



**Planning Commission
Meeting Agenda
November 18, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84164169811>

I. Call to Order

II. Approval of Minutes

1. **November 4th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Original Town of Bentonville, Lot 237** **Property Line Adjustment**
403 West Central Avenue ([PLA25-0026](#))
2. **Lefors Addition, Lot 23** **Property Line Adjustment**
510 West Central Avenue ([PLA25-0030](#))
3. **John Rollow Multi-family Phasing Request** **Large Scale Development Amendment**
2800-2900 Block of SE John Rollow Dr (south of 28th) ([LSD23-0027](#))
4. **McKissic Springs West** **Preliminary Plat Extension**
Motley Road and South Vaughn Road (Hwy 279) ([PP23-0007](#))

IV. New Business

1. **Maningas Cosmetic Surgery sidewalk waiver request** **Waiver**
2607 N Walton ([WAV25-0018](#))

Advertised Public Hearings

1. **Little Colors Academy LLC - Unit 1** **Conditional Use Permit***
3004 SW Windrift Ave, Unit1 ([CU25-0032](#))
Child care - licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.
2. **Little Colors Academy LLC - Unit 2** **Conditional Use Permit***
3004 SW Windrift Ave. Unit 2 ([CU25-0031](#))
Child care - licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.

3. **Yellow Brick Road LLC** **Rezoning***
507 Southeast A Street ([RZ25-0044](#))
Rezoning: R-2, Medium Density Two Family and Townhome Residential to DE,
Downtown Edge (Standard Review)

4. **Bentonville B3 Land Development, LLC** **Planned Residential Development***
Parcels: 01-20436-000, and 01-20437-000, south of Regional Airport Blvd, between
Mill Dam Rd and Nomad Rd ([PRD25-0004](#)) Rezoning request from R-2 / R-3 to
PRD, Planned Residential Development

5. **Flood Damage Prevention Code** **Ordinance***
An amendment to the Flood Damage Prevention Ordinance

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville** **Informational**

VIII. Adjournment



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

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1802/media>

Commissioners Present: Reggie Wright (Chairman), Dana Davis, Elaine Kerr, Danny Bennett, Doug Bryant, Eric Hipp

Commissioners Absent: Ifeoma Ibekwe

Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Claire Wise, Braedyn McBroom

I. Call to Order

- Chairman Wright calls the meeting to order at 5:07 pm.

II. Approval of Minutes

1. October 21st Meeting Minutes

Approval of Meeting Minutes

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

Commissioner Kerr requests, without objection, that Item 5 under New Business (CD NWA Workforce Housing) be moved to the Consent Agenda with the accompanying waiver. No objections heard.

III. Consent Agenda

- | | |
|---|--|
| 1. Autumn Hills Subdivision, Lots 60 & 61 | Property Line Adjustment |
| 407 & 409 Southwest Autumn Hills Road (PLA25-0029) | |
| 2. Medlin Meadows Subdivision, Phase 2, Lot 1 | Easement Plat |
| 2303 Medlin Lane (LS25-0029) | |
| 3. Eversole Addition, Lot 26 | Easement Plat |
| 751 Southwest 41st Street (LSD22-0066) | |
| 4. C-Street Townhomes | Large Scale Development |
| 404 Southeast 8th Street (LSD25-0039) | |
| 5. SW Regional Commercial | Large Scale Development Extension |
| 1261 & 1263 Southwest Regional Airport (LSD24-0026) | |

6. CD NWA Workforce Housing
606 NE A St (LSD25-0040)

Large Scale Development

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda with associated conditions is approved 6-0.
- Commissioner Wright states that he abstains from voting on Item 4 (C Street Townhomes)

IV. New Business

- 1. Binkleman Property, Lots 4-7** **Lot Split**
800 & 802 Northwest D Street ([LS25-0031](#))

 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens discussion among commissioners.
 - Lot split is approved 6-0 after the determination that this Item had a formal concept meeting prior to the August 6th announcement that lot splits would no longer be accepted due to sewer capacity constraints.
- 2. Phillips Valley Addition, Lots 5-8** **Lot Split**
515 Northwest D Street ([LS25-0033](#))

 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens discussion among commissioners.
 - Lot split is approved 6-0 after the determination that this Item had a formal concept meeting prior to the August 6th announcement that lot splits would no longer be accepted due to sewer capacity constraints.
- 3. Armstrong Subdivision, Block 2, Lots 20-25** **Lot Split**
406 West Central Avenue ([LS25-0034](#))

 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens discussion among commissioners.
 - Lot split is approved 6-0 after the determination that this Item had a formal concept meeting prior to the August 6th announcement that lot splits would no longer be accepted due to sewer capacity constraints.
- 4. Vaughn Self Storage** **Large Scale Development**
6601 Southwest Equine Road ([LSD25-0040](#))

 - Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens discussion among commissioners.
 - Large scale development is approved 6-0.
- 5. Rescue Heroes LLC** **Waiver**
West side of SE S Street, north of SE 28th St (01-08559-006) ([WAV25-0015](#))

 - Motion to table item indefinitely by Davis, second by Hipp.
 - Item is tabled indefinitely 6-0.

Advertised Public Hearings

1. **14th St Tunnel Night Work** **Conditional Use Permit***
 SE 14th Street (CU25-0033)
- Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - There are no comments from the public.
 - Chairman Wright closes the public hearing and opens discussion among commissioners.
 - Conditional use permit, with conditions as stated in the staff report, is approved 6-0.
- Having voted in the affirmative on the approval of the Consent Agenda, Commissioner Davis requests, without objection, that the Consent Agenda be reconsidered. No objection heard.
 - Commissioner Davis requests, without objection, that Item 4 on the Consent Agenda (C-Street Townhomes) be moved to New Business. No objection heard.
 - The Consent Agenda, as revised, is approved 6-0.
 - The C-Street Townhomes Large Scale Development (LSD25-0039) is brought before the Commission for consideration. The large scale development is approved 5-0 with Commissioner Wright abstaining.

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update** **Informational**
- During the public meeting, Mr. Overstreet provided a code review update, including an overview of the public feedback received, highlighting common themes and methods of engagement including social media. Mr. Overstreet also discussed public input on the draft zoning map.
 - Planning Commission and staff discussed focus items for Plan Bentonville to be addressed in upcoming Planning Commission meetings.
2. **A Street Promenade Grand Opening** **Informational**
Saturday, Nov 15 9am-7pm

VIII. Adjournment

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



Original Town of Bentonville, Lot 237
403 West Central Avenue
PC Date: 11/18/2025

Staff Report Details

Project Number	(PLA25-0026)
Applicant / Current Owner	CEI Engineering/Joshua Brown
Site Area	+/- [0.50] 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

Property Line Adjustment: Lots 172 and 173 of Original Town of Bentonville, Creating Lot 237 of Original Town of Bentonville. 403 West Central Avenue, R-1, Low Density Single Family Residential, PLA25-0026.

A Property Line Adjustment of Lots 172 and 173 of Original Town of Bentonville, Creating Lot 237 of Original Town of Bentonville. The plat is dedicating 0.01 acres of right-of-way along West Central Avenue. The plat is dedicating 0.02 acres for a 10-foot-wide utility easement along Southwest 2nd Street.

Project Details

--

Relationship to the Community Plan

--

Public Comment

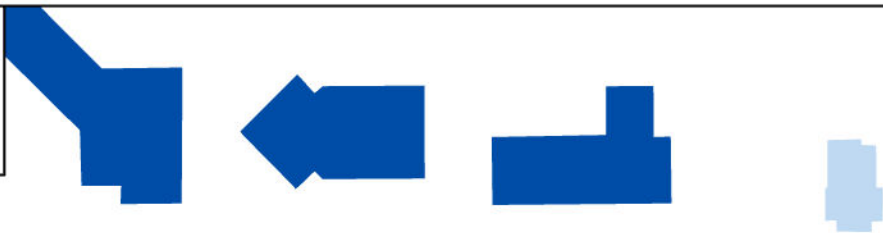
Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

Conclusion

Additional Details

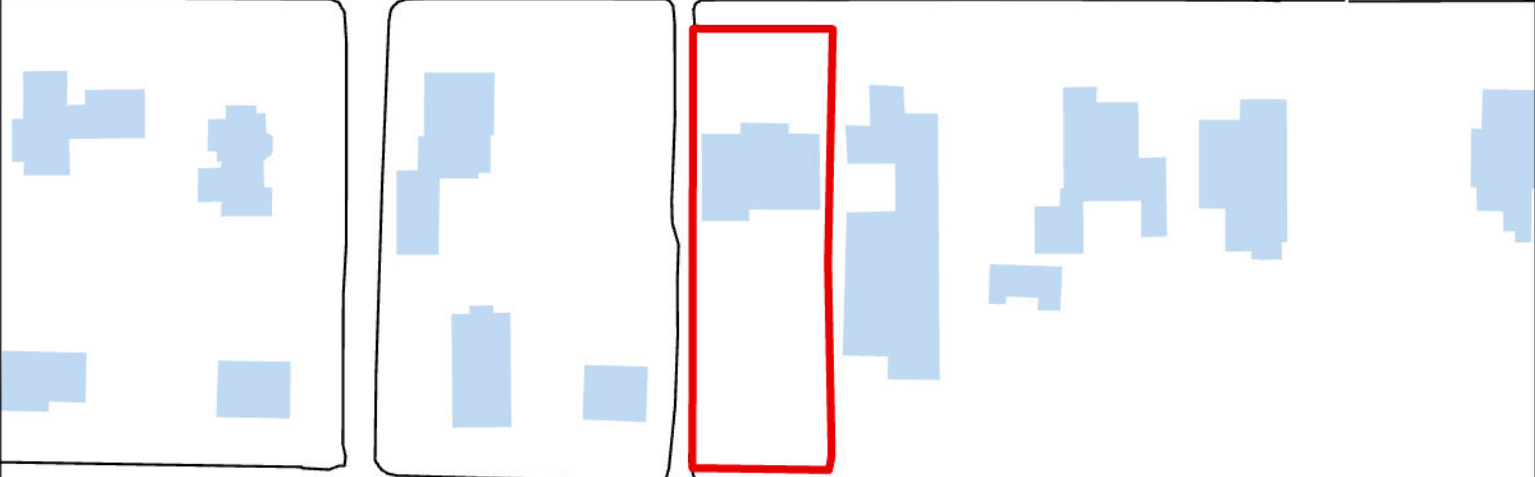
 PC Items



NW 2ND ST



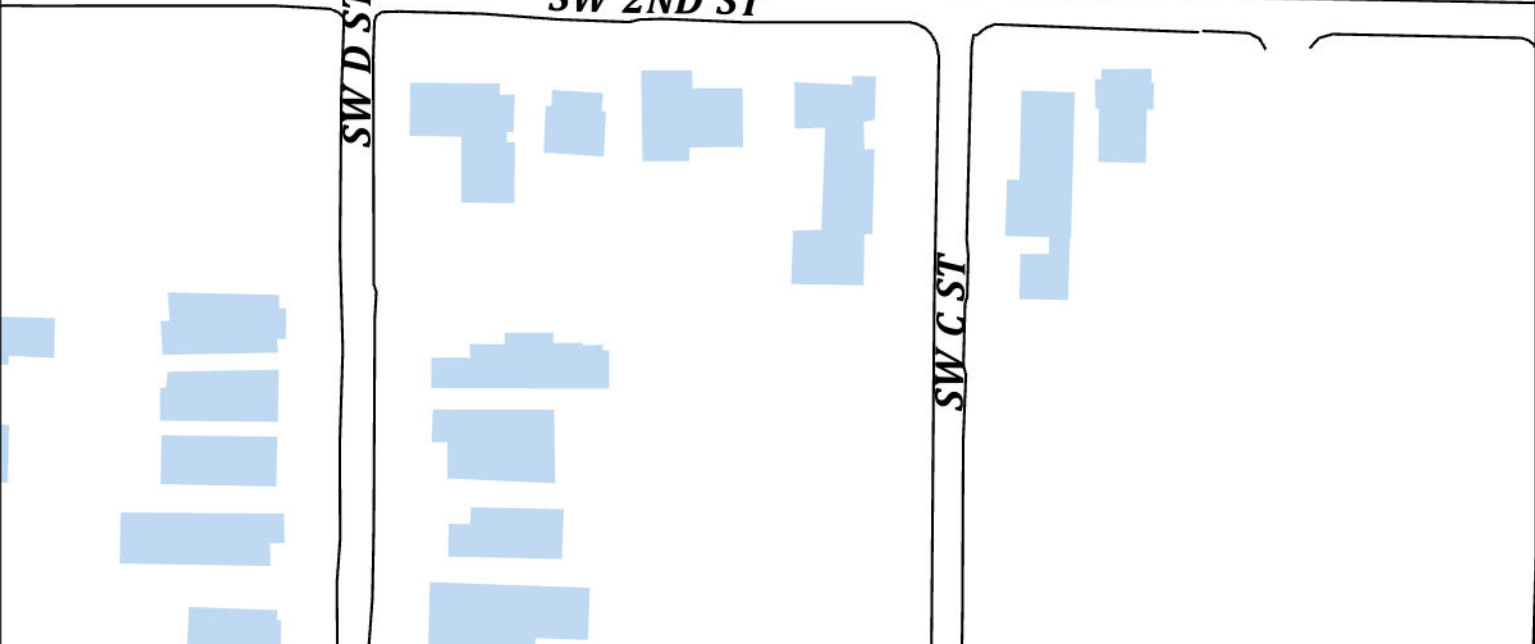
W CENTRAL AVE



SW 2ND ST

SW D ST

SW C ST



PLA25-0026
Creating Lot 237 Bentonville Original
403 W. Central Ave



Property Line Adjustment of Lots 172 & 173 of the Original Town of Bentonville, Creating Lot 237 of the Original Town of Bentonville Subdivision

Joshua H. Brown and Britni L. Brown, Trustees of the Joshua and Britni Brown Family Living Trust, dated March 8, 2017

403 West Central Avenue, Bentonville, Benton County, AR 72712

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than those shown on this plat; 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.
- This plat represents a Lot Combination of Lots 172-173, Brian Banks Addition, as shown on Lot Split recorded as Plat Book 2006, Page 1420 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- 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.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- 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.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plans.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- 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.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By 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
- 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
Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easement.
- Before any work in the right-of-way commences, contractor and/or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain 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 require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owners expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- 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

- No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
- There are no waivers, variances, and conditional uses at the time of preparing this plat or plan.
- No BEUD Electrical Equipment may be located behind a fence.
- It is the responsibility of the developer to coordinate with the New Service Coordinator (479-271-3139) to determine if equipment is in conflict.

