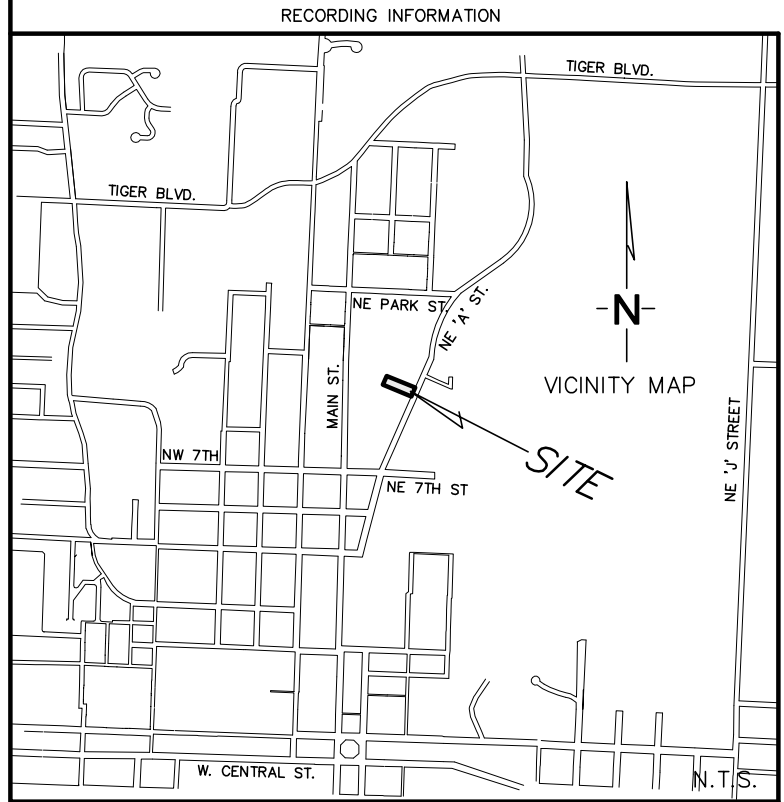
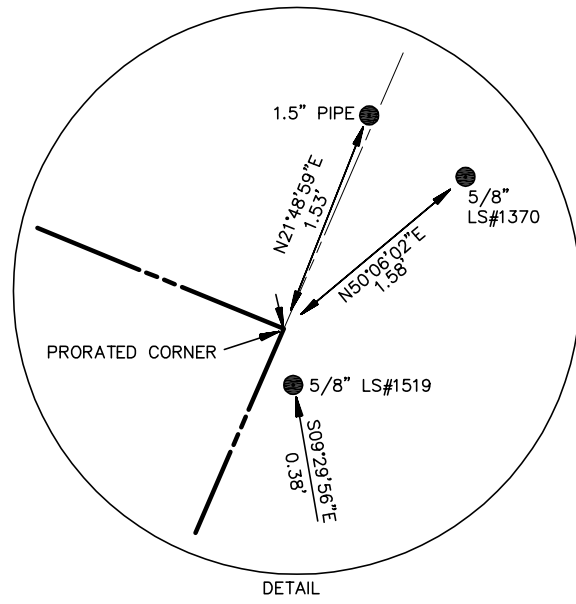


**PLA25-0019
DEMINGS 2ND ADDITION
809 NE A ST**



REV 1 - 7/15/25 - 1ST SUBMITTAL COMMENTS
REV 2 - 7/21/25 - SUBMITTAL COMMENTS
REV 3 - 7/24/25 - ADDED SEWER EASE DEDICATION

PROPERTY LINE ADJUSTMENT PLAT



LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP
- PROPERTY LINE
- - - CENTERLINE
- x-x- WIRE/METAL FENCE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ AT&T VAULT
- ⊕ WATER VALVE
- ⊕ UNDERGROUND GAS SIGN

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN _____

MAYOR CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN & NOTED ON SAID PLAT. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13.

DATE OF EXECUTION _____

PRINTED NAME _____ SIGNED _____

PRINTED NAME _____ SIGNED _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC _____

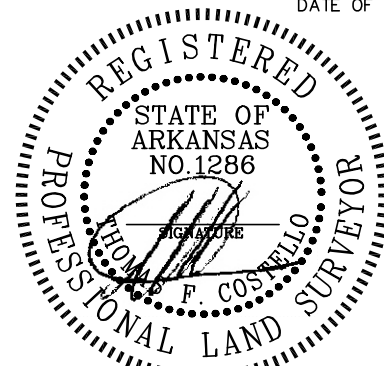
MY COMMISSION EXPIRES _____

OWNER:
ROB GOLTERMANN
11 N. COVINGTON MEADOW RD.
OLIVETTE, MO 63132
314-267-7497

CERTIFICATE OF SURVEYING ACCURACY

I, THOMAS COSTELLO, 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 SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: 07/24/2025



REGISTERED LAND SURVEYOR, NO. 1286
STATE OF ARKANSAS

PROPERTY LINE ADJUSTMENT PLAT
LOT 10 AND SOUTH 25' OF LOT 9
BLOCK 23, DEMING'S 2ND ADDITION TO BENTONVILLE
- CREATING -
LOT 27, BLOCK 23
DEMING'S 2ND ADDITION TO BENTONVILLE



Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

SHEET 1 OF 1 | DRAWING: BNDY-REV2 | FIELD DATE: 07-10-25 | JOB NO. 25083
ATLAS PAGE # 361 | CITY PROJECT # PLA25-0019

500-20N-30W-0-30-120-04-1286



Circle Driveway Waiver Request

1620 NE Greenbrier Rd.

PC Date: 8/5/2025

Staff Report Details

Project Number	WAV25-0010
Applicant / Current Owner	Daphne Gurel
Site Area	+/- [.29] Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

A waiver for Section 1100.02(5) Access Management Standards, number of curb cuts allowed. The applicant has an existing driveway on NE Kingfisher Ct. and is requesting a circle driveway with access on NE Kingfisher Ct. and NE Greenbrier Rd resulting in 2 additional curb cuts. The property has 184 feet of street frontage and only one curb cut is allowed for 200 feet or let of street frontage.

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

The applicant states that the addition of a circle driveway would reduce traffic congestion at the intersection of Greenbrier and Kingfisher by minimizing street parking from delivery trucks, lawn care vehicles, and visitors. The project has already been started due to a misunderstanding of planning jurisdiction.

Conclusion

The driveway does not meet access management standards of Sec 1100.02(5).

Additional Details

Engineering has deferred to Planning to ensure the drive meets access management standards. Planning has concluded that the drive does not meet the standards.



Pending PC Item

NE CHAPEL RD

NE ROCK ST

NE ROCK ST

NE KINGFISHER CT

NE GREENBRIER RD

Gurel



WAV25-0010

Gurel

1620 NE GREENBRIER RD



Parcels



City of Bentonville Planning Department

Bentonville AR, 72712

RE: General Waiver Request

I am writing to formally request a waiver to complete the installation of a circular driveway. First, my sincere apologies for my oversight—the project was started without a permit due to a misunderstanding regarding the authorities having jurisdiction.

Having now gained a full understanding, and with respect for the general intention behind the 200-foot requirement, I respectfully request an exception. My property, Lot 51, Chapel Hill Subdivision (1620 BE Greenbrier Rd), falls slightly short of the 200-foot minimum, with 184 feet of street frontage. Granting the waiver and permitting the installation despite this difference would:

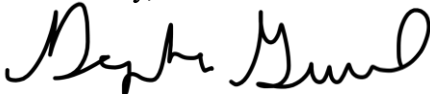
- Maintains a safe and appropriate distance between entry and exit points
- Avoids interference with utilities or drainage
- Complements surrounding area aesthetics and maintains integrity of the neighborhood
- The lot has adequate depth and layout to allow for smooth internal vehicle circulation
- Reduces need for in/on street parking by delivery trucks and visitors; thereby increasing safety.

To elaborate on the last point: adding this driveway will reduce traffic congestion at the intersection of Greenbrier and Kingfisher Court by minimizing street parking from delivery trucks, lawn care vehicles, and visitors. This additional space will also benefit adjacent neighbors. With consideration for these neighbors, apology letters regarding the delay and misunderstanding were sent to each of the five directly impacted households. Three have responded, expressing no concerns regarding the project.

For these reasons, I humbly request that the waiver be granted to allow completion of the circular driveway.

Thank you for your time and consideration.

Sincerely,



Daphne Gurel

gureldaphne@gmail.com

4796449136

Chapel Hill Subdivision
Property Owners Association
1805 NE Chapel Hill Drive
Bentonville, AR 72712

July 29, 2025

To the City of Bentonville Planning Department,

We are writing regarding the waiver request submitted by the owners of 1602 NE Greenbrier Road in the Chapel Hill Subdivision, seeking permission to install an additional circular driveway on their property.

While we understand that the Planning Department does not enforce the subdivision's private covenants, we feel it is important to share our perspective on this request:

- The Chapel Hill POA Board and Architectural Control Committee (ACC) have not approved this design, nor has it received their endorsement.
- Based on the current design, approval from the POA Board or ACC appears highly unlikely. The proposal does not align with existing covenants and raises concerns regarding neighborhood design standards and aesthetics.
- The property is one of only three adjacent to the Kingfisher Court cul-de-sac, which provides ample space for visitors and delivery vehicles to park without impacting the neighborhood. This reduces the necessity for the proposed improvement.
- We have also received numerous complaints from neighbors about the submitted design.

For these reasons, the POA Board respectfully recommends denial of this waiver request. We encourage the property owners to work collaboratively with the POA to identify alternative solutions that better address their needs while respecting community guidelines.

Sincerely,

The Chapel Hill POA Board



Adwinesor LLC

421 Southwest B Street

PC Date: 8/5/2025

Staff Report Details

Project Number	(CU25-0020)
Applicant / Current Owner	Adwinesor LLC
Site Area	0.03 Acres
Current Zoning	Downtown Core
Requested Zoning	
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	
Development Type / Use	Commercial
Related projects	

Property Description

The subject property is located at 421 Southwest B Street. The property is zoned D-C, Downtown Core, with a Future Land Use Map designation of City Center.

Project Details

Adwinesor LLC is requesting a conditional use permit to operate their small business within their dwelling. The intent of the owners is to serve as a boutique retail space that sells wine bottles and specialty consumables for off-premise consumption. The desire of the applicant is that Adwinesor LLC offers the Downtown community a unique service within the flex space of their home. Adwinesor will offer consulting expertise, and the applicant expresses their intent of creating a destination for both locals and visitors. The concept of integrating retail into neighborhoods is framed in this recent Planning Magazine article: <https://www.planning.org/planning/2025/mar/how-the-push-to-revive-ghost-stores-can-bring-back-hyperlocal-communities/>

The only area to be utilized is the bedroom/flex space as noted in the site plan. No outdoor areas will be used. The area accommodates a maximum of 3 standing patrons at a time as discussed with the Building Department. The applicant expects an average of 3 to 6 customers each day.

Project Details

Proposed hours are: Monday - Friday 4pm-8pm; Saturday 10am-3pm; closed Sunday. Any proposed signage would be under a separate permit.

A bar lounge or tavern is allowed by right in the Downtown Core zone however, a conditional use permit is required for the sale of wine to be consumed off premises, with use regulations specified in Zoning Code 601.29 as follows:

Zoning Code section 601.29(c) states: *Any business that sells at retail, beer and/or light wine of every kind and type and/or packaged intoxicating liquors to include alcoholic beverages of every kind and type for consumption off the premises that is located within 500 feet of any city owned and maintained park or trail, measured from the nearest point of the park or trail to the nearest point of the building to be permitted, shall not be entitled to so operate unless it first obtains a Conditional Use Permit.* Please see the attached measurement for the distance from the city trail.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

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

1. This Conditional Use Permit shall only be valid for a one-year period.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. The applicant shall secure a permit to sell alcohol from the state of Arkansas and be in conformance with all municipal requirements.
5. Hours are limited to Monday - Friday 4pm-8pm; Saturday 10am-3pm; closed Sunday.

Conclusion

The physical design of the existing town home may be the largest impediment to a successful operation. The Planning Magazine article showed examples of successful integration of retail into the neighborhoods and all included retail frontages, even for the smaller retail footprints. If the Commission wanted to try this use in this location, staff recommends that only a one-year conditional use be permitted to test the appropriateness of the proposed use.

Additional Details

Additional Details



**Pending PC Item
Item**

SW 4TH ST

SW B ST

Adwinesor LLC

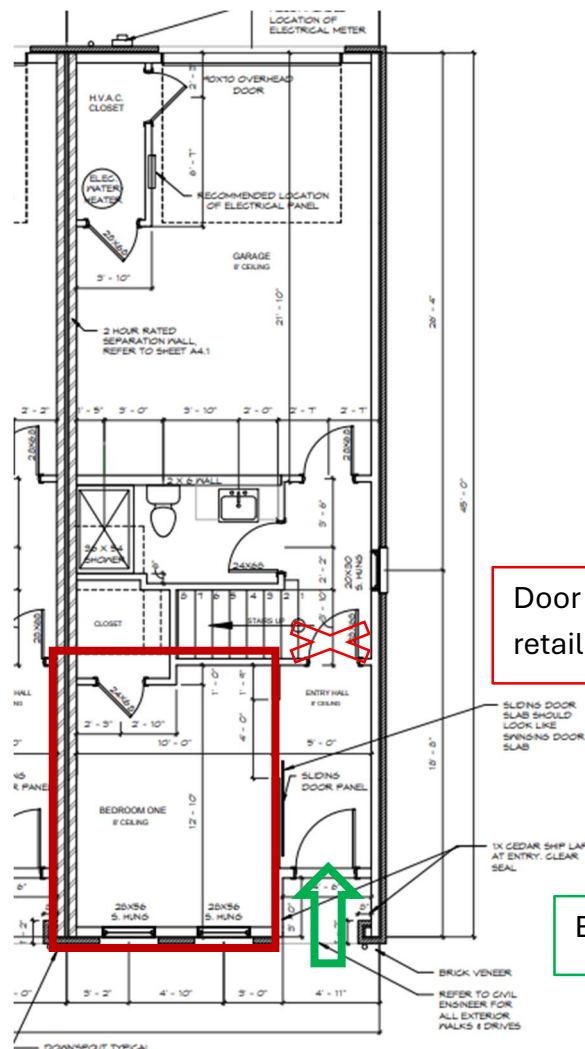


CU25-0020
Adwinesor LLC
421 SW B ST



Narrative

- **Proposed use and reason for the proposed use**
 - We propose to use the flex space near the entrance as a boutique retail area selling wine bottles and specialty consumables for off-premise consumption. The purpose is to provide the downtown Bentonville community a unique space supported by Adwinesor's consulting expertise, creating a destination for both locals and visitors.
- **Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized**



Retail Space
10% of dwelling Tot sqft

Door defines limit between retail and private property

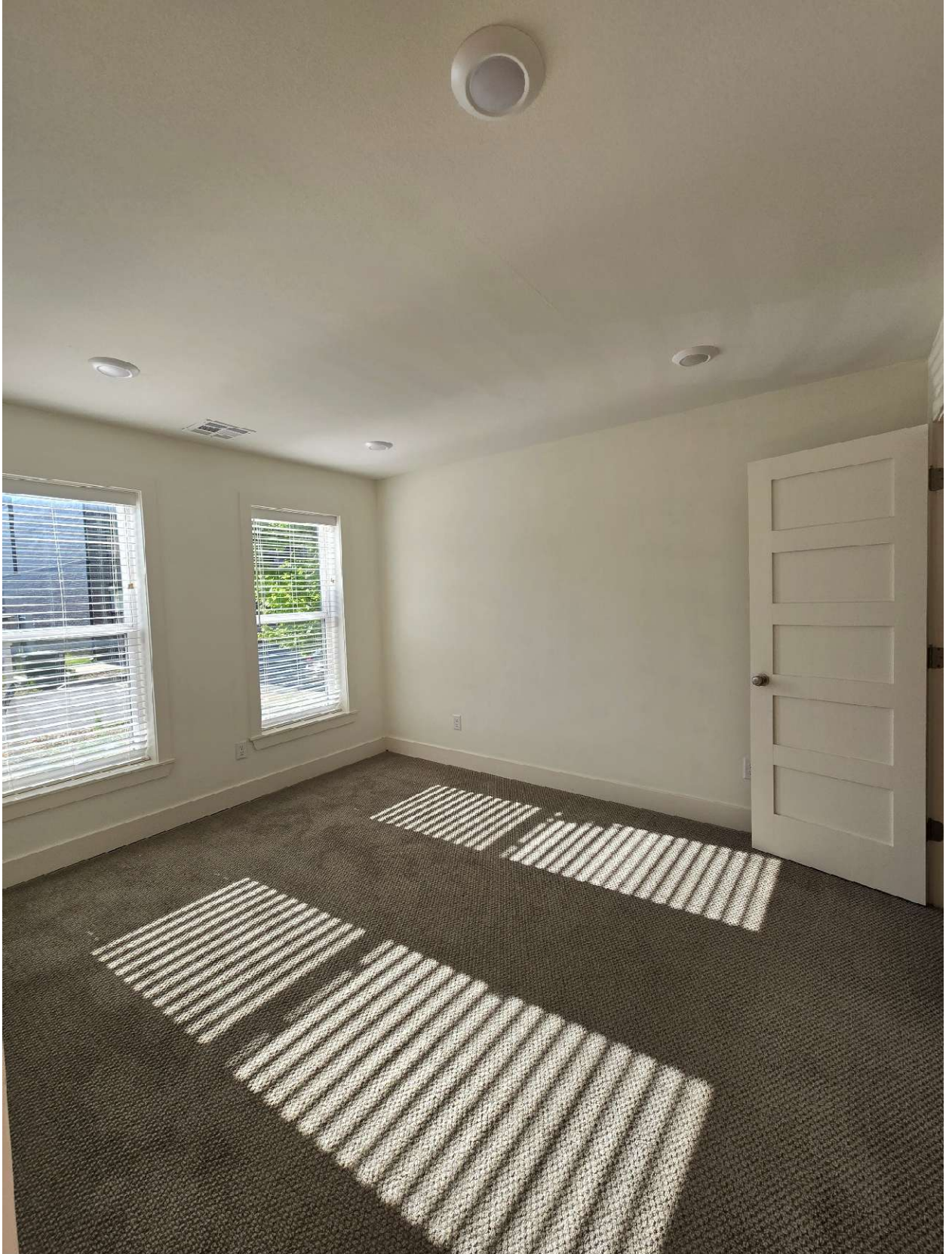
Entrance from #421 SW B St

- **Indoor and outdoor areas to be utilized**
 - The only area to be utilized is the bedroom/flex space located to the left of the entrance on the first floor, as shown in the image above. No outdoor areas will be used. This space represents approximately 10% of the home's total square footage.
- **Hours of operation, including days of the week**
 - Monday – Friday: 4:00pm-8:00pm
Saturday: 10:00am – 3:00pm
Sunday: Closed
- **Planned indoor and outdoor structural changes**
 - No planned indoor or outdoor structural changes.
- **Parking needs required for the proposed use including existing and proposed - provide sketch of traffic flow and parking pattern (if applicable)**
 - No dedicated parking is provided. Customers may temporarily use public parking spaces available around the property, if needed.
- **Planned outdoor lighting changes**
 - No outdoor lighting changes are currently planned. We may consider adding minimal lighting in the future to support a potential business sign.
- **Anticipated patrons, clients, deliveries, and/or customers (average per day)**
 - The space will operate as a small boutique for off-premise sales only, with no on-premise consumption or sampling. The area accommodates a maximum of 3 people at a time standing, as discussed with Bentonville Chief Inspector. We do not expect heavy traffic at any time, with an average of 3–6 customers per day.
- **Proposed number of employees**
 - Only 1, the owner/operator. No additional employees are planned at this time.

- **Photographs of the property**









Consent Agenda Item [2025-559](#)

For the Planning Commission meeting on August 5, 2025

Details

Large Scale Projects must have foundations poured prior to expiration in the current code. There have been situations where a developer has been diligently moving forward on a large scale project, outlaying significant expense but have not reached the milestone of installing foundations at the time of the large scale expiration. This causes the project to cease to be entitled until another Planning Commission approval has been obtained. The proposed amendment moves the threshold for an active Large Scale to continue construction from the pouring of a foundation to the holding of a pre-construction meeting. The developer must also have all permits such as any floodplain development permit, ADH, or ARDOT approvals prior to the pre-construction meeting (all but the building permit).

As an important caveat, the preconstruction meeting for this context is the full preconstruction meeting, as determined by the City Engineer. Any limited preconstruction meeting for a subset of the overall large scale project would not stop the clock for the determination of project expiration.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL
CODE APPENDIX B LAND DEVELOPMENT CODE SEC. 700.07
EXPIRATION OF LARGE-SCALE DEVELOPMENT APPROVAL;
AND FOR OTHER PURPOSES.**

WHEREAS, current regulations stipulate that a Large-Scale Development approval expires if a building permit has not been issued and a foundation has not been poured within one year of approval;

WHEREAS, this requirement has resulted in numerous projects returning to the Planning Commission to request extensions or new approvals, creating inefficiencies in the development review process and adding unnecessary workload for both staff and commissioners;

WHEREAS, the City has determined that holding a preconstruction meeting within the one-year timeframe is a sufficient indicator that the project is underway.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, *Sec. 700.07 Expiration of Large-Scale Development Approval* shall be and is hereby amended with the following, strikethrough text to be removed and underlined text to be added.

(a) *Expiration.* The approved development plan is conditioned upon the applicant accomplishing the following tasks within one year from the date of approval:

- (1) ~~Receive a building permit~~
- (2) ~~Pour footing~~; Schedule and attend a preconstruction meeting with City staff regarding the project.
- (3) Receive all permits and approvals required by city, county, state and federal regulations to start construction of the development or project.

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

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

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

	Rivers Community Church
	1803 Southwest Regional Airport Boulevard
	PC Date: 8/5/2025

Staff Report Details	
Project Number	CU25-0021
Applicant / Current Owner	Rivers Community Church/Skylight Properties LLC
Site Area	+/- 3.04 Acres
Current Zoning	RO, Residential Office
Requested Zoning	
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	
Development Type / Use	Church
Related projects	CU24-0011

Property Description

Project Details
On August 6, 2024 the Planning Commission approved a conditional use permit for the Rivers Community Church at 1803 Southwest Regional Airport Boulevard (Suite 13) for a 1-year period. There have been no issues associated with the 1,400 SF unit for the conditional use and therefore the applicant is now seeking the use in perpetuity. The applicant states that they will hold services Sundays, at 10am and 6pm, with possible weeknight events from 6:30pm to 8:30pm, off peak from the other businesses located in the existing development. The applicant anticipates between 20-30 people on average attending Sunday services with 2 employees and 6 volunteers regularly working at the church. Please see the applicant's materials for more information.

Relationship to the Community Plan

As the applicant stated in their materials, the peak demand for services and for parking for this use will be off-hours of the peak demand for other businesses. This development should be able to accommodate this use during those off-hours. The property has direct access to Southwest Regional Airport Boulevard and Southwest Maple Road, which would allow for vehicle traffic to easily access the city's street network. Sidewalks extend from this development along Regional Airport and Maple, allowing for patrons to access the property by bike or by walking as well.

Public Comment

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

Analysis / Waivers

The intensity of the proposed use appears to be contextual to the existing development and its impacts appear to be minimal as its peak demands are contrary to those of the existing uses within the development.

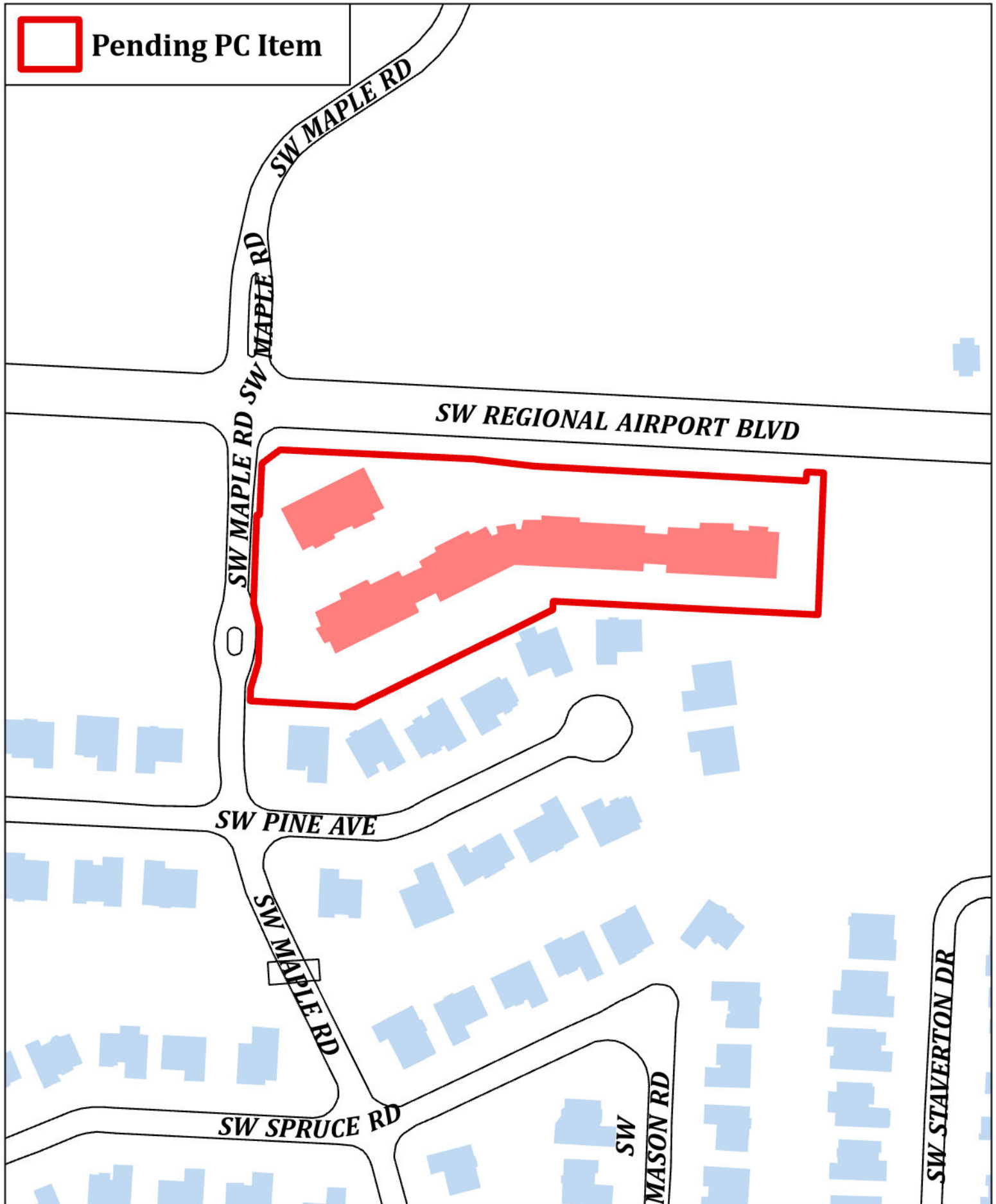
Conclusion

Since the applicant has had the conditional use permit for a 1 year period and given that no concerns have been brought to our attention, staff recommends approval of the conditional use permit in perpetuity.

Additional Details



Pending PC Item



CU25-0021
Rivers Community Church
1803 SW Regional Airport Blvd Suite 13

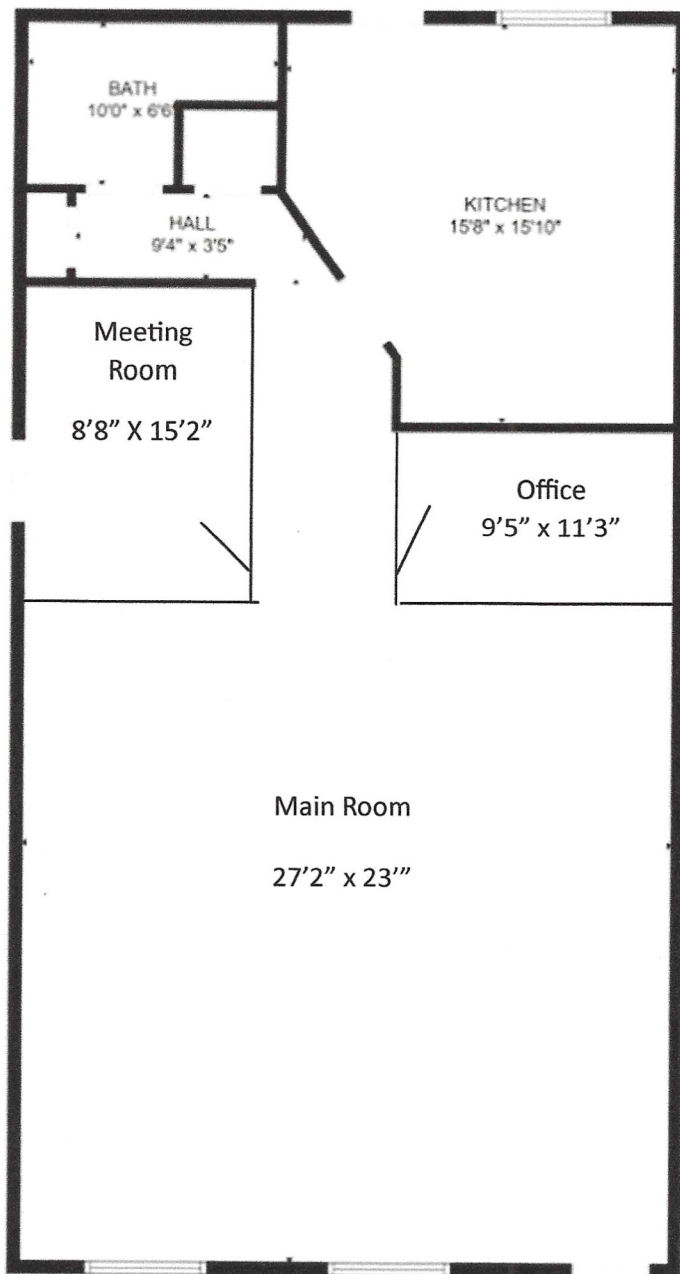


Narrative

Proposed use and reason for the proposed use:

2025 Conditional Use Permit Renewal

Rivers Community Church is a community church that will continue to help the local Bentonville Community with spiritual guidance and engage in outreach to individuals and families in need. The location has been the site for the church since August 2024. Rivers Community Church has utilized the unit #13 of a large multi-unit building located at 1803 SW Regional Airport Blvd named The Brightwood Complex since August 2024. We are looking to renew our Conditional Use Permit for the site for 2025. No proposed changes are being asked at this time just renewal to continue meeting as a Place of Worship. We thank the City of Bentonville and the Planning Commission for their diligent work and continued leadership for the Bentonville area that we love greatly.



Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized; Hours of operation, including days of the week;

Existing Structure: Rivers Community Church has leased Unit 13 within this complex known as The Brightwood Complex. The suite, suite 13, is 1400 sq. ft in size. In 2024 two rooms were added for meetings and office for pastoral staff per last year's 2024 Conditional Permit approval and all changes have been completed in the designated time.

Planned indoor and outdoor structural changes

No Structural changes need to be made.

Indoor and outdoor areas to be utilized:

The church will only use the indoor area shown in the proposed structure above. Other than parking, Rivers Community Church will not be utilizing any outdoor areas.

Hours of operation:

Rivers Community Church will meet during off-hours of the other businesses in the Brightwood Complex where the leased unit is. At the time of this filing, the church will have Sunday morning services at 10:30am and a Sunday night service at 6:00 pm.

Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable):

Since church hours will be after normal business operating hours, any parking needs will be addressed with the use of guest parking of the Brightwood Complex. There will be no need for any proposed parking changes. Pictures of parking provided in Photograph section of packet.

Planned outdoor lighting changes: No changes to outdoor lighting.**Anticipated patrons, clients, deliveries, and/or customers (average per day):**

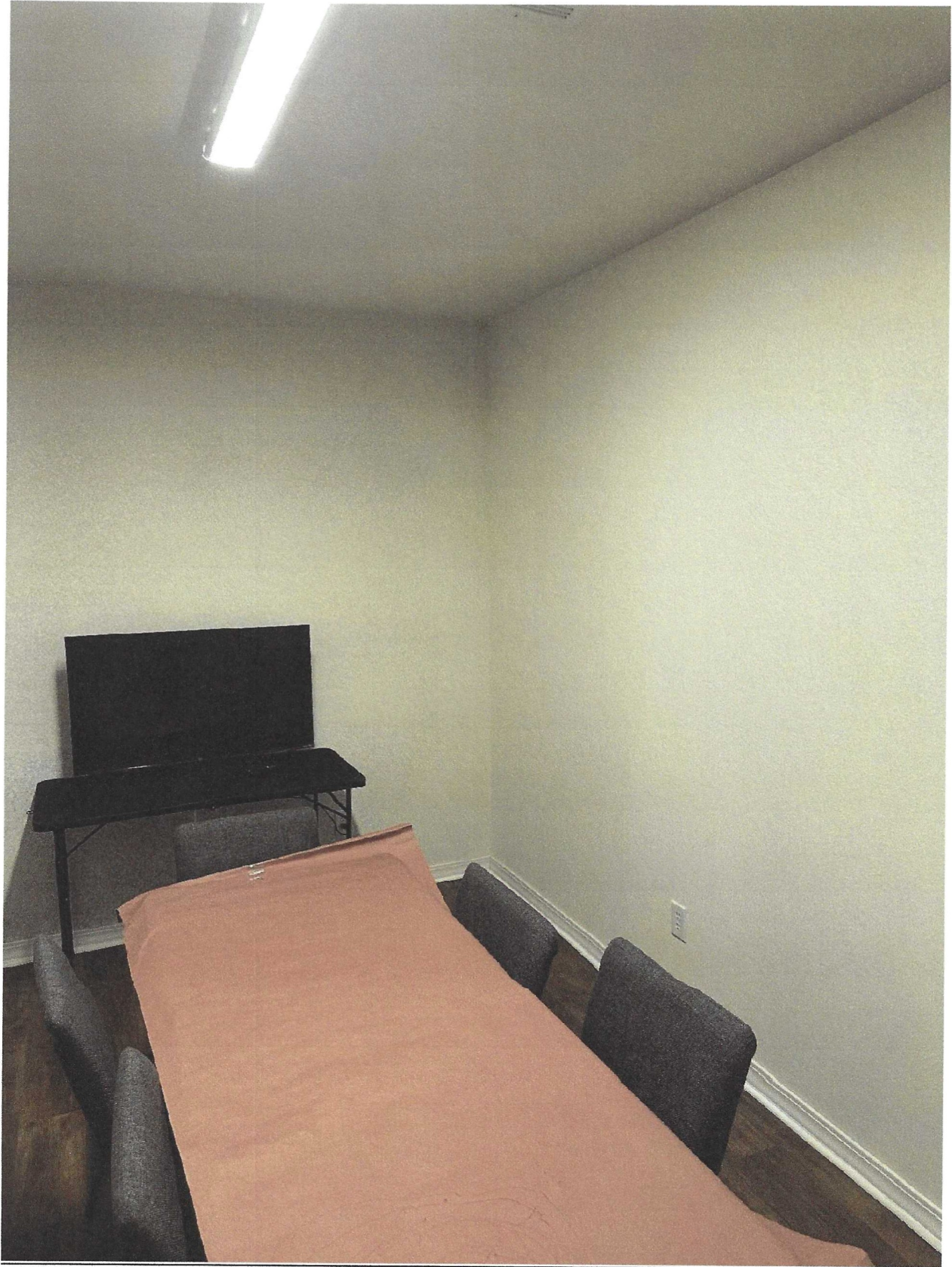
On Sundays we anticipate an average of 20-30 patrons visiting during church hours, usually families carpooling in vehicles. During normal business hours Monday-Friday we anticipate at most 1-3 staff/volunteers working at the church at any given time. Deliveries could take place during the week with minimal/no impact to surrounding businesses.

Proposed number of employees: We have 2 employees and 6 volunteers that will regularly be working at the church.

Photographs of the property:

























Back Parking





Protective Convent: No Protective Covenants are needed at this time.

MEMO



To: Mayor Stephanie Orman and Bentonville City Council
From: Shelli Kerr, AICP, Comprehensive Planning Manager
CC date: August 11, 2025
RE: **SOUTH – Future Land Use Map Focused Study Area**

Background

Bentonville's official Future Land Use Map was adopted in February 2025. As part of its approval, City Council requested an additional review of three focus areas set forth in Res. No. 2-11-25 M, Exhibit D FLUM Study Areas. This staff report is to provide a summary of the findings for the South study area.

Analysis

Limited Infrastructure. Infrastructure in the area is limited: electric service ends at Haxton Road, water service stops at Philpot Road, and sewer is only partially available in the west.

Variable Topography. The area includes some steep topography along Mill Dam Road and a narrow floodplain running diagonally through it. This area also contains karst topography, which can present financial challenges for development due to potential site preparation and engineering requirements.

Development Activity. The study area is currently characterized by agricultural and large-lot residential estate uses, with A-1 Agriculture zoning in place. Osage Mills was recently rezoned from A-1, Agricultural to R-1 Single Family Residential in this area, north of Phillips Cemetery Road. Similar rezoning requests have been approved within a three-mile radius, including in both Bentonville and nearby municipalities. According to Buffington Homes, there are 1,368 new homes projected within a one-mile radius within the next 16 months.

Impact on other Plans. The Water and Sewer Departments have based their infrastructure projections on the current place type designations. Any changes to the Future Land Use Plan would need to be carefully balanced, as they could substantially affect those projections unless offset by reductions elsewhere.

Outside of city limits. A significant portion of the study area is beyond the city limits, within the county. Recent changes to state legislation have removed the city's regulatory authority in these unincorporated areas.