RECORD DESCRIPTION:

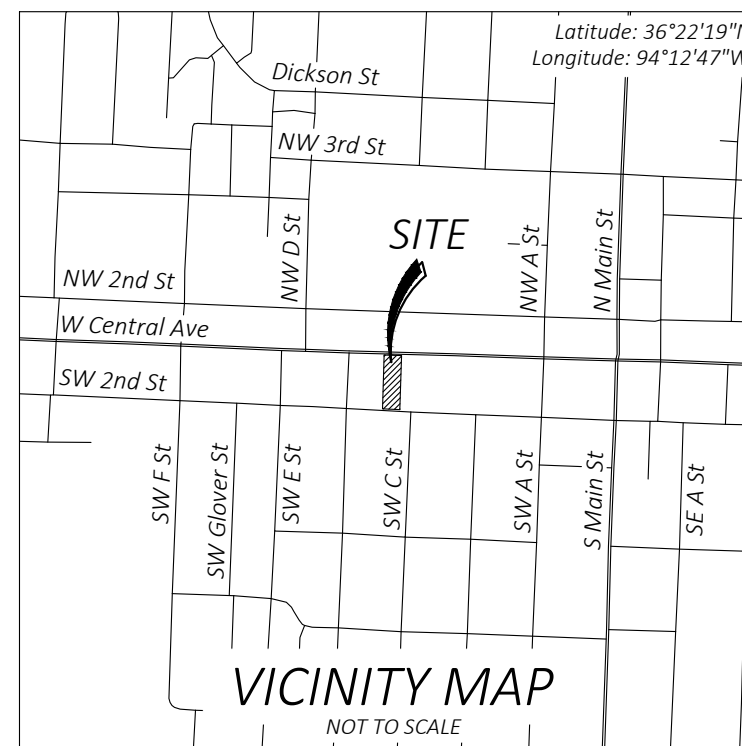
(Record Description per Plat Book 2006, Page 1420, Benton County records)
LOTS 172 and 173 of the BANKS LOT SPLIT of the W1/2 of LOT 158 ORIGINAL CITY OF BENTONVILLE

Beginning at the NW Corner of the above said Lot 158, said Point of Beginning also being located on the Southerly Right-of-Way Line of East Central Avenue; thence S 88°37'07" E along the Northerly Line of the above said Lot 158, 81.09 feet; thence leaving the Northerly Line of the above said Lot 158 S 01°44'54" W, 258.39 feet to the South Line of the above said Lot 158, said South Line of Lot 158 also being the Northerly Right-of-Way Line of SW 2nd Street; thence N 87°36'00" W along the Southerly Line of the above said Lot 158, 80.81 feet to the SW Corner of the above said Lot 158; thence N 01°41'05" E along the Westerly Line of the above said Lot 158, 256.96 feet to the Point of Beginning and containing 20,858 Square Feet or 0.479 Acres more or less.

Together with the East half of a 12-foot alley as designated per Ordinance No. 2019-169 and recorded as Instrument L201961126, Benton County records, as follows:

Part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 30 West in Bentonville, Benton County, Arkansas and being more particularly described as follows:

The 12-foot alley running North and South between Lot 158 and Lot 166 in the Original City of Bentonville Addition per Plat Record S, Pages 75 and 66.



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 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: Joshua H. Brown and Britni L. Brown,
Trustees of the Joshua and Britni Brown Family Living Trust, dated March 8, 2017
206 SW D Street, Bentonville, AR 72712-5861

Print Name: _____

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

Notary Public _____ My Commission Expires _____

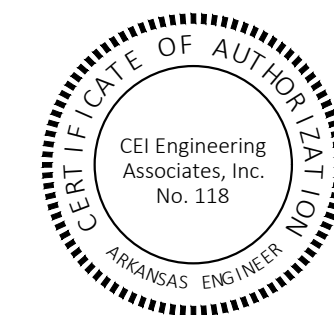
CERTIFICATE OF SURVEYING ACCURACY

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.

Dustin G. Riley, Arkansas PLS #1618 Date _____

Owner:
Joshua H. Brown and Britni L. Brown, Trustees of the Joshua and Britni Brown Family Living Trust, dated March 8, 2017
APN: 01-01099-000 & 01-01099-001
Mailing: 206 SW D Street
Bentonville, AR 72712-5861

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



State Survey Code: 500-20N-30W-0-20-230-04-1618

City of Bentonville Project #PLA25-0026



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

Property Line Adjustment
Joshua H. and Britni L. Brown
403 West Central Avenue
City of Bentonville, Benton County, AR

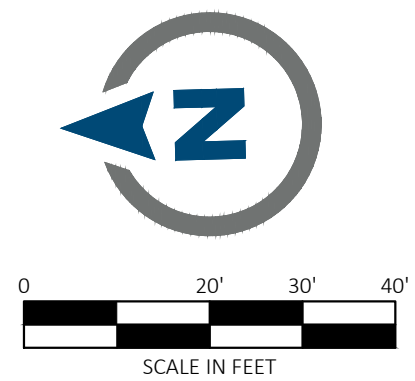
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	CAB
FIELD WORK	KDM
CEI PROJECT NUMBER	34725
DATE	11/4/2025
REVISION	REV-3

Cover Sheet

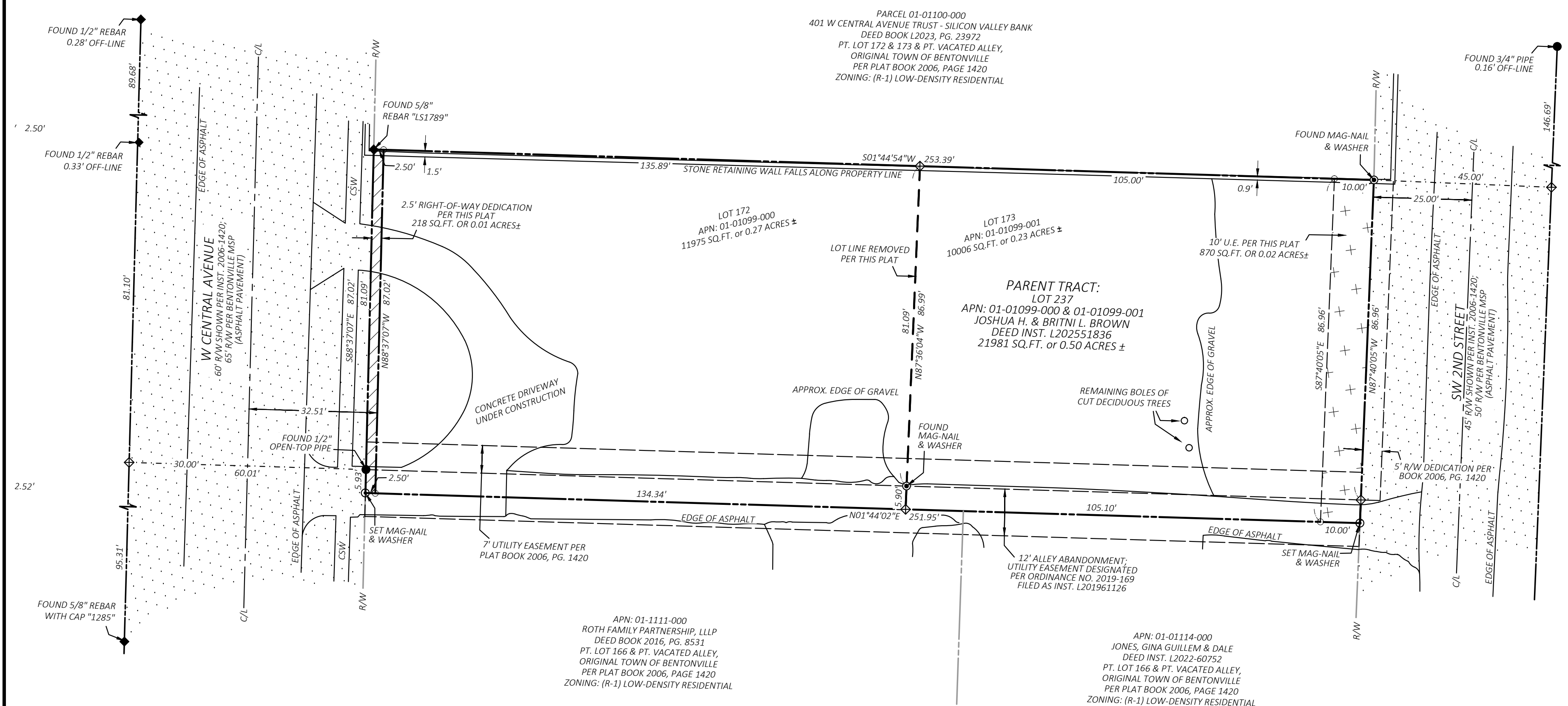
SHEET TITLE
SHEET NUMBER

1 OF 2



Legend & Symbols

- Bearing & Distance Change
- ◆ Calculated Point
- ◆ Found Rebar as noted
- Found Mag-Nail as noted
- Set Mag-Nail & Washer "LS1618"
- Found Pipe as noted
- ▨ Existing Right-Of-Way (R/W)
- ▨ Right-of-Way Dedication per this Plat
- ▨ Utility Easement (UE) Dedication per this Plat
- Boundary Line
- Lot Line Removed per this Plat
- Existing Easement Line
- Adjoining Boundary Line
- Centerline of Road
- Right-of-Way (R/W)
- Control Line
- Break in Scale



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

Property Line Adjustment
 Joshua H. and Britni L. Brown
 403 West Central Avenue
 City of Bentonville, Benton County, AR

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	CAB
FIELD WORK	KDM
CEI PROJECT NUMBER	34725
DATE	11/4/2025
REVISION	REV-3

Property Line Adjustment
 SHEET TITLE
 SHEET NUMBER
 2 OF 2

City of Bentonville Project #PLA25-0026

DRAWING LOCATION - \\PANZURA.CEILB.COM\SURVEY\34000\34725\DRAWINGS\SURVEY\WORKING\34725.LOT.COMBO.DWG -- SAVED BY - CAMERON BASS



Lefors Addition, Lot 23
510 West Central Avenue
PC Date: 11/18/2025

Staff Report Details

Project Number	PLA25-0030
Applicant / Current Owner	Rob Caster/Fendley Family Trust
Site Area	+/- [0.31] 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

Property Line Adjustment: Part of Lot 8 of Lefors Addition, Creating Lot 23 of Lefors Addition. 510 West Central Avenue, R-1, Low Density Single Family Residential, PLA25-0030.

A Property Line Adjustment of Part of Lot 8 of Lefors Addition, Creating Lot 23 of Lefors Addition. The plat is dedicating 2.94 feet wide of right-of-way along West Central Avenue. The plat is dedicating a 20-foot-wide utility easement along Northwest 2nd Street.

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



PC Item

LEFORS
ST

NW D ST

NW 2ND ST

Creating Lot
23 Lefors
Addition

W CENTRAL AVE

SW E ST

SW D ST

SW 2ND ST

SW
GLOVER
ST



PLA25-0030

Creating Lot 23 Lefors Addition
510 W Central Ave





Consent Agenda Item [LSD23-0027](#)

For the Planning Commission meeting on November 18, 2025

Details

Applicant requests project phasing per the attached.



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

Date: November 3rd, 2025

Project: John Rollow Multi-Family Development (LSD23-0027)

Location: Bentonville, AR

EDG Project No: #21-014

RE: Phasing Plan for Phased Site Final Inspections

Newell Development and their contractor, Ross Construction Group, have requested a phased phase site final inspection process for the John Rollow Multi-Family Development. Please see the attached map showing the proposed phases of the project. Each phase is indicated in the attached map, with the first phase including all off-site improvements. Please let us know if this is agreeable to the City, and what other steps need to be taken to notify all departments and track the phasing process in the City review system.

Please feel free to contact me at cposey@ecologicaldg.com with any questions or comments.

Thank you,

Caleb Posey,
Civil Engineer
479.441.0199



JOHN ROLLOW DR MULTI-FAMILY
 Bentonville, Arkansas

PROPOSED UTILITY LEGEND

— W —	WATER LINE
⊙	WATER METER
⊕	WATER VALVE
⊖	FDC
⊕	FIRE HYDRANT
— SS —	SANITARY SEWER
— UGE —	UNDERGROUND ELECTRIC LINES/CONDUIT
— OHE —	OVERHEAD ELECTRIC
⊕	TRANSFORMER AND CONCRETE PAD
— FO —	FIBER LINE
— COMM —	COMMUNICATION LINE
— GAS —	GAS LINE
⊙	GAS METER

EXISTING LEGEND

—	TREE LINE
—	WOOD FENCE
—	CHAIN LINK FENCE
—	WIRE FENCE
—	PAINTED STRIPE
—	TELEPHONE LINE
—	EXISTING WATER LINE
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	GAS LINE
—	TELEVISION CABLE
—	PROPERTY LINES
—	BUILDING SETBACK
⊕	UTILITY POLE (WITH GUY WIRE)
⊙	MONUMENT FOUND (AS NOTED)
⊙	MONUMENT SET (AS NOTED)
⊕	AHTD R-O-W MONUMENT
⊕	BENCHMARK
⊕	GUARD POST
⊕	UTILITY POLE
⊕	TELEPHONE RISER
⊕	FIBER OPTIC TELEPHONE RISER
⊕	ELECTRICAL RISER
⊕	CABLE RISER
⊕	TRAFFIC SIGNAL
⊕	SIGN
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER SPOOT
⊕	GAS METER
⊕	DRAINAGE MANHOLE
⊕	RECORD DISTANCE
⊕	RECORD BEARING
⊕	SANITARY SEWER MANHOLE
⊕	DECIDUOUS TREE
⊕	EVERGREEN TREE
⊕	FIRE VALVE
⊕	LIGHT POLE

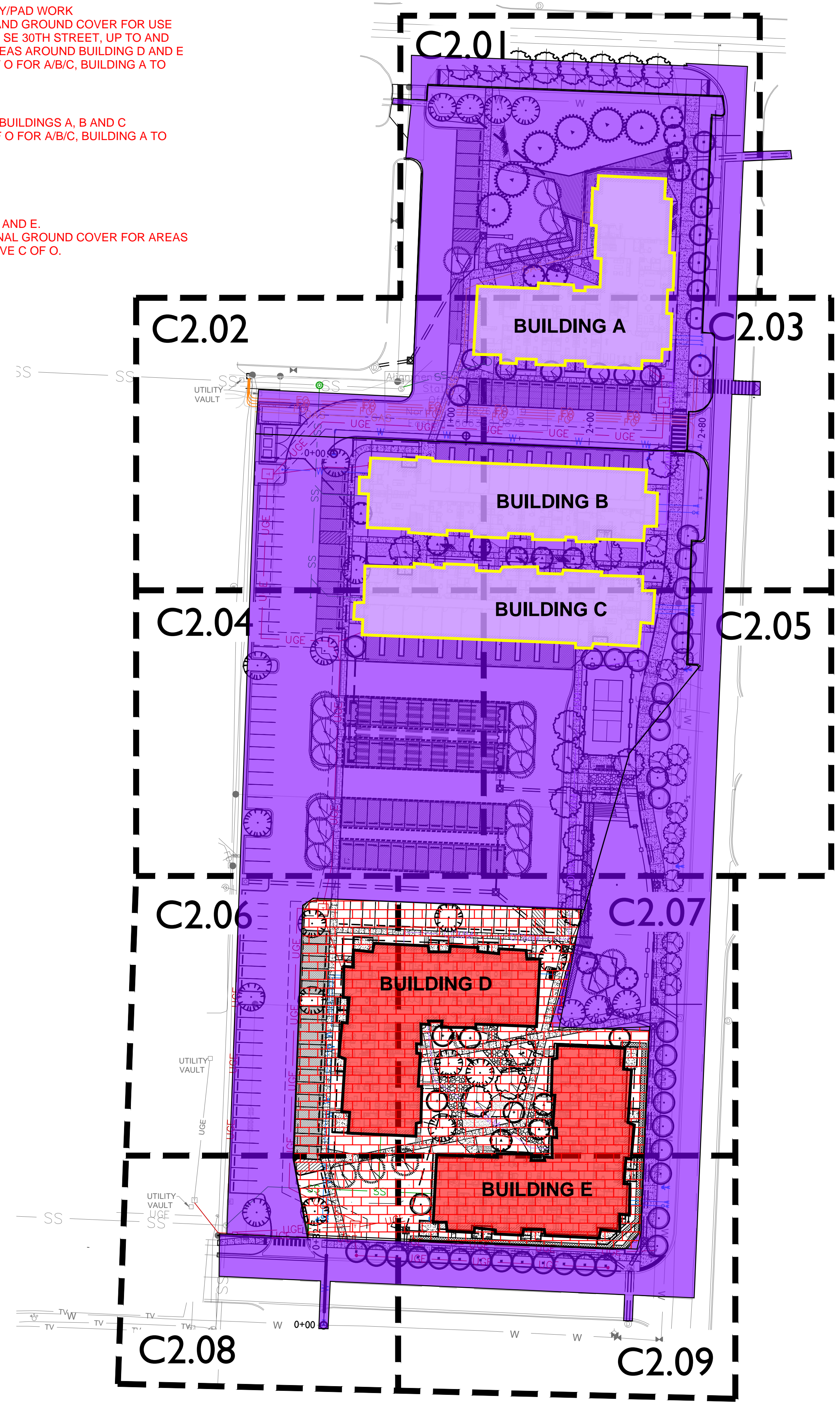
ALL OFFSITE IMPROVEMENTS AND PUBLIC IMPROVEMENTS COMPLETED AS PART OF PHASE 1

UTILITY NOTES:

- EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE 2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
- PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
- ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE. COORDINATE ANY STREET CUTS/BORES AND BACKFILL REQUIREMENTS WITH THE CITY ENGINEERING DEPARTMENT.
- ALL WATER MAINS SHALL BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
- ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION PER ADH RULES AND REGULATIONS.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BENTONVILLE ELECTRIC UTILITY DEPARTMENT WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL TREES SHALL REMAIN MIN. 5' SEPARATION FROM PUBLIC UTILITIES.
- PROVIDE ESTIMATED GPM FOR SEWER IMPACT
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON SITE OR UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

EDG PROJECT NO.	21-014
DATE	2024.01.11
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	OVERALL SITE UTILITY PLAN
SHEET NO.	C2.00
	LSD23-0027

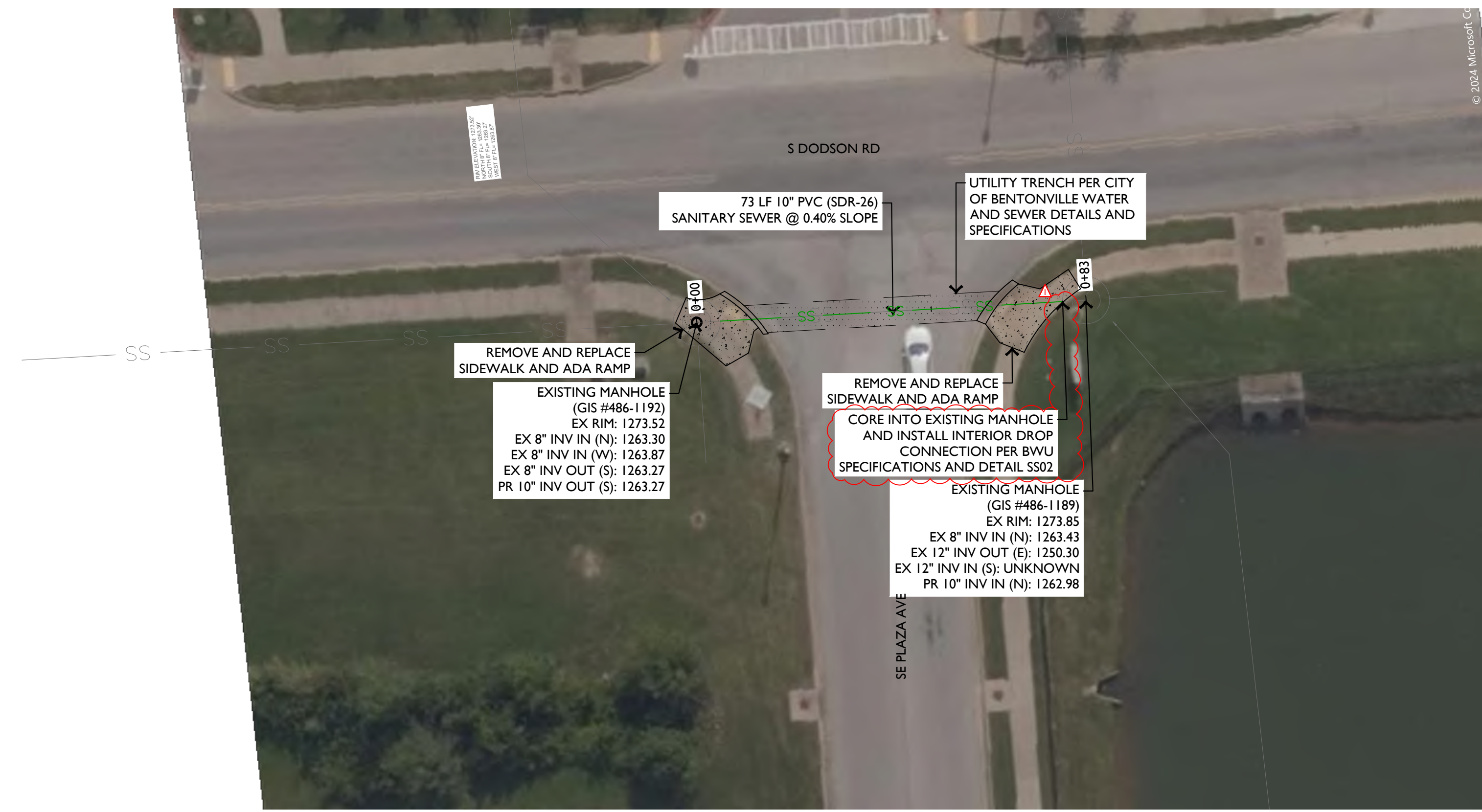
- PHASE 1-A**
 INCLUDES ALL SITE/UTILITY/PAD WORK
 INCLUDES FINAL PAVING AND GROUND COVER FOR USE JOHN ROLLOW DRIVE AND SE 30TH STREET, UP TO AND INCLUDING CURB, AND AREAS AROUND BUILDING D AND E TO ACHIEVE PHASED C OF O FOR A/B/C, BUILDING A TO RELEASE FIRST
- PHASE 1-B**
 INCLUDES VERTICAL FOR BUILDINGS A, B AND C TO ACHIEVE PHASED C OF O FOR A/B/C, BUILDING A TO RELEASE FIRST
- PHASE 2**
 INCLUDES VERTICAL OF D AND E.
 INCLUDES ALL PAVING, FINAL GROUND COVER FOR AREAS AROUND THESE TO ACHIEVE C OF O.



I OVERALL SITE UTILITY PLAN

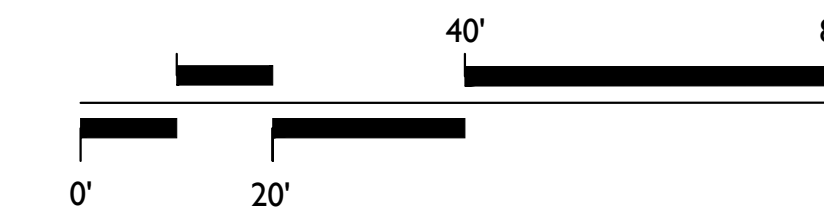
SCALE: 1" = 50'-0"



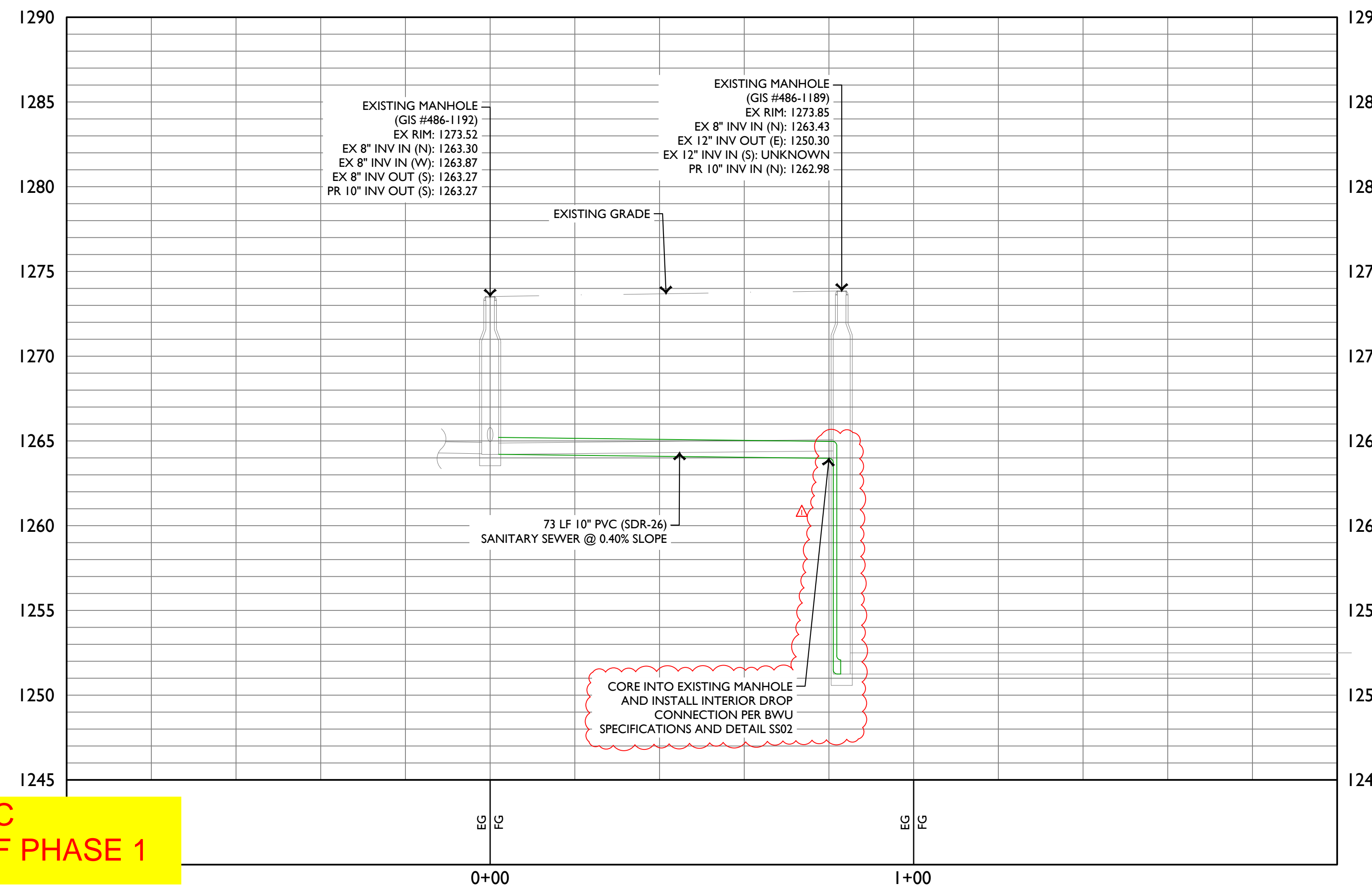


① OFFSITE PUBLIC SEWER MAIN PLAN
 STA 0+00 TO STA 0+83.02

SCALE: 1" = 20'-0"



SEWER MAIN ALIGNMENT PROFILE



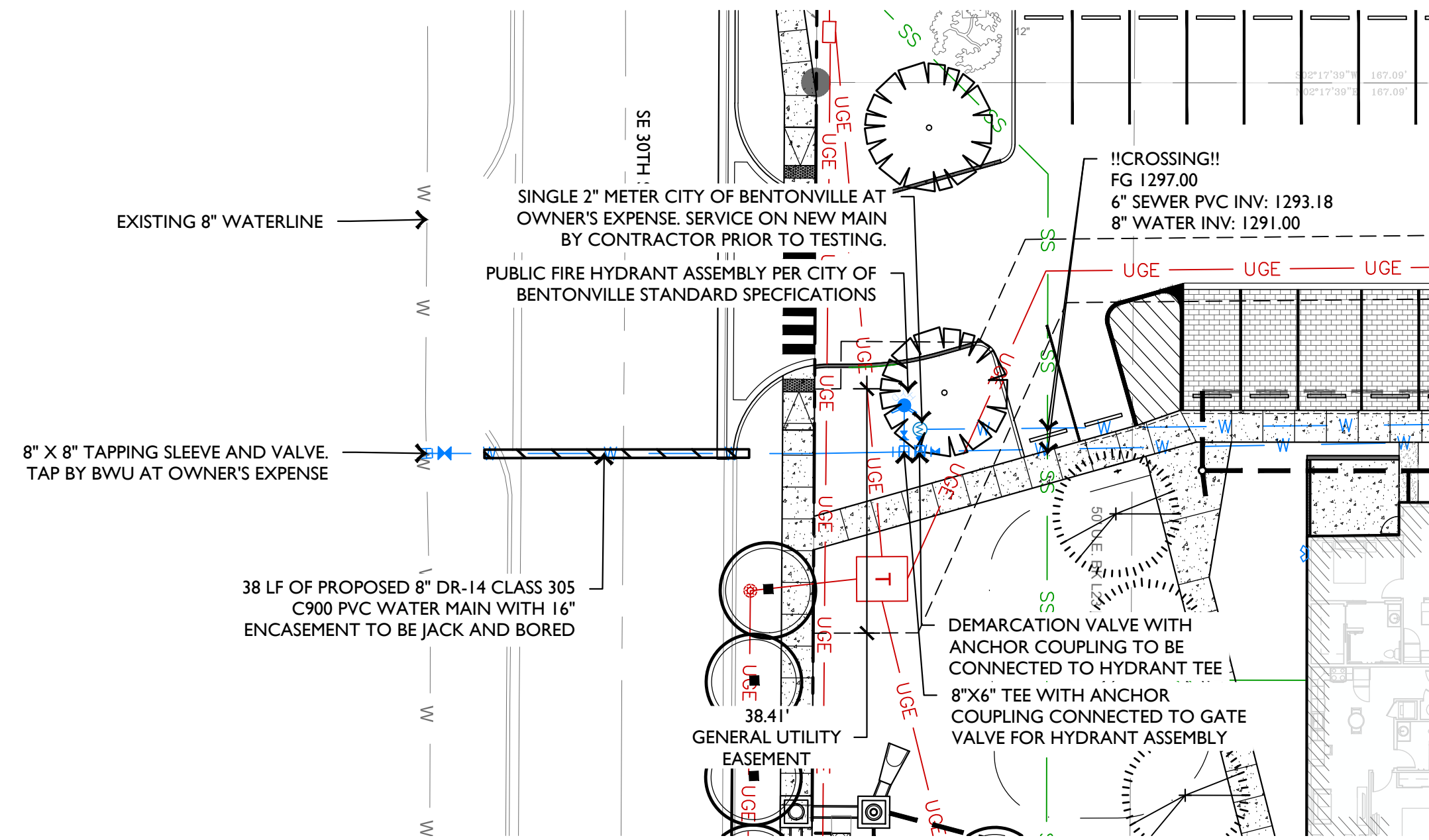
ALL OFFSITE IMPROVEMENTS AND PUBLIC IMPROVEMENTS COMPLETED AS PART OF PHASE 1

② OFFSITE PUBLIC SEWER MAIN PROFILE
 STA 0+00 TO STA 0+83.02

HORIZONTAL SCALE: 1" = 20'-0"
 VERTICAL SCALE: 1" = 5'-0"