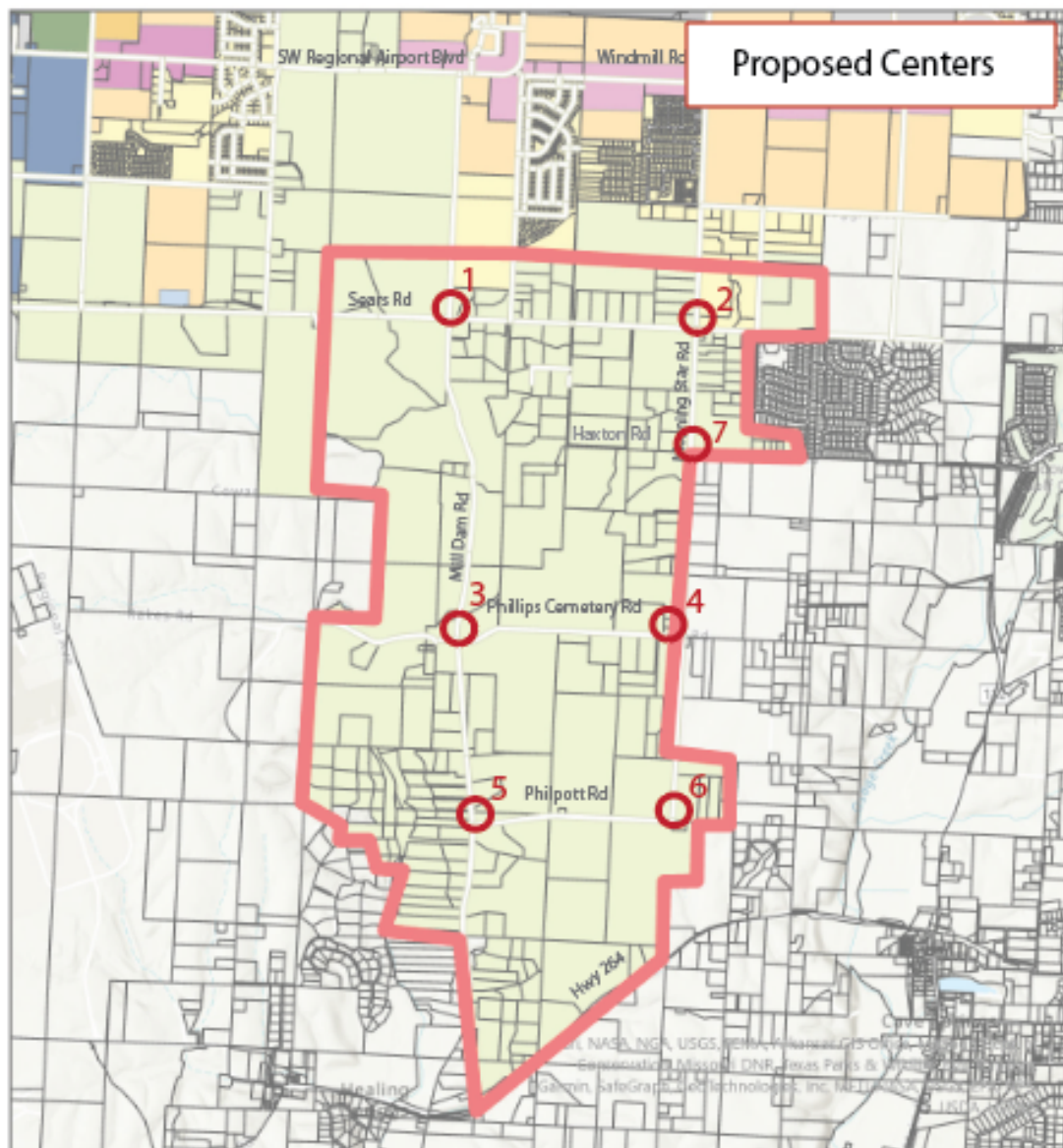
Conclusion. Low density residential development is appropriate in this area given the recent development activity. Introducing small-scale commercial uses will support the needs of local residents and help reduce transportation demand by providing nearby access to essential goods and services. Such development will depend on the ability to access utility services in this area.

Recommendations

NOTE: Any recommended codes or regulations would need to undergo a formal adoption process. Additionally, any newly adopted codes would not apply retroactively to existing developments or projects already approved by Planning Commission prior to adoption. It is also important that new regulations do not diminish property value or use as allowed by existing zoning rights.

Staff recommend the following actions.

1. **Add strategic Neighborhood Centers to the FLUM.** Retain the Rural place type and add Centers to Future Land Use Map to provide small-scale/farm-to-table type commercial uses. Suggested locations provided below. This is not a regulatory action but is a change in policy.



2. In the UDC, allow for a variety of detached residential in the Rural place type. Use matrix and place type correlations from the draft UDC provided below. This is a regulatory action.

TABLE 2.1 PLACE TYPE CORRELATION WITH ZONING DISTRICTS															
Place Type	Zones Permitted														
	T2.1	T2.2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6.1	C	R1	HC	LI	LFI	MH
Rural															
Rural	SR	ER	SR							SR					ER
(SR): Standard review applies. Zoning district is appropriate for Place Type															
(ER): Enhanced review applies. Zoning district may be appropriate for the Place Type with a positive compliance review.															

TABLE 4.2 DISTRICT USE MATRIX															
Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
Residential continued															
Group home			R	R	R	R	R	R	R		R				
1 dwelling detached	■	■	■	■	■	■	■								
1 dwelling attached (town-homes)						■	■	■							
2 dwellings per building						■	■	■							
3 – 4 dwellings per building						■	■	■	■	■					
5 – 8 dwellings per building							■	■	■	■			■	■	
More than 8 dwellings per building								■	■	■			■	■	

3. **Create Unique Zoning District for rural commercial.** Create a T2.2 Rural Node district to accommodate the centers recommended above. Draft of T2.2 bulk, area and use standards provided below. This is a regulatory action.

T2.2 is meant for small shops, services, and public buildings in rural areas. It allows for small activity centers that serve nearby homes and farms.

Buildings			
Building Location		Structure Height	
A	Building Footprint	30% max.	Habitable Structures
B	Front Setback	20 ft. min.	
C	Side Street Setback	30 ft. min.	Accessory Structures
D	Side Setback	30 ft. min.	
E	Rear Setback	30 ft. min.	Parking Structures
			N/A

T2.2: RURAL NODE				
Building Elevations				
Required Entries		Required Glazing		
Entry Frequency	N/A	Ground Floor	N/A	
Required Active Interior Space		Upper Floor	N/A	
N/A				
Site Design				
Lot Size Requirements		Parking Location		
G	Lot Area	2 acres min.	H Front Setback	50 ft. min.
Fencing and Walls		J Side Street Setback	50 ft. min.	
See Sec. 506 (f) Fencing and Walls		K Side Setback	30 ft. min.	
Impervious Areas		L Rear Setback	30 ft. min.	
Impervious Area	35% max.			
Uses				
See Sec. 407. Use Standards				

Use	T2.1	T2.2
Agriculture		
Agricultural processing, packaging, and warehousing	R	
Auction yard	A	
Commercial dairy, poultry, and swine production	R	
Commercial greenhouse	A	A
Farming and ranching	A	A
Feedlot		
Grain storage	A	
Medical marijuana cultivation facility	R	R
Stables	A	A
Stockyard	R	

Use	T2.1	T2.2
Parks		
Parks	See Table	
Residential		
Home occupation	A	A
Accessory dwelling	A	A
1 dwelling detached		
1 dwelling attached (townhomes)		
2 dwellings per building		
3 – 4 dwellings per building		
5 – 8 dwellings per building		
More than 8 dwellings per building		

A: Allowed use

R: Use subject to additional restrictions, see (b)

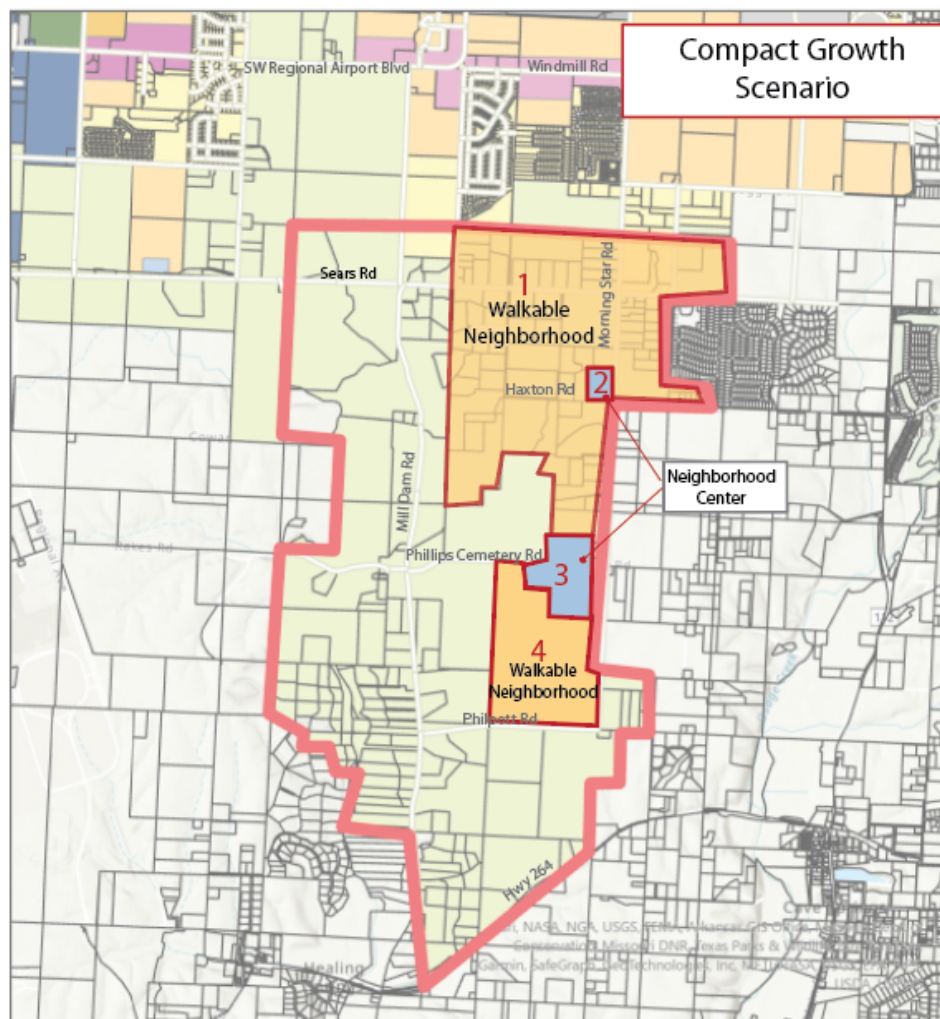
Use	T2.1	T2.2
Commercial		
Adult oriented businesses		R
Automobile sales		
Automobile service		
Commercial laundry		
Crematorium		
Day care		
Dry cleaners		
Food and beverage	R	A
Funeral home		
Gas station		A
Hospital		
Medical marijuana dispensary		R
Medical services: urgent care		
Medical services: ambulatory care		
Medical services: substance abuse treatment		
Office, including medical		
Retail, including pharmacies		A
Self-storage		
Service (personal or professional)		A
Entertainment		
Adult entertainment		
Indoor entertainment facility		A
Outdoor entertainment facility		A
Theater, excluding drive-in		

Use	T2.1	T2.2
Industrial and Manufacturing		
Airport facilities	R	
Ground transportation terminal		
Industrial, heavy		
Industrial, light		
Manufacturing, heavy		
Manufacturing, light		
Recycling or salvage facility		
Solar energy system	R	R
Solid waste disposal		
Warehouse and distribution		
Wind energy, large	A	
Wind energy, small	R	R
Wireless communication: cell tower	R	R
Institutional		
Convention or exhibition facilities		
Cultural (library, museum, gallery)		
Performing arts		
Event venue	R	R
Religious assembly	R	R
School	R	R
School: post-secondary		
Lodging		
6 rooms or less	A	A
12 rooms or less		A
More than 12 rooms		

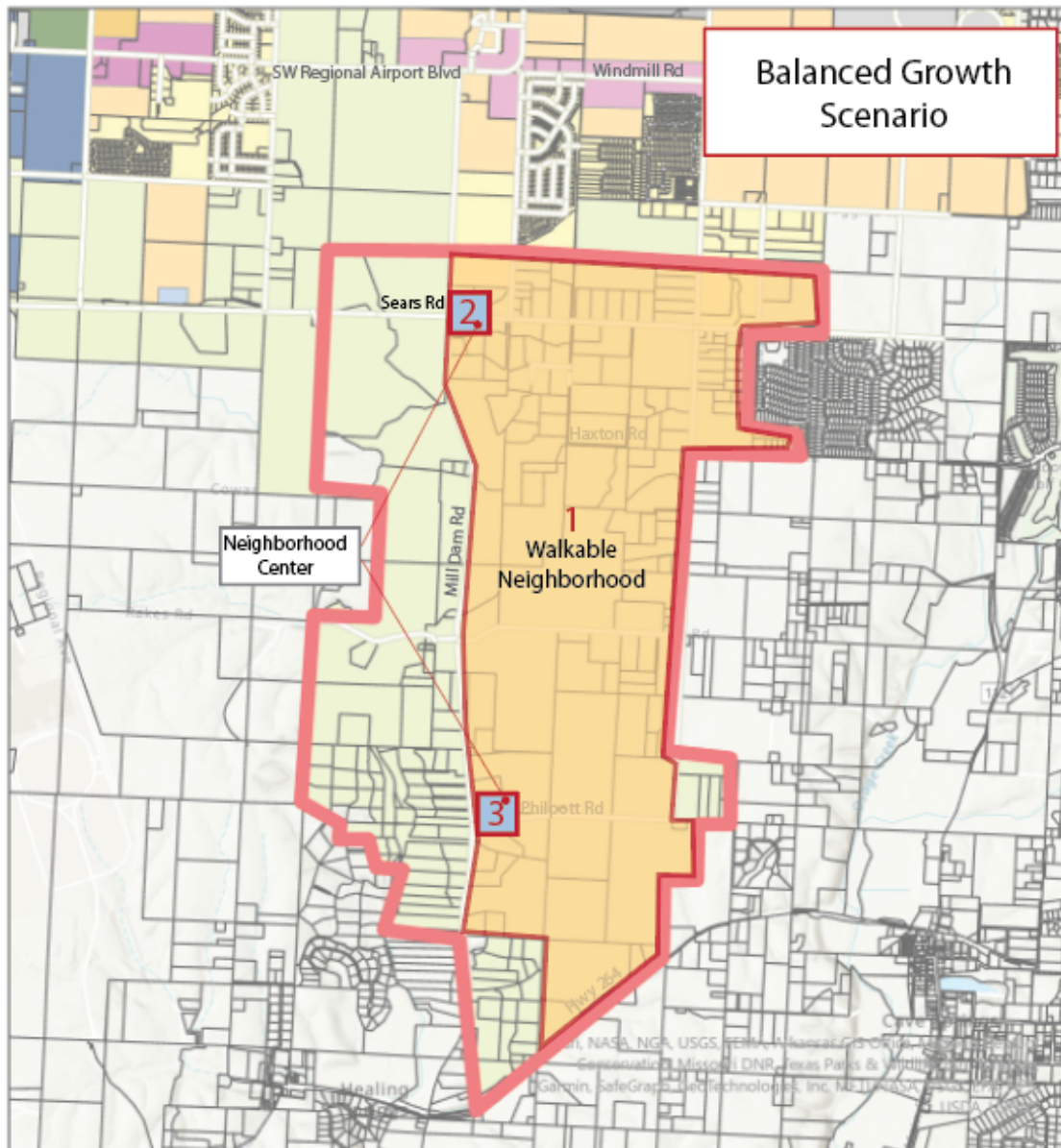
Options for Consideration

The following options are for City Council consideration.

1. **No change to FLUM.** Make no changes to the FLUM and allow the zoning code and the alignment table to accommodate rural-scale development in this area. This is not a regulatory action.
2. **Amend FLUM to the Compact Growth Scenario (From Design Week 2024).** This option extends the mixed neighborhoods a little further south to Philpott Rd with some neighborhood centers on the east side. Note that this scenario could have significant impact on the projections for water and sewer needs in this area. It also promotes sprawl which can negatively impact the city's fiscal health. This is not a regulatory action but is a change in policy.



3. **Amend FLUM to the Balanced Growth Scenario (Design Week 2024).** This option extends the mixed neighborhoods through the entire south area with neighborhood centers scattered. This scenario was based on a concentration of development downtown and another concentration of uses in the extreme southwest. Such scenario would have significant impact on infrastructure projections based on the original FLUM. This is not a regulatory action but is a change in policy.

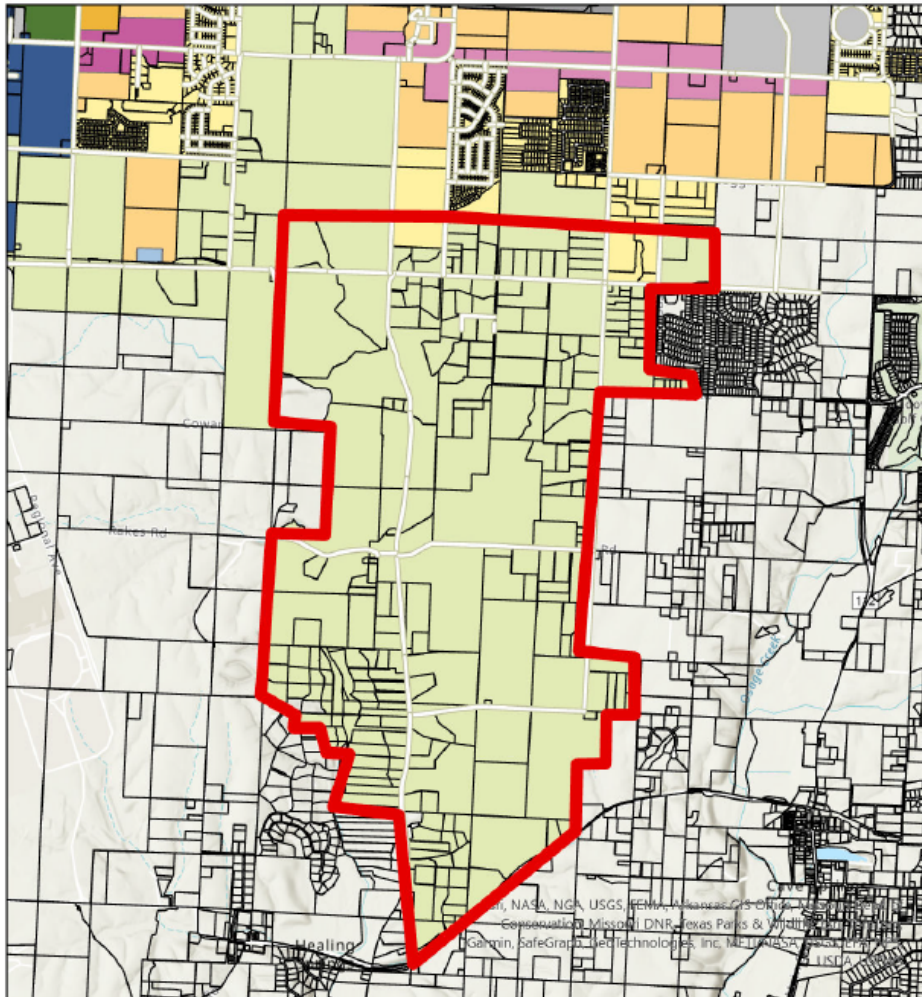


Request

Staff request that City Council make a decision on whether to move forward with the recommendations and provide guidance on pursuing any of the proposed options.

Study Details

Southern Study Area



South Study Area - Study Approach

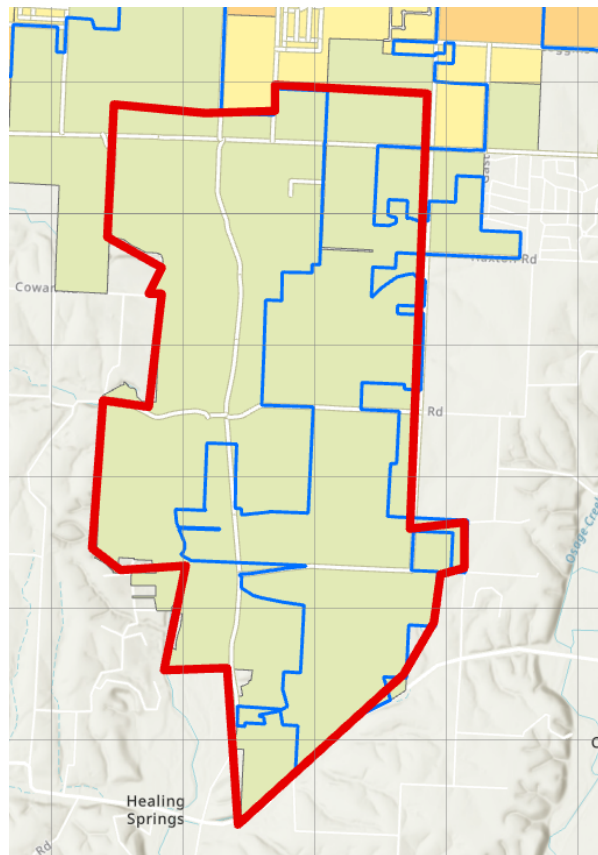
1. Refine study area and analyze existing conditions.
2. Met with Utilities and Transportation about future capacity.
3. Identify opportunities.

South Study Area - Area Description

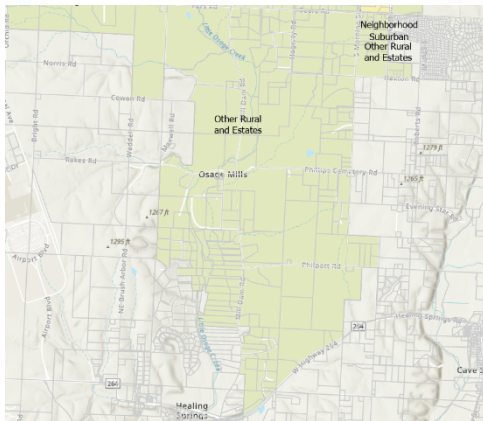
The first step in the analysis was to define the study area. It was refined from what was provided on the resolution to as the areas south of Sears Rd. Study area map provided on next page.

- *Existing Conditions:* Primarily agricultural and residential estate uses.
- *Future Land Use Map:* Currently designated as Agriculture.
- *Topography:* Steep along the east side of Mill Dam Rd.
- *Electric:* Area in city limits service area ends at Haxton Rd.
- *Water:* Most of the study area is not in Bentonville's Water service area, stopping at Philpot Rd.
- *Sewer:* Sewer line down west end of study area.
- *Master Street Plan:* Arterial and collectors (primarily north/south) planned.
- *Zoning:* A-1 Agriculture
- *Floodplain:* Small area from the southwest to the northeast through the center of study area.
- *Developments:* Current request for residential development within the study area.

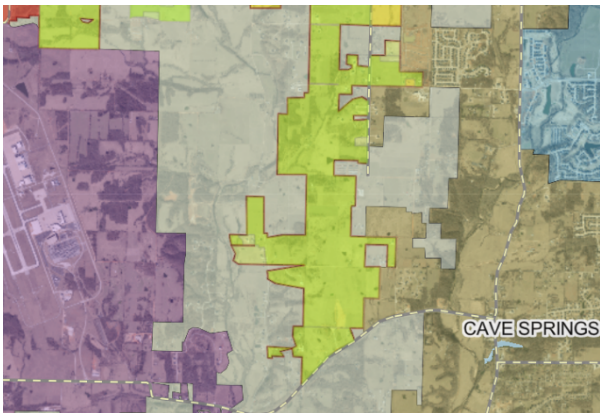
City Limits (blue) vs Planning Area (red)



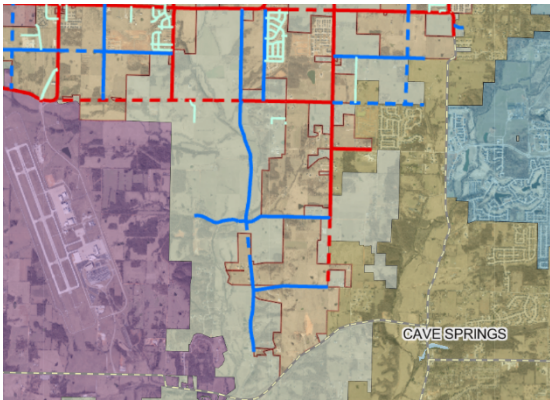
2025 Future Land Use Map



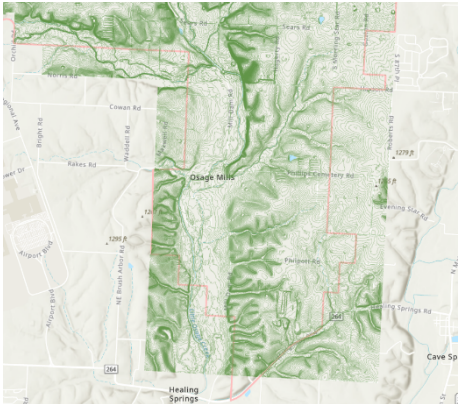
Zoning - Agriculture



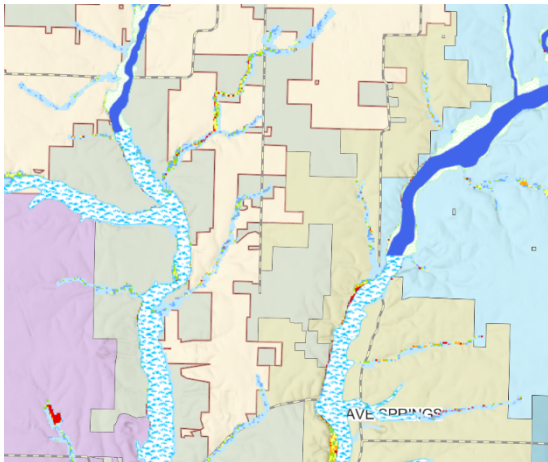
Master Street Plan



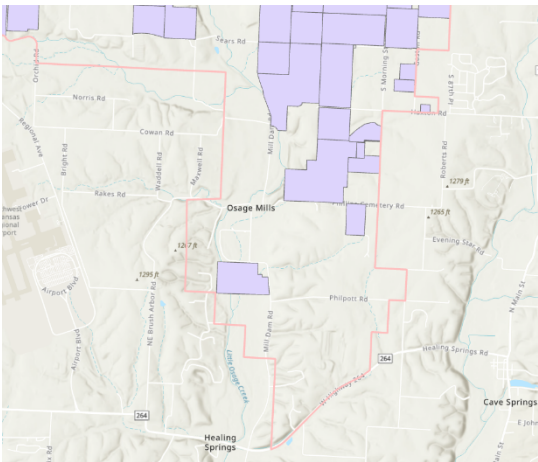
Topography



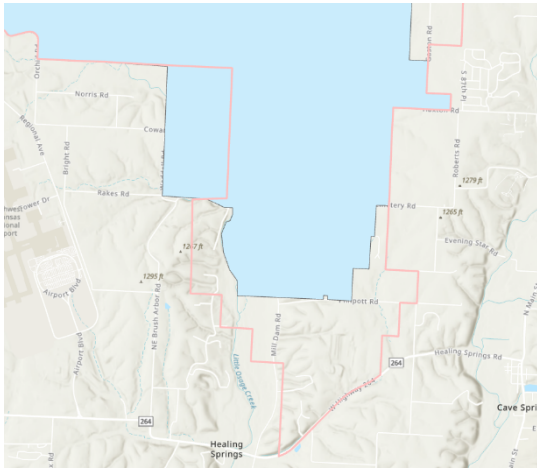
Floodplain



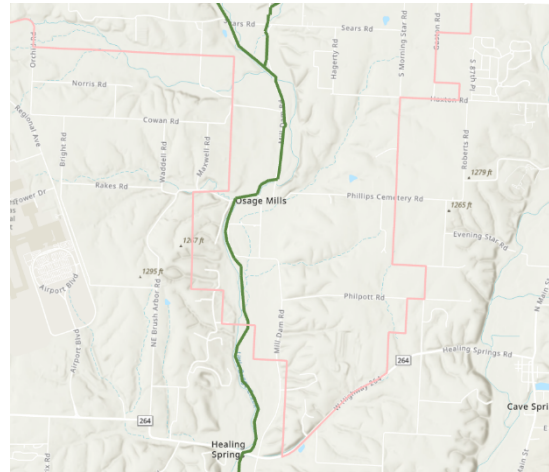
Platted Subdivision



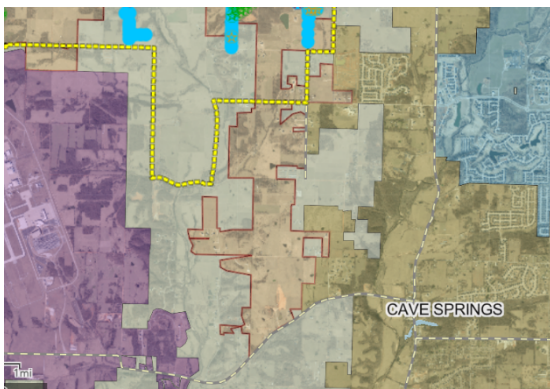
Water Service Boundary



Sewer Service

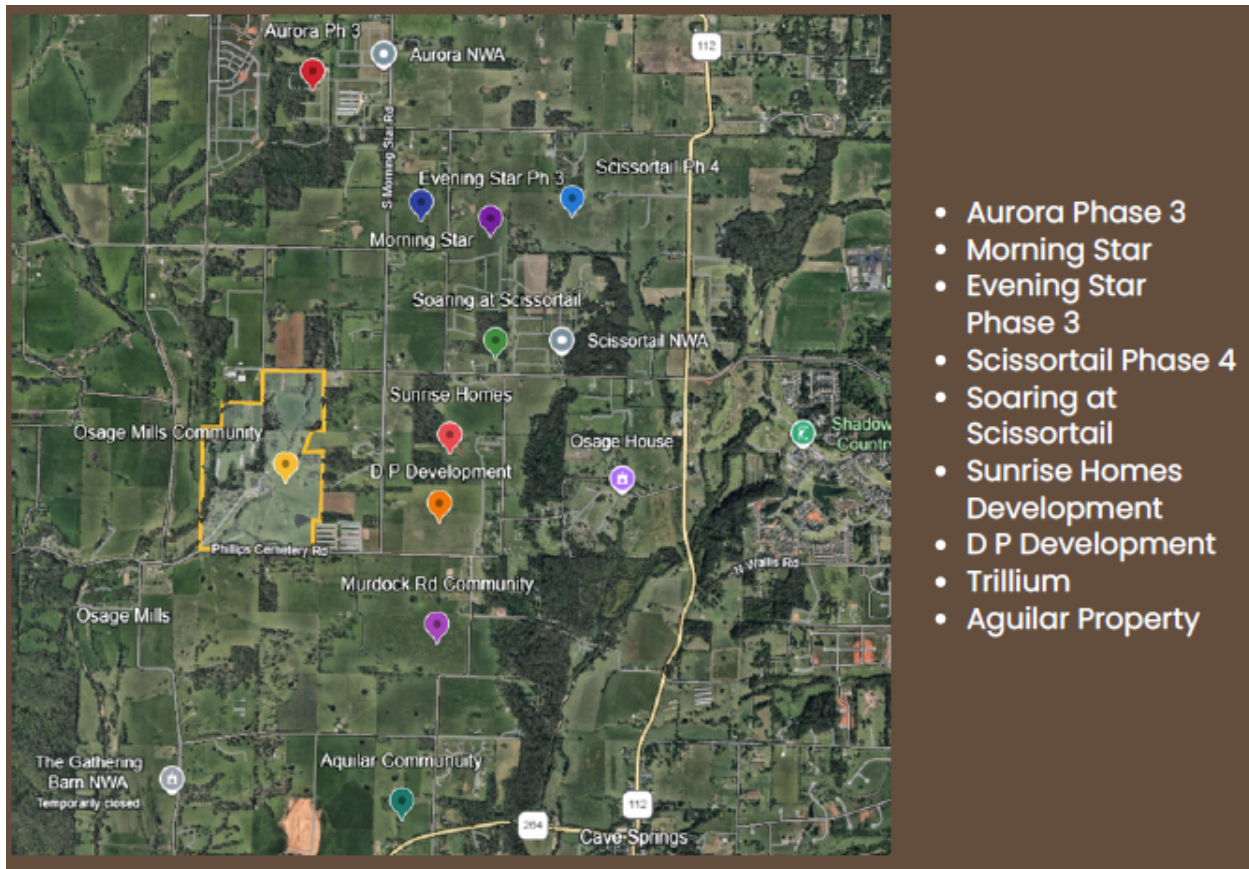


Electric Service Boundary



Development Activity

Source: Buffington Homes



MEMO

To: Mayor Stephanie Orman and Bentonville City Council
From: Shelli Kerr, AICP, Comprehensive Planning Manager
CC date: August 11, 2025
RE: **DOWNTOWN** - Future Land Use Map Focused Study Area



Background

Bentonville's official Future Land Use Map was adopted in February 2025. As part of its approval, City Council requested an additional review of three focus areas set forth in Res. No. 2-11-25 M, Exhibit D FLUM Study Areas. This staff report is to provide a summary of findings for the Downtown Square study area.

Analysis

Existing Zoning. The downtown area was rezoned to Downtown Core on November 10, 2009, through Ordinance No. 2009-111 (see Attachment D). This ordinance created the Downtown Core and Downtown Edge zoning districts and applied these designations to properties within the downtown area. As a result, these properties currently hold development entitlements under existing zoning. Any new regulations should be carefully considered to avoid substantial changes that would diminish the allowed use or value of these properties, as such actions could constitute a regulatory taking, potentially exposing the city to claims for monetary compensation.

Existing design standards. Design standards already exist for the Downtown Core (DC) and Downtown Edge (DE) zoning districts, which emphasize appropriate architectural character, especially at the street level. Click [here](#) to view these regulations.

Future Land Use Map. Downtown is designated as City Center in the Future Land Use Map and was intentionally crafted to reflect and retain the unique qualities of downtown.

Proposed design standards. The proposed Bentonville Development Code will build on the foundation of the existing design standards, continuing to regulate building height, design, scale and adding height transitions in a manner consistent with downtown's existing fabric.

Character is the Priority. The community has expressed their priority for the preservation of downtown's historic character (see full summary in Attachment A).

Constraints with historic preservation ordinances. While historic preservation ordinances offer another tool for protecting downtown's character, they often come with regulatory challenges. Such regulations can impose significant constraints and financial burdens on property owners, making broad support difficult to achieve. For this reason, any preservation strategy must be carefully tailored to balance historic protection with flexibility for property owners.

Conclusion. Moving forward, the focus should remain on refining design standards that uphold downtown's character without creating undue hardship, rather than pursuing changes to land use.

Recommendations

NOTE: Any recommended codes or regulations would need to undergo a formal adoption process. Additionally, any newly adopted codes would not apply retroactively to existing developments or projects already approved by Planning Commission prior to adoption. It is also important that new regulations do not cause a reduction in property value or use as allowed by existing zoning rights.

Staff recommend the following actions.

1. **No adjustments to the FLUM.** Because downtown already has a designated Place Type of Center City that reflects the community’s vision for the area, no changes to the Future Land Use Map (FLUM) are recommended. This is not a regulatory action.
2. **Guide development with the proposed Downtown Center Overlay District in new UDC.** Include downtown-specific design standards in the new Unified Development Code to ensure that changes to historic buildings—and new construction—preserve and complement the area’s historic character. See Appendix C for the standards for the Downtown Center Overlay district in the draft Unified Development Code. This is a regulatory action.
3. **Install Historic Signage.** Install historic markers to recognize significant buildings, events, neighborhoods and districts. The city is currently working on signage for the Third Street Historic Neighborhood, and similar markers are encouraged for the Central Avenue Historic District. This is not a regulatory action.

Options for Consideration

The following options are for City Council consideration.

1. **Commercial Historic District.** Nomination of this area as a commercial historic district on the National Register would make property owners eligible for federal and state tax credits for the rehabilitation of qualifying buildings - an incentive that can help offset the costs of property owners that wish to preserve structure. To qualify, the area must have a significant concentration of commercial buildings that are at least 50 years old and retain enough historical integrity to convey their original character. This is not a regulatory action.
2. **Work with property owners to manage heights immediately around the square.** Coordinate with property owners immediately around the square about maintaining three to four story heights to preserve skyline views and maintain appropriate scale. This is not a regulatory action.
3. **Historic Preservation Ordinance.** A Historic Preservation Ordinance is a regulatory approach that could help protect key buildings and facades by enabling detailed regulation of architectural elements—such as materials, colors, and decorative features—particularly during renovations. Adoption would require a study to document the area’s defining historic characteristics and determine which features should be preserved. The process typically

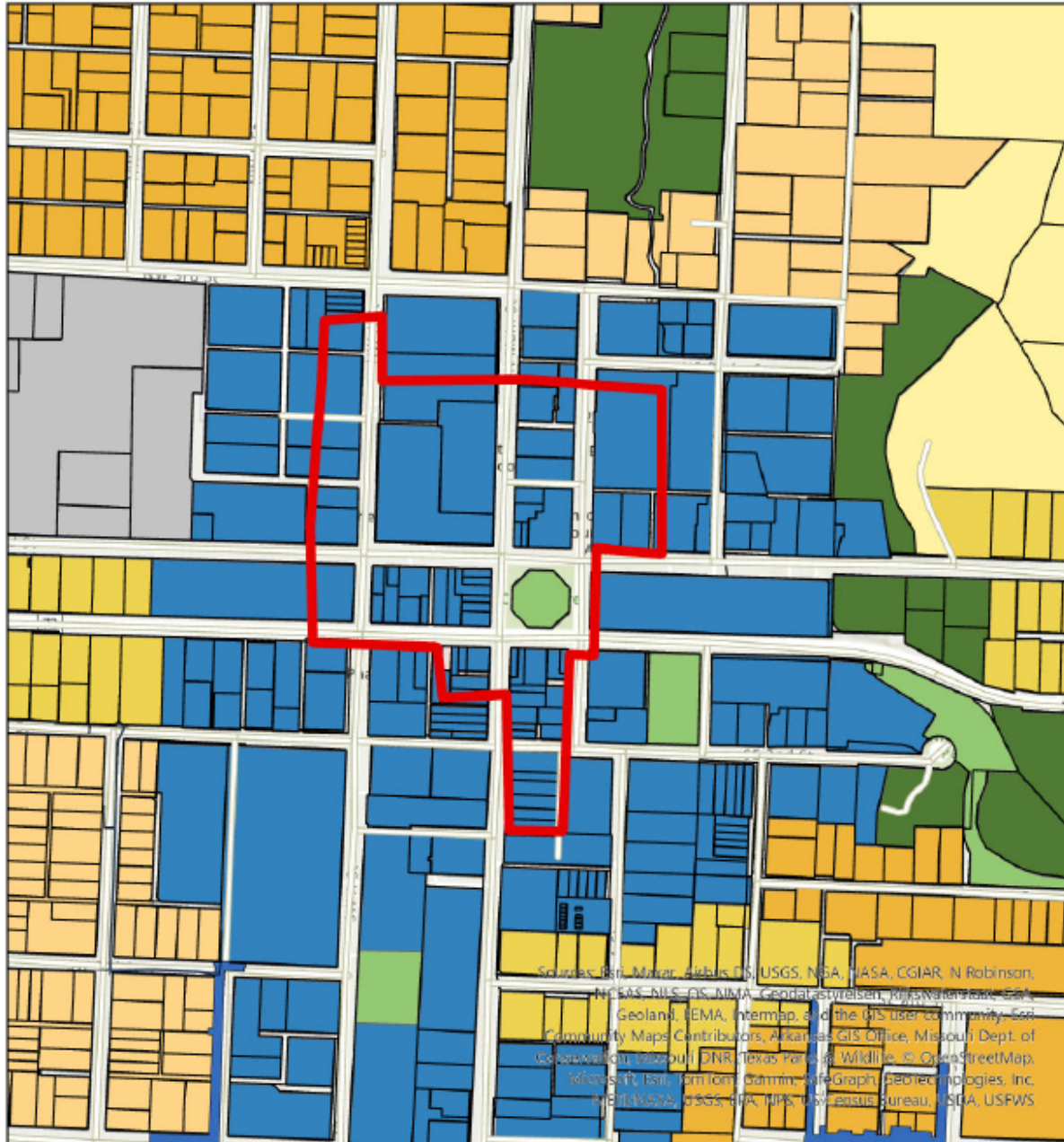
involves establishing a Certified Local Government (CLD) ordinances and Design Review Board to oversee proposed changes. Before moving forward, City Council should evaluate staff capacity, community priorities, and impact on property owners of pursuing this approach. Such additional regulations can slow down the development review process and could inhibit redevelopment. The steps for establishing a historic preservation ordinance in Arkansas are provided in Appendix B. This is a regulatory action.