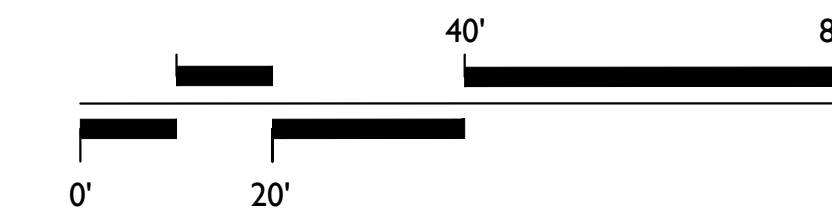
JOHN ROLLO DR MULTI-FAMILY
 Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2024.03.26
REVISIONS	
Number	Date
△ REV #1	2024.02.07
PHASE	CONSTRUCTION DOCUMENTS
TITLE	Offsite Public Sewer Main Plan & Profile
SHEET NO.	C2.21
	LSD23-0027

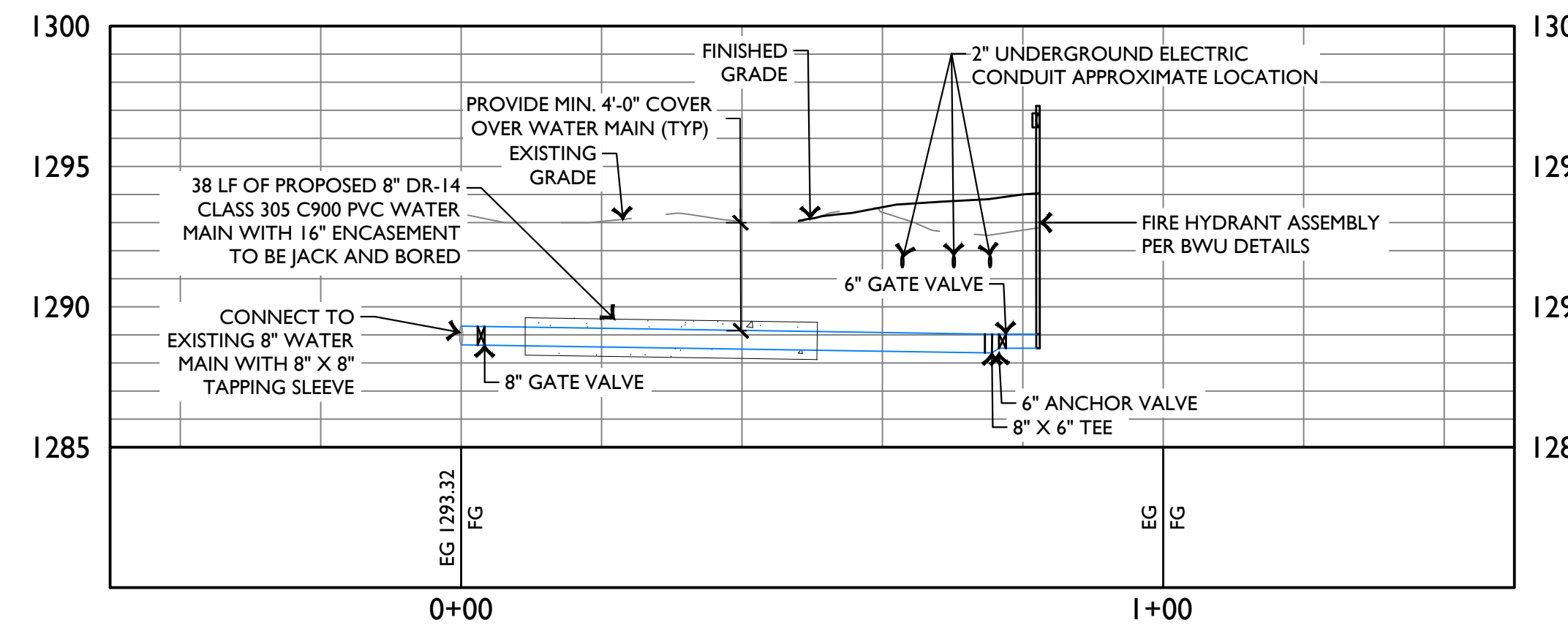


1 PUBLIC WATER MAIN PLAN
 STA 0+00.00 TO STA 0+82.40

SCALE: 1" = 20'-0"



PUBLIC WATER MAIN PROFILE



ALL OFFSITE IMPROVEMENTS AND PUBLIC IMPROVEMENTS COMPLETED AS PART OF PHASE 1

2 PUBLIC WATER MAIN PROFILE
 STA 0+00 TO STA 0+82.40

HORIZONTAL SCALE: 1" = 20'-0"
 VERTICAL SCALE: 1" = 5'-0"

JOHN ROLLO DR MULTI-FAMILY
 Bentonville, Arkansas

EDG PROJECT NO. 21-014
 DATE 2024.03.26

REVISIONS	
Number	Date

PHASE CONSTRUCTION DOCUMENTS

TITLE Public Water Main Plan & Profile

SHEET NO. **C2.30**

LSD23-0027



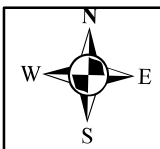
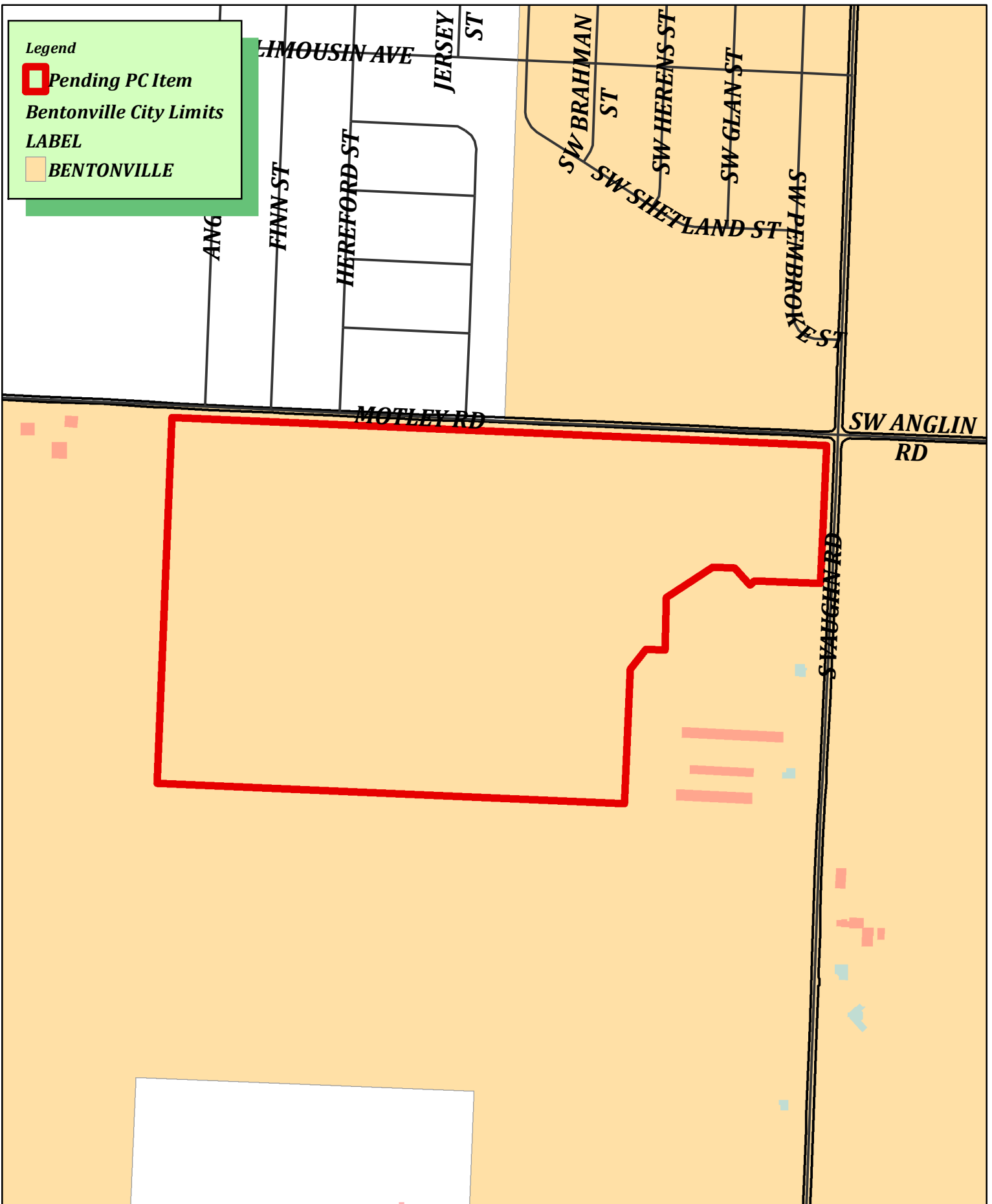
Consent Agenda Item [PP23-0007](#)

For the Planning Commission meeting on November 18, 2025

Details

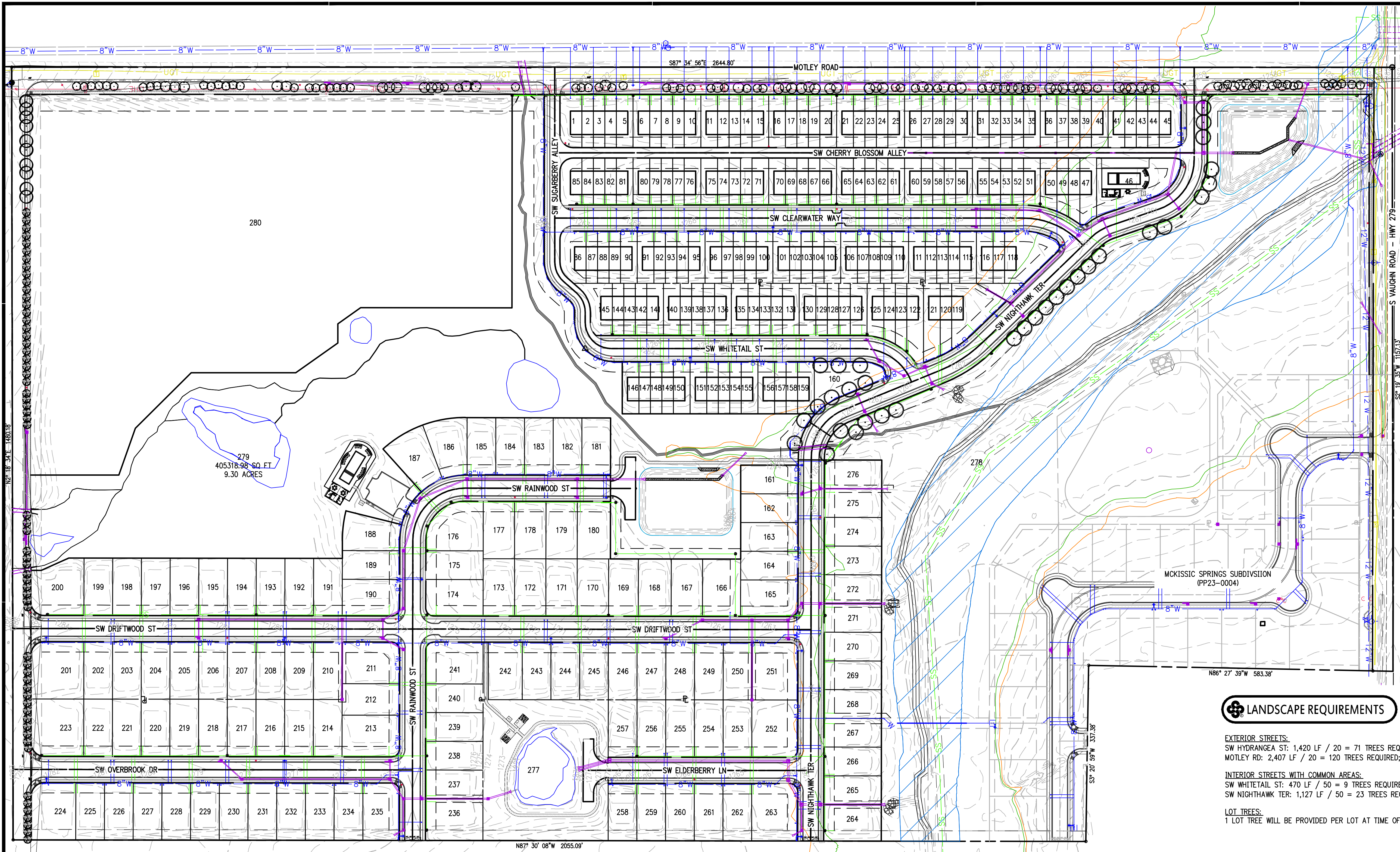
Preliminary Plat: McKissic Springs West, Buffington BW LLC, South Vaughn Road, R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential, PP23-0007

A preliminary plat for McKissic Springs West proposing to create a 280-lot subdivision, of which 158 will be townhome lots, 116 will be single-family home lots, and 6 will be common or drainage lots. The townhome lots will be located in the area zoned R-3, the and single-family home lots will be located in the area zoned R-2. Amenities are provided with this plat, including some pool spaces as well as walking trails. Sidewalk connections are provided to allow direct access to amenities and connect the different parts of the neighborhood. Improvements are provided to Motley Road as well as to a new designated collector to be called Southwest Hydrangea Street. Significant drainage and flood areas exist between the townhome and single-family sections of the proposed neighborhood, as well as the existing neighborhood to the East that is show around Juneberry Street. No waivers or variances are associated with this request. The Developer is working with Engineering to ensure that the Preliminary Plat meets the new street specifications (adopted after the original approval).



PP23-0007
Buffington BW LLC
McKissic Springs West

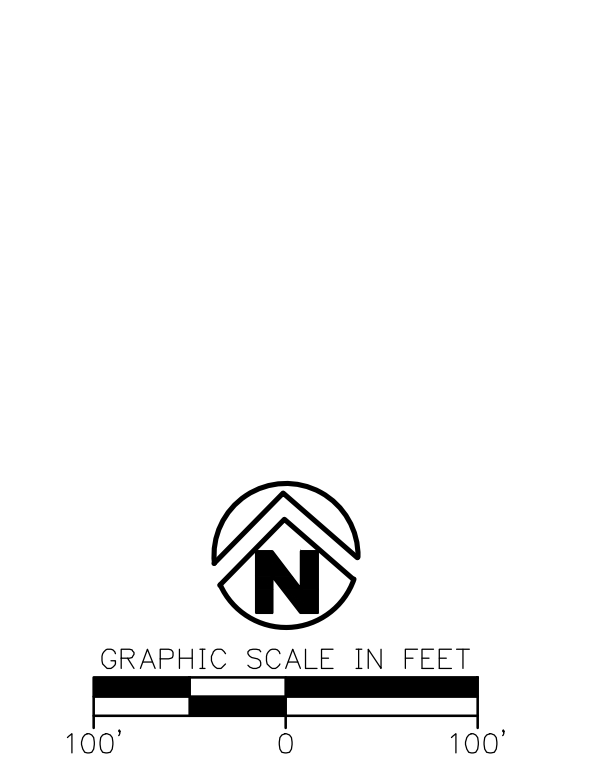




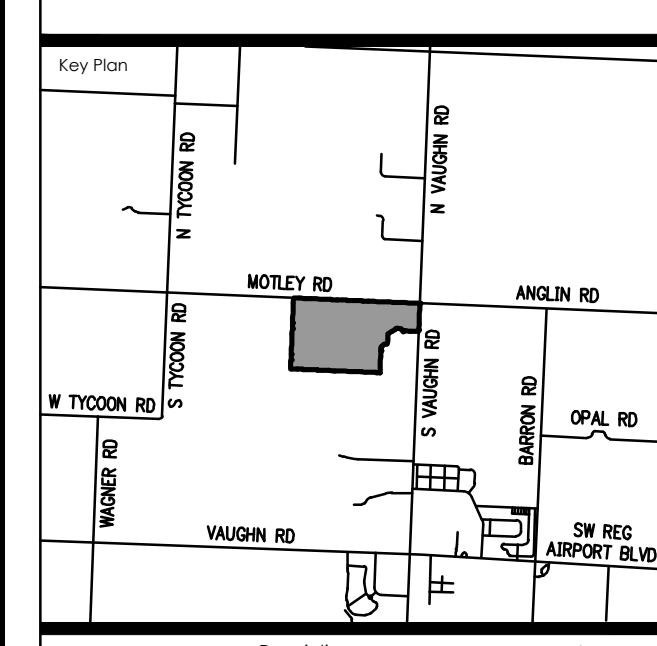
Arkansas One Call
811
 Know what's below.
 Call before you dig.

300 N College Ave., Suite 317
 Fayetteville, Arkansas 72701
Crafton Tull
 architecture | engineering | surveying
 479.436.4638
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION
 CRAFTON, TULL & ASSOCIATES, INC.
 No. 109
 PROFESSIONAL ENGINEER



MCKISSIC SPRINGS WEST
 BENTONVILLE, AR



LANDSCAPE REQUIREMENTS

EXTERIOR STREETS:
 SW HYDRANGEA ST: 1,420 LF / 20 = 71 TREES REQUIRED; 71 TREES PROVIDED
 MOTLEY RD: 2,407 LF / 20 = 120 TREES REQUIRED; 120 TREES PROVIDED

INTERIOR STREETS WITH COMMON AREAS:
 SW WHITETAIL ST: 470 LF / 50 = 9 TREES REQUIRED; 9 TREES PROVIDED
 SW NIGHTHAWK TER: 1,127 LF / 50 = 23 TREES REQUIRED; 23 TREES PROVIDED

LOT TREES:
 1 LOT TREE WILL BE PROVIDED PER LOT AT TIME OF HOME CONSTRUCTION ON LOT.

PLANT SCHEDULE

INTERIOR STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	TYPE
	32	GLEDITSIA TRIACANTHOS INERMIS 'MORAINÉ' / MORAINÉ HONEY LOCUST	B & B	2.5" CAL	10' HT MIN	SHADE
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	TYPE
	69	ACER TRUNCATUM / SHANTUNG MAPLE *APPROVED UNDER OVERHEAD UTILITIES	B & B	4" CAL	8'-10' HT. MIN	SHADE
	10	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	4" CAL	10' HT MIN	SHADE
	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM *APPROVED UNDER OVERHEAD UTILITIES	B & B	4" CAL	8'-10' HT.	SHADE
	61	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	4" CAL	10'-12' HT.	SHADE

LANDSCAPE NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
- CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
- ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
- TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
- ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
- IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

BENTONVILLE MAINTENANCE NOTES

- CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
- TREES SHALL NOT BE TOPPED AT ANY TIME.
- WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
- TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRICAL EQUIPMENT.
- TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
- CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

PROJECT NO: 23302500
 ISSUE DATE: 09/22/2023
 CONTACT: B. MURRAY
 DATE: 09/22/2023
 DATE: 09/22/2023

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

© 2023 Crafton, Tull & Associates, Inc.

PP23-0007
 OVERALL PLANTING PLAN

L-101



Maningas Cosmetic Surgery sidewalk waiver request

2607 N Walton

PC Date: 11/18/2025

Staff Report Details

Project Number	(WAV25-0018)
Applicant / Current Owner	M Properties 2, LLC
Site Area	+/- 1.75 Acres
Current Zoning	C-2
Requested Zoning	
Current Future Land Use Map Designation	Walkable Corridor
Requested Future Land Use Map Designation	
Development Type / Use	Commercial
Related projects	

Property Description

Project Details

Applicant requests a waiver for the installation of sidewalks pursuant to:

1. Code Section 1100.15 for the frontage along N. Walton, and
2. Code Sec 1100.21(m) for the pedestrian connection from the site to Walton Boulevard.

Relationship to the Community Plan

Public Comment

Public Comment

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

Analysis / Waivers

Sidewalk waivers have the following review criteria:

- **Zoning and Land Use:** The FLUM identifies place type as walkable corridor and the zoning is Commercial, C-2
- **Urban or suburban context:** The area is suburban in nature (C-3, Suburban per Table 4.1 of the ITE *Designing Walkable urban Thoroughfares, A Context Sensitive Approach*)
- **Pedestrian generators such as parks and schools in the area:** There are no pedestrian generators in the area (the east side of Walton in this area has the 12' sidepath)
- **The existence of a sidewalk network in the area:** There are no sidewalk facilities that this project would connect to.
- **Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk:** There is significant topography in the area.
- **The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.** Both water and sewer front the property.
- **The overall need for a sidewalk to be constructed on the lot.** The need for a sidewalk after the surgery center is constructed is minimal.

Conclusion

Engineering recommends that the applicant install the sidewalk along N. Walton but defers to Planning for the pedestrian connection from the right of way to the front door. For the reasons stated above relating to topography (requiring sidewalk grades in excess of 10%), Planning staff recommends that sidewalk to the front door be waived.

Staff looked at providing a 6' wide *alternative paving for the vehicular access* from the right of way to the front door, so that any pedestrians using the drive aisle could have a defined space (see exhibit), but a property owner to the south wanted a curb for drainage reasons and the curb would create a sidewalk (all sidewalks need to be ADA compliant).

Planning also recommends that an in-lieu fee be collected for the sidewalk along N. Walton so that once the westerly side of N. Walton is prioritized for sidewalk installation, a meaningful segment of sidewalk could be constructed with logical termination points.

Additional Details

- The sidewalk along Walton is regulated by Title II of the ADA (for State, Local Governments and Higher Education Institutions) wherein accessible paths are to be of a maximum grade of 5% (8.33% for ramps) but does not require the installation of sidewalks. The Public Right of Way Guidelines for the ADA (PROWAG) allows for the sidewalk grade to mirror the longitudinal grade of the adjacent road, but PROWAG has not been adopted by the DOJ yet.

Additional Details

<https://www.federalregister.gov/documents/2023/08/08/2023-16149/accessibility-guidelines-for-pedestrian-facilities-in-the-public-right-of-way>

- The sidewalk on the private property is regulated by Title III of the ADA wherein accessible paths are to be of a maximum grade of 5% (8.33% for ramps) but "*an accessible route from the boundary of the site is not required where the only means of site arrival is a vehicular way without pedestrian access.*" (See "Common Questions" at the Access Board; <https://www.access-board.gov/ada/guides/chapter-4-accessible-routes/>)

Quattlebaum, Grooms & Tull

A PROFESSIONAL LIMITED LIABILITY COMPANY

111 Center Street
Suite 1900
Little Rock, Arkansas 72201
(501) 379-1700

J. Cliff McKinney, II
cmckinney@qgtlaw.com
Licensed in Arkansas, Mississippi, Missouri, Oklahoma, Tennessee and Texas
LEED® Accredited Professional

Direct Dial
501-379-1725

October 28, 2025

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

Re: Request for Waiver from Sidewalk and Pedestrian Connection Requirements
Property: 2607 N Walton Blvd, Bentonville, AR 72712

Dear Planning Staff and Members of the Planning Commission:

We represent M Properties 2, LLC, the owner of the above-referenced property. The owner hereby requests a waiver from the requirements to construct (1) a sidewalk along Walton Boulevard pursuant to Code Section 1100.15 and (2) a pedestrian connection from the site to Walton Boulevard pursuant to Code Section 1100.21(m).

1. Sidewalk Along Walton Boulevard

The existing topography of this site makes sidewalk construction along Walton Boulevard impractical and inefficient without a coordinated corridor plan that extends beyond the property's boundaries. The grade and physical constraints along this frontage would require extensive grading, retaining structures, and potential utility relocations.

Moreover, there are no existing sidewalks on either side of Walton Boulevard in this area, and constructing a short, isolated section would result in a sidewalk to nowhere that serves no immediate public benefit and would necessitate maintenance and upkeep while serving no practical benefit to anyone. Future City-led corridor improvements are likely to include curb and gutter, storm drainage, and other utility work that would necessitate the removal of any existing sidewalk.

For these reasons, it would be more prudent and cost-effective for both the property owner and the City to defer sidewalk construction until those broader improvements are designed and implemented. We respectfully request that the City instead accept a fee-in-lieu contribution, allowing these funds to be applied toward a continuous, coordinated pedestrian network as part of a future capital improvement project along Walton Boulevard.

2. Pedestrian Connection to Walton Boulevard

The site is separated from Walton Boulevard by a vertical grade difference of approximately 20 feet. A code-compliant pedestrian connection would require a 300-foot switchback ramp supported by retaining walls up to 10 feet in height, resulting in significant cost and visual impact. Even if constructed,

the connection would not link to any existing pedestrian facilities on the west side of the roadway and would therefore have no practical utility until future public improvements are made.

Should a waiver not be granted, the owner would propose an alternative pedestrian path across the shared access drive to the south, which would provide a safe and functional connection at existing grades, though not fully ADA-compliant. However, given that this route cannot be made fully ADA accessible, the waiver request is the better and preferred alternative. The topographic separation and absence of any connecting pedestrian infrastructure make this site materially different from other properties along the corridor, warranting special consideration.

3. Basis for Waiver

The requested waiver is consistent with the City's intent for sidewalk and connectivity requirements, which is to promote meaningful, safe, and continuous pedestrian infrastructure. Constructing isolated, nonfunctional segments now would not advance that goal and could result in the premature expenditure of resources on improvements that would need to be removed or reconstructed. Further, constructing a sidewalk now would merely lead to unnecessary and impractical maintenance expenses.

Granting this waiver will not harm the public interest, respect the natural topography of the site, and enable the City to apply the owner's contribution in a manner that better serves long-term connectivity and corridor planning objectives.

For these reasons, the property owner respectfully requests that the Planning Commission approve the requested waiver from both the sidewalk construction and pedestrian connection requirements. We believe this approach represents a practical and coordinated solution that aligns with the City's vision for orderly development along the Walton Boulevard corridor.

Thank you for your consideration. Please don't hesitate to contact me if you need additional information or have any questions.

Sincerely,

QUATTLEBAUM, GROOMS & TULL PLLC



J. Cliff McKinney, II

**- PRELIMINARY -
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES, OR
IMPLEMENTATION**

DATE: 06/05/2025
ENGINEER: MICHAEL C. KEATON
PE-18548
CA: AR #126

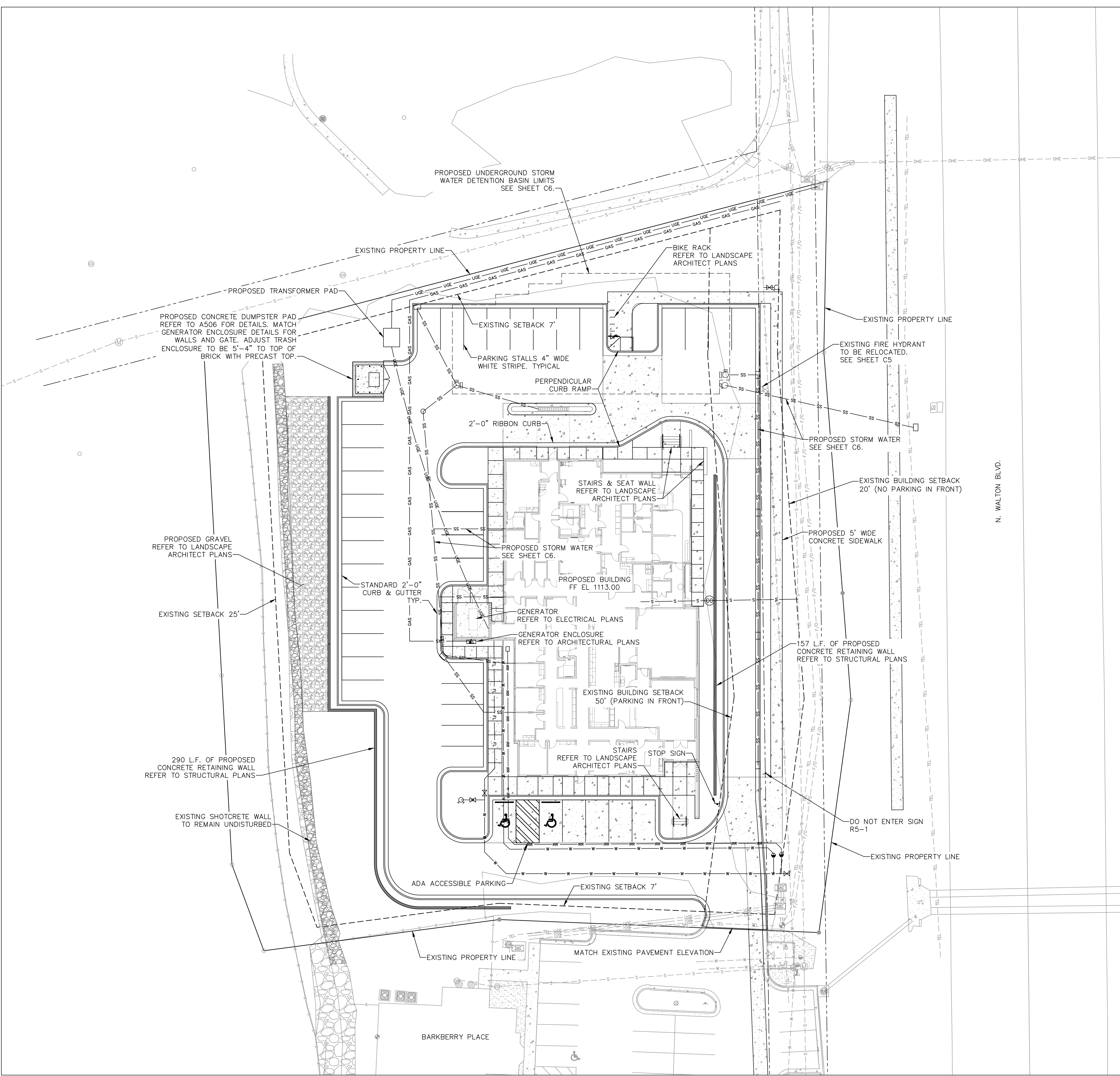
COPYRIGHT 2025
THESE PRINTS ARE PROPERTY OF ALLGEIER, MARTIN and ASSOC.
INC. AND SHALL BE USED ONLY FOR THE REFERENCED PROJECT
HEREIN.

rev no	rev date	revision description

**A NEW FACILITY FOR:
M PROPERTIES 2, LLC
2607 N Walton Blvd Bentonville, AR 72712**

ISSUE DATE
TBD
SHEET
**PROPOSED
SITE PLAN**
SHEET NO.
C3

Z:\Bentonville, AR\Maningas\SitePlans\2024 Maningas Cosmetic Surgery Center\Drawings\C3 PROPOSED SITE PLAN.dwg Oct 27, 2025 - 8:50am

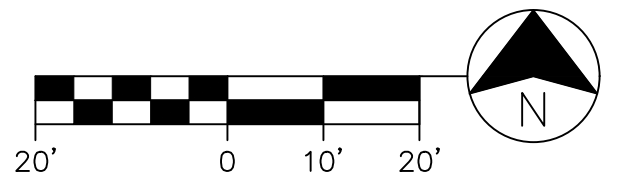


CONSTRUCTION NOTES:

- CONTRACTOR SHALL BE REQUIRED TO TRANSITION TO SPILL CURB AND GUTTER IN VARIOUS LOCATIONS TO AVOID PONDING WATER. REFER TO GRADING PLAN FOR DESIGN INTENT.