Request

Staff request that City Council make a decision on whether to move forward with the recommendations and provide guidance on pursuing any of the proposed options.

Study Details

Downtown Study Area



Downtown Study Area

Downtown Study Area - Study Approach

1. Refine study area and analyze existing conditions.
2. Identify community concerns.
3. Analyze community concerns and identify opportunities.

Downtown Study Area – Area Description

- *Existing Conditions:* A center of the community with a variety of commercial uses, including restaurants, county offices, and some residential.
- *Future Land Use:*

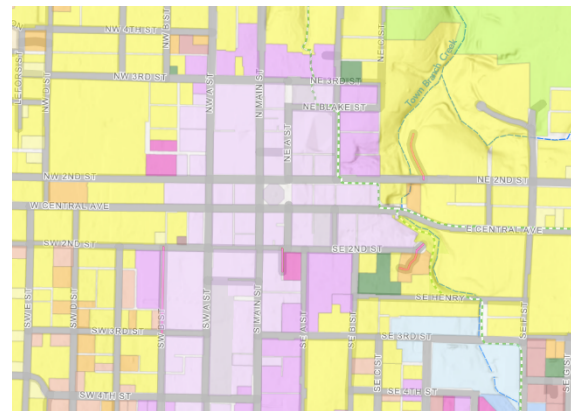
City Center: City Centers are places like the Downtown Bentonville Square and its surrounding blocks, consisting of jobs, entertainment, convenience retail, daily services, and housing at a variety of scales — from single story shops to office and residential buildings. This combination of types and uses, from sidewalk-lining buildings to civic institutions like churches and city hall, to apartments, condos, and townhomes, makes for the city’s most active, compact and walkable space.

- *Topography:* Flat
- *Electric:* Service available.
- *Water:* Service available.
- *Sewer:* Service available.
- *Zoning:* Primarily Downtown Core with some Downtown Edge
- *Floodplain:* At the eastern edge of downtown.

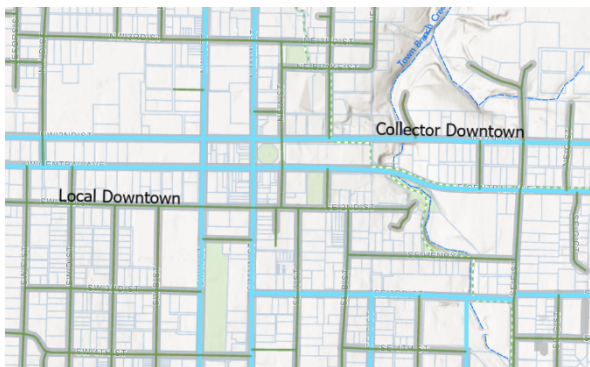
2025 Future Land Use Map



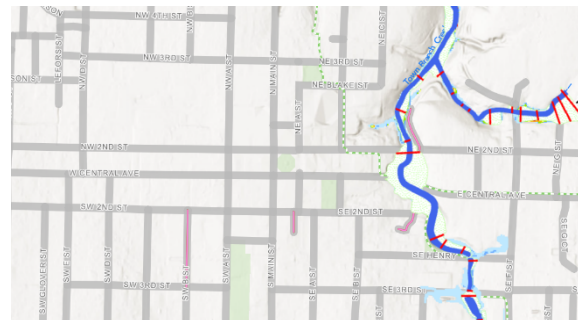
Zoning



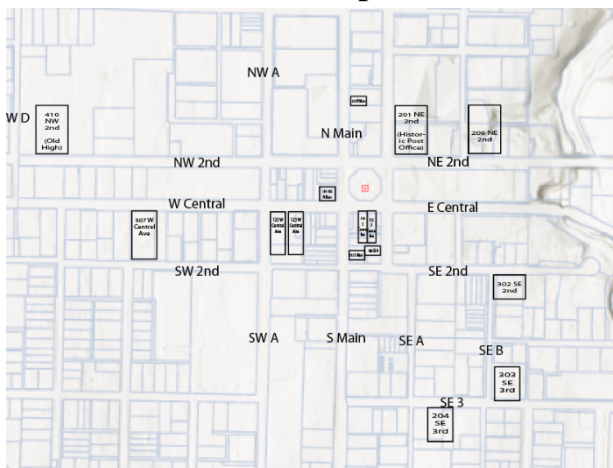
Master Street Plan



Floodplain



Historic Properties



Downtown Study Area

Public Meeting Summary

To better understand what people love, miss, want to preserve, and envision for the future, the city hosted a public meeting on May 28, 2025, at the Bentonville Public Library from 4 – 6pm. Over 50 participants helped us capture authentic community voices and identify priorities for preservation and development.

Downtown Bentonville is at a crossroads. The community wants to honor its past while shaping a future that puts residents first—balancing charm with smart growth, and vibrancy with livability.

What People Love: Downtown Bentonville is beloved for its historic charm, walkability, and community energy. Residents appreciate:

- *Historic architecture* - courthouse, old homes, brick facades
- *Public art, landscaping, and gathering spaces* - fountain, murals, green space)
- *Events and spontaneous culture* - live music, markets, festivals
- *Small-town feel* - local businesses and pedestrian-friendly streets

What People Miss: Residents miss the nostalgia and simplicity of past downtown experiences:

- *Local traditions* - homecoming parades, pickin' on the square, re-enactments
- *Affordable, local businesses* - Station Café, Press Room
- *A strong sense of belonging* — running into neighbors and feeling "at home"
- *Ease of access* — less congestion, better parking, more inclusive affordability

What People Want to Maintain: There is strong support for preserving:

- *Historic buildings and facades* - with architectural integrity and better signage
- *A family-friendly, community-oriented environment*
- *Local businesses over national chains*
- *Public art, trees, and charming streetscapes*
- *Walkability, safety, and modest building heights (3–4 stories)*

What People Envision for the Future: Looking forward, residents want Downtown Bentonville to grow intentionally, equitably, and authentically, with a focus on:

- *Affordability and diversity* – housing, dining, and events for all
- *Improved transportation* – trolleys, shuttles, bike trails, sidewalks, parking
- *Distributed community spaces* – expanding vibrancy beyond the square
- *Better civic communication* – kiosks, master plan transparency, more engagement
- *Limits on short-term rentals* - to protect neighborhood character
- *Historic preservation ordinances* - to safeguard the area's unique identity

See *Attachment A: Downtown Public Meeting Summary* for full details.

Opportunities for Downtown Bentonville

Below is a list of other opportunities based on public feedback.

A. Public Realm & Cultural Experience: Enhance charm, accessibility, and sense of place.

1. Distribute events to satellite areas like the 8th Street District to avoid crowding the square.
2. Create more public restrooms, shaded areas, seating, and affordable eating spaces.
3. Enhance placemaking with murals, interactive public art, and photo-op signage.



B. Mobility & Transportation: Improve ease of movement for all users.

1. Improve sidewalk connectivity in adjacent neighborhoods and alleys.
2. Introduce trolleys, golf carts, or shuttles to reduce vehicle congestion and aid access.
3. Upgrade infrastructure for safety: crosswalks, lighting, bike lanes, and traffic calming.



C. Community Engagement & Communication: Ensure residents remain informed and involved in downtown's evolution.

1. Install digital kiosks or signage downtown to display current events and updates.
2. Launch regular community forums to maintain engagement across different demographics.



ATTACHMENT A DOWNTOWN PUBLIC MEETING SUMMARY

What People Love

Overall Impression

Downtown Bentonville is the draw of the city. Its mix of historical charm, walkability, arts, greenery, and community energy creates a uniquely engaging environment that feels both local and alive. Residents and visitors alike are drawn to its warmth, authenticity, and ongoing sense of discovery.

Historic & Architectural Charm

Downtown Bentonville's architectural charm and historical significance resonate deeply. From historic facades to iconic landmarks like the courthouse and water tower, the area preserves a sense of nostalgia and heritage that makes it feel timeless and grounded.

Public Spaces & Natural Beauty

Lush greenery, well-maintained landscaping, and accessible parks add to the inviting atmosphere. These natural elements make Downtown not just beautiful, but livable and relaxing.

Community Events & Culture

A steady rhythm of local events and cultural moments creates a lively, community-first spirit. From festivals to spontaneous public games, Downtown feels vibrant and alive.

Art, Design & Visual Appeal

Artistic touches and decorative lighting make the downtown visually dynamic and full of personality. People love the unexpected creativity around every corner—and they want even more photo-worthy spots.

Walkability & Layout:

The downtown layout encourages strolling, exploring, and easy access to food and entertainment. Its pedestrian-friendly design helps build a human-scale experience that feels both accessible and authentic.

Local Business & Food Scene

The thriving mix of small businesses and culinary options showcases Bentonville's local flavor and entrepreneurial spirit, offering something for everyone while supporting the local economy.

Character & Community Feel

People are drawn to the welcoming, small-town vibe paired with a strong sense of community, safety, and manageable scale. The area's charm and energy make it a place where people want to live, raise families, and connect.

What People Love - list of comments

Character & Community Feel

- Feels local
- Safety
- Energy
- Charm / Charming
- Appeal
- Great place to raise a family
- Feel of a small town
- Manageable

Historic & Architectural Charm:

- Architecture, historic façades
- Courthouse
- Historic homes
- History – “this is where it all began”
- Water tower
- No skyscrapers
- Brick sidewalks
- Quaint, nostalgia
- Historic appeal

Art, Design & Visual Appeal

- Public art, murals, lights, surprises
- Christmas tree lights

Public Spaces & Natural Beauty:

- Greenspace & open space
- Landscaping & maintenance
- Flowers/trees
- Compton Gardens
- Dave Peel Park
- Benches around fountain

Community Events & Culture:

- Events, musicians (x3)
- 5x10
- Market
- Library
- Constant surprise and spontaneity (e.g., chess match)

Walkability & Layout

- Layout of the square
- Walkability
- Walkable food – cocktails
- Pedestrian spirit
- Designated space without large infrastructure

Local Business & Food Scene

- Variety of local businesses
- Business
- Food scene
- Variety & opportunity

What People Miss

Overall Insight

These insights reveal key emotional and practical gaps—mainly around lost traditions, accessibility, affordability, and authenticity. Downtown Bentonville’s evolution has brought vibrancy, but many long for its roots. What’s missing most are the small-town traditions, familiar local faces, accessible businesses, and an authentic community atmosphere that felt truly like “home.” The desire isn’t necessarily to go backward but to ensure growth doesn’t erase what made Bentonville special in the first place.

Traditions & Nostalgia

People miss the local traditions and community events that once gave Downtown Bentonville a distinct small-town, nostalgic character. There's a strong desire to bring back meaningful, historic, and participatory celebrations that evoke a sense of place and belonging.

Sense of Community & Belonging

Residents feel a loss of community intimacy, as commercialization, tourism, and dense development have replaced the “everyone-knows-everyone” vibe. The digital shift and volume of activity have also diluted the personal, grounded feeling of home.

Local Businesses & Experiences

There's nostalgia for unique, affordable local spots that have closed or been replaced. Many miss the variety and character of local businesses that once served a broader range of residents - not just tourists or high-end patrons.

Accessibility & Livability

Concerns about accessibility, mobility, and affordability dominate. Locals miss the ease of navigating and affording downtown - from parking and walking to living and dining. There’s a desire for better infrastructure that balances locals' needs with downtown’s growing popularity.

Change & Commercialization Concerns

People miss the simpler, less commercial version of downtown. They’re wary of overregulation, corporate influence, and the loss of spontaneity or authenticity in events and communications.

What People Miss - list of comments

Traditions & Nostalgia

- Old homecoming parades
- Wooden sleigh for pictures
- Traditional tree for Christmas
- Christmas parade
- Pickin' on the square (x3)
- Sugar Creek days
- Frog jumping races
- Homecoming/fair parade & fair queen contest
- Sunday after church
- Historic type of events
- Re-enactments
- Old high school
- Nostalgia, charm, feels like home

Sense of Community & Belonging

- Running into people you know
- Doesn't feel like home because of all pedestrians
- Are we just creating a town for tourists?
- Neighbor versus Airbnb
- Not a commercial square
- Pop/socio-economic dynamics

Local Businesses & Experiences

- Press Room
- Station Café
- The Station
- Being able to shop different stores
- Working-class dining options
- Affordable eating & shopping (x2)
- Not a commercial square

Accessibility & Livability

- Ability to get around town without a plan
- Accessibility for both housing and transportation
- Parking / No place to park
- Available housing for locals, service workers, elders & affordable
- Sidewalks on both sides
- Drive & not worry about hitting a pedestrian or bicyclist
- Lack of congestion
- Being able to get through town – park, shop, go home
- Promenade could help spread out these activities
- RR spur option / Railroad spur
- Central focal point in the fountain

Change & Commercialization Concerns

- Events not as corporatized
- City used to not approve everything
- Everything is digital
- Too much going on now
- Signs that update event dates

What to Maintain

Overall Insight

This input reveals strong community values around historic preservation, local character, livability, and balanced development. Downtown Bentonville is valued for its authenticity, walkability, and small-town charm—but residents want to ensure it doesn't lose these traits as it grows. Maintenance priorities reflect a desire for:

- Preserving history and identity
- Keeping it livable for residents, not just visitors
- Supporting local businesses and affordable experiences
- Balancing charm with thoughtful development

Historic Preservation & Architectural Integrity

There is a strong desire to protect historic buildings, facades, and streetscapes. Residents want to see the architecture and cultural landmarks preserved, enhanced with signage that tells the story of the area. This is about maintaining identity and honoring our roots.

Local Character & Anti-Over commercialization

People want Downtown Bentonville to stay local, livable, and authentic. There's pushback against over-commercialization, gentrification, and crowding - especially in core residential and historic areas.

Public Spaces, Art & Gathering Areas

Residents value charming, interactive public spaces that are artistic, green, and community-friendly. There's enthusiasm for beautification that includes fun, functional design and art that enhances everyday experiences.

Pedestrian Life & Urban Form

The community wants to maintain a pedestrian-friendly, human-scale environment. This includes manageable traffic, walkability, access to transit, and a built environment that doesn't feel overwhelming.

Community Livability & Affordability

There's a focus on preserving day-to-day functionality and inclusiveness - ensuring that locals, families, and a variety of income levels can continue to enjoy and access downtown. Amenities like banks, restaurants, and hotels should meet local as well as visitor needs.

What to Maintain – list of comments

Historic Preservation & Architectural Integrity

- Facades immediately around square
- Old town / Old high / Old jail
- Old Presbyterian Church
- Courthouse (x2)
- Terry Block Building (exterior only)
- Architecture to look at maintaining
- Overall look of facades that face the square
- Historic homes on W Central
- Historic preservation plan
- Historic signage / Historic identification markers
- Signage for historic buildings – old city hall
- History of square & historic neighborhoods
- Maintain county offices / County presence, county seat activity
- Maintain sight line when in the square

Local Character & Anti-Over commercialization

- No multifamily to be built on Central
- Aspect of local business – no chains
- Not everything created for tourists
- Be aware of market conditions when requesting new businesses
- Buildings for those who live here
- Spread out locations of events
- Not overcrowded
- Maintain friendly environment
- Energy (manage the number of people)

Public Spaces, Art & Gathering Areas

- Ice rink for gatherings
- Splash pad
- Bigger fountain (Savannah-style with Sam statue)
- Musicians – picking & spinning
- Signage for photo ops / placemaking
- String lights
- Nooks and crannies at buildings (e.g., Red Ball temporary art piece)
- Art galleries in those spaces
- Tree canopy and green space
- Landscaping and fountain

Pedestrian Life & Urban Form

- Pedestrian spirit and charm
- Current traffic flow
- Traffic management
- Building height – see the sky (4–6 stories max)
- Light & being able to see through buildings
- Connect sidewalks in neighborhoods
- Making transportation connections
- Transit opportunities
- Safety

Community Livability & Affordability:

- Keep family-friendly (x1)
- Keep it as is
- Food scene (but reduce long waits)
- More eating areas – more affordable
- Hotel
- Post office
- Banks
- Interior flexibility
- Maintain friendly environment

How They Envision the Future

Overall Insight

The themes highlight a collective desire to balance growth with character, and ensure that the city remains inclusive, historic, and livable for all. A thriving Downtown Bentonville that remains:

- Locally rooted and historically preserved
- Affordable and inclusive
- Pedestrian- and family-friendly
- Decentralized in its attractions, with more than one hub
- Connected through efficient, people-first transportation
- Engaged in transparent, citizen-centered planning

Affordability & Inclusivity

The future vision prioritizes equity and inclusion—ensuring that downtown remains accessible to families, working-class residents, and youth. There's concern that gentrification could push locals out, and a desire for policies that support a diverse, community-rooted population.

Transportation & Mobility

Residents envision a connected, multi-modal downtown that supports pedestrians, cyclists, and accessible transit options like shuttles, buses, and trolleys—without sacrificing ease of access or charm. Improving walkability and reducing vehicle congestion is a clear priority.

Historic Preservation & Urban Character

There is a strong call to preserve historic architecture and limit overdevelopment. People want to avoid losing the small-town character to excessive density or height, emphasizing design that fits within the existing historic fabric.

Public Realm & Gathering Spaces

The vision includes diversifying public spaces to reduce overcrowding and support neighborhood identity beyond just the main square. People want satellite districts (like 8th Street) to offer their own unique vibes and programming.

Civic Planning, Communication & Engagement

There's a need for better civic engagement and transparency, especially in how plans are made and implemented. Residents want a voice in shaping downtown's future and tools (like kiosks and clearer planning) that keep them informed and involved.

Short-Term Rentals & Housing Balance

People want balance in housing use, with concerns that an overabundance of short-term rentals is eroding the sense of neighborhood. Limiting or managing Airbnb's is seen as critical to maintaining residential integrity.

How They Envision the Future - list of comments

Affordability & Inclusivity

- Affordable (x2)
- Development for citizens
- Make for all – family friendly
- More families living downtown
- Incentivize higher diversity downtown
- Gaming places for teens – arcade

Transportation & Mobility

- Parking / Parking strategy
- Trolleys, golf carts
- Dedicated carts to move people
- Transportation interface between Bentonville & Rogers
- Transportation/bus department
- Variety of transportation
- Pedestrian lifestyle without pedestrian infrastructure
- Pedestrian-only zone
- Bike trails
- Sidewalks
- Infrastructure upgrades
- Infrastructure
- Alley-based infrastructure

Historic Preservation & Urban Character

- Historic preservation ordinance (x2)
- Keep it humble
- Keep it historical
- Will lose Mayberry feel if we lose those buildings
- Skyscraper stories 6–7 – blocks the sky
- Why are we encouraging more? No parking, too much construction

Public Realm & Gathering Spaces

- More food trucks
- More public restrooms
- Move some events off the square
- New park system – allow smaller events
- Amphitheater – small
- Spread out activities
- More than one square – e.g., 8th St District
- Have more than one square vibe
- Social district downtown boundary
- Signage – more photo ops needed
- Central fountain – needs a big statement for photo

Civic Planning, Communication & Engagement

- More focus groups – have lost their voice
- Citizen-wide communication system – kiosks with nightly info
- Release the master plan – how does this tie into the region
- FLUM (Follow-Up and Implementation Mechanism)
- Infrastructure & maintenance needs

Short-Term Rentals & Housing Balance

- Airbnb moratorium or max cap
- Control Airbnbs
- No community when too many short-term rentals

Attachment B

Requirements for a Historic Preservation Ordinance

Steps to Establish a Local Historic Preservation Ordinance

1. Formation of a Historic District Commission (HDC)

- The chief elected official appoints a commission per the Arkansas Historic Districts Act (ACA 14-172-201 et seq.). This commission investigates and documents the historical significance of the proposed district, then submits a report to the Arkansas Historic Preservation Program (AHPP) and the local planning commission—each having 60 days to provide feedback
[codes.findlaw.com+15arkansasheritage.com+15reddit.com+15](#).

2. Public Notification & Hearing

- The HDC must publish notice in a widely circulated newspaper once a week for three weeks, with the first notice at least 20 days before the hearing
[reddit.com+5arkansasheritage.com+5law.justia.com+5law.justia.com+3codes.findlaw.com+3law.justia.com+3](#).
- A public hearing is held to allow community input.

3. Final Report & Draft Ordinance

- Within 60 days of the hearing, the HDC submits a final report and draft ordinance—including district boundaries, maps, and design review provisions—to the governing body
[arkansasheritage.com+2law.justia.com+2law.justia.com+2arkansasheritage.com+3codes.findlaw.com+3law.justia.com+3arkansasheritage.com](#).

4. Governing Body Review & Action

- The city or county governing body must:
 - a. Adopt the ordinance as submitted,
 - b. Return it for revisions (with expectation of resubmission within 90 days), or
 - c. Reject it entirely[reddit.com+11arkansasheritage.com+11law.justia.com+11law.justia.com+7codes.findlaw.com+7law.justia.com+7reddit.com+2reddit.com+2](#).

5. Ordinance Content Requirements

To meet Certified Local Government (CLG) eligibility, the ordinance must include:

- A clear statement of purpose aligned with state law,
- Defined district boundaries and terminology (e.g., alteration, demolition),
- Commission composition and defined responsibilities,
- Mandatory review of alterations and new construction,
- Reference to design standards similar to the Secretary of the Interior's Standards,
- Defined hearing, review timelines, due process, and enforcement protocols
[reddit.com+11arkansasheritage.com+11codes.findlaw.com+11](#).

6. Design Review Mechanism

- Once established, a Certificate of Appropriateness (COA) process is required. No exterior work—alteration, restoration, demolition, etc.—can proceed without approval from the HDC [arkansasheritage.com](#).

SEC. 506. OVERLAY DISTRICTS

(a) Applicability

- (1) Overlay districts apply only to properties located within the boundaries of each overlay, as shown on the Official Zoning Map.
- (2) Overlay districts may establish use limitations, height restrictions, design requirements, or other rules that are specific to the overlay area.
- (3) Overlay district rules supersede rules elsewhere in this UDC if they conflict.

(b) Downtown Center Overlay (DCO)

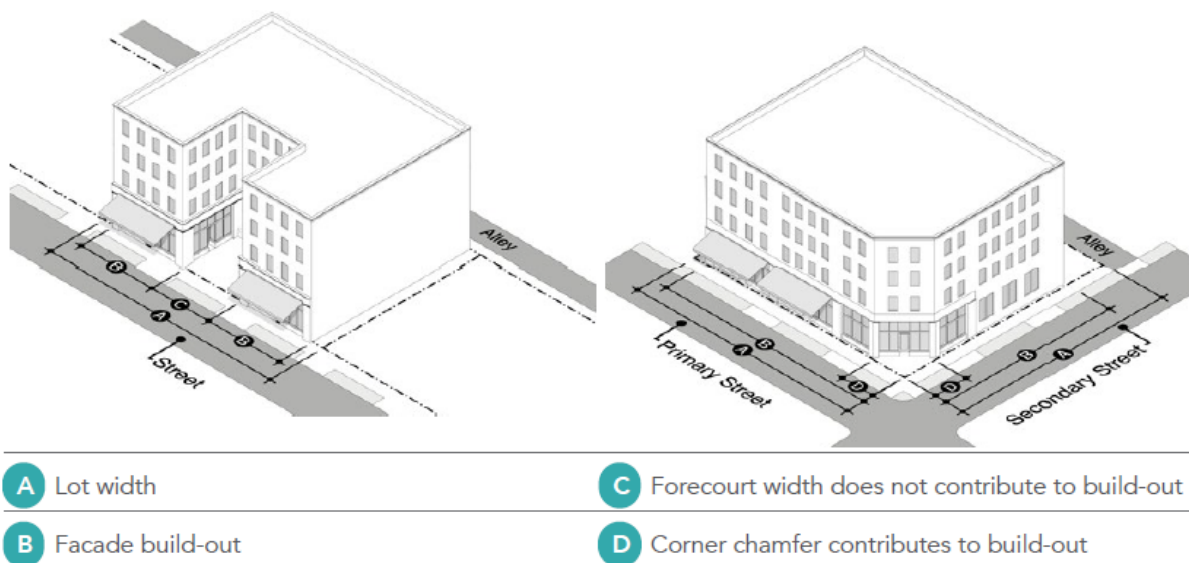
(1) Purpose and Intent

- a. To ensure new buildings maintain the quality of exterior materials reflected in historic downtown buildings.
- b. To ensure that the downtown center retains ground floor commercial opportunities.
- c. To establish minimum standards for windows, doors, shopfronts, and building attachments in order to maintain compatibility with historic downtown buildings.

(2) Building Placement

- a. Forecourts do not contribute to build-to area requirements, see [Figure 5.31 Downtown Build-to Conditions](#).
- b. Corner entry chamfers count toward the required build-to area only if they are less than 20 feet wide along both property lines.

FIGURE 5.31 DOWNTOWN BUILD-TO CONDITIONS



(3) Materials

- a. Exterior walls along streets and mid-block trails must be finished with brick, stone, or plaster.
- b. Only one primary finish material may be used for each wall.
- c. Additional materials are limited to:
 - 1. Attachments such as awnings, galleries, and bay windows; and
 - 2. Architectural details such as a water table, coining, pilasters, eaves, or as a lintel across window and door openings.

(4) Ground Floors

- a. All buildings must be constructed to accommodate retail or other active commercial uses on the ground story along streets, whether such a use is established at the time of construction or later.
- b. The ground level story must be at least 12 feet high.

(5) Windows and Doors

- a. Windows and doors must be recessed at least 2.25 inches from the exterior surface of the wall.
- b. Windows must be separated by a minimum of 4 inches if multiple windows are grouped.
- c. Window sills must project outward from the exterior surface of the wall.

(6) Shopfronts

- a. Shopfronts must be composed as a unified design, incorporating doors, transoms, signage, awnings, or canopies.
- b. Shopfronts must include a continuous bulkhead between 12 and 36 inches in height.
- c. Shopfront glass must comprise at least 60% of the width of the tenant space.
- d. Security devices, if installed, must be placed inside the glass.

(7) Awnings and Canopies

- a. Awnings are subject to these rules:
 - 1. Must be made of fabric;
 - 2. Must include a valence flap;
 - 3. Must not include side panels; and
 - 4. Must project at least 6 feet from the exterior wall.
- b. Canopies are subject to these rules:
 - 1. Must be made of metal;
 - 2. Must be at least 6 inches thick; and
 - 3. Must project at least 4 feet from the exterior wall.
- c. Awnings and canopies must be installed between transom and display windows where transoms are present.
- d. Awnings and canopies must maintain a clearance of at least 8 feet above the sidewalk.
- e. Awnings and canopies must be set back a minimum of 2 feet from the curb.
- f. Awnings and canopies must span at least 80% of the width of the tenant space.

Attachment D
DC and DE Zoning District Ordinance

MEMO



To: Mayor Stephanie Orman and Bentonville City Council
From: Shelli Kerr, AICP, Comprehensive Planning Manager
CC date: August 11, 2025
RE: **NORTH NE J STREET** - Future Land Use Map Focused Study Area

Background

Bentonville's official Future Land Use Map was adopted in February 2025. As part of its approval, City Council requested an additional review of three focus areas set forth in Res. No. 2-11-25 M, Exhibit D FLUM Study Areas. This staff report is to provide a summary of the findings for the North NE J Street study area.

Analysis

Property owner intentions. Staff met with the largest property owner in the study area, who indicated there are no immediate plans for development. The property owner has requested that the existing “Other Rural and Estate” place type designation remain unchanged.

J St Interchange. The future of the J Street interchange remains uncertain. Although the project is included in the State Transportation Improvement Plan (STIP) with a tentative start this fall, there is no indication that right-of-way acquisition has begun. If initiated, the project is still likely five to ten years from completion.

Sewer Capacity. Sewer capacity in the area remains a constraint for future development and may significantly increase development costs.

Impact on other Plans. The Water and Sewer Departments have based their infrastructure projections on the current place type designations. Any changes to the Future Land Use Plan would need to be carefully balanced, as they could substantially affect those projections unless offset by reductions elsewhere.

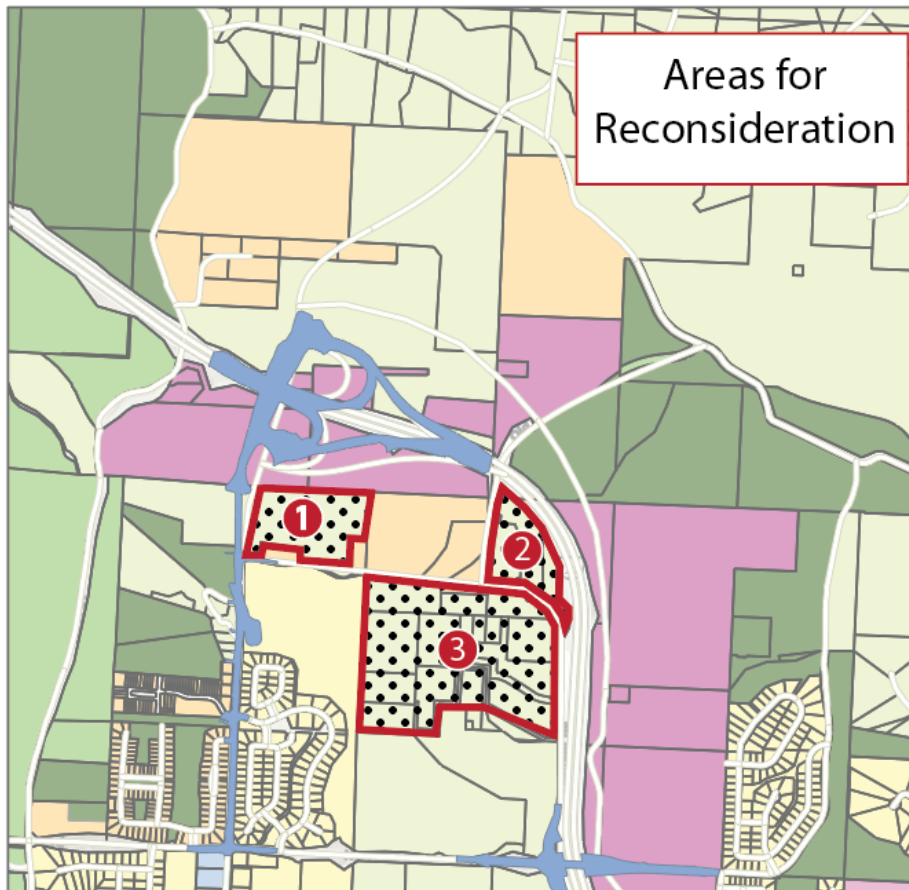
Outside of city limits. Most of the study area is beyond city limits, within the county. Recent changes to state legislation have removed the city’s regulatory authority in these unincorporated areas. And, unless the city is able to provide services to these areas, there is no reasonable benefit for them to annex into the city.

Conclusion. Given the current conditions and constraints, immediate development in the study area is not anticipated. The largest property owner has no plans for near-term development, sewer capacity remains a concern, the future of the J Street interchange project is unclear, and the city has limited ability to influence or support development in these unincorporated areas.

Recommendations

Staff recommend the following action.

1. **Retain the Place Type North of I-49.** At the property owner's request, make no changes to the Place Types north of I-49. If there is interest in developing the area in the future, it should be evaluated as part of the annual review of the Future Land Use Map (FLUM). This is not a regulatory action.
2. **Adjust Place Types south of I-49.** Reclassifying the areas south of I-49 (identified as Areas 1, 2 3 below) from Rural to Walkable Corridor to increase opportunity for commercial, sale tax generating development. This is not a regulatory action but is a change in policy.

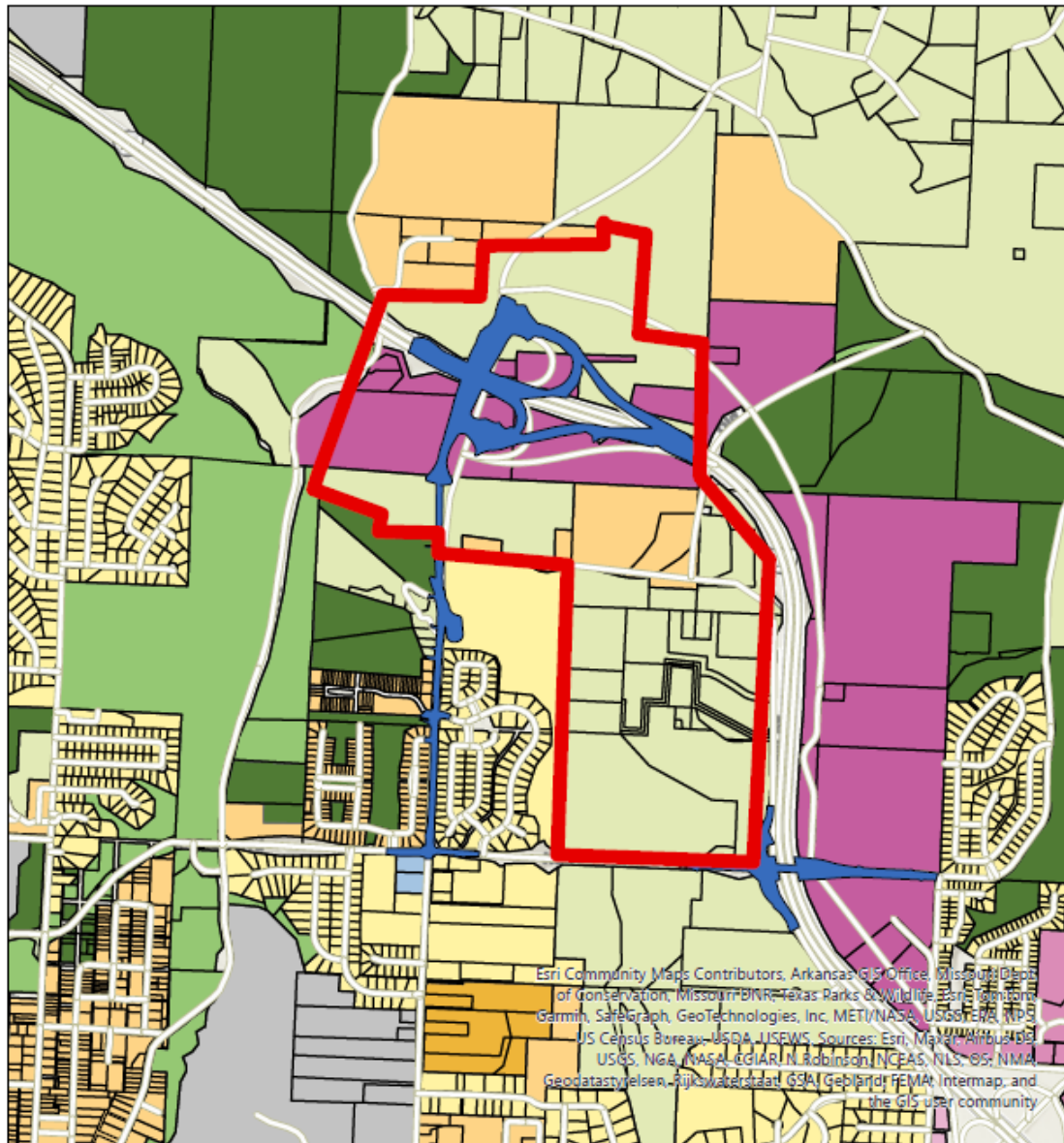


Request

Staff request that City Council make a decision on whether to move forward with the recommendations.

Study Details

J Street Interchange Study Area



- | | | |
|---------------------|--------------------------|-------------------------------|
| Center City | Corridor Walkable | Neighborhood Walkable |
| Center Neighborhood | Neighborhood Suburban | Other Civic and Institutional |
| Center Regional | Neighborhood Traditional | Other Industry and Technology |
| Corridor Suburban | Neighborhood Urban | Other Rural and Estates |
| Corridor Urban | | |

North NE J Street Study Area – Study Approach

1. Refine study area and analyze existing conditions.
2. Met with Utilities and Transportation about future capacity.
3. Met with property owner of largest parcels in the area.

North NE J Street Study Area – Area Description

The study area was refined from what was provided on the resolution to extend further south of the proposed NE J St interchange. Study area map provided on next page.

- *Existing Conditions:* This area is predominantly undeveloped land, with most of the study area outside of city limits with a few primary property owners.
- *Future Land Use Map:* The area consists of a mix of Agriculture and Urban Corridor place types.
- *Topography:* Hilly
- *Electric:* Portion up against I49 is within the electric boundary – no current service.
- *Water:* Within the Water Service boundary which is larger than the electric boundary.
- *Sewer:* Shewmaker stormwater basin.
- *Master Street Plan:* Extension of J St as Arterial with a southern collector on north side heading south.
- *Zoning:* None. Property is in the county.
- *Development Activity:* Little activity with the exception of a few lot splits.
- *Floodplain:* Immediate area of interchange is not in the floodplain. Small areas in floodplain further north and south of the interchange.

Master Street Plan / City Limits

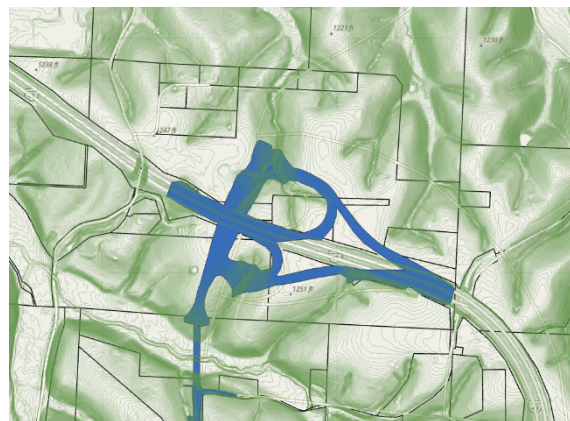


Shaded areas are outside city limits.