GENERAL NOTES:

- SEE DRAWING C1 FOR GENERAL NOTES AND LEGEND.



Jarrold Brightwell

From: Ellen Norvell
Sent: Monday, August 11, 2025 2:24 PM
To: Michael C. Keaton
Cc: Thomas Adler; Dan Weese; Jarrod Brightwell; Peter Farmer; Chad Greer
Subject: RE: Maningas Surgery Center - Pedestrian Connection Option

Michael,

Dan and I reviewed your request regarding the installation of the sidewalk along N Walton Blvd. Transportation would like the sidewalk constructed in that area.

I will yield to Tom and planning staff on the sidewalk access from N Walton Blvd. to the site.

Please feel free to contact me with any additional questions.

Ellen

From: Michael C. Keaton <Michael.Keaton@amce.com>
Sent: Friday, August 08, 2025 9:25 AM
To: Ellen Norvell <enorvell@bentonvillear.com>
Cc: Thomas Adler <tadler@bentonvillear.com>; Dan Weese <dweese@bentonvillear.com>; Jarrod Brightwell <jbrightwell@bentonvillear.com>; Peter Farmer <pfarmer@bentonvillear.com>; Chad Greer <chad@cornergreer.com>
Subject: RE: Maningas Surgery Center - Pedestrian Connection Option

Good morning, Ellen. Just checking to see if you had any news on this yet, or if you'd prefer to set another time to meet.

Michael Keaton, P.E.

Vice President, Civil Engineer

michael.keaton@amce.com | www.amce.com

Main: 417.680.7200 | **Direct:** 417.680.7325 | **Cell:** 417.389.2997

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers

From: Michael C. Keaton
Sent: Thursday, July 31, 2025 3:43 PM
To: Ellen Norvell <enorvell@bentonvillear.com>
Cc: Thomas Adler <tadler@bentonvillear.com>; Dan Weese <dweese@bentonvillear.com>; Jarrod Brightwell <jbrightwell@bentonvillear.com>; Peter Farmer <pfarmer@bentonvillear.com>; Chad Greer <chad@cornergreer.com>
Subject: RE: Maningas Surgery Center - Pedestrian Connection Option

Ellen,

Were you all still discussing this internally or do we need to set another time to meet and discuss alternatives?

I believe we are discussing two separate items here:

1. **The connection from Walton Blvd. up to the site.** We'd like to get a resolution on whether or not a waiver would be supported for this connection given the circumstances with the excessive grade change and the reasons discussed below in the previous email.
2. **The sidewalk improvements along Walton Blvd. to meet the City's Master Street Plan.** As stated below, we feel it would be in the City's best interest not to construct these improvements in this location without a larger plan in mind. However, we do recognize that a waiver would likely not be supported for this portion. Therefore, we feel that it would be a good candidate for a fee in lieu of improvements.

Let us know your thoughts or if you would feel more comfortable jumping on a Teams call with the group to discuss.

Sincerely,

Michael Keaton, P.E.

Vice President, Civil Engineer

michael.keaton@amce.com | www.amce.com

Main: 417.680.7200 | Direct: 417.680.7325 | Cell: 417.389.2997

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers

From: Michael C. Keaton

Sent: Tuesday, July 15, 2025 10:52 AM

To: Ellen Norvell <enorvell@bentonvillear.com>

Cc: Thomas Adler <tadler@bentonvillear.com>; Dan Weese <dweese@bentonvillear.com>; Jarrod Brightwell

<jbrightwell@bentonvillear.com>; Peter Farmer <pfarmer@bentonvillear.com>; Chad Greer <chad@cornergreer.com>

Subject: RE: Maningas Surgery Center - Pedestrian Connection Option

Ellen,

Please see the attached concept based on our previous discussions. We believe this gets the City what they are looking for in terms of the Master Street Plan, but we do have concerns about connectivity (since it's a sidewalk to nowhere). We also have concerns about the look, function, and the overall cost of making improvements like this when there is nothing to connect to on each end. In addition, I have concerns about constructing this by itself instead of it being a part of a larger corridor plan that includes curb and gutter, inlets and piping, and possibly utility relocation. I think it would be in the City's interest to not construct this at this time to avoid potentially demoing these improvements in the future once a larger plan is implemented. If possible, we'd like to schedule a meeting to discuss alternatives with you and Dan, and any others on your team that would be needed.

What does your schedule look like? Our availability for this week and the next is as follows:

This week:

16th : 9am-11am or 1pm-5pm

18th : 9am-1pm

Next week:

21st: anytime before noon

22nd: anytime after 1 pm

24th: before 10 am

Sincerely,

**- PRELIMINARY -
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSES, OR
IMPLEMENTATION**

DATE: 06/05/2025
ENGINEER: MICHAEL C. KEATON
PE-18548
CA: AR #126

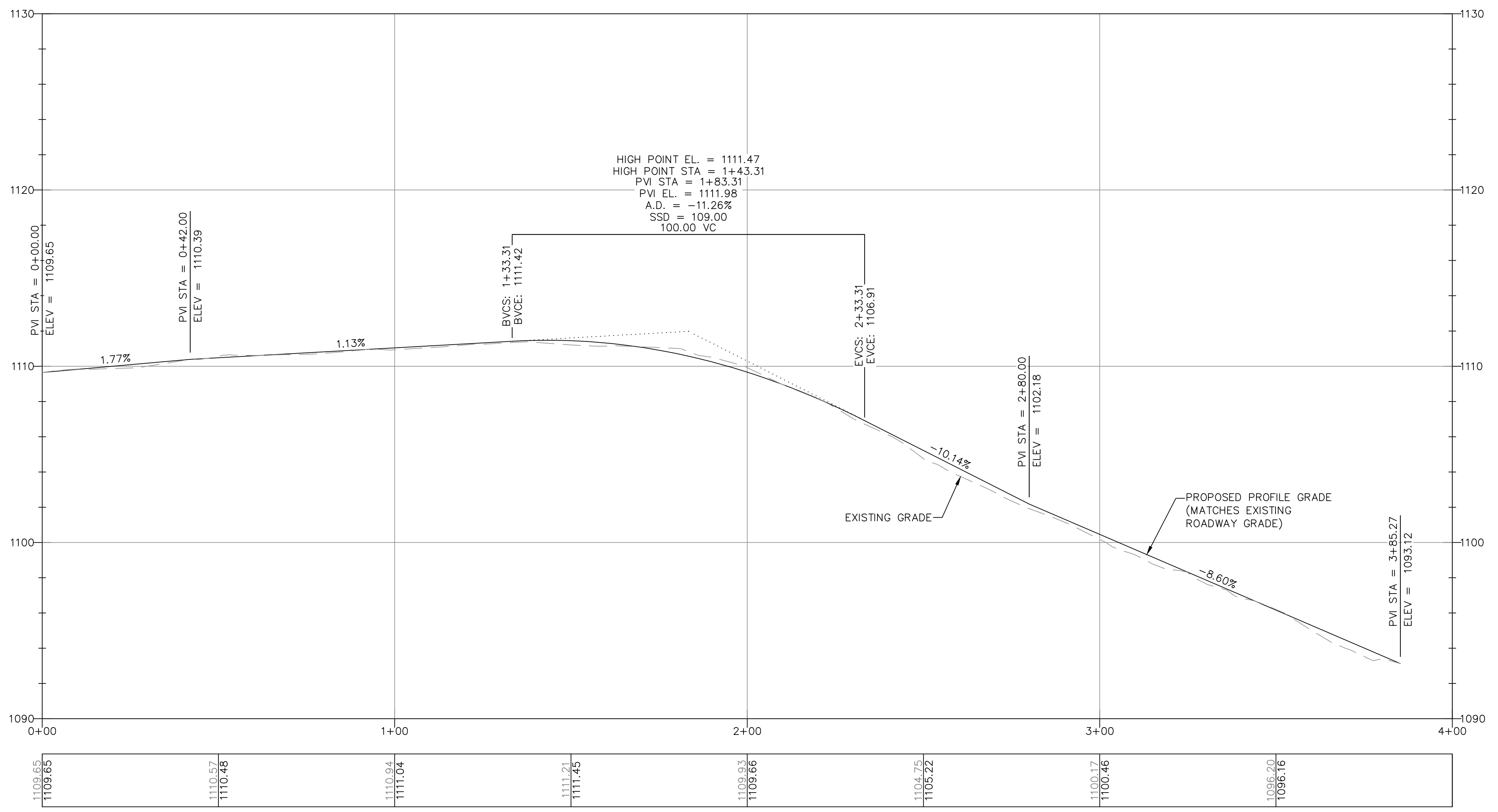
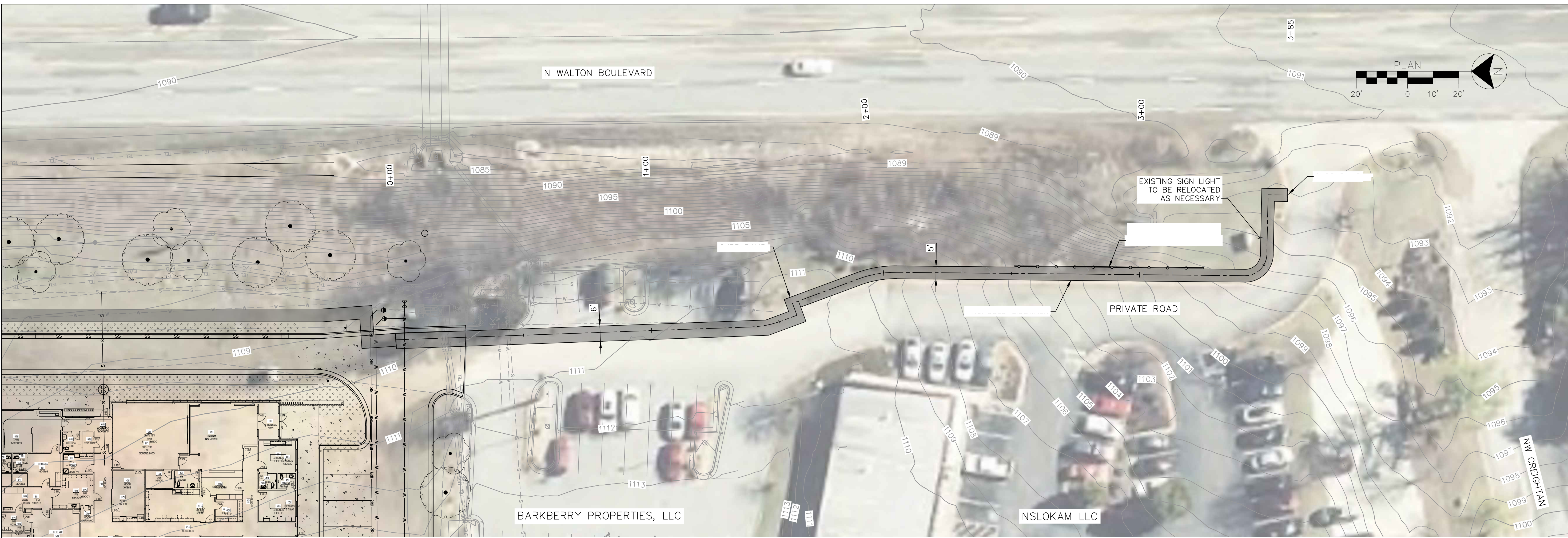
COPYRIGHT 2025
THESE PRINTS ARE PROPERTY OF ALLGEIER, MARTIN AND ASSOC.
INC. AND SHALL BE USED ONLY FOR THE REFERENCED PROJECT
BELOW.

rev no	rev date	revision description

**A NEW FACILITY FOR:
M PROPERTIES 2, LLC
2607 N Walton Blvd Bentonville, AR 72712**

ISSUE DATE
TBD
SHEET
**OFFSITE
SIDEWALK
PLAN &
PROFILE**
SHEET NO.

C20



SCALE
VERT. = 1:4
HORIZ. = 1:20

Z:\Bentonville, AR\Maningos\SitePlans\2024 Maningos Cosmetic Surgery Center\Drawings\OFFSITE SIDEWALK PLAN & PROFILE.dwg Sep 19, 2025 - 7:33am



Little Colors Academy LLC - Unit 1
3004 SW Windrift Ave, Unit1
PC Date: 11/18/2025

Staff Report Details

Project Number	(CU25-0032)
Applicant / Current Owner	Little Colors Academy LLC - Unit 1
Site Area	0.22 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome
Requested Zoning	
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Licensed Family Child Care Home for 6-16 children
Related projects	CU25-0031

Property Description

The subject property is located at 3004 SW Windrift Ave, Unit 1. The property is zoned R-2, Medium Density Two Family and Townhome, with a Future Land Use Map designation of Suburban Neighborhood. In order to operate a licensed family child care home for 6 to 16 children in an R-2 zoning district, a conditional use permit must be obtained pursuant to Section 301.06 (generally) and Sections 601.07 and 601.12 of the Zoning Code relating to child care and home occupations respectively.

Project Details

The applicant requests a conditional use permit in order to operate a Licensed Family Child Care Home for 6-16 children, Little Colors Academy. Per R-2 zoning district land uses, a conditional use permit is required to operate a Licensed Family Child Care Home for 6-16 children. The applicant states in their narrative that the hours of operation will be Monday through Friday from 8 am to 6 pm; occasional weekend events (e.g. parent meetings, school tours) may occur but will be infrequent according to the applicant. The applicant states that the facility will follow a traditional academic calendar with optional year-round care and summer enrichment programs. The applicant states that the children will not have access to the upstairs area and that a baby gate will be installed for safety. The applicant states that the anticipated activity is an average of 10 children per day, ages 36 to 72 months and that deliveries and/or visitors will be minimal as they will

Project Details

be limited to parent drop-off/pick-up and scheduled visitors. The applicant states that there will be one employee, the owner/operator. The applicant states that the teacher's vehicle will be parked inside the garage during preschool operating hours and that up to two parents' vehicles will be parked in the driveway at any given time during student drop-off and pick-up. The applicant states that these drop-off and pick-up periods will be scheduled within a one-hour window to allow parents to arrive at staggered times; the applicant intends for this arrange to help reduce traffic congestion and ensures the driveway and surrounding areas remain clear and accessible.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conditional uses are evaluated generally based on the standards of approval of Section 306.(d) of the zoning code which include but are not limited to:

- The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
- The proposed land use shall be compatible with other area properties located near it.
- The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress and pedestrian ways shall be adequate.
- Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
- Landscaping and screening of the proposed use shall be in accordance with landscaping regulations.
- Proposed use signage shall be in accordance with the code.

In addition, a child care facility of this type is considered a Type B Home Occupation with the following requirements of Section 601.12 of the zoning Code:

- Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.
- The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.
- The home occupation is not primarily a retail sales operation (Incidental sales, i.e. shampoo, cosmetics, are permitted).
- The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.

Finally, a child care facility has the following requirements as set forth in Section 601.07 of the Zoning

Analysis / Waivers

Code:

- The dwelling shall meet all City, County and State Health Department requirements as to safety, design, facilities, equipment, and other features and the center shall be operated in a manner that will not adversely affect other properties and uses in the area.
- The registered child care family home shall be located in a single-family dwelling, which is the caregiver's own residence, and shall be operated in a manner that will not change the character of the residence.
- The licensee must obtain the written consent of the property owner when the residential child care is operated in a single family dwelling that is leased or rented.
- The dwelling shall be located on a lot having not less than four thousand (4,000) square feet of area.
- There shall be at least thirty-five (35) square feet of usable indoor space for each child in the home. This area shall not include the kitchen(s), bathroom(s), hallway(s) or closet(s).
- The outdoor play area shall be enclosed with an opaque fence not less than six (6) feet in height, provide at least seventy-five (75) square feet of area per child present on the playground at any time, and shall provide an outside exit.
- The area shall be well drained.

Conclusion

In addition to any conditions that Planning Commission requires, staff recommends the following conditions of approval:

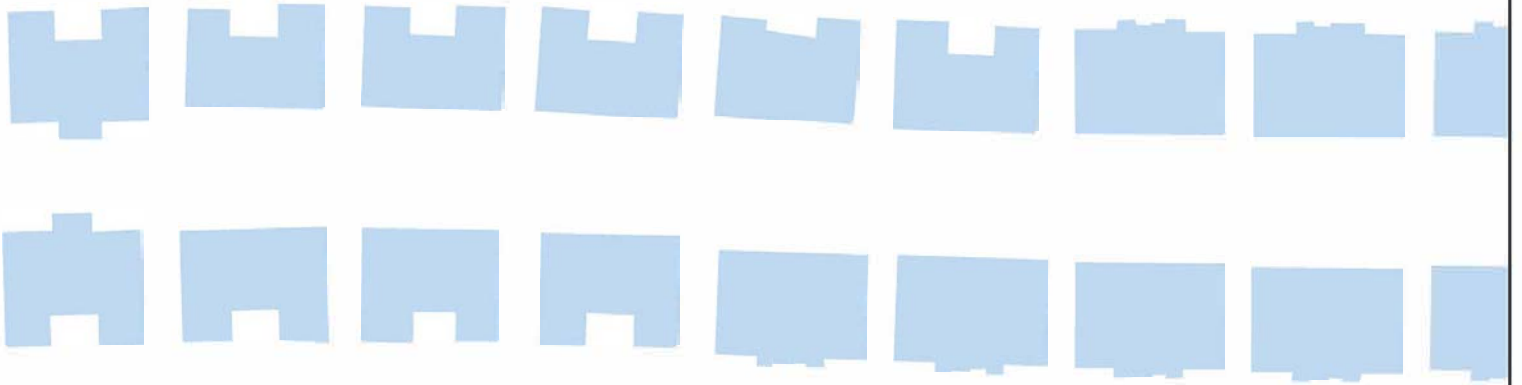
1. The conditional use permit may not be officially issued until the Bentonville Building and Fire Safety Department performs an inspection of the subject property. If the inspector finds the space suitable, the conditional use permit will be officially issued and Little Colors Academy may begin operation.
2. The conditional use permit shall be limited to the hours of 8 am to 6 pm; no non-blood-related children may occupy the space before 8 am or after 6 pm.
3. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. 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.
5. This CUP shall be tied to the CUP for the adjacent unit such that if either unit is no longer used as a child care facility no child care facility will be permitted for the other.
6. This CUP shall be contingent upon the State's approval for the child care facility.
7. This CUP shall be for a 1- year period.

Additional Details

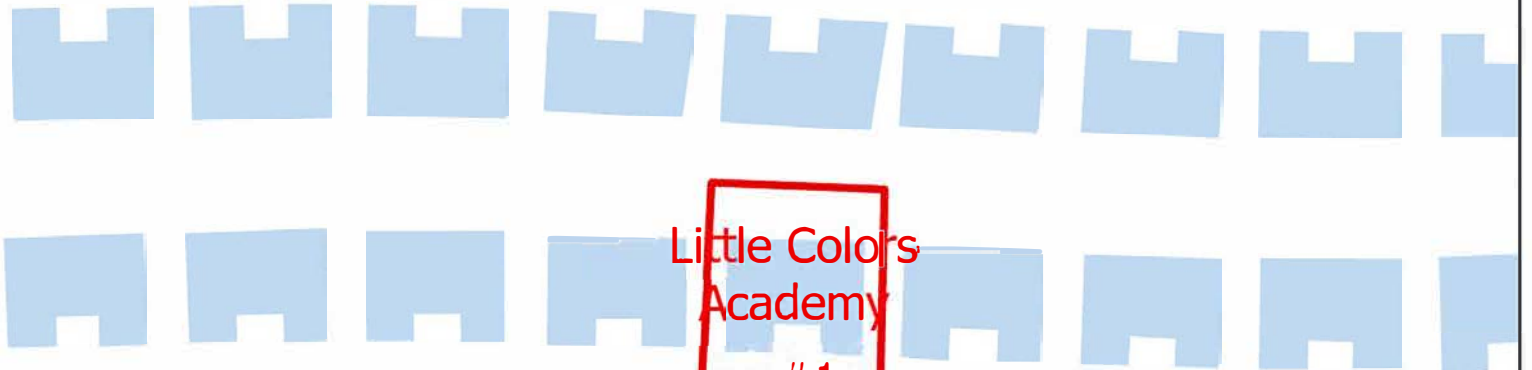


PC Items

SW AMBERWOOD AVE



SW DEERFIELD BLVD



Little Colors
Academy

#1
81

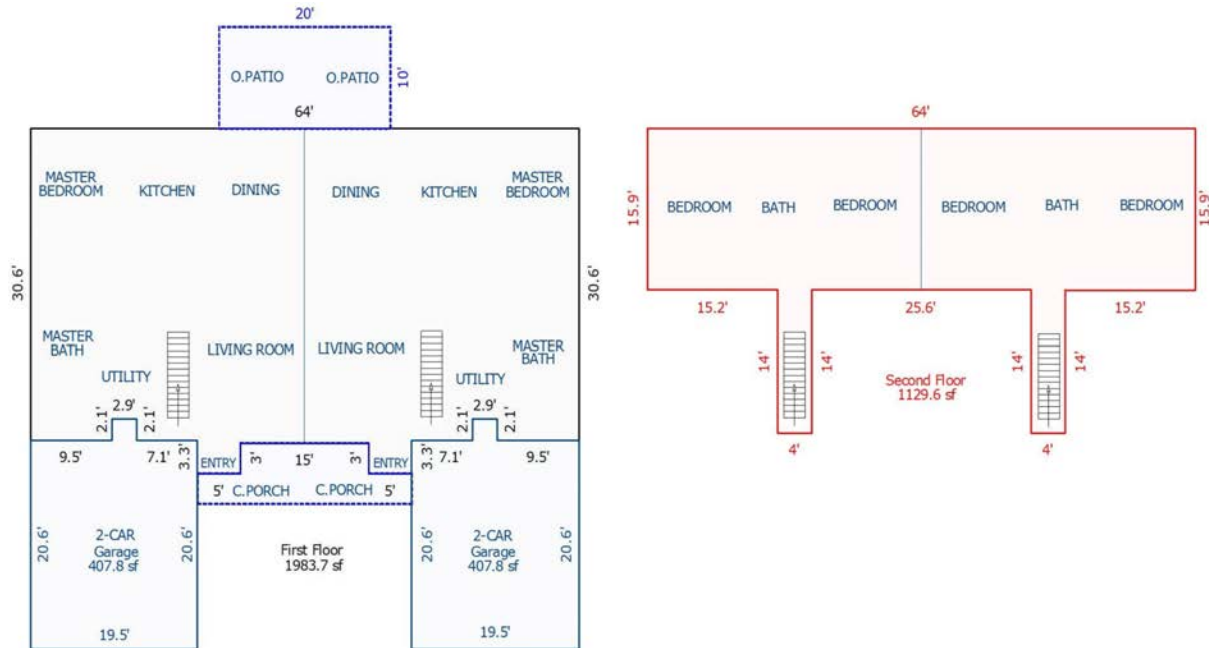
SW WINDRIFT AVE



CU25-0032

Little Colors Academy - Unit 1
3004 SW WINDRIFT AVE





Hours of Operation

- **Days:** Monday through Friday
 - **Time:** 8:00 AM – 6:00 PM
 - **Additional Notes:**
 - The facility will follow a traditional academic calendar, with optional year-round care and summer enrichment programs.
 - Occasional Weekend events (e.g., parent meetings, School tours) may occur but will be infrequent.
-

Indoor and Outdoor Areas Utilized

- **Indoor Areas:**
 - Living Room
 - Master Bedroom
 - Master Bathroom
 - **Total Indoor Space Used:** 1,012 sq. ft.
 - *Note:* Children will not have access to the upstairs area; a baby gate will be installed for safety.
 - **Outdoor Area:**
 - Backyard
-

Planned Structural Changes

- **Indoor:** None
 - **Outdoor:** None
-

Parking Requirements

- No additional parking needs are anticipated for the proposed use.
-

Outdoor Lighting Changes

- None planned.
-

Anticipated Activity

- **Students:** Average of 10 children per day, ages 36 to 72 months.
 - **Deliveries/Visitors:** Minimal; limited to parent drop-off/pick-up and scheduled visitors.
-

Staffing

- **Number of Employees:** 1 (Owner/Operator)
-

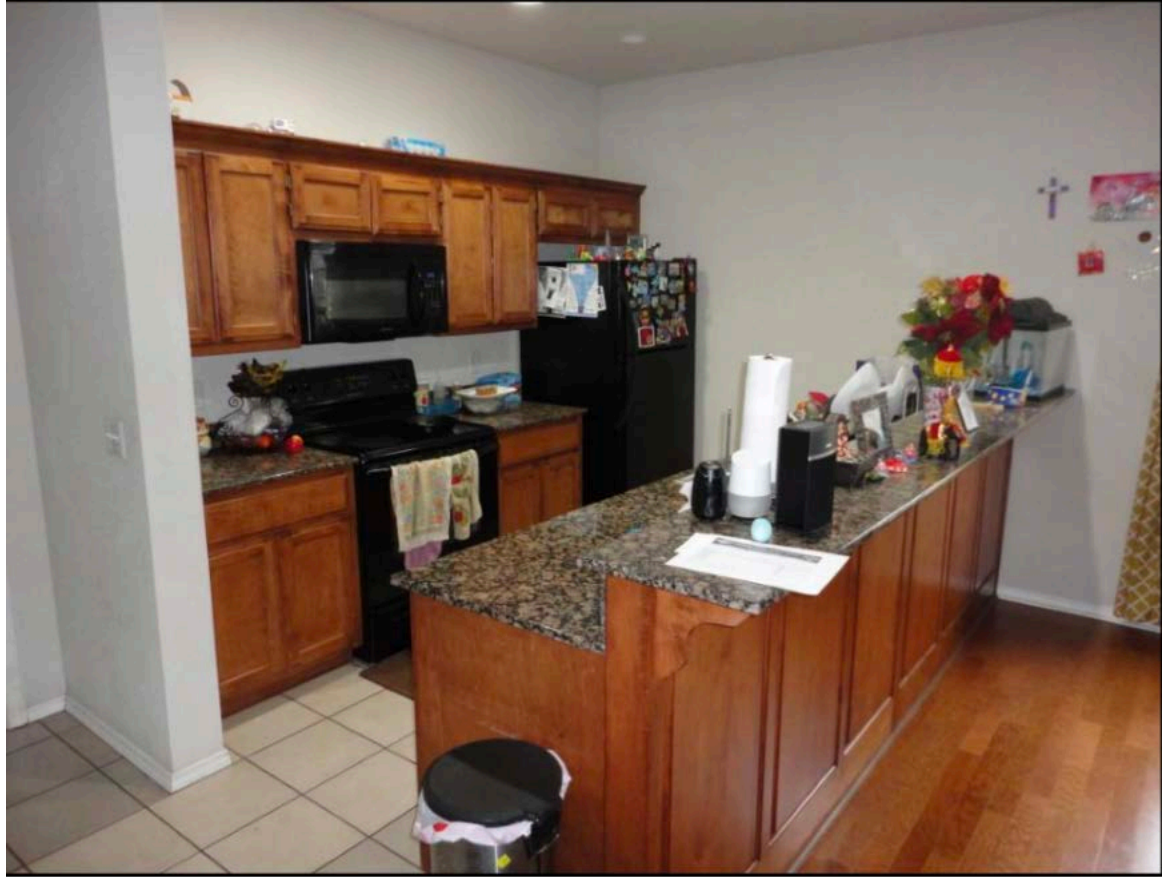
Photographs of the Property













Protective Covenants

- None



Division of Elementary and Secondary Education

Transforming Arkansas to lead the nation in student-focused education

Jacob Oliva
Secretary

October 13, 2025

Stacy Smith
Deputy
Commissioner

Ms. Tammy James, Administrator
NWA Family Child Care Association
P. O. Box 1522
Fayetteville, AR 72702

**State Board of
Education**

Adrienne Woods
Bentonville
Chair

Dear Ms. James:

Re: Two Separate Family Home Licenses (Duplex)

Lisa Hunter
White Hall
Vice Chair

This letter is a follow-up of our conversation regarding whether two separate applicants may be licensed as a child care family home in a duplex.

Dr. Gary Arnold
Little Rock

Regarding Minimum Licensing Requirements for Licensed Child Care Family Homes, Section 102.1, a Child Care Family Home is defined as a situation in which children are cared for in a caregiver's own family residence or in some other suitable family type residence. There shall be no more than one license issued per home/structure. (This does not apply to situations such as duplex where two licenses could be issued to two separate applicants.)