Floodplain



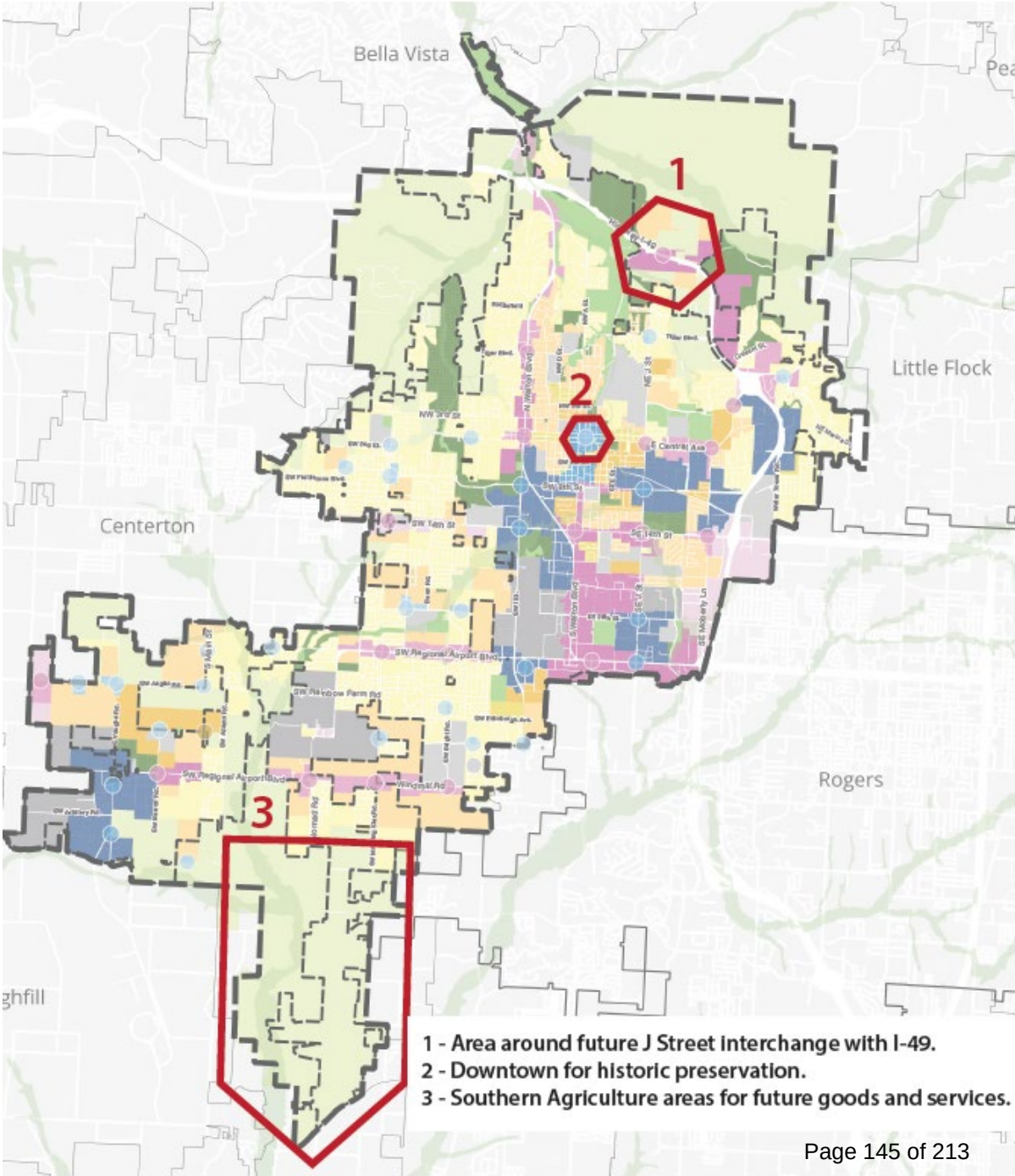
Topography





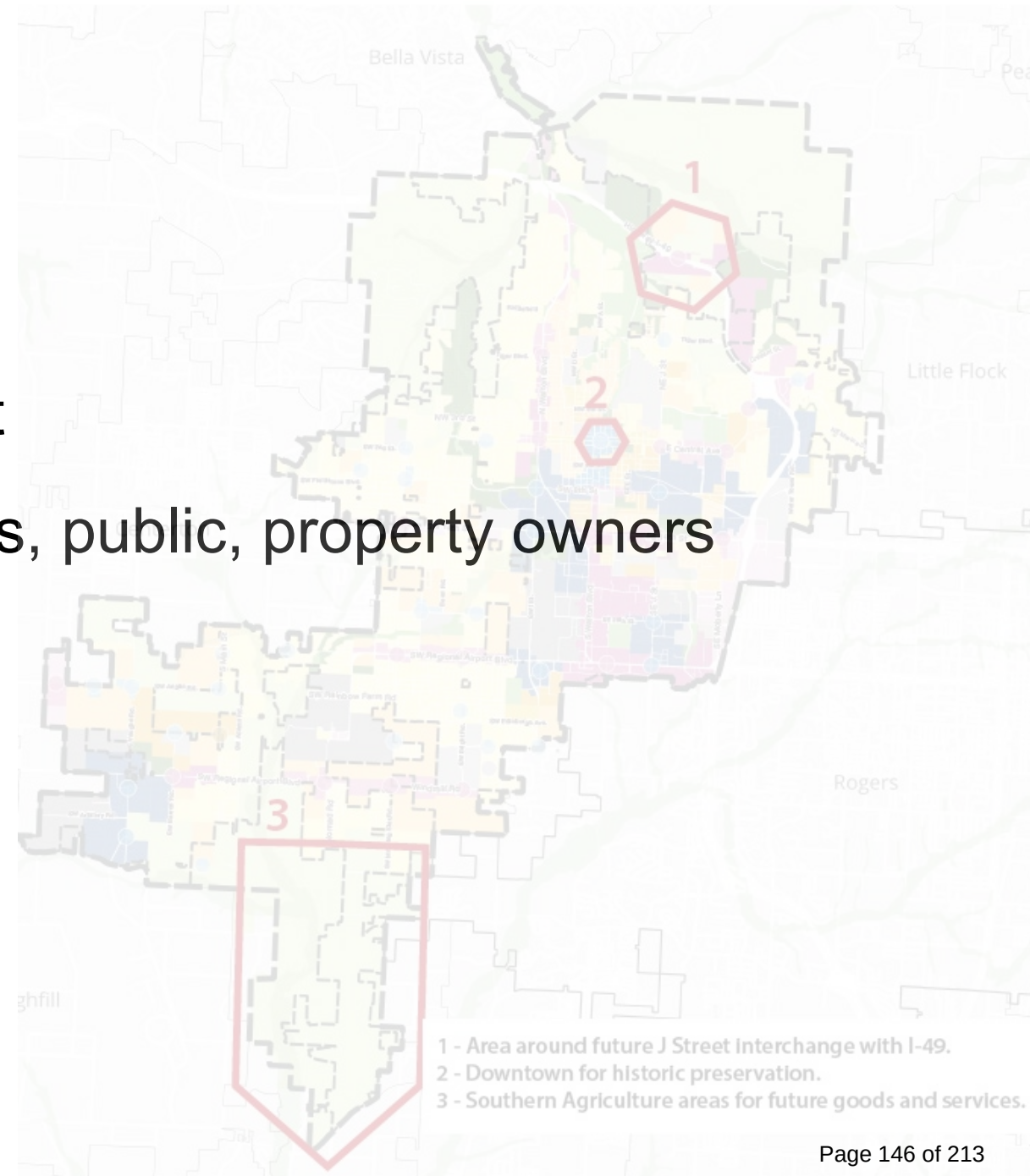
Future Land Use Map Requested Study Areas

- NE J St
- Downtown
- South



Methodology

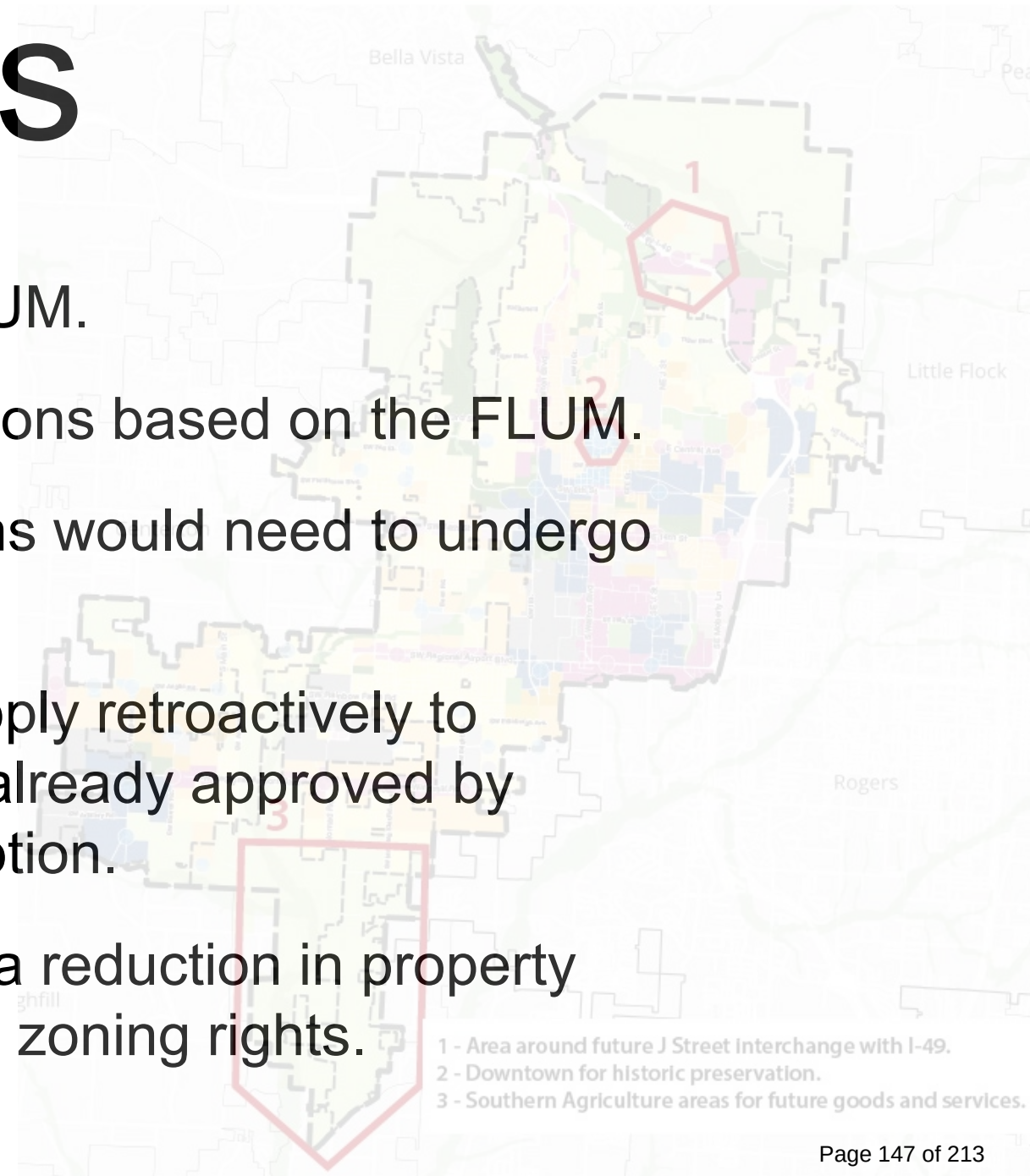
- Define study areas
- Existing condition assessment
- Meetings with city departments, public, property owners
- Review of draft UDC
- Analysis
- Recommendations
- Other opportunities



1 - Area around future J Street Interchange with I-49.
2 - Downtown for historic preservation.
3 - Southern Agriculture areas for future goods and services.

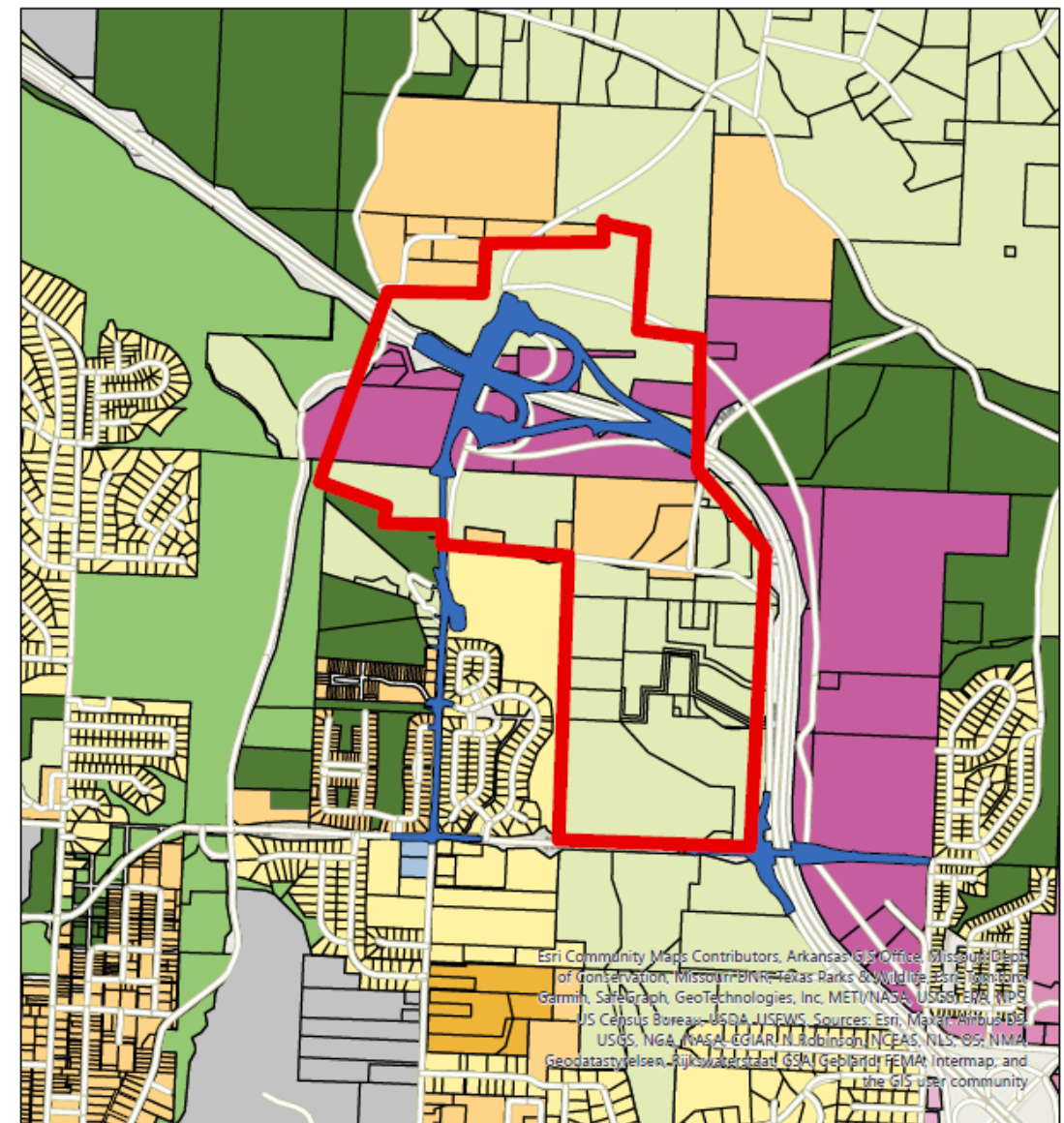
Considerations

- Focused on adjustments to the FLUM.
- Determine impact on water projections based on the FLUM.
- Recommended codes or regulations would need to undergo a formal adoption process.
- Newly adopted codes would not apply retroactively to existing developments or projects already approved by Planning Commission prior to adoption.
- New regulations should not cause a reduction in property value or use as allowed by existing zoning rights.



NE J ST

Council requested in-depth review considering the planned J St / I-49 Interchange to determine opportunities for commercial activity.

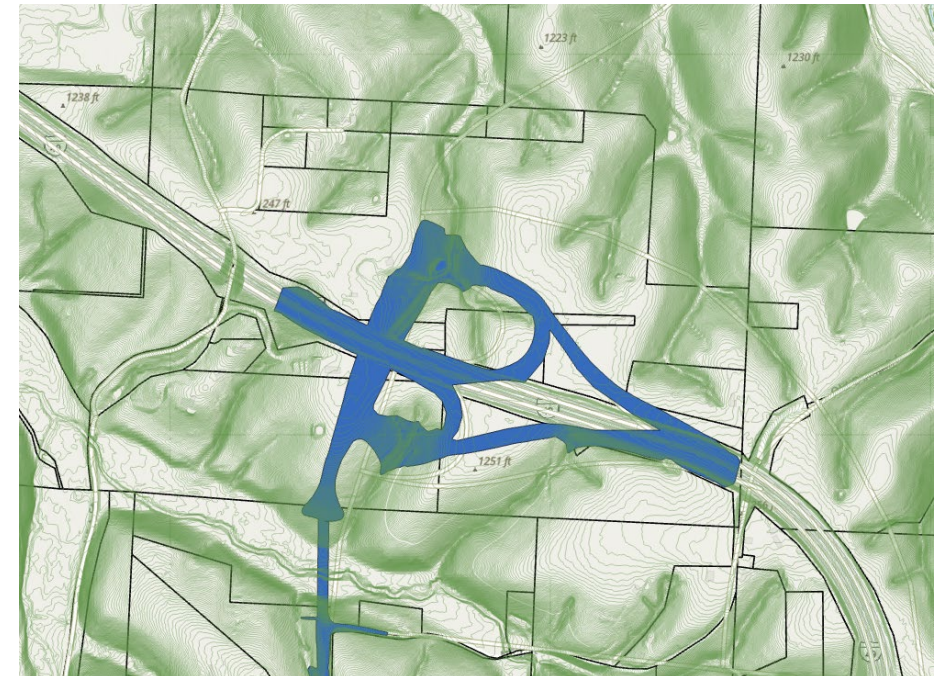
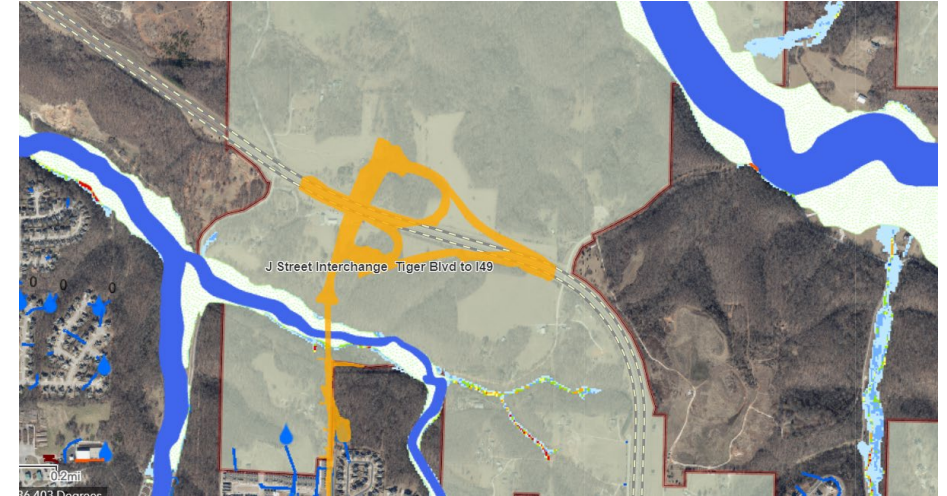


- | | | |
|---------------------|--------------------------|-------------------------------|
| Center City | Corridor Walkable | Neighborhood Walkable |
| Center Neighborhood | Neighborhood Suburban | Other Civic and Institutional |
| Center Regional | Neighborhood Traditional | Other Industry and Technology |
| Corridor Suburban | Neighborhood Urban | Other Rural and Estates |
| Corridor Urban | | |

NE J ST

Existing Conditions

- Predominantly undeveloped mostly outside of city limits
- FLUM is a mix of Agriculture and Urban Corridor
- Hilly topography
- Shewmaker stormwater basin



NE J ST

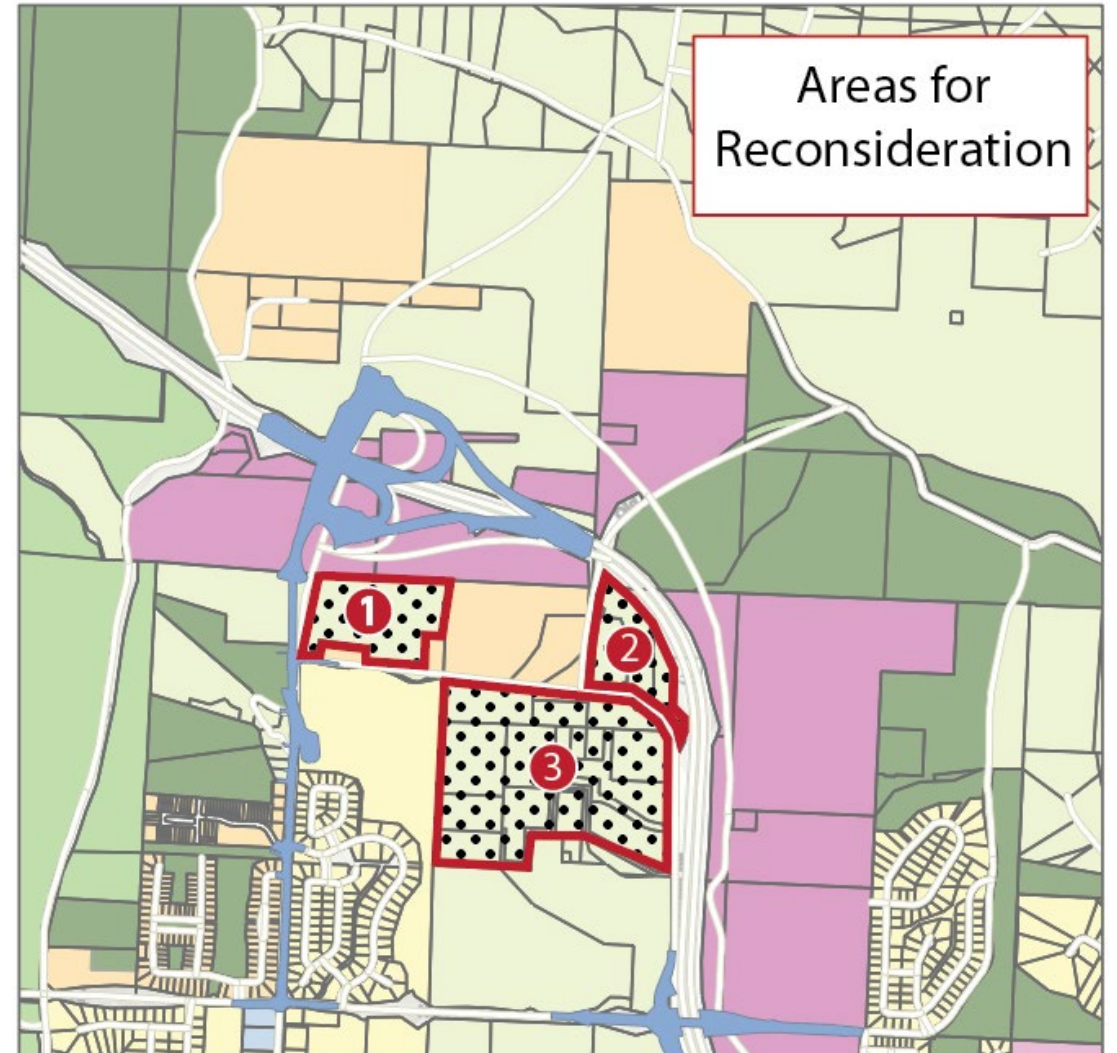
Analysis

- Property owner intentions
- J St Interchange
- Sewer Capacity
- Impact on other Plans
- Outside of city limits

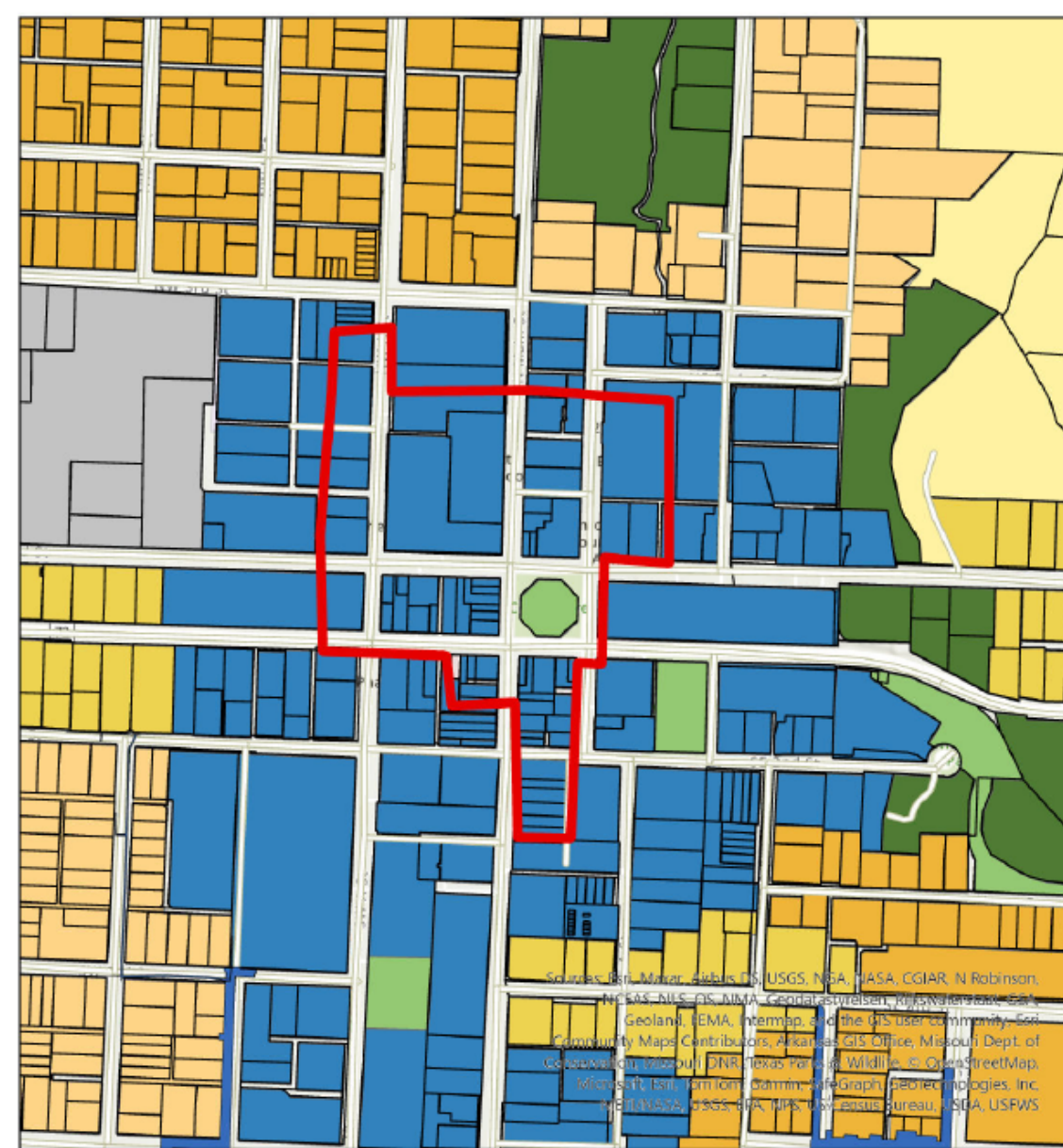
NE JST

Recommendations

- North of I-49 - Retain the place types
- South of I-49: Adjust place types from rural to walkable corridor



Council requested identification of opportunities to support preservation of the historic character of the square.

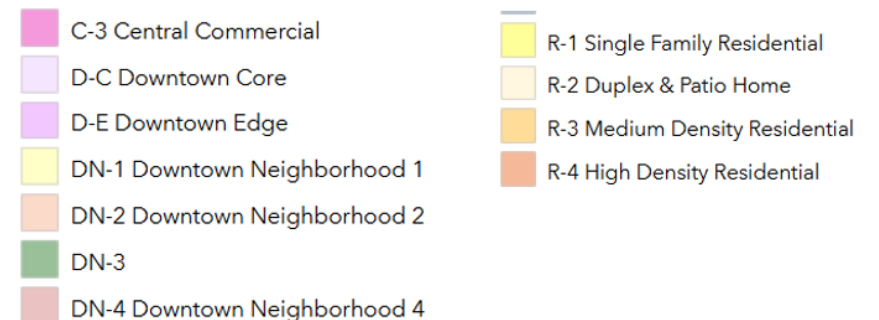
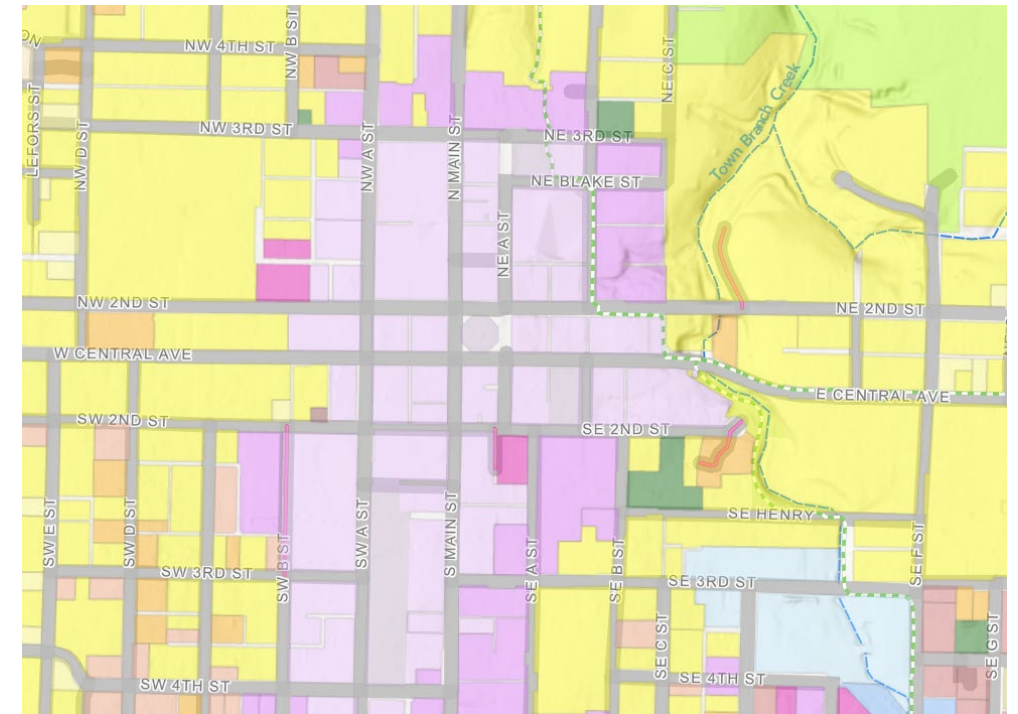


- Page 152 of 213

DOWNTOWN

Existing Conditions

- Center of the community with a variety of commercial uses, including restaurants, county offices, and some residential.
- City Center place type created specifically for downtown
- Existing zoning is primarily Downtown Core and Downtown Edge



DOWNTOWN

Community Meeting



What People Love

- Historic charm
- Walkability and community energy
- Historic architecture
- Public art, landscaping, and gathering spaces
- Community events
- Small-town feel



What People Miss

- Simplicity of past downtown
- Past downtown experiences and local traditions
- Affordable, local businesses
- Strong sense of belonging
- Ease of access

DOWNTOWN

Community Meeting



What People Want to Maintain

- Historic buildings and facades
- Family-friendly, community-oriented environment
- Local businesses over national chains
- Trees, walkability, and streetscape
- Safety
- Modest building heights

What People Envision for the Future

- Intentional, equitable, and authentic growth
- Affordable and diverse housing and dining
- Improved transportation
- Limits on short-term rentals
- Historic preservation ordinances

DOWNTOWN

Analysis

- Community priority is maintaining the character, managing heights and maintaining visibility to sky
- Future Land Use Map
- Existing and proposed zoning
- Existing and proposed design standards
- Constraints with historic preservation ordinances

DOWNTOWN

Recommendations

- No adjustment to FLUM
- Downtown Center Overlay District
- Historic Signage

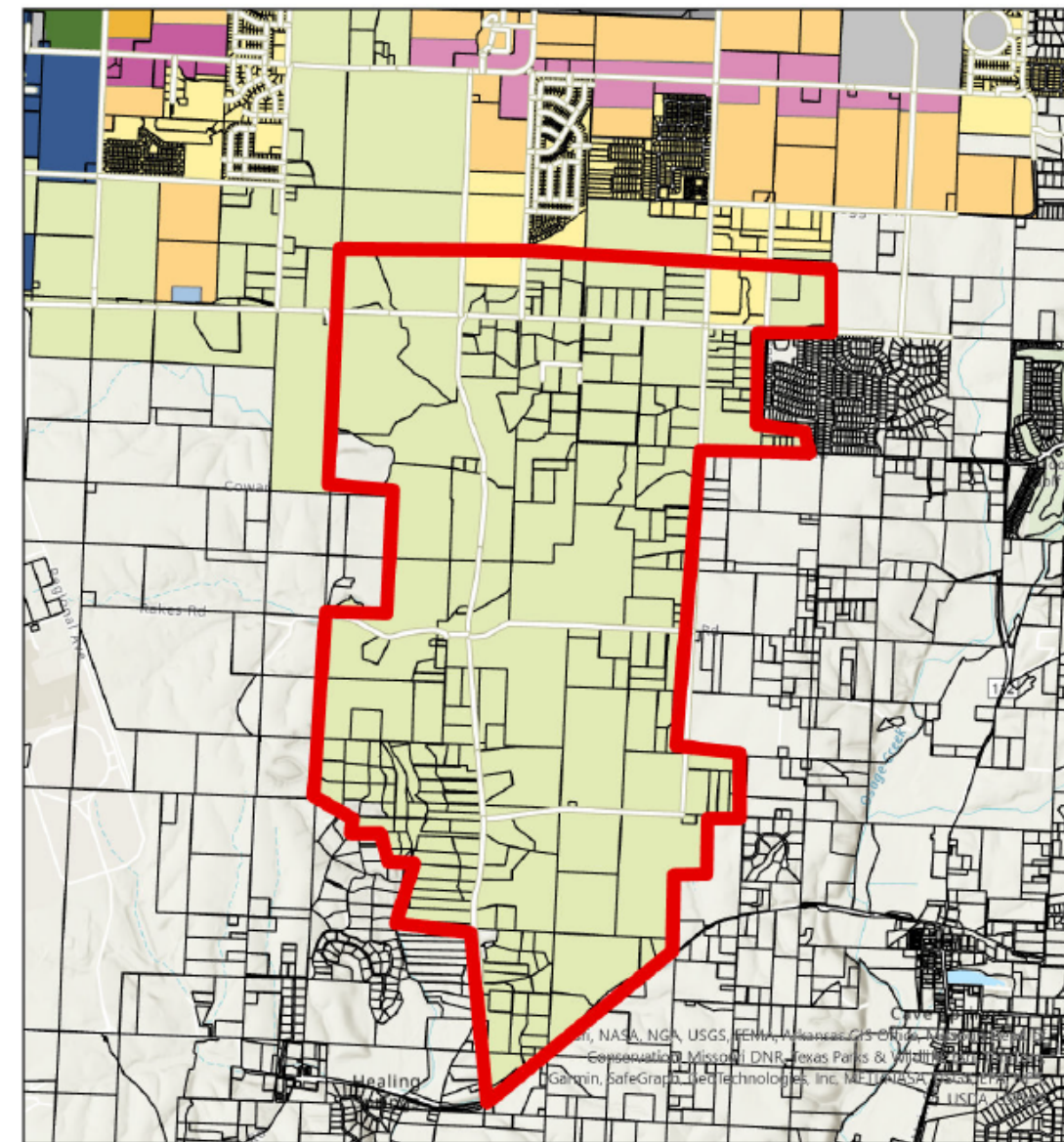
DOWNTOWN

Other Options

- Commercial Historic District
- Partner with property owners to manage heights
- Historic Preservation Ordinance

SOUTH

Council requested study of this area to allow for residential and small-scale commercial uses.

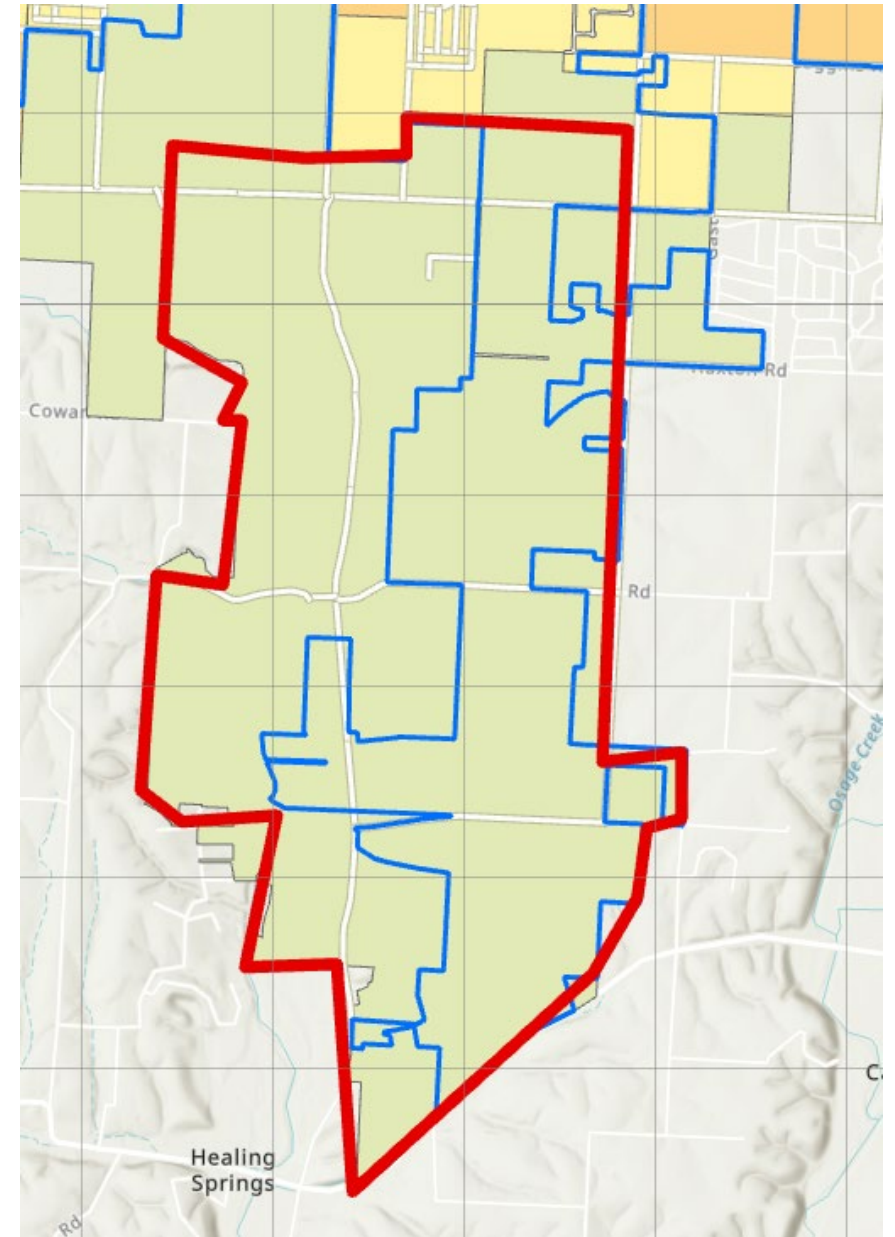


- | | | |
|---------------------|--------------------------|-------------------------------|
| Center City | Corridor Walkable | Neighborhood Walkable |
| Center Neighborhood | Neighborhood Suburban | Other Civic and Institutional |
| Center Regional | Neighborhood Traditional | Other Industry and Technology |
| Corridor Suburban | Neighborhood Urban | Other Rural and Estates |
| Corridor Urban | | |

SOUTH

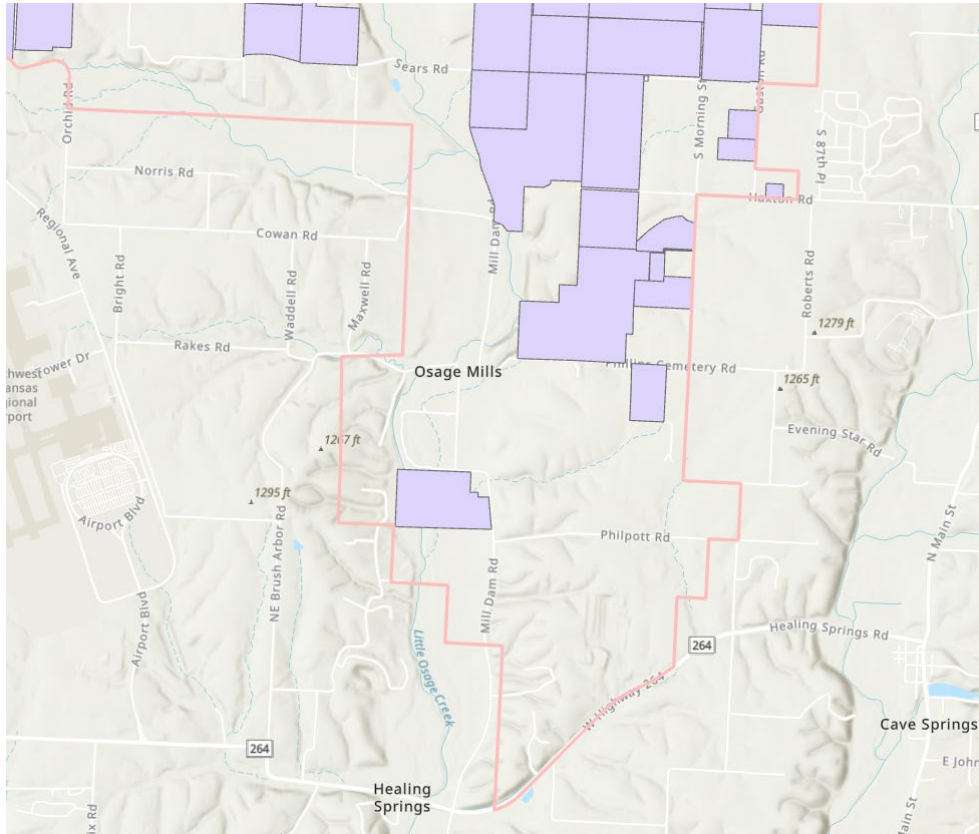
Existing Conditions

- Large portion outside city limits
- Primarily agricultural and residential estate uses
- Agriculture on FLUM
- A-1 Agriculture zoning
- Limited utility service
- Recent approval of residential developments



SOUTH

Analysis

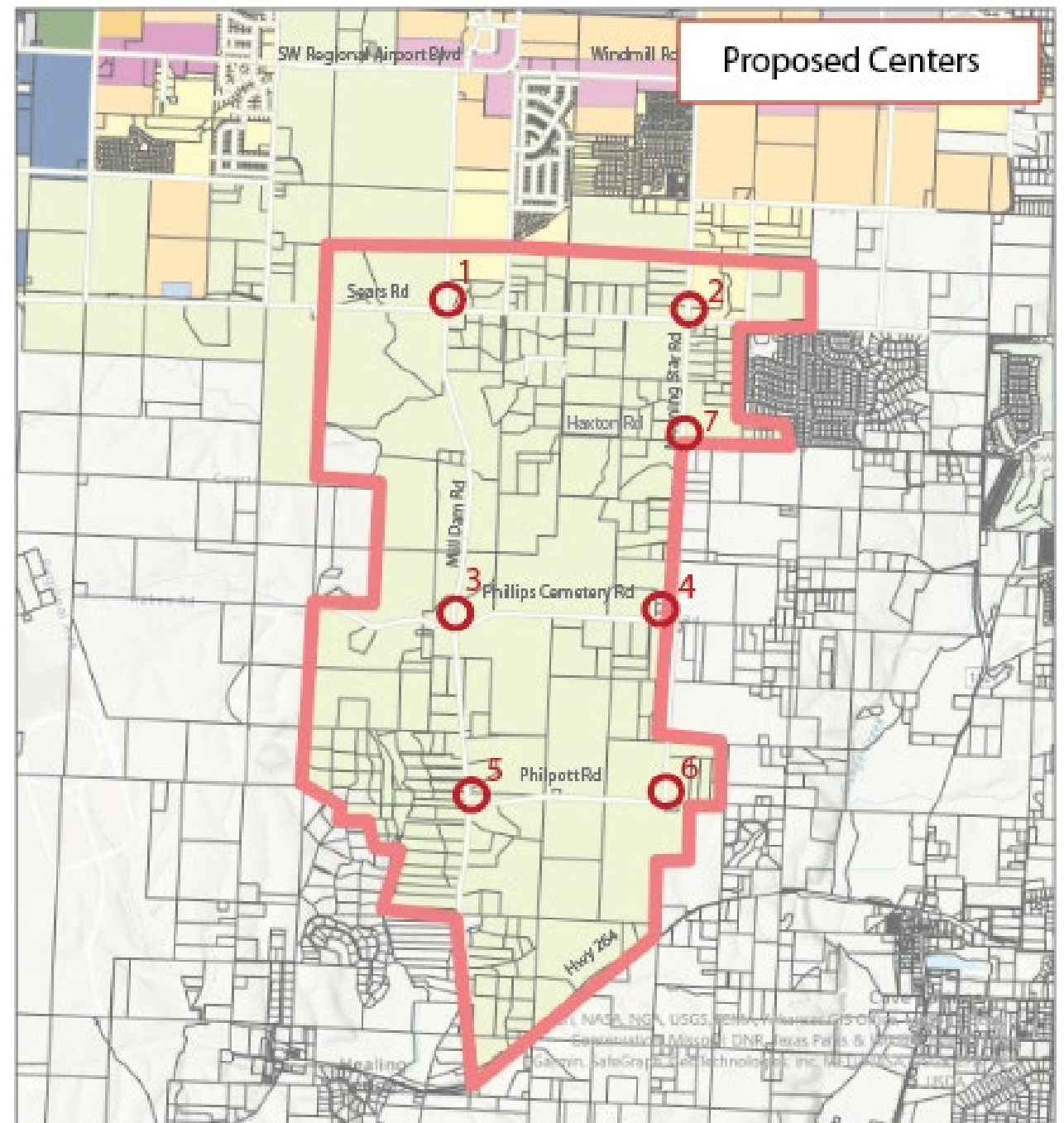


- Limited infrastructure
- Variable topography
- Recent developments
- Impact on other plans
- Outside of city limits

SOUTH

Recommendations

- FLUM: Add strategic Neighborhood Centers



SOUTH

Recommendations

- UDC: Allow detached residential in Rural place type

TABLE 2.1 PLACE TYPE CORRELATION WITH ZONING DISTRICTS															
Place Type	Zones Permitted														
	T2.1	T2.2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6.1	C	R1	HC	LI	LFI	MH
Rural															
Rural	SR	ER	SR							SR					ER
(SR): Standard review applies. Zoning district is appropriate for Place Type															
(ER): Enhanced review applies. Zoning district may be appropriate for the Place Type with a positive compliance review.															

TABLE 4.2 DISTRICT USE MATRIX															
Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
Residential continued															
Group home			R	R	R	R	R	R	R		R				
1 dwelling detached	■	■	■	■	■	■	■								
1 dwelling attached (town-homes)						■	■	■							
2 dwellings per building						■	■	■							
3 – 4 dwellings per building						■	■	■	■	■					
5 – 8 dwellings per building							■	■	■	■			■	■	
More than 8 dwellings per building								■	■	■			■	■	

SOUTH

Recommendations

- UDC:
Create district for rural commercial

T2.2 is meant for small shops, services, and public buildings in rural areas. It allows for small activity centers that serve nearby homes and farms.

Buildings

Building Location		Structure Height	
A	Building Footprint	30% max.	Habitable Structures
B	Front Setback	20 ft. min.	
C	Side Street Setback	30 ft. min.	Accessory Structures
D	Side Setback	30 ft. min.	
E	Rear Setback	30 ft. min.	Parking Structures
			N/A

T2.2: RURAL NODE

Building Elevations

Required Entries		Required Glazing	
Entry Frequency	N/A	Ground Floor	N/A
Required Active Interior Space		Upper Floor	N/A
N/A			

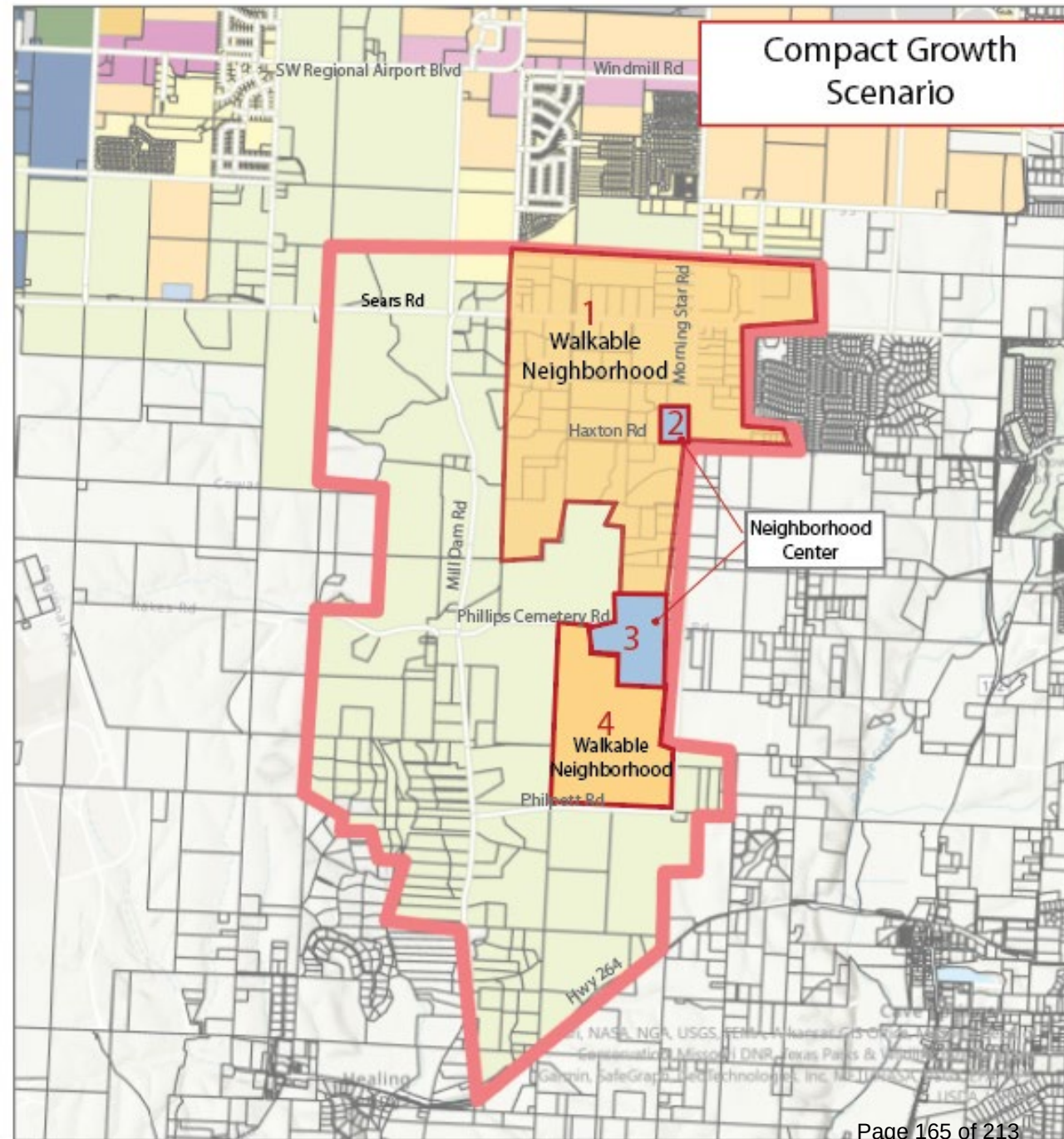
Site Design

Lot Size Requirements		Parking Location	
G	Lot Area	2 acres min.	H Front Setback
			50 ft. min.
Fencing and Walls		J Side Street Setback	50 ft. min.
See Sec. 506 (f) Fencing and Walls		K Side Setback	30 ft. min.
Impervious Areas		L Rear Setback	30 ft. min.
Impervious Area	35% max.		

SOUTH

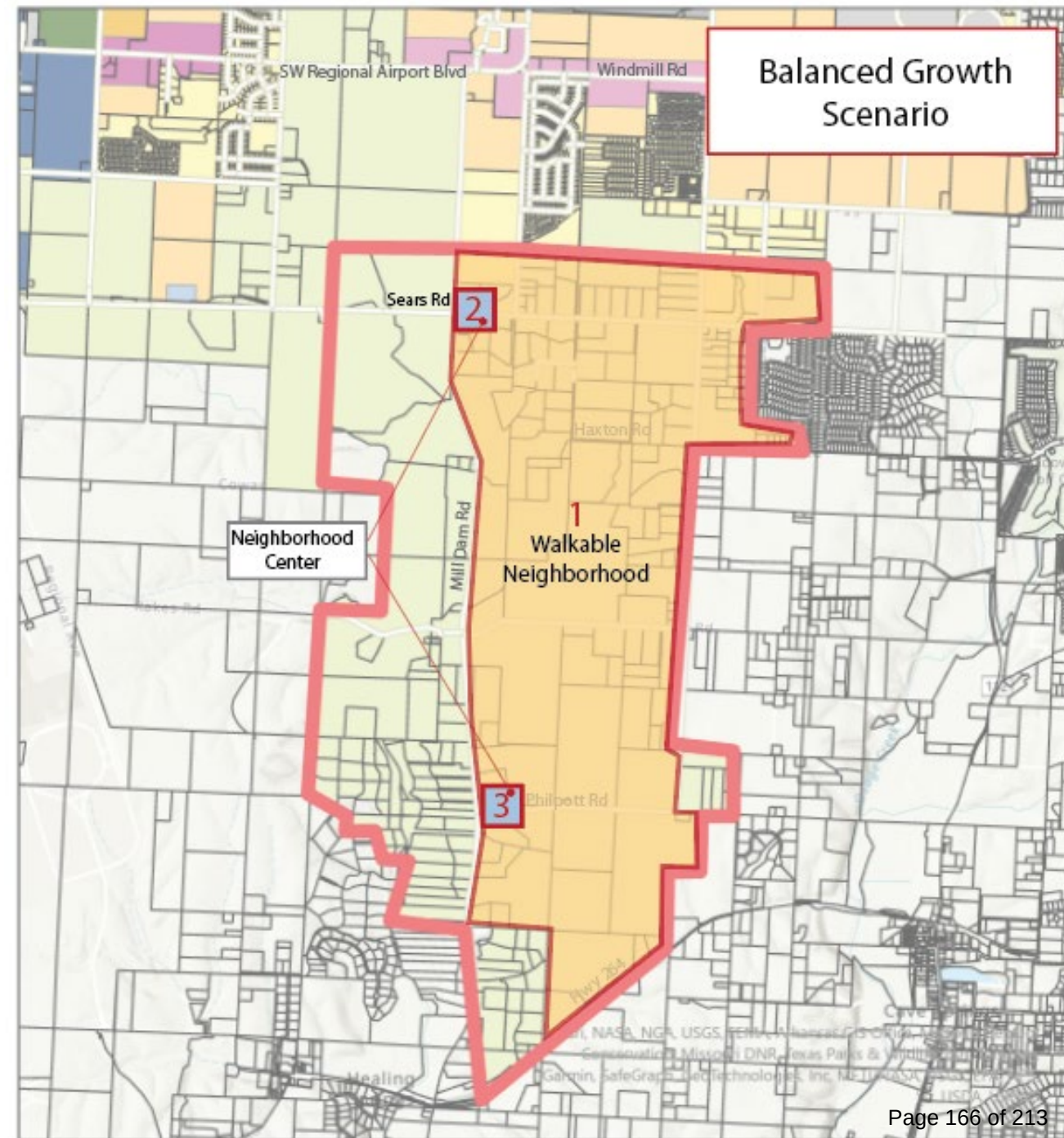
Other Options

- FLUM: No change
- FLUM:
Compact Growth Scenario



Other Options

- FLUM:
Balanced Growth Scenario



Next Steps

Direction from City Council on the recommendations and desire to further study the options for consideration.



Consent Agenda Item [LSD22-0070](#)

For the Planning Commission meeting on August 5, 2025

Details

The project was originally approved on 4/18/23 (page 44 of this link):

<https://bentonvillear.portal.civicclerk.com/event/919/files/agenda/1405>

The applicant has requested a material update to replace the fiber cement (Hardie board) with either brick or a composite panel system. Staff concurs that the quality and durability is superior and will be approving administratively. The project consists of six 3-story MF structures on 4.74 acres: 238 du's and 5k SF of commercial space.

29 July 2025

Chair of the Planning Commission
City of Bentonville

**RE: EXTERIOR MATERIAL UPGRADES
MAIN AND A**

I am writing to you to request permission to make some revisions to the exterior materials on the Main and A project. We've been able to realize some cost savings on the project and would like to upgrade the materials from a maintenance perspective. We would like to replace the painted fiber cement with a more durable panel product that is color fast and does not require repainting. This is a more expensive and durable material. We would also like to replace some of the fiber cement panel with brick. This would also be more durable and attractive.

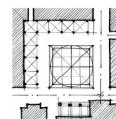
I've attached the elevations that were approved with the PRD as well as markups showing proposed after conditions.

Sincerely,



Robert Sharp, Architect

Cc: File



SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



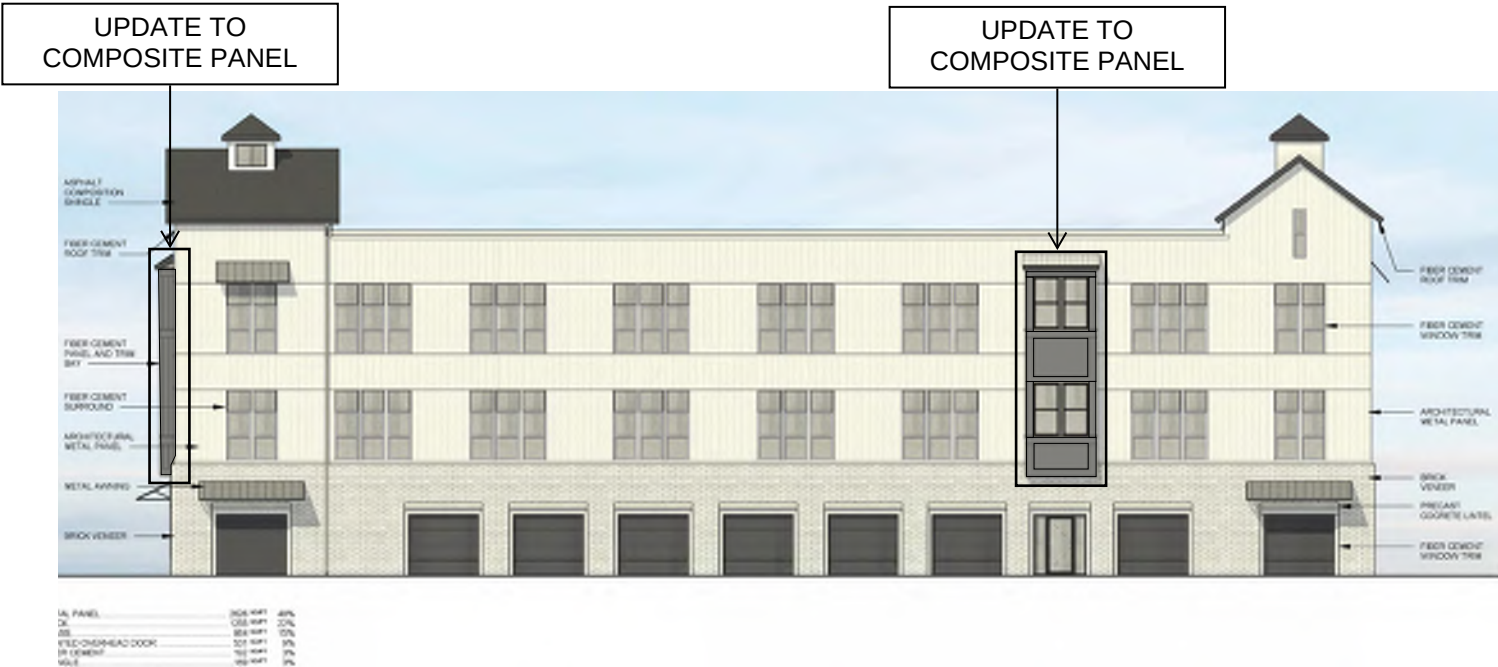
Building A - East Elevation



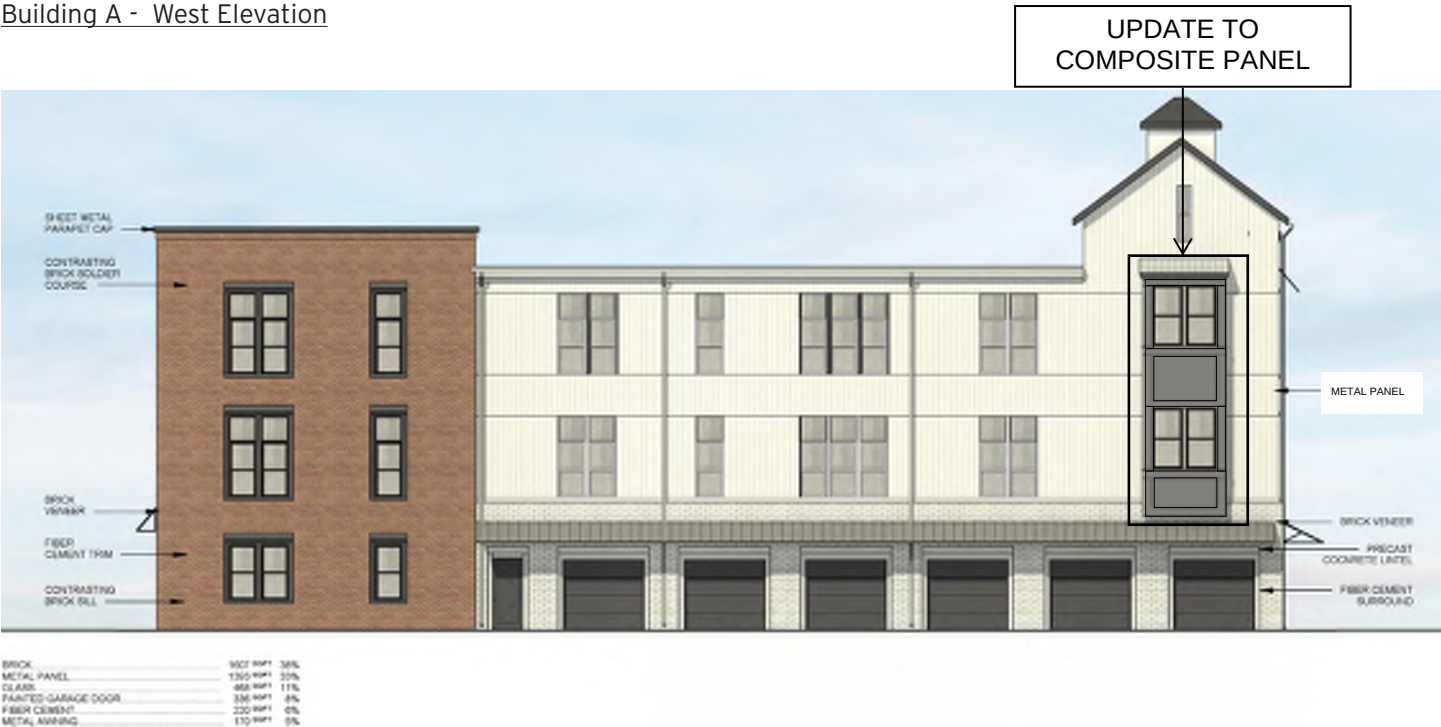
Building A - South Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building A - West Elevation



Building A - North Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



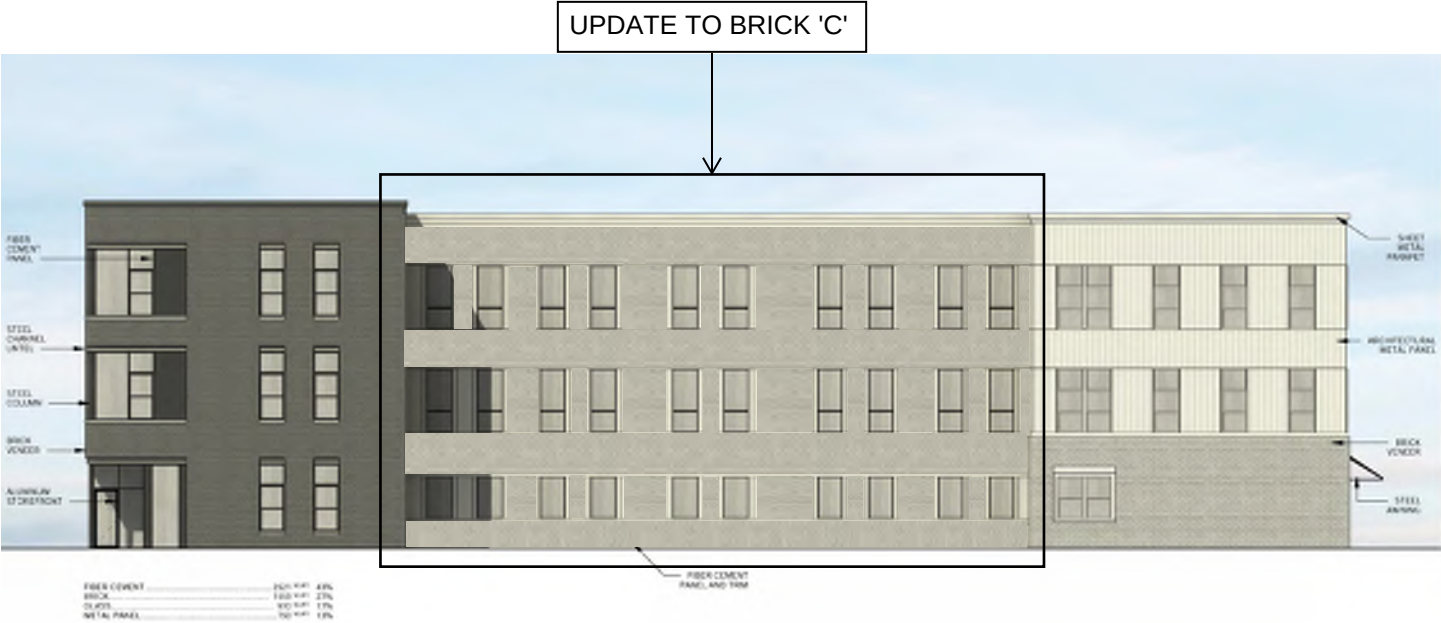
Building B - West Elevation



Building B - North Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building B - South Elevation



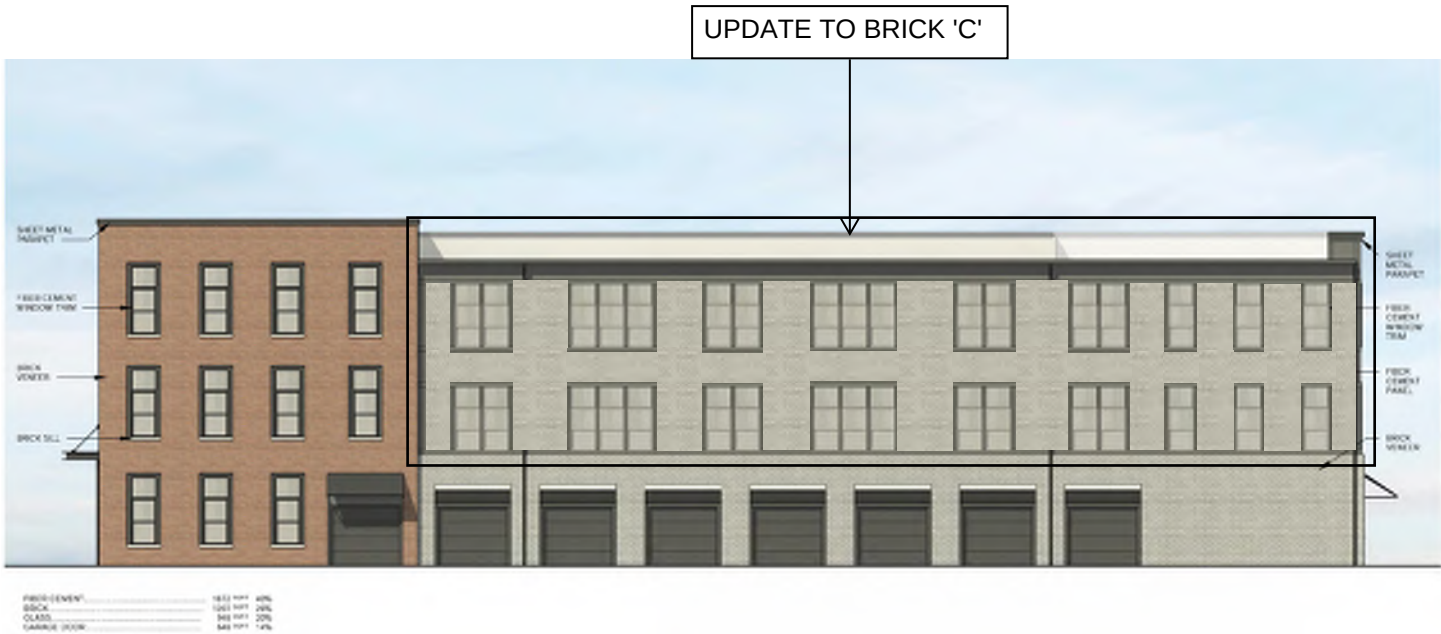
Building B - East Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



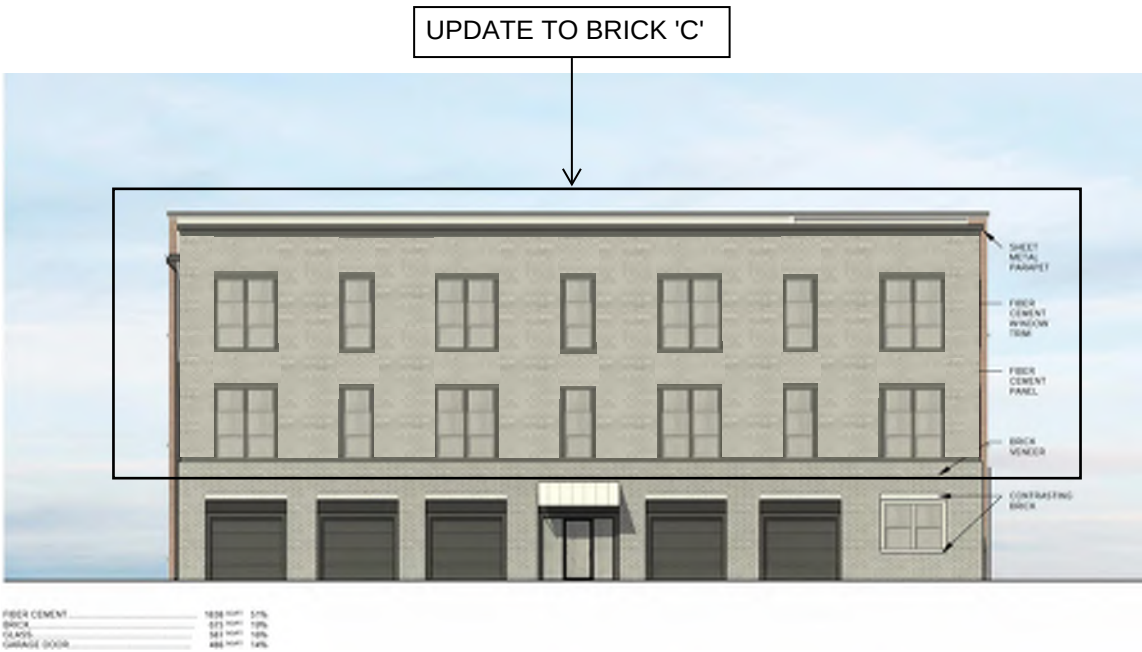
Building C - West Elevation



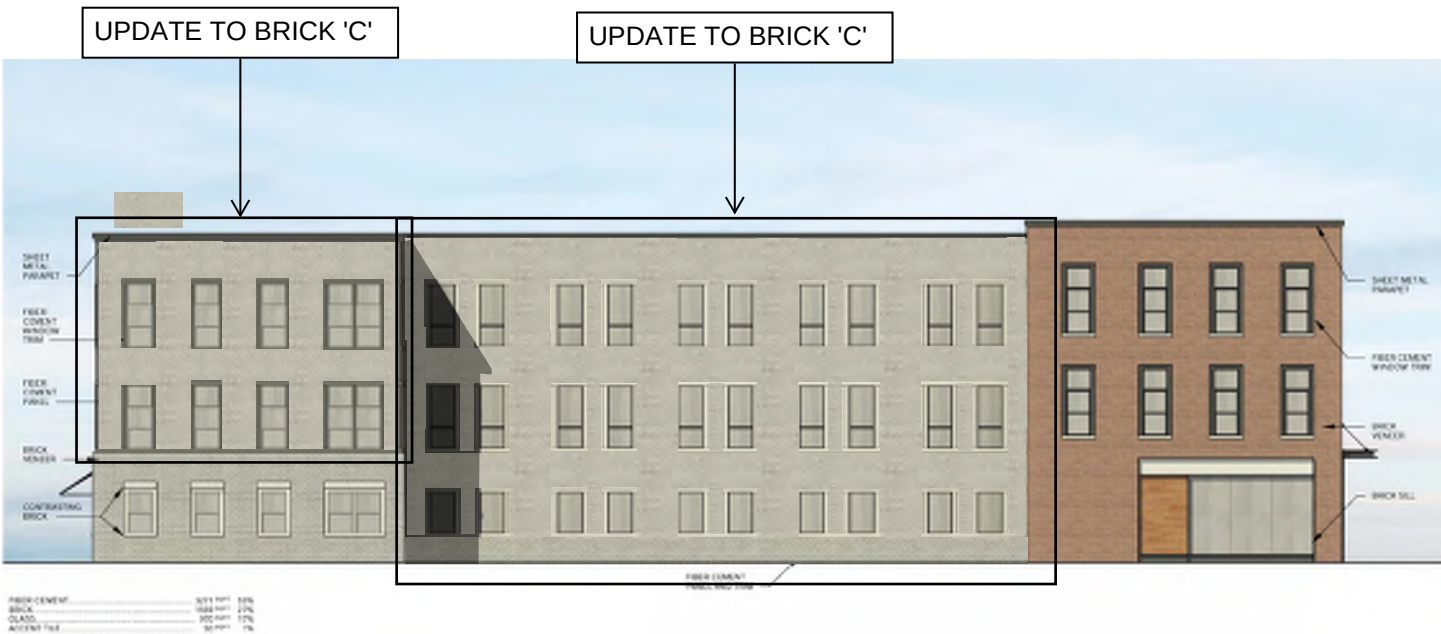
Building C - South Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building C - East Elevation



Building C - North Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



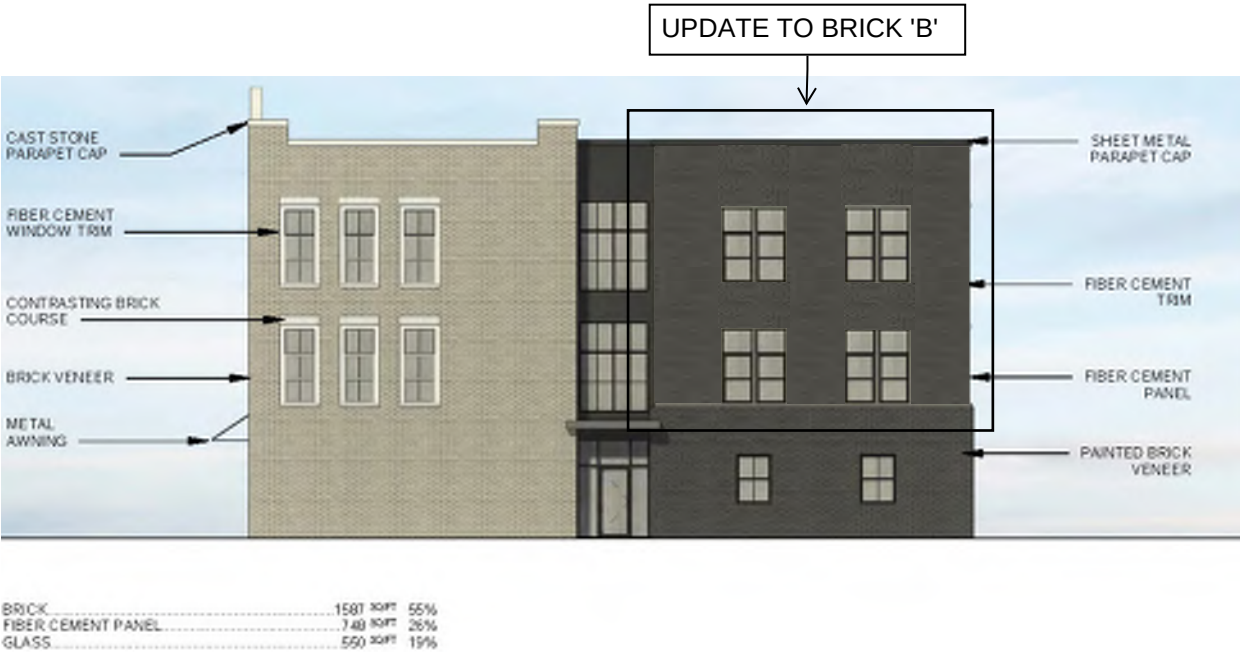
Building D - East Elevation



Building D - West Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



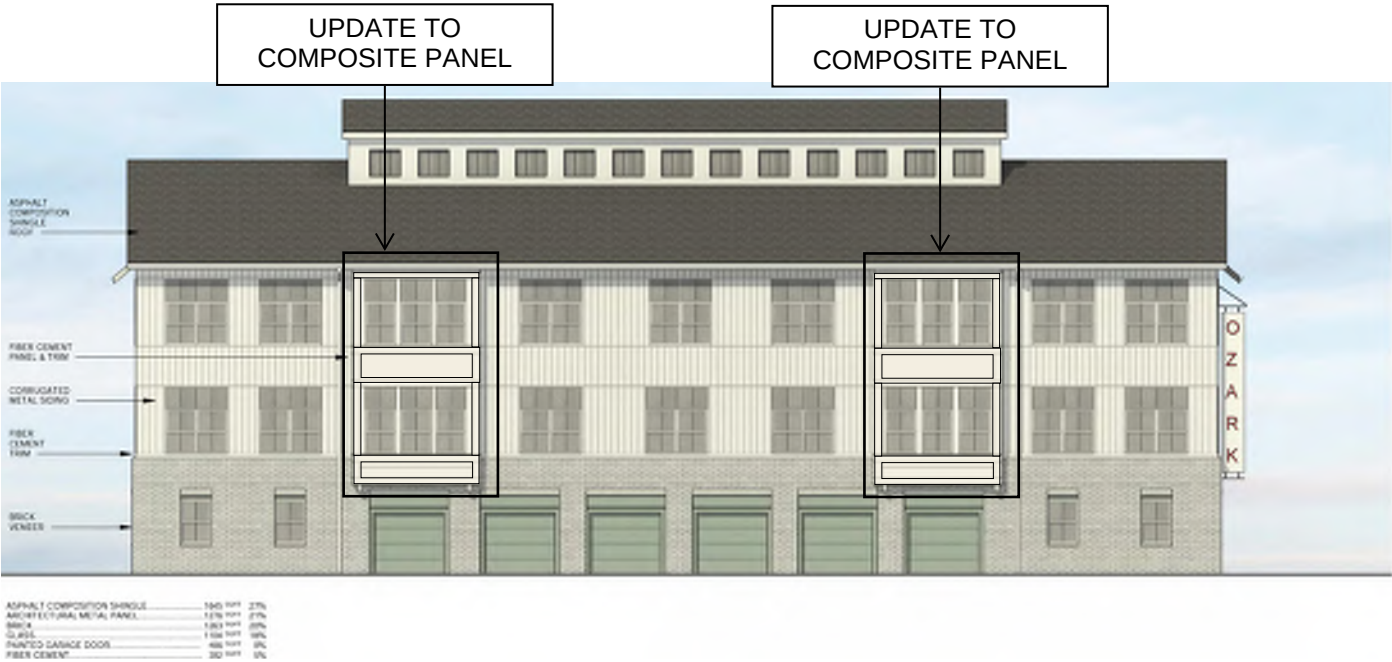
Building D - North Elevation



Building D - South Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



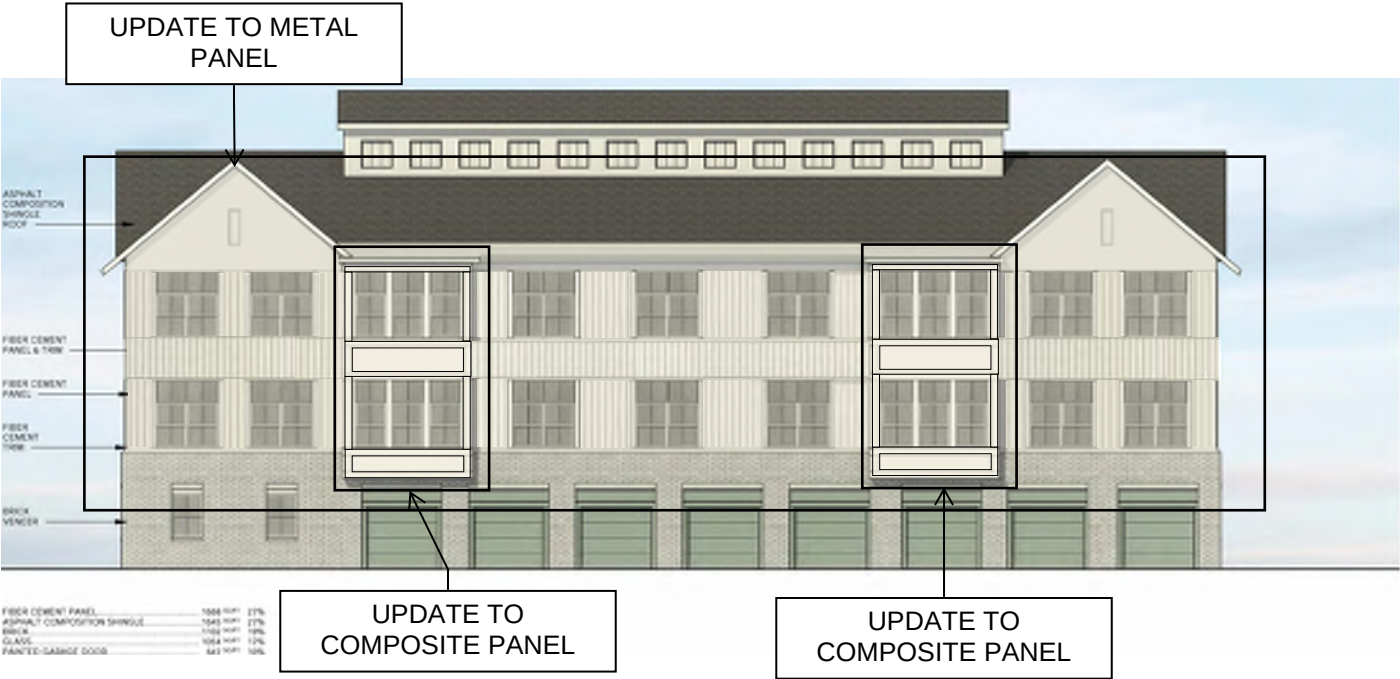
Building E - East Elevation



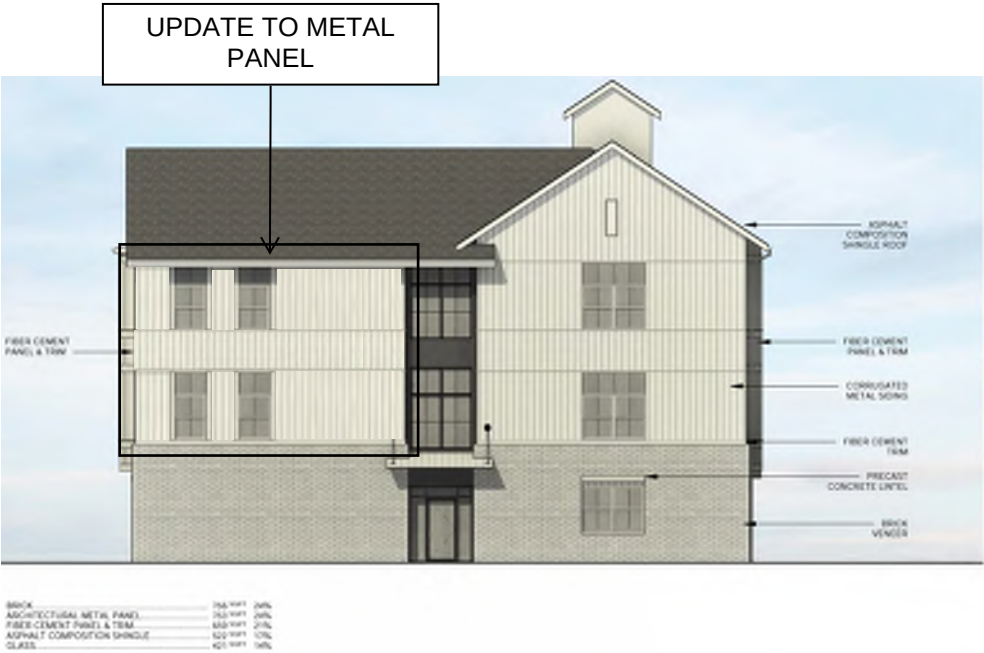
Building E - North Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building E - West Elevation



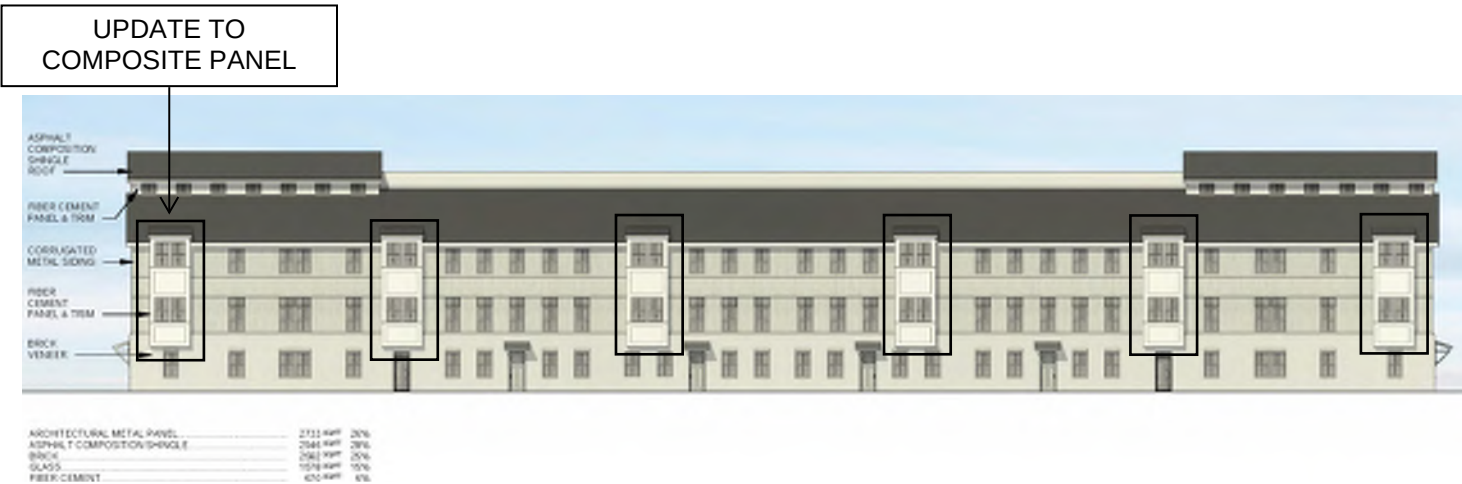
Building E - South Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building F - North Elevation



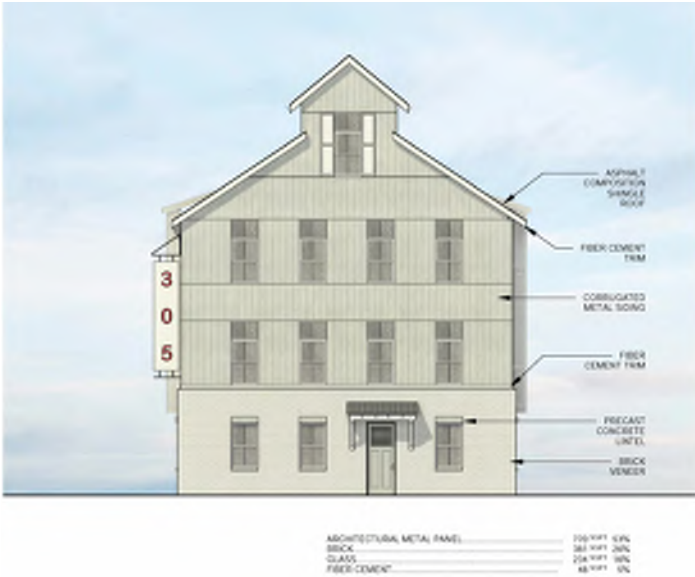
Building F - South Elevation

SOUTHWEST A AND MAIN STREET DEVELOPMENT

ARCHITECTURAL ELEVATIONS



Building F - East Elevation



Building F - West Elevation

COLOR GUIDE

CLADDING SYSTEMS, GLAZING PANELS, AND ACCESSORIES

COLOR CHART

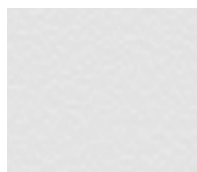


STOCK POLYESTER FINISHES

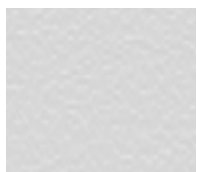


Durable yet budget-friendly. These finishes offer excellent durability while providing a more economical alternative. Available in a wide range of colors, the textured finishes help conceal any dings or dents and the smooth finishes provide an alternate option for glazing infill.

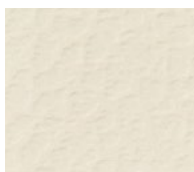
SERIES A: Standard Textured Polyester (.010")



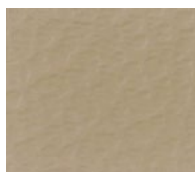
HIGH GLOSS
WHITE



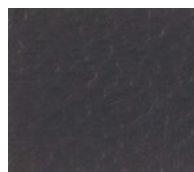
SHASTA
WHITE



IVORY



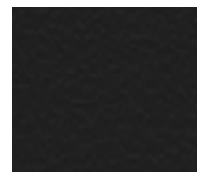
PUEBLO
BEIGE



STATUARY
BRONZE



CLASSIC
BRONZE

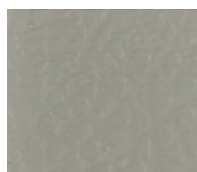


EBONY

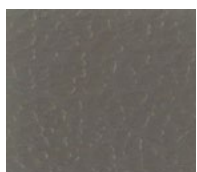


METALLIC
SILVER

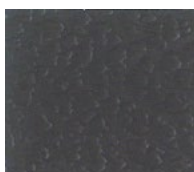
SERIES B: Premium Textured Acrylic Urethane (.010")



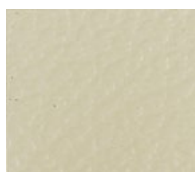
SILVER
GREY



SLATE
GREY



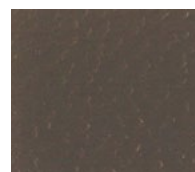
CHARCOAL
GREY



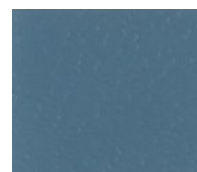
SANDSTONE



SIERRA
TAN



MEDIUM
BRONZE



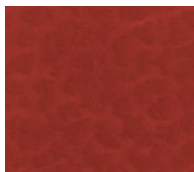
SKY
BLUE



REGAL
BLUE



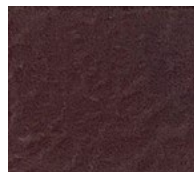
TERRA
COTTA



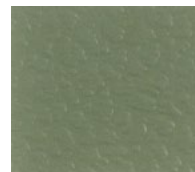
REGAL
RED



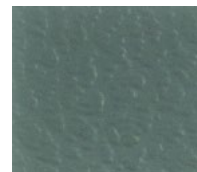
COLONIAL
RED



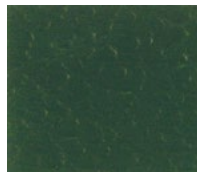
BRANDYWINE



PATINA
GREEN



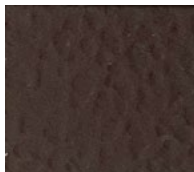
HEMLOCK
GREEN



SHERWOOD
GREEN

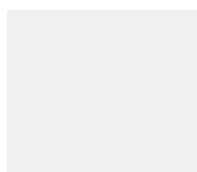


HARTFORD
GREEN

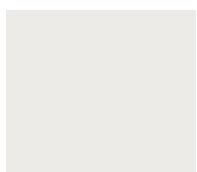


MANSARD
BROWN

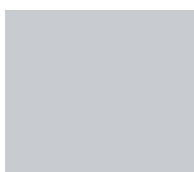
SERIES D: Standard Smooth Polyester (.024")



POLAR WHITE
(48" ONLY)



CLASSIC
WHITE



BATTLESHIP GREY
(48" ONLY)



CLASSIC
BRONZE



METALLIC
SILVER

COLOR CHART



STOCK PVDF FINISHES

30
YEAR
FINISH
WARRANTY

Guaranteed performance just got better. As an industry benchmark, Kynar 500® coatings have long been known for quality and durability.

Kynar 500® - Solids

ARCTIC WHITE	☐ RESERVE WHITE	SHASTA WHITE	BONE WHITE	☐ STONE WHITE	☐ SILVER GREY	SLATE GREY ☐
CITYSCAPE	☐ MUSKET GREY	☐ CHARCOAL GREY	☐ GRAPHITE (UMBRA GREY)	☐ EBONY	☐ MATTE BLACK	☐ ALMOND
IVORY	SANDSTONE	☐ PUEBLO BEIGE	SIERRA TAN	☐ MEDIUM BRONZE	☐ STATUARY BRONZE	DARK BRONZE ☐
MANSARD BROWN	EXTRA DARK BRONZE	☐ SKY BLUE	REGAL BLUE	TERRA COTTA	BRITE RED (48" ONLY)	REGAL RED
COLONIAL RED	☐ BRANDYWINE	PATINA GREEN	HEMLOCK GREEN	SHERWOOD GREEN	HARTFORD GREEN	

☐ Available in composite material and 4' wide sheets for flashing application (see Quick Reference Guide).

COLOR CHART

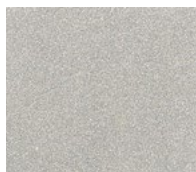


STOCK PVDF FINISHES *(continued)*

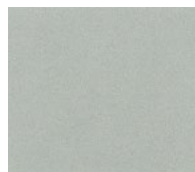
30
YEAR
FINISH
WARRANTY

The beauty of color, the shine of metal. Mixing mica or metallic flakes within the paint coating allows the base color to offer additional pop, bringing depth to the building elevation. This look is further enhanced by the way in which these flakes reflect the light from different viewpoints.

Kynar 500 - Micras



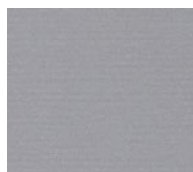
SILVER
METALLIC



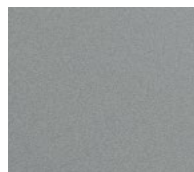
PLATINUM



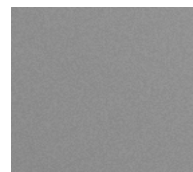
MOONRISE
METALLIC



ANODIC
CLEAR



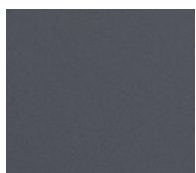
NORTH SEA
MIST



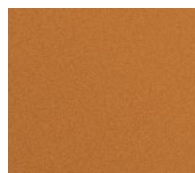
PEWTER



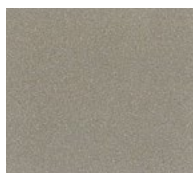
WEATHERED
ZINC



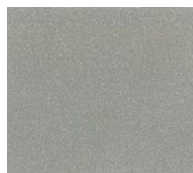
GUN METAL



LIQUID
COPPER



ATLANTIC
SUNRISE



CHAMPAGNE
METALLIC



CHAMPAGNE
BRONZE



DESERT
SAND

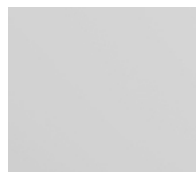


STOCK ANODIZED FINISHES

20
YEAR
FINISH
WARRANTY

Anodized aluminum. These finishes are chemically and electrically produced (not just an anodic-look paint), and offer an excellent complement to storefront and glazing system extrusions.

Anodized



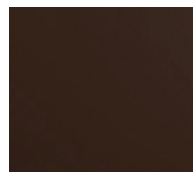
CLEAR
ANODIZED



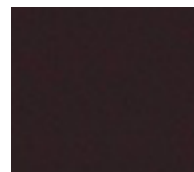
CHAMPAGNE
ANODIZED



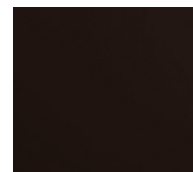
MEDIUM BRONZE
ANODIZED



DARK BRONZE
ANODIZED



EXTRA DARK
BRONZE ANODIZED

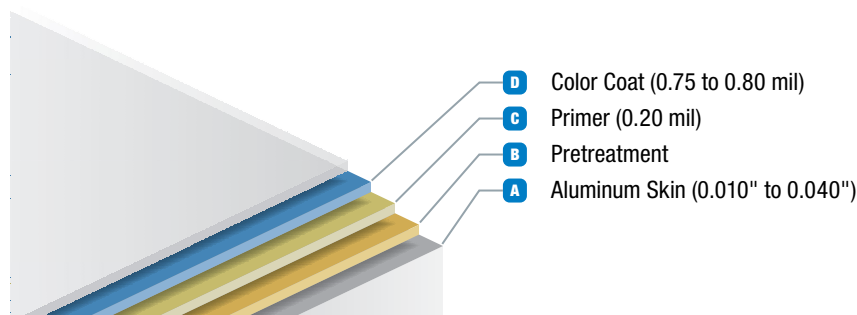


BLACK
ANODIZED



Anodized finishes are Exterior Standard No. 1

COLOR CHART



AVAILABILITY BY PRODUCT

Panel 15®	SinoCore®	ProCore™	Panel 20®	Envelope 2000® RV / DRV	Envelope 2000 RR / RS	GlazeGuard®

CATEGORY	TYPE	COMPOSITION	FEATURES & BENEFITS	DESCRIPTION
				• • • • • • •
SERIES A, D	1-Coat ¹ Textured (.010")/ Smooth (.024") Polyester	D - Color Coat B - Pretreatment A - Aluminum Skin	• Economical choice for coatings • Durable, hard surface • Available in a wide range of colors	Thermosetting paint system applied with similar techniques to PVDF (based on volume).
				• • • • • • •
SERIES B	1-Coat Textured Acrylic Urethane (.010")	D - Color Coat C - Primer B - Pretreatment A - Aluminum Skin	• Used for premium/custom colors • Similar in performance to polyester • Good gloss retention and weatherability	Two-component cross-linked system applied with electrostatic or conventional spray equipment.
				• • • • • • •
KYNAR 500 - SOLIDS	2-Coat Smooth PVDF	D - Color Coat C - Primer B - Pretreatment A - Aluminum Skin	• Industry benchmark for quality • Unsurpassed color retention, chemical resistance and film erosion resistance	Heat-set coating using 70% Kynar 500 or Hylar 5000® resins.
				• • • • • • •
KYNAR 500 - MICAS	2-Coat Smooth PVDF	D - Color coat C - Primer B - Pretreatment A - Aluminum skin	• Metallic look with mica flake • Performance same as standard 2-coat smooth PVDF	Heat-set coating using 70% Kynar 500 or Hylar 5000 resins with mica flakes.
				• • • • • • •
ANODIZED	Integral Anodized	• Nickel/Hydrate Seal • Colorant² • Aluminum Oxide • Barrier • Aluminum Skin	• Not an anodic look or paint, but a true integral anodized aluminum to match storefront and window extrusions	Transparent or colored oxidized finish integral to the base aluminum induced with electricity and chemicals.

¹ - Primer is present on Polar White and Battleship Grey.
² - Clear Anodized does not use a colorant.

QUICK REFERENCE GUIDE



	COMPOSITE PANEL FINISHES	METAL FOR TRIM, FLASHING & ACCESSORIES			
	.024	.040	.050	.063	24 GA STEEL
KYNAR 500 - SOLIDS					
Almond	•	•	•		•
Arctic White	•	•			
Bone White	•	•	•	•	•
Brandywine	•				
Brite Red	•				
Charcoal Grey	•	•			•
Cityscape	•	•	•		•
Colonial Red	•	•			•
Dark Bronze	•	•	•	•	•
Ebony	•	•			
Extra Dark Bronze	•	•			
Graphite (Umbra Grey)	•	•			
Hartford Green	•				
Hemlock Green	•				
Ivory	•				
Mansard Brown	•				
Matte Black	•	•	•		•
Medium Bronze	•	•	•	•	•
Musket Grey	•	•			•
Patina Green	•				
Pueblo Beige	•				
Regal Blue	•				
Regal Red	•				
Reserve White	•				
Sandstone	•	•	•	•	•
Shasta White	•				
Sherwood Green	•				
Silver Grey	•				
Sky Blue	•				

	COMPOSITE PANEL FINISHES	METAL FOR TRIM, FLASHING & ACCESSORIES			
	.024	.040	.050	.063	24 GA STEEL
KYNAR 500 - SOLIDS					
Slate Grey	•	•	•		•
Sierra Tan	•	•	•		•
Statuary Bronze	•				
Stone White	•	•	•	•	•
Terra Cotta	•				
KYNAR 500 - MICAS					
Anodic Clear	•	•			
Atlantic Sunrise	•				
Champagne Bronze	•				
Champagne Metallic	•	•			
Desert Sand	•	•			
Gun Metal	•	•	•		
Liquid Copper	•				
Moonrise Metallic	•			•	•
North Sea Mist	•				
Pewter	•				
Platinum	•				
Silver Metallic	•	•			
Weathered Zinc	•	N/A	•	N/A	•
ANODIZED					
Black Anodized	•	•	N/A		
Champagne Anodized	•		N/A		
Clear Anodized	•	•	•	•	
Dark Bronze Anodized	•	•	N/A		
Extra Dark Bronze Anodized	•	•	N/A		
Medium Bronze Anodized	•		N/A		

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Kynar 500® is a registered trademark of Arkema, Inc.
Printed In The U.S.A. 5/24

Section I: Pre-Fabrication Guidelines



**WARNING: FAILURE TO FOLLOW THESE GUIDELINES
WILL VOID THE STANDARD WARRANTY.**



BE SURE TO READ, UNDERSTAND AND FOLLOW ALL GUIDELINES. Manufacturer guidelines may vary depending upon specific application and project conditions. The manufacturer should be contacted with questions regarding conditions which vary from the guidelines set forth. Standard carpentry knowledge is required and good construction practice for health, safety and welfare must be followed when fabricating Envelope 2000®. Citadel Architectural Products offers these recommended guidelines based upon current product information and accepts no responsibility for the conditions and/or methods of fabrication.

PRE-FABRICATION: MATERIAL RECEIVING & INVENTORY

VISUAL INSPECTION:

Upon material arrival, all panel units and accessory cartons should be visually inspected to verify that the product is in good condition and free from shipping damage, weather damage or defects.



IS THE PRODUCT IN GOOD CONDITION?



IS THE PRODUCT FREE FROM DEFECTS?



IS THE PRODUCT CLEAN AND DRY?



ARE ALL OF THE PANEL UNITS PRESENT?

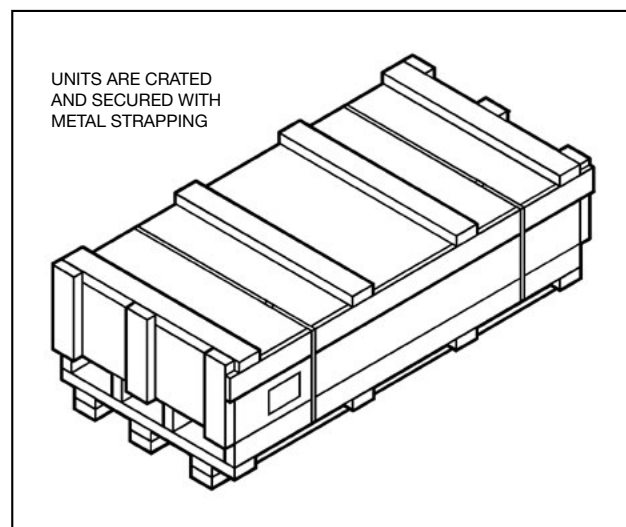


...THE ACCESSORY UNITS?



IS THE PIECE PER UNIT COUNT CORRECT?

FIGURE A.



NOTE:

- Shipping damage and/or packaging issues should be first noted on the bill of lading and then reported to the manufacturer.
- Should damage occur, the customer is responsible for filing a freight claim with the shipping company **WITHIN 24 HOURS** from material receipt. Failure to do so may possibly result in forfeit of corrective action.
- Any defective material should be reported directly to the manufacturer.

MATERIAL INVENTORY:

After verifying the condition of the product, inventory units against the packing slip to make sure that all material (including molding and accessory units) is received.

NOTE:

Notify the manufacturer of any missing or incomplete shipments IMMEDIATELY. Failure to do so may result in forfeit of corrective action.

PRE-FABRICATION: TRANSPORTING & HANDLING

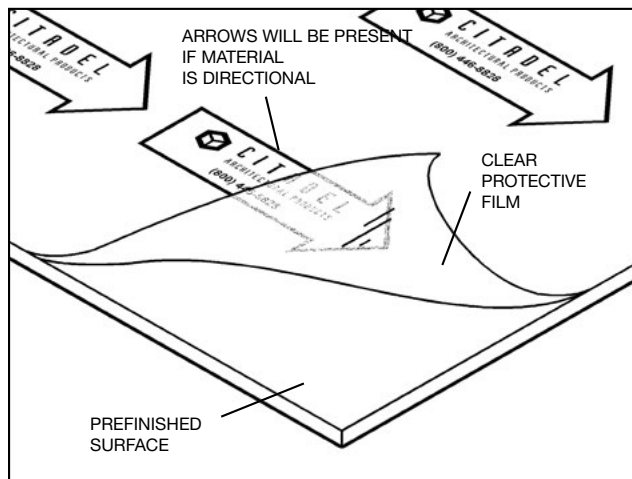
TRANSPORTING THE MATERIAL:

Envelope 2000 is packaged from the manufacturer under cover and secured with metal strapping (**FIG. A**). If possible, panels should remain in this original packing for transport.

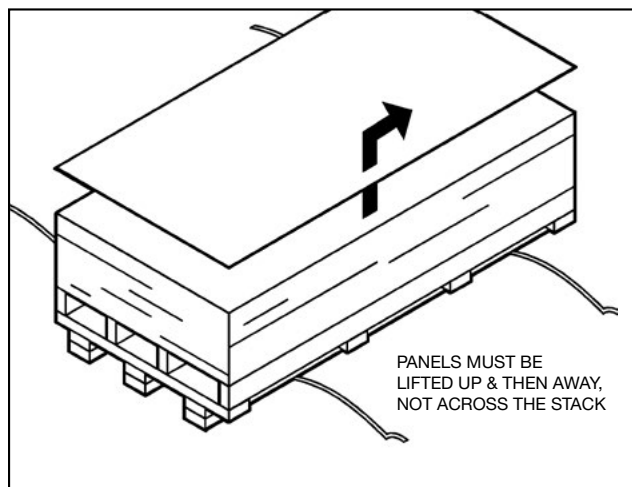
If a forklift or pallet jack is unavailable, panel unit may be broken and carried to storage by hand according to the following guidelines.

HANDLING THE MATERIAL:

A strippable protective film is standard on all panels. This film should remain on the product until instructed to take it off (during installation procedure). This strippable film (FIG. B) is designed to prevent minor abrasions to the surface. However, panels should still be handled with care to avoid any major dings, dents or scratches.

FIGURE B.**NOTE:**

- When handling panels, clean work gloves should be worn at all times to protect from sharp edges and to prevent any smudging of the painted finish.
- When removing material from shipping units, **DO NOT** drag/slide panels across stack underneath. Panels must be lifted up, then away to avoid any permanent damage to the painted surface (FIG. C).

FIGURE C.**PRE-FABRICATION:
STORING THE MATERIAL UNITS****MATERIAL STORAGE:**

If the units have been broken, material should be restacked, on a skid. Painted surfaces (strippable film side) should face upward with the final panel flipped over to protect the finish.

NOTE:

Failure to properly protect material from moisture intrusion may cause damage to the panel surface and/or core. Such damage is NOT covered under the standard warranty.

If the material has become damp or wet during transportation, the surface should be wiped dry before stacking to prevent any type of corrosion. Once the stacking is completed (or if the original packaging is still intact), the units must be covered with a waterproof covering.

All units must be kept in a dry, well-ventilated area away from exposure to the elements and/or any other construction installations which may cause damage to the product.

Section II: Fabrication Guidelines

SAFETY PRECAUTIONS:

When performing fabrication procedures, it is necessary to observe all general guidelines for safety. Cutting, drilling, or otherwise machining the panels and attachment extrusions may produce flying chips, shavings or dust.

NOTE:

In addition to work gloves and proper clothing, safety goggles, ear protection, and possibly dust masks may be needed when fabricating system components.

FABRICATION: CUTTING THE PANELS TO SIZE

TYPE OF EQUIPMENT:

In most cases, machinery types where the blade moves, rather than the panel, is preferred. However, panels may be cut to the correct dimension using various types of industrial/commercial equipment including;

- Table Saws
- Beam Saws
- Reciprocating Saws
- Panel Saws (vertical)
- Portable Circular Saws
- Multiple Operation Saws

Carbide tipped blades are recommended for all cutting and fabrication operations.

NOTE:

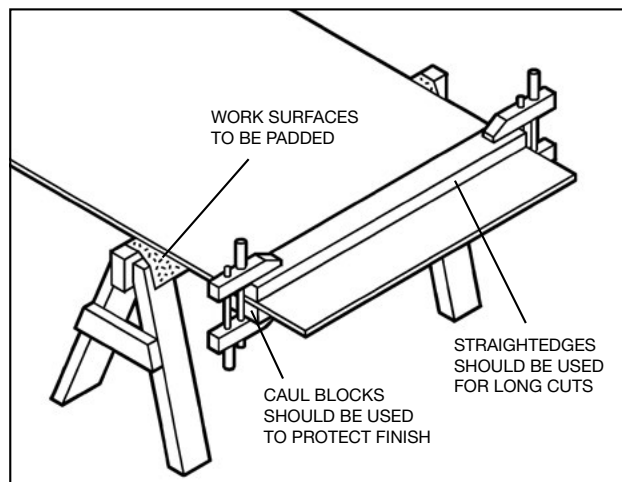
Due to the composition of the panel core, shearing and/or punching the material **IS NOT** recommended.

CARE OF THE PAINTED SURFACE:

Regardless of machinery type, care must always be taken to protect the painted surface from damage. The protective film is to remain on the panel until installation is complete.

When using portable saws (hand held circular or reciprocating), work surfaces should be padded and free from debris which may cause damage to the finish. For cleaner cuts, backer blocks and straightedges may be clamped to the panel surface (**FIG. D**). Caul blocks should be used when necessary.

FIGURE D.



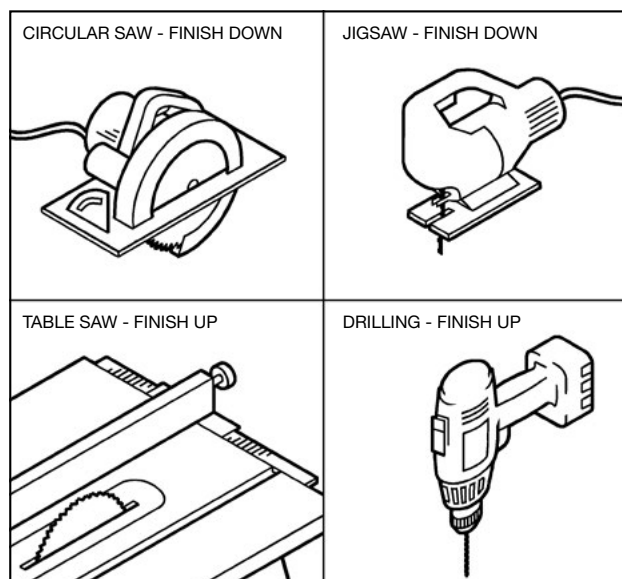
PANEL ORIENTATION:

The panel should always be oriented so that the cutting blade pulls into the aluminum on the prefinished side. For example, when using a table saw or beam saw to cut panels, the finished side (protective film) should be placed facing upward.

For hand held circular saws, vertical panel saws and jigsaws, the finish side should be facing down or away from the operator (**FIG. E**).

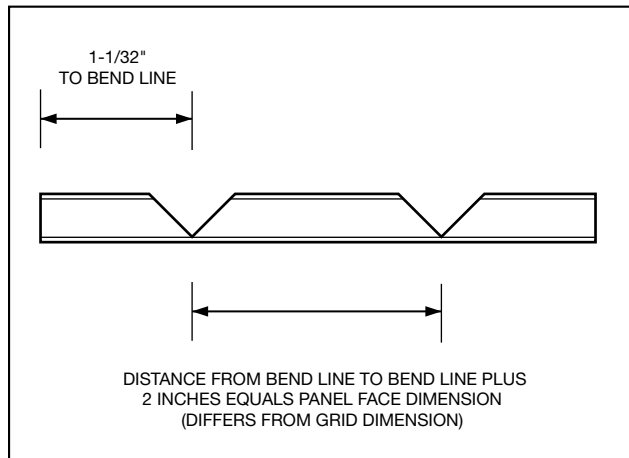
For drilling operations, the finished side should be placed facing upward and a backer block should be used when necessary to minimize any tearout.

FIGURE E.

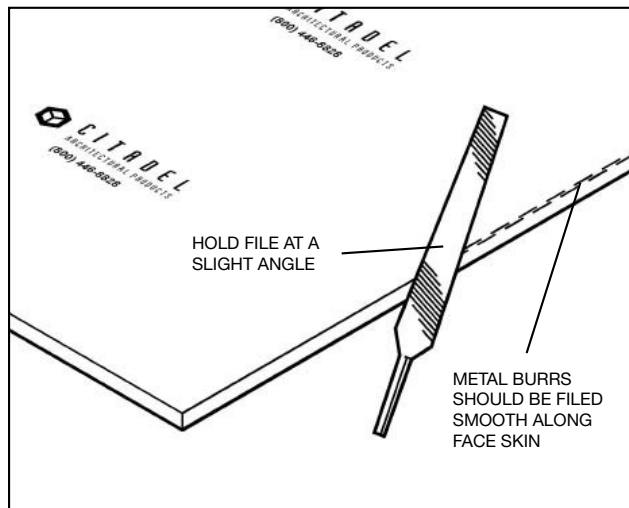


CUTTING TO THE CORRECT DIMENSION:

When determining panel size, proper allowance should be made to accommodate the returned edges of the panel. Add 1-1/32" for each side (**FIG. F**) of the panel to the face dimension of the formed 'pan' (keep in mind that this dimension will differ from the grid dimension).

FIGURE F.

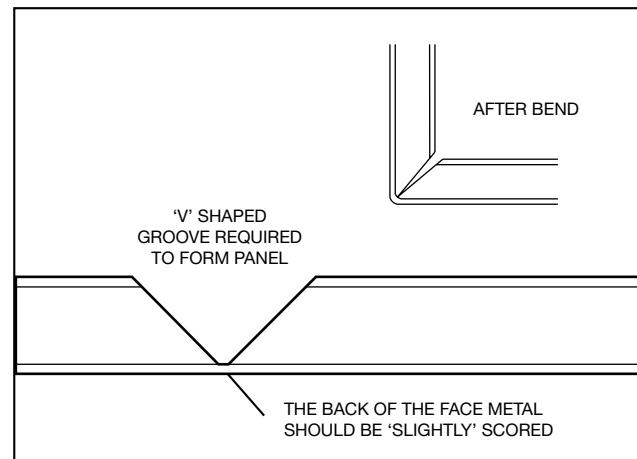
After cutting, aluminum edges may need filing (**FIG. G**) to remove sharp projections and/or metal burrs. Doing so will reduce the risk of personal injury.

FIGURE G.

FABRICATION: USING A PORTABLE ROUTER

OVERVIEW:

When the Rout & Return (RR) System or the RainScreen (RS) attachment system has been specified, a returned edge must be formed along the perimeter of the panel. To make this type of edge (also found at inside/outside corner conditions), a 'V' shaped groove (**FIG. H**) must first be routed into the back side of the panel.

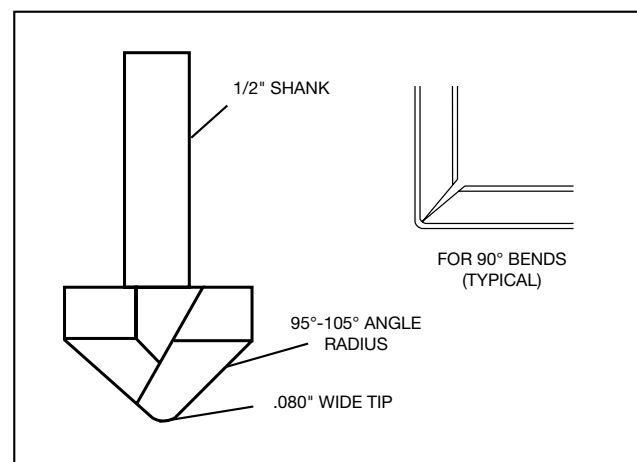
FIGURE H.

This can be accomplished using either a hand held router or a cutting table with a custom blade. Regardless of the method used, a crisp and consistent groove must be created in order to make the proper bend line.

Panels should be placed finish side down on a clean, rigid work surface to adequately support the panel and prevent bowing when pressure is applied.

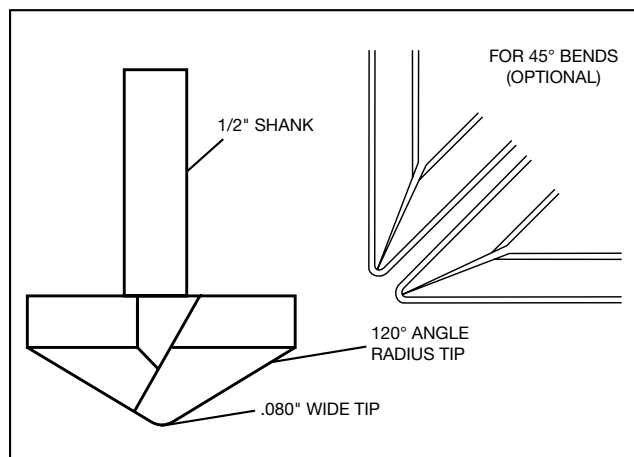
BIT SPECIFICATIONS:

For 90° bends, a carbide-tipped bit with a 1/2" shank and a 95°-105° angle is recommended (**FIG. I**). The tip of the router bit should be slightly rounded (approx. 5/64").

FIGURE I.

For 45° bends (as an option for inside and outside corner conditions) a separate router bit with a 120° angle is required (**FIG. J**) to remove an adequate amount of core material. As with the bit for 90° bends, the tip should be slightly rounded (approx. 5/64").

FIGURE J.

**MARKING THE BEND LINE:**

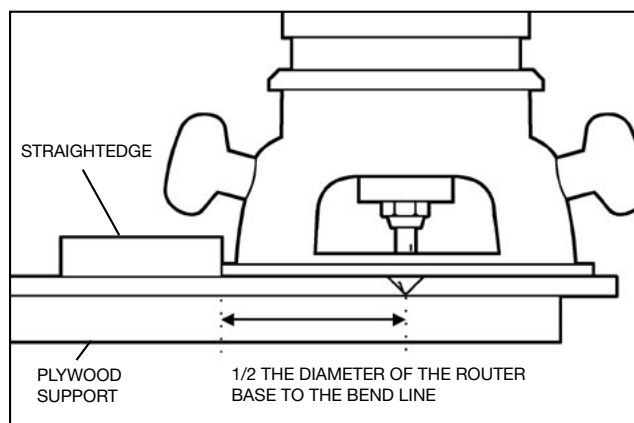
Indicate the pivot point of the bend with a chalk line marked across the panel.

NOTE:

For formed 'pan' edges, the bend line should be located 1-1/32" away from the panel edge.

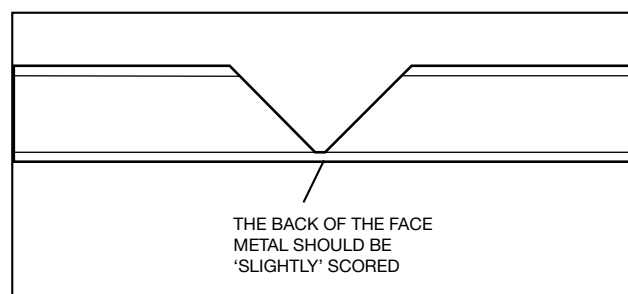
Measure the distance from the center point of the router bit to the edge of the router base. Using that dimension, locate a straightedge parallel to the bend line (**FIG. K**). The straightedge should be firmly clamped on both ends to prevent movement during routing and should extend past the edge of the panel.

FIGURE K.

**SETTING THE CORRECT DEPTH:**

The correct routing depth can be determined using scrap pieces of panel. The bit should be set so that it completely removes the core material in the groove and slightly 'scores' the back of the face skin (**FIG. L**).

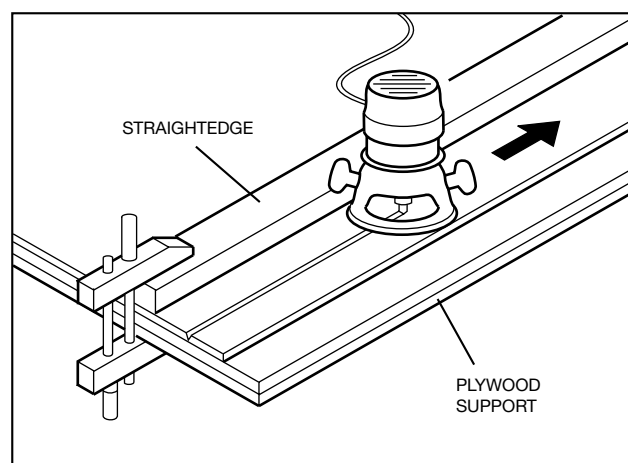
FIGURE L.

**ROUTING THE GROOVE:**

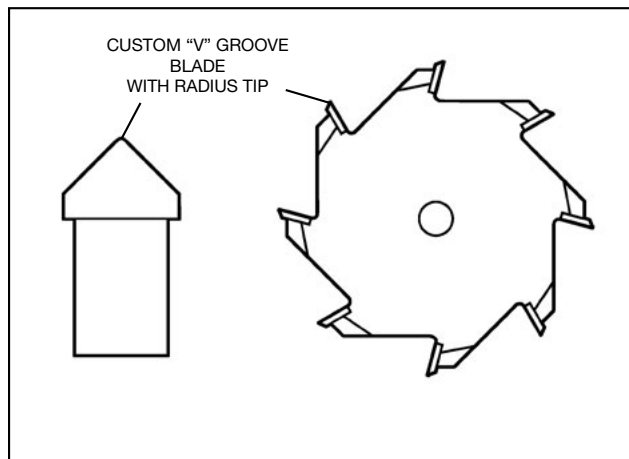
Once the guide has been properly clamped in place and the correct routing depth is set, the v-groove may be routed moving across the panel at a consistent speed and pressure (**FIG. M**). Consideration for the rotation of the bit should be made when determining which direction to move the router.

Once the groove has been routed, any remaining core material (due to the manufacturing tolerance in panel thickness) should be removed using a metal scraper.

FIGURE M.

**FABRICATION:
ROUTING WITH A TABLE AND BLADE****OVERVIEW:**

For more consistent routing or production runs, a table saw fitted with a custom routing (or 'V') blade is recommended (**FIG. N**). This type of blade, along with an industrial quality saw will produce the required groove much more efficiently than hand routing. Autofeed accessories can also be mounted to the table to assist in maintaining a consistent groove.

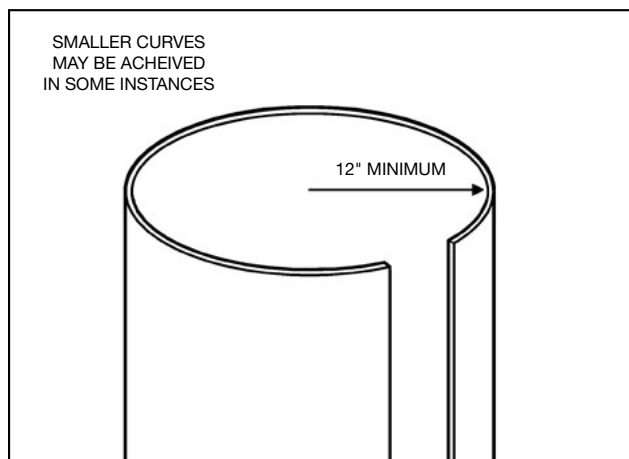
FIGURE N.

FABRICATION: CURVING THE PANELS

TYPE OF MACHINERY:

When the design calls for a curved panel (i.e. column covers, rounded corners, etc.), this can be accomplished using a variety of methods. Pyramid rollers, a clamped pipe/hinged table assembly, or press brake techniques may all be used to achieve the proper bend (depending upon radius requirement). Precautions should be taken at all times to protect the panel face from any debris that might cause damage to the painted finish.

The minimum recommended bending radius (**FIG. O**) for the panel is 12". Consult our technical staff if special conditions are required.

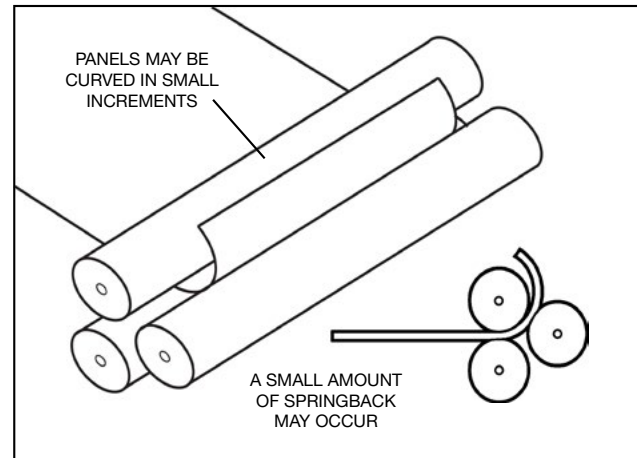
FIGURE O.

NOTE:

ALL routing must be completed before the panels are to be curved.

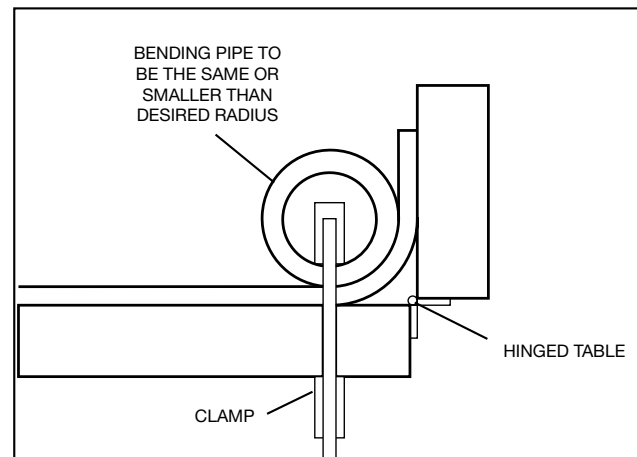
PYRAMID ROLLER:

When using a pyramid roller (**FIG. P**), it is best to create the curve in small increments (to prevent buckling). A small amount of springback may occur after the panel is curved. Therefore, it may be necessary to roll the panel slightly tighter than the desired finished radius.

FIGURE P.

CLAMPED PIPE/HINGED TABLE:

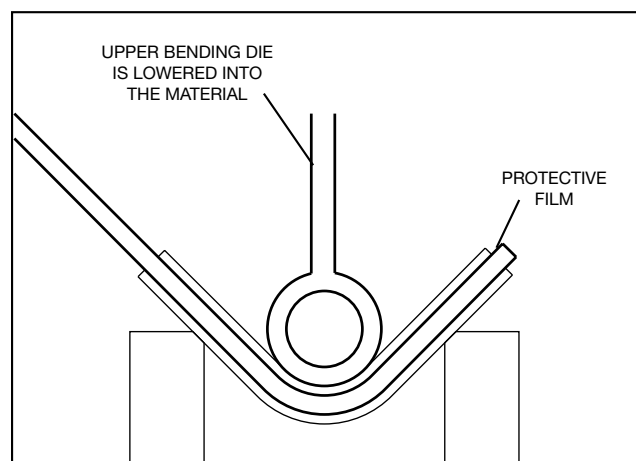
Panels may also be bent to the correct radius by using a pipe (with the proper dimension or slightly smaller to accommodate springback) clamped to a stationary work table (**FIG. Q**). Raising the hinged section will bend the panel to the shape of the pipe (or die).

FIGURE Q.

PRESS BRAKE:

Bending the panel using press brake techniques requires that a protective material (i.e. rubber, etc.) be placed between the panel and the die (on both sides).

The top die is lowered into the panel (**FIG. R**) and the proper curve is created by the radius of the tubing. The lower jaws should be slightly further apart than the width of the top die to allow for the panel to bend.

FIGURE R.

FABRICATION: RETURNING THE PANEL EDGE

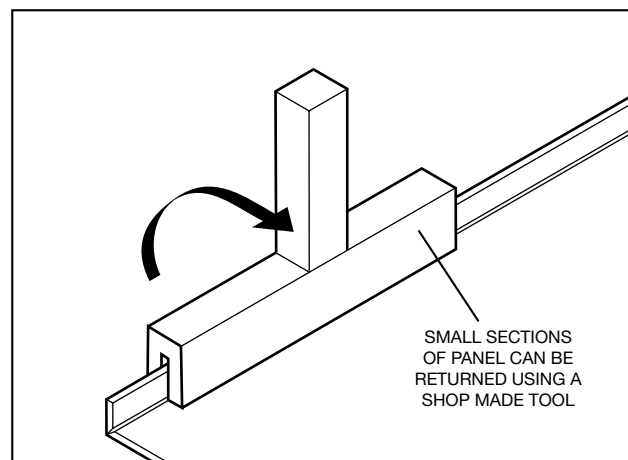
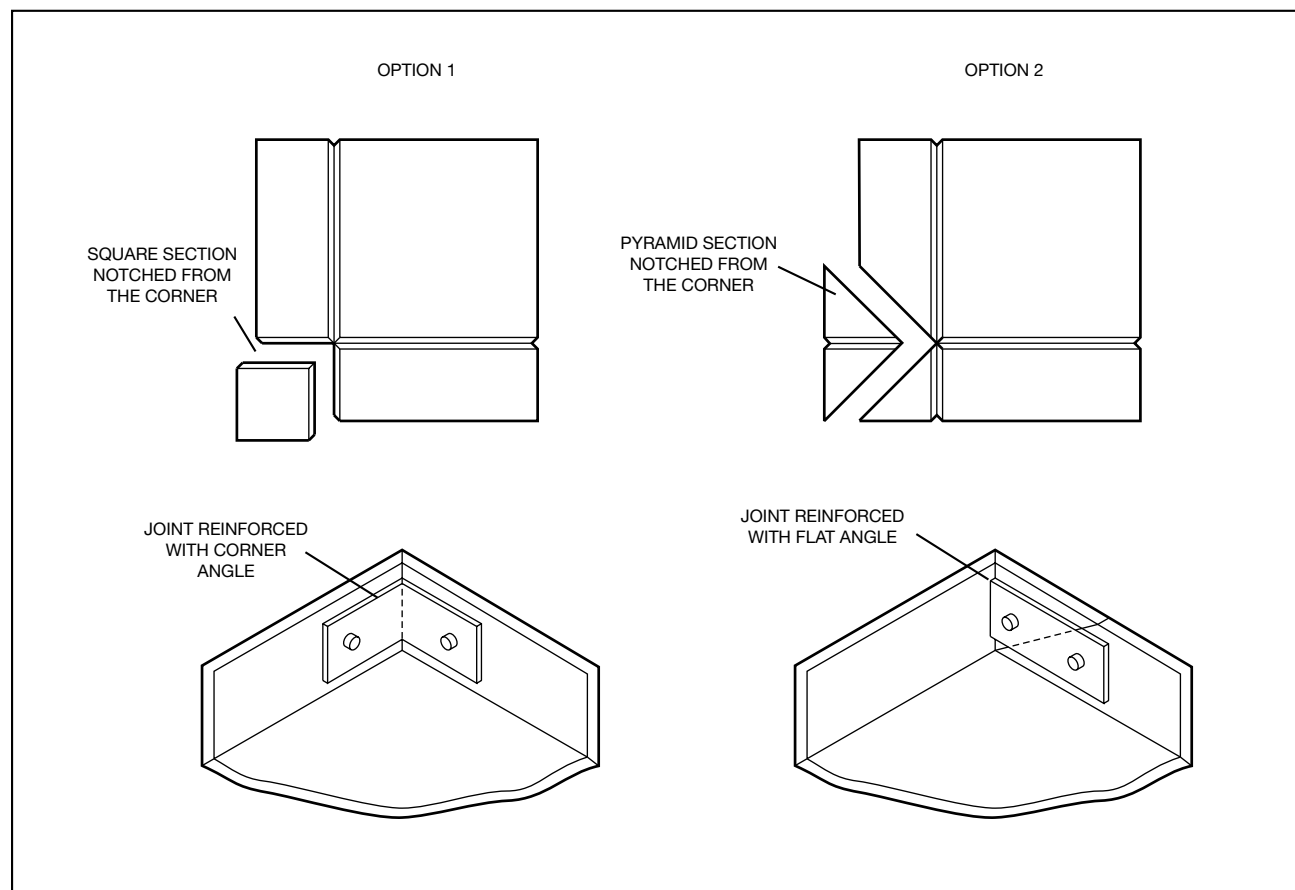
NOTCHING THE CORNERS:

Before bending the panel edge, the corner tab must be removed to create the space needed for the adjacent flanges to come together. Either a square corner or a pyramid section (**FIG. S**) must be removed (using a reciprocating saw), depending upon preference.

BENDING THE PANEL:

In general, large sections of panel may be bent to the desired angle by hand. However, for short flanges, a simple tool (fabricated on site) may be required to gain the grip/leverage needed to return the edge (**FIG. T**). Long stretches of panel are to be bent in small increments moving along the length of the routed groove.

To minimize the cracking which may occur at the bend line, a heat gun may be used to slightly 'warm' the face

FIGURE T.**FIGURE S.**

sheet. It is also recommended that bending be performed when the air temperature is at or above 70° for best results.

To create an inside or outside corner, the same v-groove is required to remove the necessary material and the same bending directions apply (**FIG. U**).

FIGURE U.

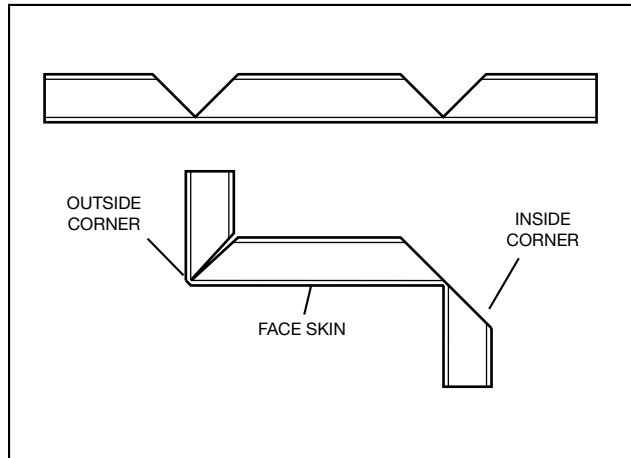
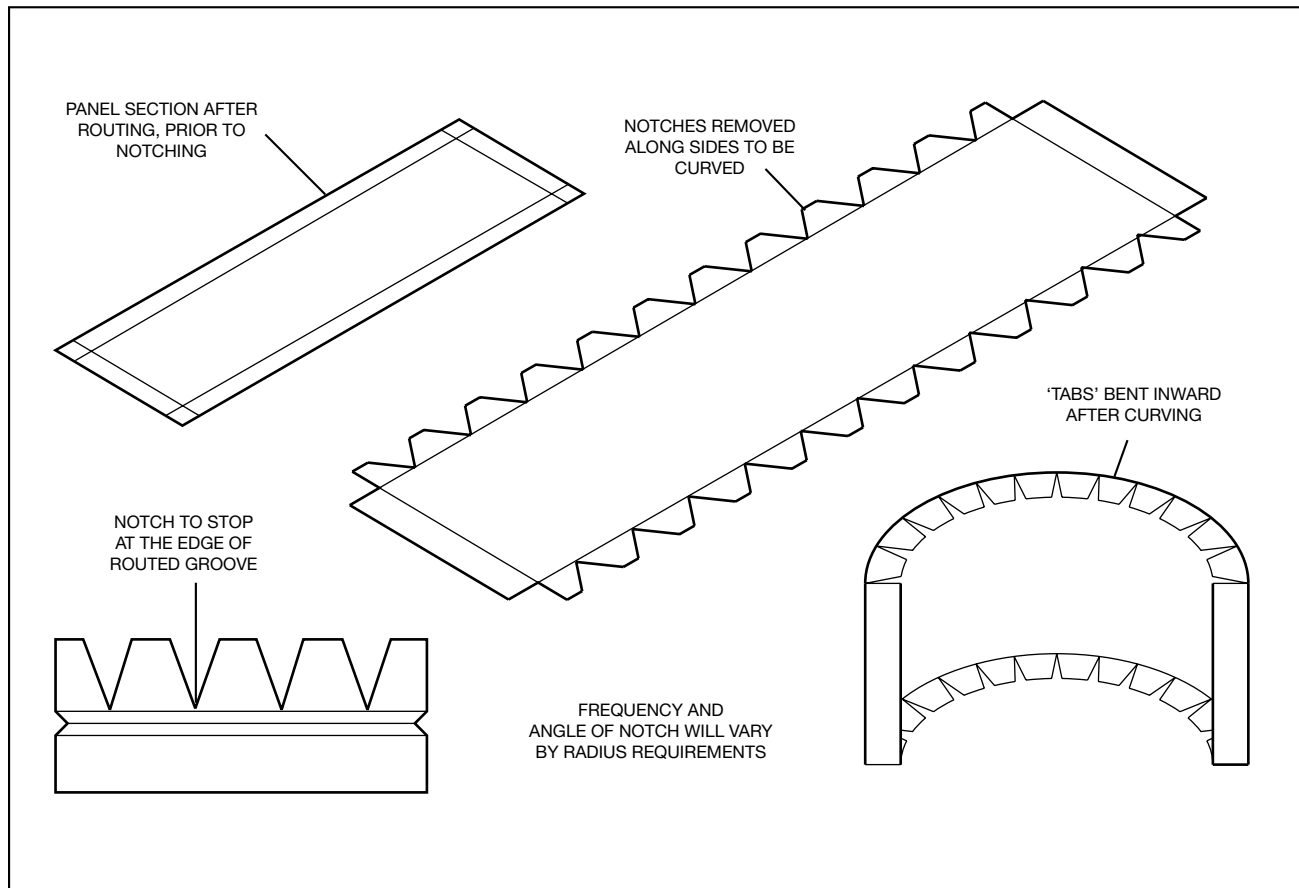


FIGURE V.



NOTE:

Once the panel edge has been returned, **DO NOT FLATTEN OR REBEND**. Doing so will weaken the metal and may cause failure in the aluminum skin.

**FABRICATION:
EDGE RETURNS FOR CURVED PANELS**

NOTCHING THE PANEL SIDES:

After the routing has taken place and before the panel is to be curved, relief cuts (or notches) must be made into the side legs of the panel (**FIG. V**). Doing so will allow the panel to achieve the desired radius while still maintaining the formed 'pan'. The shape and size (as well as the frequency) of the relief cut (or notch) will be dependent upon the size of the radius to be achieved.

NOTE:

Relief cuts or 'notches' must be made in the panel edge prior to curving.

Section III: Panel Assembly

BEGINNING THE ASSEMBLY:

Once the panels have been cut-to-size and any necessary routing/bending has been performed, assembly can begin. There are several different attachment extrusions and aluminum angles that may be used depending upon specific job requirements and type of system selected. Be sure to verify the type of attachment that has been specified.

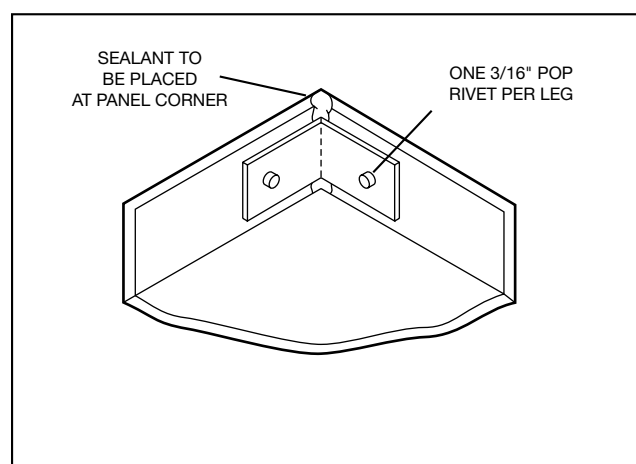
ASSEMBLY: CORNER REINFORCEMENTS

WITHIN THE 'PAN' CORNERS:

If the Rout & Return (RR) attachment system has been specified, the RR-103 corner reinforcements will be placed in the corners prior to the perimeter mounting extrusions. However, for the RainScreen (RS) attachment system, the perimeter extrusions are put into place before the corner reinforcement angles.

Once the panel edge has been returned into position, the four corners of the 'pan' are to be reinforced using small aluminum brackets set in a bed of sealant (**FIG. W**). Pilot holes are to be drilled into the panel edge and through the bracket. Then the angle is secured using one, 3/16" pop rivet per leg.

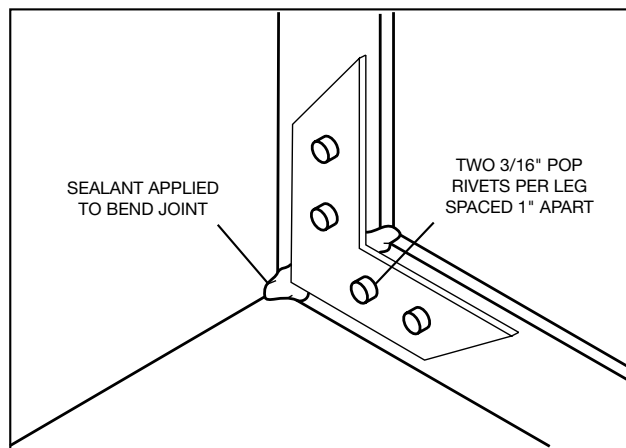
FIGURE W.



REINFORCING A 90° BEND:

Once the panel has been properly prepared (this will be dependent upon which system is specified) and the panel has been bent into position, pilot holes should be drilled through the returned edge and the aluminum angle. Attach the angle using two, 3/16" pop rivets spaced a minimum of 1" apart (**FIG. X**).

FIGURE X.



ASSEMBLY: ROUT & RETURN (RR) SYSTEM

ABOUT THE PERIMETER EXTRUSIONS:

The Rout & Return (RR) system is designed so that once installed, each panel will be mechanically fastened on at least two sides (using either the RR-104 End Run Angle or the RR-121 Male Angle) with the remainder of the sides 'floating' in an extrusion mounted to the back of the adjoining panel (RR-122 Female Angle).

This 'inter-connection' (**FIG. Y**) of the panels allows for movement within the wall system to allow for expansion/contraction. The position of the panel within the elevation will determine the number of mechanically fastened sides and the number of 'floating' sides.

FIGURE Y.

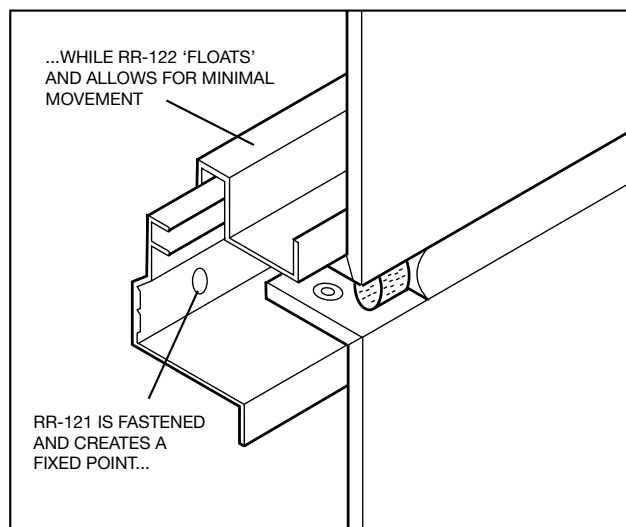
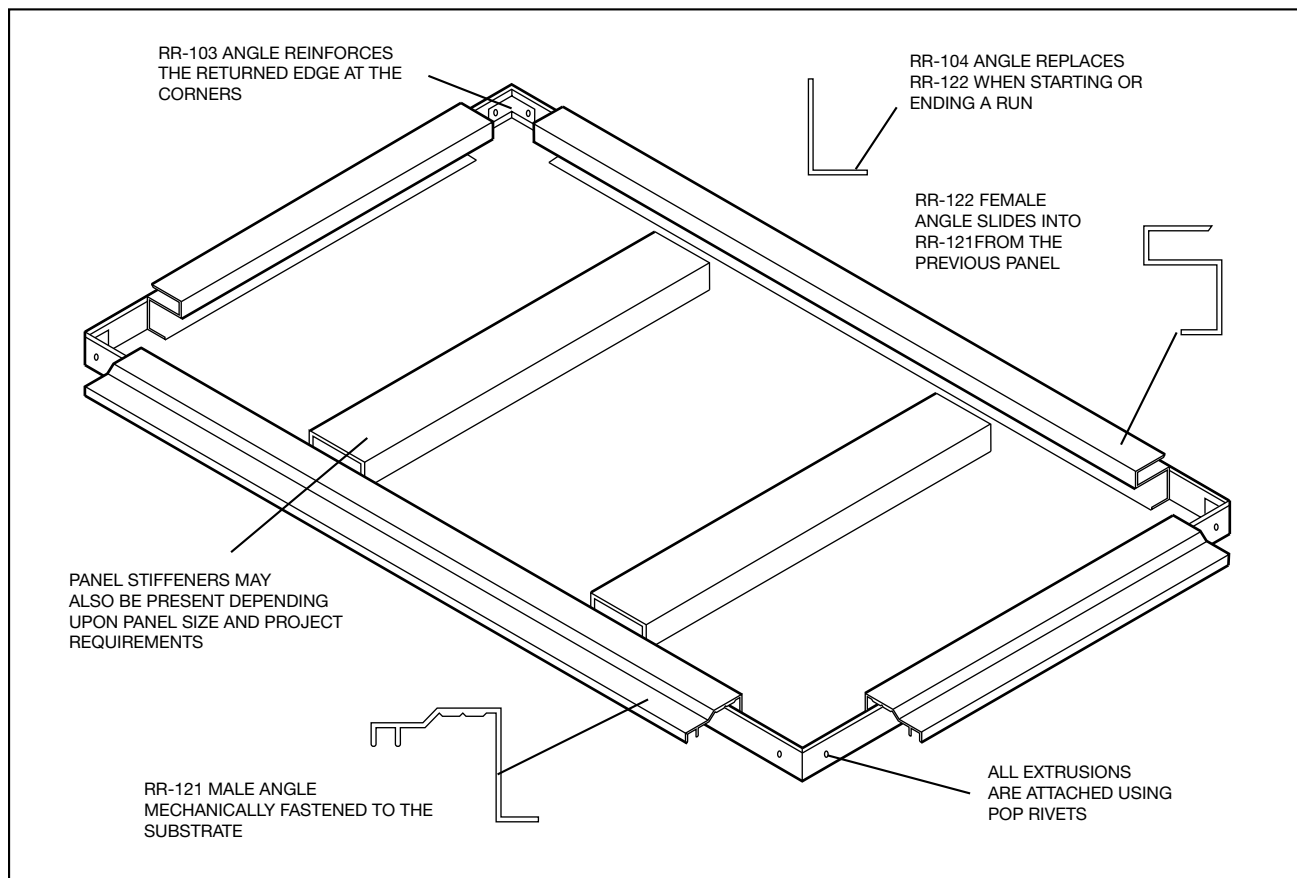


FIGURE Z.**NOTE:**

Be sure to consult the shop drawings to determine the proper location of the extrusions (FIG Z).

ATTACHING THE EXTRUSIONS:

Once the corners have been reinforced, the perimeter extrusion may be mounted to the panel. Attach the

aluminum extrusion to the returned edge using two 3/16" pop rivets, located at the centerline of the panel, 1" to 2" apart (FIG AA).

Two more sets of rivets should be placed approximately 1" to 3" from each end. Along the length of the extrusion, rivets should be placed at every 16" o.c..

ASSEMBLY: RAINSCREEN (RS) SYSTEM

ABOUT THE PERIMETER EXTRUSIONS:

The RainScreen (RS) attachment system is designed so that once installed, each panel will be mechanically fastened to the substrate on at least two sides, using 6" sections of the 8214 extrusion attached to the 8216 extrusion on the back of the panel (FIG. BB), with the remainder of the sides 'floating' in an extrusion mounted to the substrate (8212 extrusion).

This 'inter-connection' of the panels allows for movement within the wall system to allow for expansion/contraction. The position of the panel within the elevation will determine the number of mechanically fastened sides and the number of 'floating' sides.

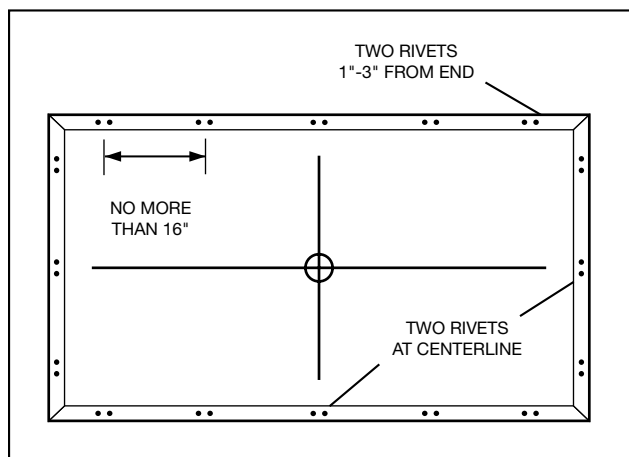
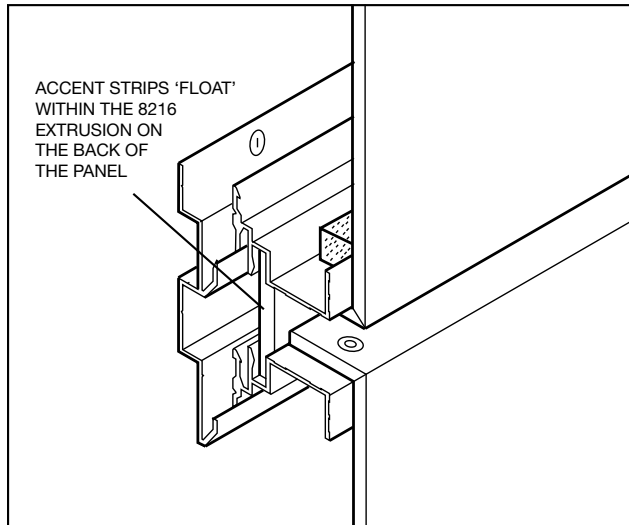
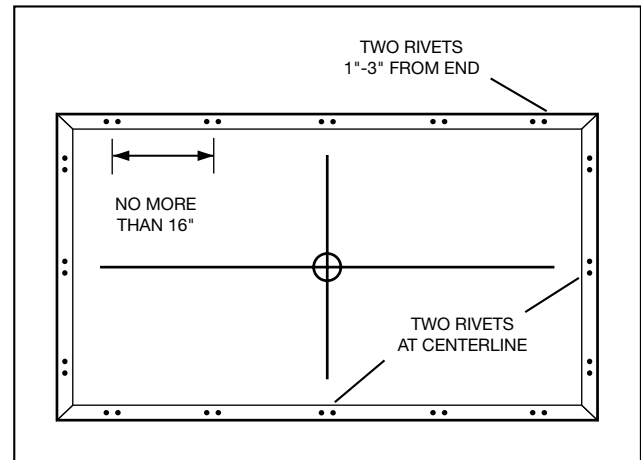
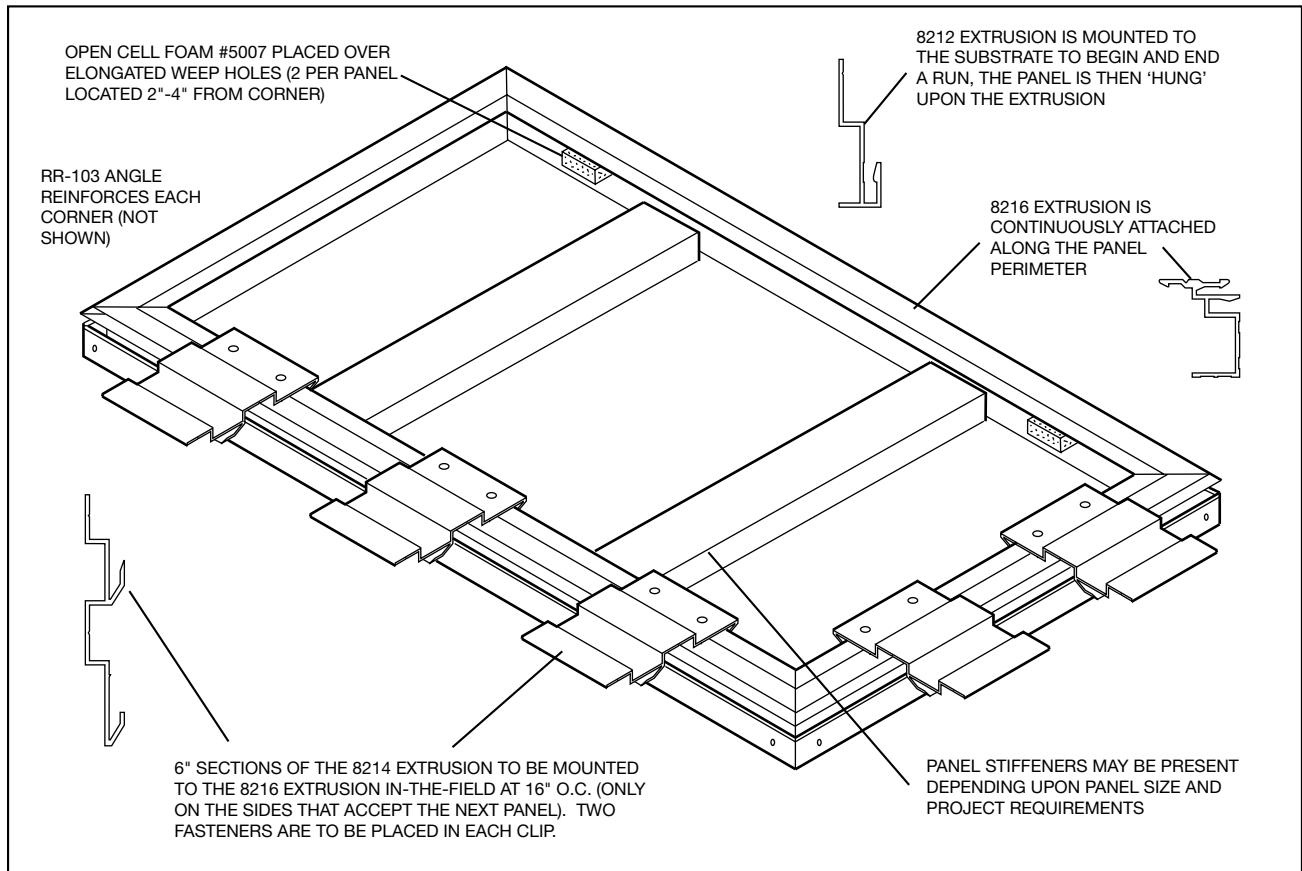
FIGURE AA.

FIGURE BB.**NOTE:**

Be sure to consult the shop drawings to determine the proper location of the extrusions (FIG CC).

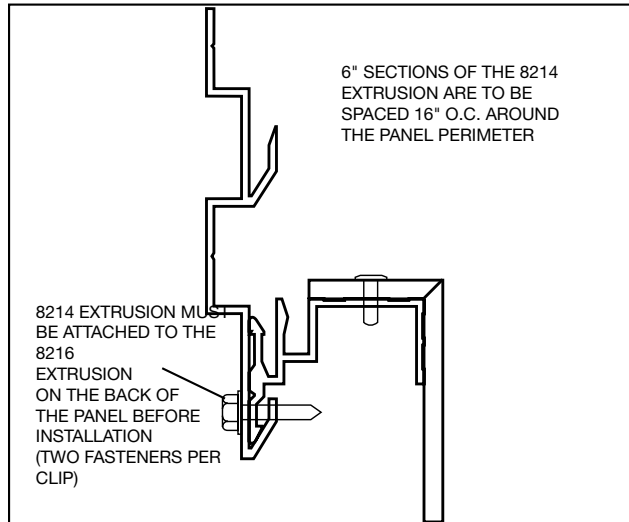
ATTACHING THE EXTRUSIONS:

Before attaching the perimeter extrusions, each section must be properly mitered so that once installed on the back of the panel, the extrusion is continuous. Attach each length to the returned edge using two 3/16" pop rivets, located at the centerline of the panel, 1" to 2" apart (**FIG. DD**). Two more sets should be placed 1" to 3" from each end. Along the length, rivets are placed 16" o.c..

FIGURE DD.**FIGURE CC.**

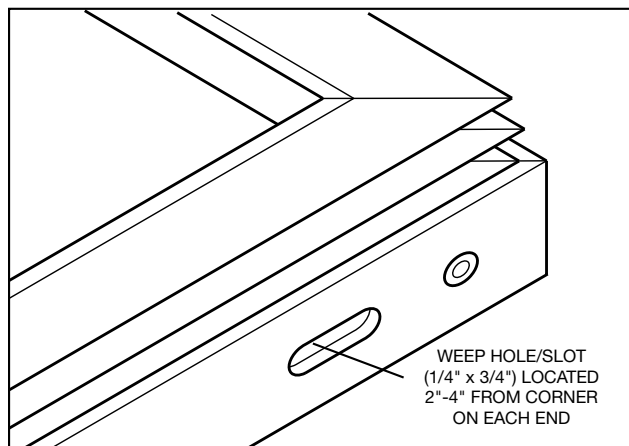
NOTE:

Pop rivets must be counterunk flush (**FIG. EE**) with the outside aluminum skin of the panel (**RS Attachment System only**).

FIGURE EE.**WEEP HOLES:**

After the placement of the perimeter extrusion, weep holes must be drilled/routed into what will become the bottom edge of the panel (once the panel is installed). The hole should pass completely through the returned edge and the aluminum extrusion and must be elongated to $1/4" \times 3/4"$. Two holes are to be placed on each panel, 2"-4" from the corner (**FIG. FF**).

Once the holes are complete, a small section of the weep baffle is to be placed on the inside of the pan and over the hole. The baffle may be held into position using small daubs of sealant (making sure not to cover the hole).

FIGURE FF.

ASSEMBLY: PANEL STIFFENERS

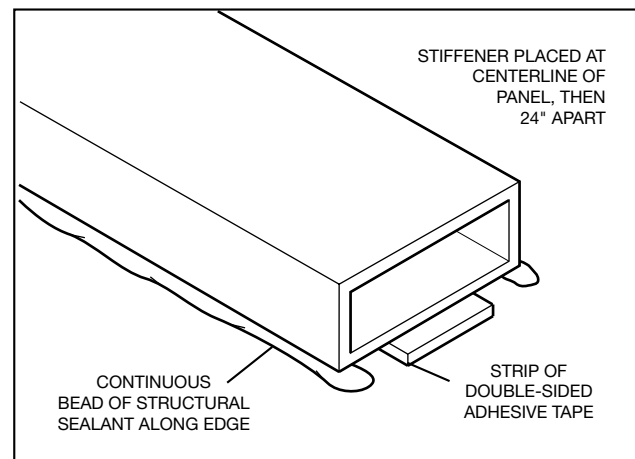
ATTACHING THE EXTRUSION:

Depending upon the grid size (and/or project conditions), stiffeners may be required as part of the panel assembly. The aluminum extrusion is designed to reduce panel deflection and aid in resisting wind loads.

Stiffeners are to be cut to the proper length (to fit within perimeter extrusions) and applied using a strip of double sided tape down the center, followed by two beads of sealant along the edges (**FIG. GG**). One stiffener is to be placed at the centerline of the panel, with others (if necessary) placed approximately 24" o.c. apart, across the short side of the panel.

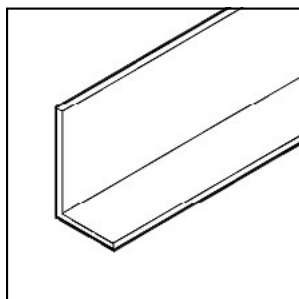
NOTE:

Once the stiffeners are put into position, **DO NOT** move the panel for a 24 hour period.

FIGURE GG.

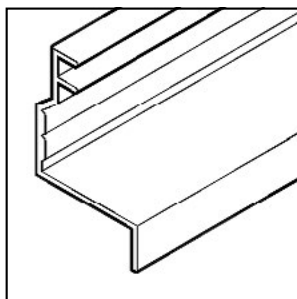
Section IV: Attachment Extrusions

ROUT & RETURN (RR) ATTACHMENT EXTRUSIONS



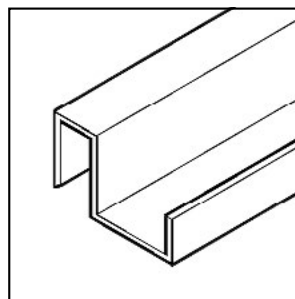
RR-104 END RUN ANGLE

Height: 1-1/4" (32mm)
Width: 3/4" (19mm)
Length: 12'-6" (3810mm)



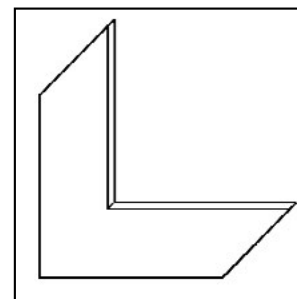
RR-121 MALE ANGLE

Height: 2" (51mm)
Width: 1-3/8" (35mm)
Length: 12'-6" (3810mm)



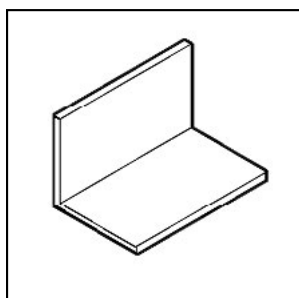
RR-122 FEMALE ANGLE

Height: 7/8" (22mm)
Width: 1-3/8" (35mm)
Length: 12'-6" (3810mm)



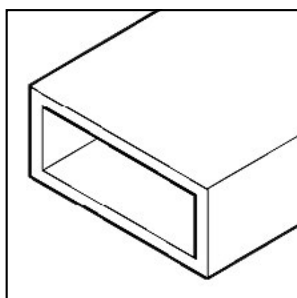
PF-204 REINFORCEMENT

Height: 2" (51mm)
Leg Width: 3/4" (19mm)
Length: n/a



RR-103 PANEL CLIP

Height: 1-1/2" (38mm)
Width: 1" (25mm)
Length: 12'-6" (3810mm)

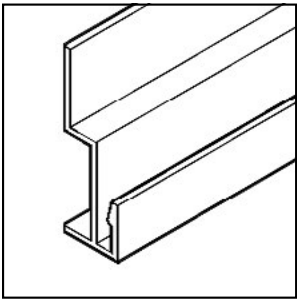


STIFFENER TUBE

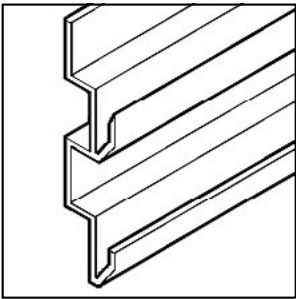
Height: 1" (25mm)
Width: 2" (51mm)
Length: 12'-6" (3810mm)

Note: Angle cut to smaller pieces (shown) for use on formed panels.

RAINSCREEN (RS) ATTACHMENT EXTRUSIONS

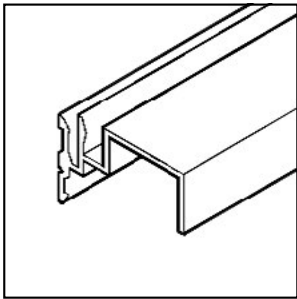


8212 EXTRUSION
Height: 2-1/8" (54mm)
Width: 1/2" (13mm)
Length: 12'-6" (3810mm)

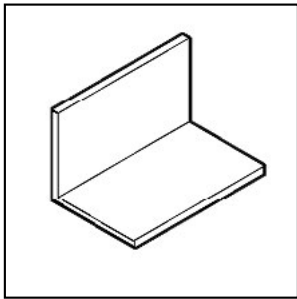


8214 EXTRUSION
Height: 3-1/2" (89mm)
Width: 1/2" (13mm)
Length: 12'-6" (3810mm)

Note: Angle cut to 6" sections for use on formed panels.

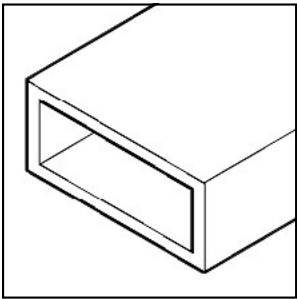


8216 EXTRUSION
Height: 1-1/8" (29mm)
Width: 1-3/8" (35mm)
Length: 12'-6" (3810mm)



RR-103 PANEL CLIP
Height: 1-1/2" (38mm)
Width: 1" (25mm)
Length: 12'-6" (3810mm)

Note: Angle cut to smaller peices (shown) for use on formed panels.



STIFFENER TUBE
Height: 1" (25mm)
Width: 2" (51mm)
Length: 12'-6" (3810mm)

Section V: Technical Data

MATERIAL TOLERANCES:

Thickness: $\pm 1/32"$ ($\pm 0.79\text{mm}$)
 Length Dim: $+0, -1/16"$ ($+0, -1.59\text{mm}$)
 Width Dim: $+0, -1/16"$ ($+0, -1.59\text{mm}$)
 Squareness: $1/64"$ (0.4mm) per
 lineal foot

Envelope 2000 is supplied with clean,
 machine trimmed edges.

SIZES AVAILABLE:

48" x 96" (1219mm x 2438mm)
 48" x 120" (1219mm x 3048mm)
 48" x 144" (1219mm x 3658mm)
 60" x 96" (1524mm x 2438mm)
 60" x 120" (1524mm x 3048mm)
 60" x 144" (1524mm x 3658mm)

Cut-to-size panels are also available in
 virtually any size up to 60" x 144."

CODE CERTIFICATION¹:

BOCA (Building Officials Code
 Administrators) - #21 • 08*

*Compliance with 1999 National Building Code

ICC-ES (International Code Council
 Evaluation Service) - # ESR-1015

Compliance with 2000 International Building Code®,
 1997 Uniform Building Code™

¹ Envelope 2000 RR attachment system.

STANDARD WARRANTY:

Panel Warranty: 10 Years
 Kynar 500® Finish: 20 Years
 No change greater
 than 8 for chalk,
 5 E units for fade
 Anodized Finish: 20 Years (prorated)

PANEL FINISH SYSTEMS:

Standard Smooth: Coil Coated
 Kynar 500
 Custom Smooth: Spray Applied
 Kynar 500

TABLE 1. COMPOSITION & MATERIALS¹:

Component	Standard (in)	Metric (mm)
• Prefinished Smooth Aluminum Face	.024" (min)	.609mm
• Thermoset Phenolic Resin Core ²	.105"	2.67mm
• Primed Smooth Aluminum Backer	.010"	.254mm

TABLE 2. PANEL WEIGHT & THICKNESS:

Component	Standard	Metric
Panel Weight ³ Nominal Thickness	1.33 lbs/ft ² 1/8"	6.47 kg/m ² 4mm

TABLE 3. PANEL PERFORMANCE¹:

Property	Test	Value	Unit
R-Value	---	0.05	°F ft ² /BTU
Flame Spread	ASTM E84	Class A	---
Peel Strength	ASTM D1781	34.5	lb-in/lb
Stiffness (EI)	ASTM C393	1.14 ^{E+3}	lb-in ² /ft width
Allowable Bending Moment	ASTM E72	1.82 ^{E+1}	lb-ft/ft width
Tensile Yield Load	ASTM E72	7.34 ^{E+3}	lb/ft width
Ultimate Tensile Stress	ASTM D638	2.60 ^{E+4}	psi
Coefficient Of Thermal Expansion ⁴	ASTM D1237	1.11 ^{E-5}	in/in/°F
Ignition Temperature	ASTM D1929	900	°F

¹ Technical properties are based upon the typical composition. Selecting optional components may alter properties.

² 4mm is the most common thickness for Envelope 2000. 3mm and 6mm are also available.

³ Weight and testing based upon panels using an .024" smooth face and an .010" smooth back.

⁴ See back for Thermal Expansion & Contraction calculations.

THERMAL EXPANSION & CONTRACTION

ALLOWANCE FOR MOVEMENT:

Within the system design, allowance should always be made for expansion & contraction of the Envelope 2000 material. This is done by taking into account differences between shop/fabrication temperature and/or installed temperature, and potential material temperature.

The Envelope 2000 panel can be expected to expand/contract 5/32" (0.156") in 10 feet with a 120°F temperature change.

To calculate thermal expansion/contraction, use the following equations:

$$\text{Expansion/Contraction} = C_{oe} \times L(\text{in}) \times \Delta T(^{\circ}\text{F})$$

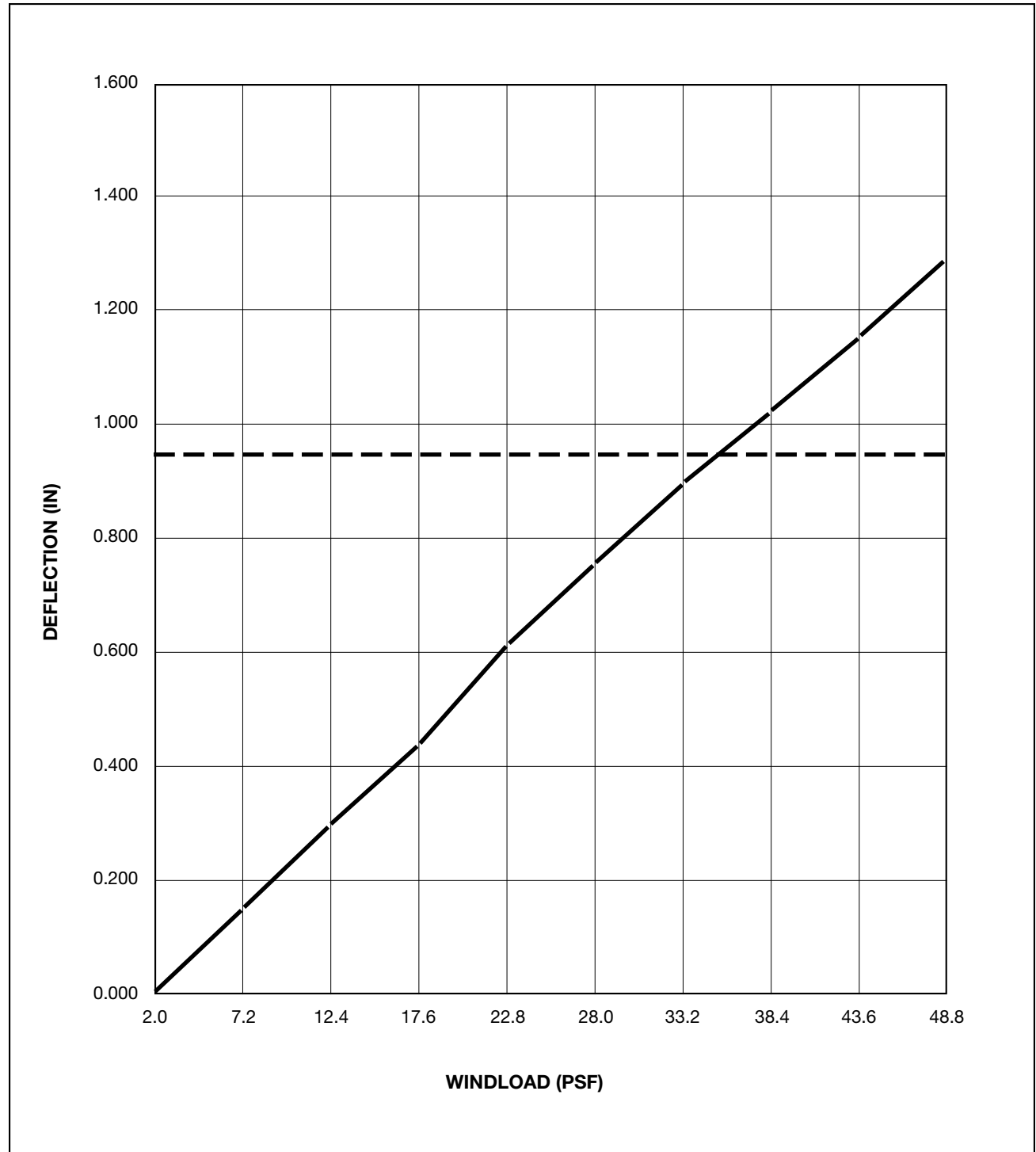
$$C_{oe} = \text{Coefficient Of Thermal Expansion} = 1.11 \times 10^{-5} (0.0000111)$$

$L(\text{in})$ = long span of Envelope 2000 panel

$\Delta T(^{\circ}\text{F}) = T_m - T_i$ where T_m is potential material temperature and T_i is the temperature when the material was fabricated or installed. A positive ΔT indicates expansion and a negative ΔT indicates contraction.

TABLE 4. EXPANSION/CONTRACTION AT VARIOUS ΔT :

L(in)	$\Delta T(^{\circ}\text{F})$						
	60	80	100	120	140	160	180
48	0.032	0.043	0.053	0.064	0.075	0.085	0.096
72	0.048	0.064	0.080	0.096	0.112	0.128	0.144
96	0.064	0.085	0.107	0.128	0.149	0.170	0.192
120	0.080	0.107	0.133	0.160	0.186	0.213	0.240
144	0.096	0.128	0.160	0.192	0.224	0.256	0.288

LOAD DEFLECTION**WINDLOAD CHART: ENVELOPE 2000 (4MM)**

- 58" x 142" Envelope 2000 panel with stiffeners located 24" o.c.
- - - L/60 Deflection

Section VI: Material Sources

TWO-PART ADHESIVES

National Starch & Chemical Corp.
FINDERNE AVENUE
BRIDGEWATER, NJ 08807
(908) 685-5000

Dymax Corporation
51 GREENWOODS ROAD
TORRINGTON, CT 06790
(203) 482-1010

CONSTRUCTION ADHESIVES (supplied by Citadel)

STRUCTURAL SEALANT

Dow Corning Corporation
Product Information
P.O. Box 997
MIDLAND, MI 48686
(517) 496-6000

GE Silicon Products
260 HUDSON RIVER ROAD
WATERFORD, NY 12188
(800) 332-3390

Tremco Corporation
3735 GREEN ROAD
BEACHWOOD, OH 44122
(216) 292-5000

EPOXY

Lord Corporation
Industrial Adhesives Department
2000 WEST GRANDVIEW BOULEVARD
ERIE, PA 16514
(814) 868-3611

Essex Specialty Products, Inc.
1250 HARMON ROAD
AURBIN HILLS, MI 48326
(810) 391-6300

ROUTING BLADES

Drake Corporation
1913 NORTH VAN BUREN STREET
HUNTINGBURG, IN 47542
(812) 683-2101

ATTACHMENT EXTRUSIONS

(supplied by Citadel)

MECHANICAL FASTENERS

Pro-Fastening
8126 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268
(800) 292-7550

COATINGS & PAINTS

AKZO Nobel
6369 OLD PEACHTREE ROAD
NORCROSS, GA 30071
(770) 662-8464

Benjamin Moore & Company
2501 WEST NORTH AVENUE
MELROSE PARK, IL 60160
(708) 343-3100

PPG Coatings
One PPG Place
PITTSBURGH, PA 15272
(412) 434-3131

Valspar Industrial Coatings
701 SOUTH SHILOH ROAD
GARLAND, TX 75042
(972) 276-5191

Sherwin Williams
10 MIDLAND BUILDING
101 PROSPECT AVENUE
CLEVELAND, OH 44115
(800) 331-7979

SEALANTS

Dow Corning Corporation
Product Information
P.O. Box 997
MIDLAND, MI 48686
(517) 496-6000

GE Silicon Products
260 HUDSON RIVER ROAD
WATERFORD, NY 12188
(800) 332-3390

Tremco Corporation
3735 GREEN ROAD
BEACHWOOD, OH 44122
(216) 292-5000

ADHESIVE TAPES

3M
Industrial Tape and Specialties
Division
3M Center Building 220-7E-01
St. Paul, MN 55144
(800) 362-3550

Avery Dennison
Specialty Tape Division
250 CHESTER STREET
PAINESVILLE, OH 44077
(216) 639-2600

Mactac
Technical Products Division
4560 DARROW ROAD
STOW, OH 44224
(800) 323-3439

Norton
Norton Performance Plastics
Corporation
One Sealants Park
Granville, NY 12832
(800) 724-0883

Product Data Sheet

PRODUCT NAME:

Envelope 2000®
Metal Composite Material (MCM)

MANUFACTURER:

Citadel Architectural Products
6198 W Airport Road
Greenfield, IN 46140
phone: (800) 446-8828
web: www.citadelap.com
email: info@citadelap.com

OVERVIEW:

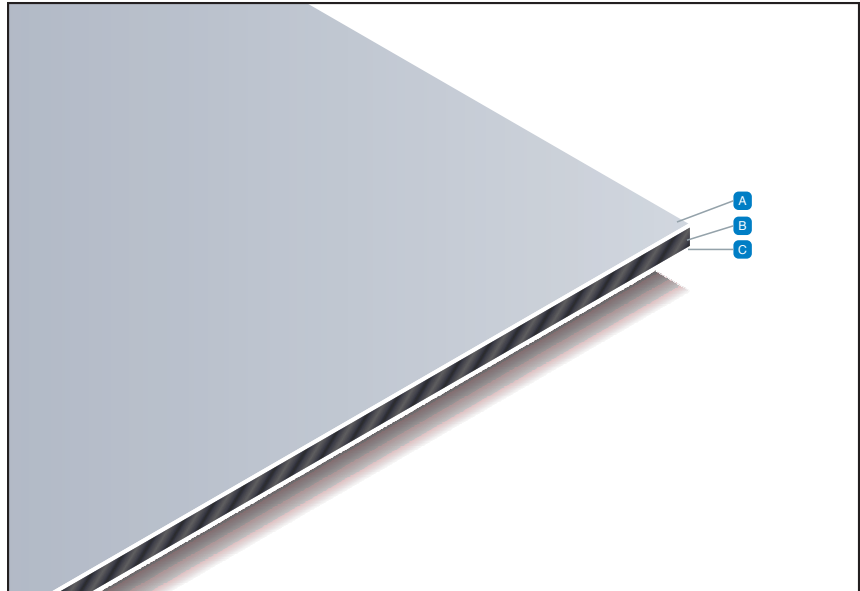
Envelope 2000 is a composite panel made by laminating a prefinished aluminum skin to a substrate of thermoset phenolic resin. A second aluminum skin is added as a backer and provides thermal stability and panel balance.

Panels are furnished with a strippable film on the painted surfaces to protect the finish during shipment and installation.

BASIC USES & APPLICATIONS:

Envelope 2000 is designed for use as an exterior cladding on walls, canopies, fascia, and accent bands.

Envelope 2000 is typically used on medium to high rise buildings, such as office towers, retail complexes, educational buildings, medical facilities, etc...


TABLE 1. COMPOSITION & MATERIALS¹:

COMPONENT	STANDARD (IN)	METRIC (MM)
A. Prefinished Smooth Aluminum Face	.024" (min)	.609mm
B. Thermoset Phenolic Resin Core ²	.105"	2.67mm
C. Primed Smooth Aluminum Backer	.010"	.254mm

¹ Technical Properties (see back) are based upon the Typical Composition. Selecting optional components may alter these properties.

² 4mm is the most common thickness for Envelope 2000. 3mm and 6mm (nominal) are also available.

FEATURES & BENEFITS:

Envelope 2000 offers a number of benefits to the building owner, architect, and installer including:

- **High-Tech Appearance**
Smooth aluminum skins and clean lines make Envelope 2000 an excellent choice for high profile projects where a progressive aesthetic detail is desired.
- **Fire, Water & Impact Resistant**
The phenolic core is fire resistant to meet (or exceed) code requirements and offers extra protection against incidental moisture, dents, and dings.
- **Curveable**
Along with various shadow lines, Envelope 2000 can also add interest to your project with long sweeping curves or tight, crisp column covers.
- **Cut-To-Size**
These panels can be easily cut to the correct dimension on site using standard tools.
- **Thermal Stability**
Unlike other cladding solutions, Envelope 2000 remain rigid and stable even during seasonal heating and cooling thermal cycles.
- **Tested**
Designed for performance, tested by ASTM E84, ASTM D1781, ASTM D1929, and ASTM D5420.
- **Low Maintenance**
Most foreign matter can be cleaned from surface with mild detergents; can be incorporated into yearly building washing schedule.
- **Quick Lead Time**
Available nationwide, these panels can be found locally or shipped within 2 weeks.

GENERAL LIMITATIONS:

Envelope 2000 is intended for use as an exterior cladding. It is not eligible for use as a structural element of a wall assembly. Envelope 2000 should not be used in applications where the slope exceeds 25° from vertical.

FINISHES:

Envelope 2000 comes standard with a smooth aluminum skin. Standard and metallic colors are furnished with a durable Kynar 500® coating. Anodized finishes are available as a standard finish. Custom colors are also available to match customer's standard.

Standard Smooth:

Coil Coated
Kynar 500

Custom Smooth:

Spray Applied
Kynar 500

SIZES AVAILABLE:

48" x 96" (1219mm x 2438mm)
48" x 120" (1219mm x 3048mm)
48" x 144" (1219mm x 3658mm)
60" x 96" (1524mm x 2438mm)
60" x 120" (1524mm x 3048mm)
60" x 144" (1524mm x 3658mm)

Cut-to-size panels are also available in virtually any size up to 60" x 144".

MATERIAL TOLERANCES:

Thickness: $\pm 1/32"$ ($\pm 0.79\text{mm}$)
Length Dim: +0, -1/16" (+0, -1.59mm)
Width Dim: +0, -1/16" (+0, -1.59mm)
Squareness: 1/64" (0.4mm) per lineal foot

STANDARD WARRANTY:

Panel Warranty: 10 Years
Anodized Finish: 20 Years
Kynar 500 Finish: 20 Years (spray applied)
Kynar 500 Finish: 30 Years (coil-coated)

TABLE 2. PANEL WEIGHT & THICKNESS:

COMPONENT	STANDARD	METRIC
Panel Weight ¹	1.25 lbs/ft ²	6.47 kg/m ²
Nominal Thickness ²	1/8"	4mm

¹ Weight and testing based upon panels using an .024" smooth face skin and an .010" smooth back skin.

² 4mm is the most common thickness for Envelope 2000. 3mm and 6mm (nominal) are also available.

TABLE 3. PANEL PERFORMANCE:

PROPERTY	TEST	VALUE	UNIT
Flame Spread	ASTM E84	Class A	---
Peel Strength	ASTM D1781	34.5	in-lb/in
Ignition Temperature	ASTM D1929	900	°F
Impact Resistance	ASTM D5420	on request	





ENVELOPE 2000®

Metal Composite Material (MCM)



PRODUCT WARRANTY

Project: _____ Date Of Substantial Completion: _____
Address: _____
City: _____ State: _____ Zip: _____
Panel: _____ Invoice #: _____
Attachment _____ Square Ft: _____
Color(s): _____
Sold By: _____ Fabricator: _____
Architect: _____ Installer: _____

This warranty is given by Citadel Architectural Products ("Citadel") to the initial owner and subsequent owners ("Owner") of the structure on which the panels (individually, a "Panel" and collectively, the "Panels") are first installed.

Citadel warrants that (for the panel):

- (a) at the time a majority portion of the Panels are installed on the above referenced project (the "Date Of Substantial Completion"), the Panels will meet Citadel's standard specifications then in effect;
- (b) the integrity of the panel bond will remain intact for a minimum of ten (10) years from the Date Of Substantial Completion.

Citadel also warrants that (for the finish):

- (a) for polyester (or equivalent) coatings on panels or extrusions, the finish will not have a Fade Differential of greater than 8E units (Hunter Color Difference) or a Chalk Rating of less than 6, and the finish will not check, peel, lose adhesion or fracture (other than minute fractures which may develop due to fabrication and which are acceptable by industry standards on the Date Of Substantial Completion) for a period of five (5) years from the Date Of Substantial Completion.
- (b) for anodized coatings, the finish of the Panels will not check, peel, lose adhesion or fracture (other than minute fractures which may develop due to fabrication and which are acceptable by industry standards on the Date Of Substantial Completion) for a period of twenty (20) years from the Date Of Substantial Completion.
- (c) for spray-applied Kynar 500® coatings on panels or extrusions, the finish will not have a Fade Differential of greater than 5E units (Hunter Color Difference) or a Chalk Rating of less than 8, and the finish will not check, peel, lose adhesion or fracture (other than minute fractures which may develop due to fabrication and which are acceptable by industry standards on the Date Of Substantial Completion), for a period of twenty (20) years from the Date Of Substantial Completion.
- (d) for coil-coated Kynar 500® coatings, the finish will not have a Fade Differential of greater than 5E units (Hunter Color Difference) or a Chalk Rating of less than 8, and the finish will not check, peel, lose adhesion or fracture (other than minute fractures which may develop due to fabrication and which are acceptable by industry standards on the Date Of Substantial Completion), for a period of thirty (30) years from the Date Of Substantial Completion.

For the purposes of this warranty:

- (a) "Fade Differential" means the difference between the color value as measured on exposed painted surfaces that have been cleaned of external deposits and chalk and the corresponding color value measured on the original unexposed painted surfaces (per ASTM D 2244-02);
- (b) "Chalk Rating" means the rating calculated by using the Method Of Evaluating Degree Of Chalking Of Exterior Paint (per ASTM D4214-98);
- (c) a Panel has a "Defect" or "Defects" if it does not conform to this Warranty. Unequal fading or finish color changes resulting from unequal exposure of surfaces to the sun or other exterior elements or conditions and gradual color changes in anodized Panel finish from normal weathering are not Defects.

This warranty does NOT cover defects caused by:

- Exposure to smoke, fire, radiation, salt spray, chemicals harmful or foreign substances in the atmosphere, including but not limited to organic solvents, concentrated detergents, wetting agents, or sulfur dioxide emission levels above those deemed safe by the U.S. Environmental Protection Agency.
- Failure of Owner to clean Panel surface at least once a year, or a failure of Owner to perform all maintenance and cleaning in accordance with AAMA 609 and/or AAMA 610.
- Defective or damaged fasteners, extrusions, brackets, or fabricated applications attached to or used in connection with installation of the Panels, or Defects in the Panels caused by such fasteners, extrusions, brackets, or fabricated applications.
- Failure to adequately seal edges and joints of the Panels or to apply an approved sealant in its proper amount in accordance with Citadel's Installation Guide.
- Improper installation or sizing of the Panels, including moisture intrusion, water and air leakage as a result of improper installation or sizing.
- Damage incurred after the delivery date during storage, handling, installation or maintenance of the Panels.

Disclaimer Of Warranties:

This warranty is the exclusive warranty given by Citadel for the panels. Citadel disclaims all other warranties, whether express or implied or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based upon oral representations.

Owner's Remedies:

For this warranty to be valid, Owner must complete and return Citadel's Project Information Form within thirty (30) days of completion of installation of the Panels at the above described Project Site and shall document in writing its maintenance and cleaning of the Panels, and provide such documentation to Citadel upon request.

To make a claim under this Warranty, Owner must send a written description of any claimed Defect ("Claimed Defect") to Citadel in writing at its address shown below within thirty (30) days of discovery of the Claimed Defect. Upon the request of Citadel, Owner shall permit Citadel reasonable time to inspect Panels for which notice of a Claimed Defect has been given prior to removal, repair, or replacement of the Panels. Any failure of Owner to notify Citadel of a Claimed Defect or to afford Citadel a reasonable opportunity to inspect the Claimed Defect prior to taking remedial measures (including removal, repair, or replacement) shall render this Warranty void in its entirety and the Claimed Defect shall not be covered by this Warranty.

If the Claimed Defect is a Defect covered by this Warranty, Citadel, at its option, will do one of the following within a reasonable period of time:

- (1) refinish or repair the Defective Panel; or,
- (2) furnish a conforming Panel to replace the Defective Panel; or,
- (3) refund a prorated portion of the price paid to Citadel for the Defective Panel.

In determining the amount of any refund to be paid by Citadel for a Defective Panel, the original price paid to Citadel for such Defective Panel shall be reduced by 10% for each full year which has passed since the Date Of Substantial Completion for panel bond Defects covered by this Warranty and (20% for polyester finishes (or equivalent)) or (5% for anodized finishes) or (5% for spray-applied Kynar 500® finishes) or (3.33% for coil-coated Kynar 500® finishes) for each full year which has passed since the Date Of Substantial Completion for all other Defects covered by this Warranty. Owner shall bear all costs of removal and disposal of Defective Panels and installation of all replacement Panels. THE REMEDIES SET FORTH HEREIN SHALL BE THE EXCLUSIVE AND SOLE REMEDIES OF OWNER FOR BREACH OF THIS WARRANTY AND FOR DEFECTS COVERED BY THIS WARRANTY.

Exclusion Of Consequential And Other Damages:

IN NO EVENT SHALL CITADEL BE LIABLE FOR ANY INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, WHETHER RESULTING FROM THE USE, MISUSE OR INABILITY TO USE OR INSTALL THE PANELS OR FROM DEFECTS IN THE PANELS.

Citadel Architectural Products

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Greenfield, IN 46140
(800) 446-8828

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ISO 9001
QMI-SAI Global
#1501282



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Kynar 500® is a registered trademark of Arkema, Inc.
Printed In The U.S.A. 5/24

Fabrication Training Checklist

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In order to properly fabricate and assemble Envelope 2000® metal composite material, the following guidelines should be read, understood and followed. This list does not include all of the procedures and recommendations given by Citadel Architectural Products, only a representative set of major points for instruction. Be sure to follow completely all guidelines set forth in the Fabrication Manual.

=====

Receiving & Material Storage

- ☐ shipping damage must be noted on Bill Of Lading and reported to manufacturer within 48 hours
- ☐ panels to be stored in a dry, well ventilated area

Finish Directionality

- ☐ arrow on pvc must point in same direction for all metallics and anodized finishes

Panel Cutting

- ☐ can be performed using table saw, CNC machine, panel saw, or portable circular saw

<u>Cutting Blade (table saw):</u>	<u>Cutting Bit (CNC machine):</u>
Drake # L1A250, 10" dia	Onsrud # 63-620, 1/4"
5/8" arbor, 60 tooth	18,000 RPM
triple chip pattern	Feed Rate=315 in/min
	Depth=0.01"

- ☐ carbide tipped blades recommended for all cutting operations
- ☐ panels may not be sheared
- ☐ cutting blade should always pull into the face aluminum

Panel Routing

- ☐ can be performed using hand-held router, table saw (stock feeder required), or CNC machine

<u>Routing Blade (table saw):</u>	<u>Routing Bit (CNC machine):</u>	<u>Routing Bit (hand-held router):</u>
Drake # 265054, 6-1/2" dia	AXYZ # 70018	Drake # ALUCO1/2
5/8" arbor, 8 tooth, 98°	2mm 110°	101°, 1/2" shank, 0.84" cut dia
V-groove pattern	22,000 RPM	Feed Rate=300 in/min
	Feed Rate=350 in/min	

- ☐ to provide crisp bend, all core material to be removed completely, aluminum slightly scored on back

Panel Bending

- ☐ bend line should be located 1-1/32" away from panel edge
- ☐ 2" added to face dimension of panel equals flat panel size
- ☐ to prevent crazing at bend, temperature should be above 70° F
- ☐ skins thicker than .024" may require additional direct heating

Panel Curving

- ☐ performed with a pyramid roller, hinged table, press brake, or bump press
- ☐ minimum recommended radius is 6" @ 90°, 12" @ 180°
- ☐ RR System: return legs dovetailed and folded, extrusions pre-curved
RS System: panels made in 3 pcs, extrusions pre-curved

Attaching Extrusions

- ☐ RR System: extrusions can stop short of corner by 2" to 3"
RS System: extrusions must go all the way into the corner and be mitered
- ☐ de-burr cut end as needed

Pop Rivets

- ☐ spaced no more than 16" apart with 2 rivets, 1" to 3" from corner
- ☐ remove pvc from return legs before installing pop rivets

Corner Reinforcement

- ☐ in the corners of the folded pan, aluminum angles to be sealed (RR only) and riveted to reinforce joint
- ☐ aluminum angle to be sealed and riveted on flange of bend line or corner (elevation corner) panels

Pop Rivets

- ☐ 2 weep holes per panel to be 1/4" x 3/4", located 2" to 4" from panel end (RS only)

Stiffeners

- ☐ recommended for panels exceeding 3 feet in both directions (or as required by engineer)

Sealant

- ☐ to be used at all corners (RR only)

=====

I have reviewed the Envelope 2000® Fabrication Manual as well as the above guidelines regarding key recommendations. I have also been properly trained by Citadel Architectural Products on the tools and methods used to properly fabricate this material.

Fabricator Representative

Date

Training Coordinator

Date

Citadel Architectural Products

Fabricator Company



LEED® Product Statement

Effective Date: 10/01/15

The **LEED®** (Leadership in Energy and Environmental Design) Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Envelope 2000® (4mm), manufactured by Citadel Architectural Products, carries the following attributes under the context of this standard:

- The product is manufactured in Greenfield, IN.
- The composite panel is warranted for a period of 10 years.
- Kynar 500® painted finishes are warranted for a period of 30 years.
- Anodized finishes are warranted for a period of 20 years.
- The bonding agent used contains no VOCs, no formaldehyde, is non-hazardous, chemically inert, and is 100% solid (no solvents).

In addition, the following information can be used to determine the level of contribution towards satisfying **MR Credit 4.1** and **MR Credit 4.2⁽¹⁾**

Envelope 2000 (4mm)

COMPOSITION ⁽²⁾	WEIGHT (LBS/FT ²)	RECYCLED CONTENT BY WEIGHT	
		POST-CONSUMER	POST-INDUSTRIAL ⁽⁴⁾
▪ Prefinished Smooth Aluminum ▪ Thermoset Phenolic Resin ▪ Primed Smooth Aluminum	1.25	0.5%	23.3 to 23.9%

(1) MR Credit 4.1 and MR Credit 4.2 are based upon recycled content (as defined by the Green Building Rating System For New Construction & Renovations, ver 2.2) and are used to determine the overall dollar value of recycled material within the building.

(2) General composition listed. For a detailed listing of components, refer to the Product Data Sheet.

(3) Due to variables within the manufacturing process, recycled content is based upon an average.

(4) Post-Industrial is also referred to as Pre-Consumer.

Citadel Architectural Products

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