Randy Henderson
Blytheville

Jeff Wood
Little Rock

Let me know if you have questions or need further assistance. Have a great day!

Ken Bragg
Sheridan

Regards,

Leigh Keener
Little Rock

Mary W. Oliver
Mary W. Oliver, Program Supervisor/Expert
mary.oliver@ade.arkansas.gov

Dr. Aaron Abbott
Springdale

David Peacock
Jonesboro

cc: Little Colors Academy



Little Colors Academy LLC - Unit 2
3004 SW Windrift Ave. Unit 2
PC Date: 11/18/2025

Staff Report Details

Project Number	CU25-0031
Applicant / Current Owner	Little Colors Academy LLC - Unit 2
Site Area	0.22 Acres
Current Zoning	R-2, Medium Density Two Family
Requested Zoning	
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Licensed Family Child Care Home for 6-16 children
Related projects	CU25-0032

Property Description

The subject property is located at 3004 SW Windrift Ave, Unit 2. The property is zoned R-2, Medium Density Two Family and Townhome, with a Future Land Use Map designation of Suburban Neighborhood. In order to operate a licensed family child care home for 6 to 16 children in an R-2 zoning district, a conditional use permit must be obtained pursuant to Section 301.06 (generally) and Sections 601.07 and 601.12 of the Zoning Code relating to child care and home occupations respectively.

Project Details

The applicant requests a conditional use permit in order to operate a Licensed Family Child Care Home for 6-16 children, Little Colors Academy. Per R-2 zoning district land uses, a conditional use permit is required to operate a Licensed Family Child Care Home for 6-16 children. The applicant states in their narrative that the hours of operation will be Monday through Friday from 8 am to 6 pm; occasional weekend events (e.g. parent meetings, school tours) may occur but will be infrequent according to the applicant. The applicant states that the facility will follow a traditional academic calendar with optional year-round care and summer enrichment programs. The applicant states that the children will not have access to the upstairs area and that a baby gate will be installed for safety. The applicant states that the anticipated activity is an average of 10 children per day, ages 36 to 72 months and that deliveries and/or visitors will be minimal as they will

Project Details

be limited to parent drop-off/pick-up and scheduled visitors. The applicant states that there will be one employee, the owner/operator. The applicant states that the teacher's vehicle will be parked inside the garage during preschool operating hours and that up to two parents' vehicles will be parked in the driveway at any given time during student drop-off and pick-up. The applicant states that these drop-off and pick-up periods will be scheduled within a one-hour window to allow parents to arrive at staggered times; the applicant intends for this arrange to help reduce traffic congestion and ensures the driveway and surrounding areas remain clear and accessible.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conditional uses are evaluated generally based on the standards of approval of Section 306.(d) of the zoning code which include but are not limited to:

- The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
- The proposed land use shall be compatible with other area properties located near it.
- The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress and pedestrian ways shall be adequate.
- Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
- Landscaping and screening of the proposed use shall be in accordance with landscaping regulations.
- Proposed use signage shall be in accordance with the code.

In addition, a child care facility of this type is considered a Type B Home Occupation with the following requirements found in the Zoning Code Section 601.12:

- Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.
- The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.
- The home occupation is not primarily a retail sales operation (Incidental sales, i.e. shampoo, cosmetics, are permitted).
- The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.

Finally, a child care facility has the following requirements as set forth in Section 601.07 of the Zoning

Analysis / Waivers

Code:

- The dwelling shall meet all City, County and State Health Department requirements as to safety, design, facilities, equipment, and other features and the center shall be operated in a manner that will not adversely affect other properties and uses in the area.
- The registered child care family home shall be located in a single-family dwelling, which is the caregiver's own residence, and shall be operated in a manner that will not change the character of the residence.
- The licensee must obtain the written consent of the property owner when the residential child care is operated in a single family dwelling that is leased or rented.
- The dwelling shall be located on a lot having not less than four thousand (4,000) square feet of area.
- There shall be at least thirty-five (35) square feet of usable indoor space for each child in the home. This area shall not include the kitchen(s), bathroom(s), hallway(s) or closet(s).
- The outdoor play area shall be enclosed with an opaque fence not less than six (6) feet in height, provide at least seventy-five (75) square feet of area per child present on the playground at any time, and shall provide an outside exit.
- The area shall be well drained.

Conclusion

In addition to any conditions that Planning Commission requires, staff recommends the following conditions of approval:

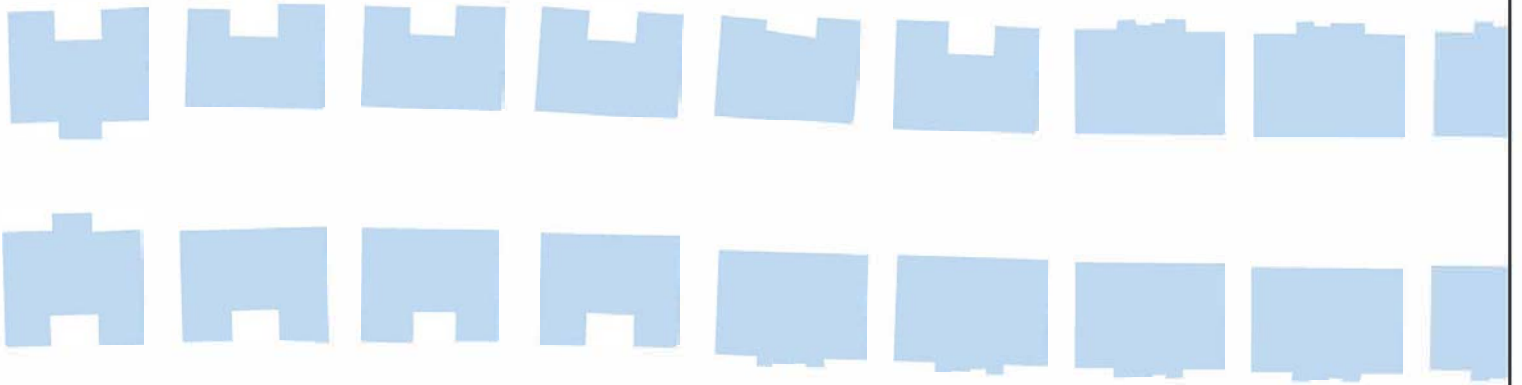
1. The conditional use permit may not be officially issued until the Bentonville Building and Fire Safety Department performs an inspection of the subject property. If the inspector finds the space suitable, the conditional use permit will be officially issued and Little Colors Academy may begin operation.
2. The conditional use permit shall be limited to the hours of 8 am to 6 pm; no non-blood-related children may occupy the space before 8 am or after 6 pm.
3. The applicant shall coordinate with Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. 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.
5. This CUP shall be tied to the CUP for the adjacent unit such that if either unit is no longer used as a child care facility no child care facility will be permitted for the other.
6. This CUP shall be contingent upon the State's approval for the child care facility.
7. This CUP shall be for a 1-year period.

Additional Details

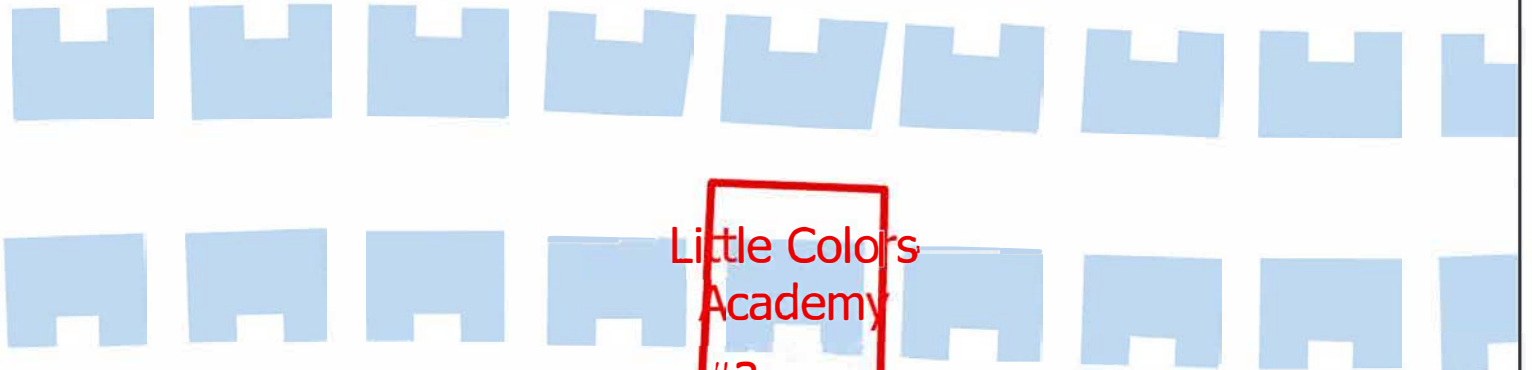


PC Items

SW AMBERWOOD AVE



SW DEERFIELD BLVD



Little Colors
Academy

#2 81

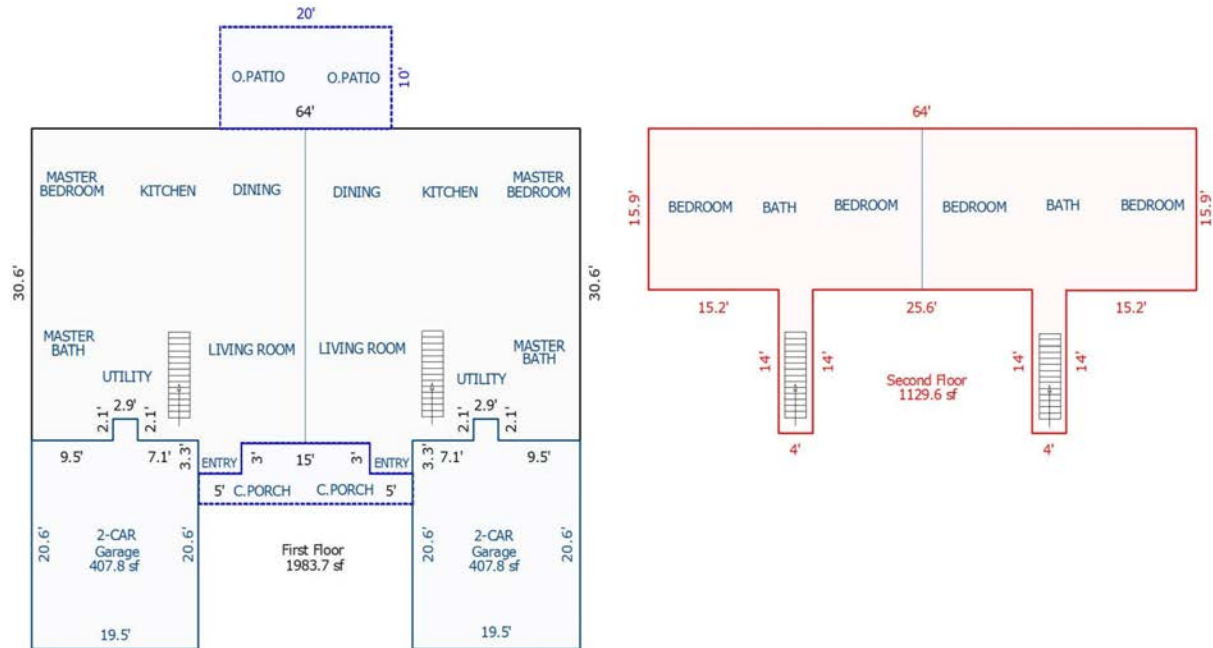
SW WINDRIFT AVE



CU25-0031

**Little Colors Academy - Unit 2
3004 SW WINDRIFT AVE 2**





Hours of Operation

- **Days:** Monday through Friday
 - **Time:** 8:00 AM – 6:00 PM
 - **Additional Notes:**
 - The facility will follow a traditional academic calendar, with optional year-round care and summer enrichment programs.
 - Occasional Weekend events (e.g., parent meetings, School tours) may occur but will be infrequent.
-

Indoor and Outdoor Areas Utilized

- **Indoor Areas:**
 - Living Room
 - Master Bedroom
 - Master Bathroom
 - **Total Indoor Space Used:** 1,012 sq. ft.
 - *Note:* Children will not have access to the upstairs area; a baby gate will be installed for safety.
 - **Outdoor Area:**
 - Backyard
-

Planned Structural Changes

- **Indoor:** None
 - **Outdoor:** None
-

Parking Requirements

- No additional parking needs are anticipated for the proposed use.
-

Outdoor Lighting Changes

- None planned.
-

Anticipated Activity

- **Students:** Average of 10 children per day, ages 36 to 72 months.
 - **Deliveries/Visitors:** Minimal; limited to parent drop-off/pick-up and scheduled visitors.
-

Staffing

- **Number of Employees:** 1 (Owner/Operator)
-

Photographs of the Property













Protective Covenants

- None



Division of Elementary and Secondary Education

Transforming Arkansas to lead the nation in student-focused education

Jacob Oliva
Secretary

October 13, 2025

Stacy Smith
Deputy
Commissioner

Ms. Tammy James, Administrator
NWA Family Child Care Association
P. O. Box 1522
Fayetteville, AR 72702

**State Board of
Education**

Adrienne Woods
Bentonville
Chair

Dear Ms. James:

Re: Two Separate Family Home Licenses (Duplex)

Lisa Hunter
White Hall
Vice Chair

This letter is a follow-up of our conversation regarding whether two separate applicants may be licensed as a child care family home in a duplex.

Dr. Gary Arnold
Little Rock

Regarding Minimum Licensing Requirements for Licensed Child Care Family Homes, Section 102.1, a Child Care Family Home is defined as a situation in which children are cared for in a caregiver's own family residence or in some other suitable family type residence. There shall be no more than one license issued per home/structure. (This does not apply to situations such as duplex where two licenses could be issued to two separate applicants.)

Randy Henderson
Blytheville

Jeff Wood
Little Rock

Let me know if you have questions or need further assistance. Have a great day!

Ken Bragg
Sheridan

Regards,

Leigh Keener
Little Rock

Mary W. Oliver
Mary W. Oliver, Program Supervisor/Expert
mary.oliver@ade.arkansas.gov

Dr. Aaron Abbott
Springdale

David Peacock
Jonesboro

cc: Little Colors Academy



Yellow Brick Road LLC

507 Southeast A Street

PC Date: 11/18/2025

Staff Report Details

Project Number	RZ25-0044
Applicant / Current Owner	Yellow Brick Road LLC
Site Area	1.39 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	City Center
Requested Future Land Use Map Designation	N/A
Development Type / Use	Mixed-use commercial and residential
Related projects	

Property Description

The subject property is located at 507 SE A Street. The property is presently zoned R-2, Medium Density Two Family and Townhome Residential with a future land use map designation of City Center.

Project Details

The applicant has requested a rezoning of the property from R-2, Medium Density Two Family and Townhome Residential, to DE, Downtown Edge. The applicant states that the purpose of this request is to allow for redevelopment with mixed-use commercial and residential units. The applicant also states that the developer will coordinate with Bentonville Water Utilities and the Arkansas Department of Health to ensure adequate sewer capacity is available prior to any re-development of the area. The applicant further states that they believe this property will be an excellent place for development and would be an asset to the Bentonville community. Surrounding districts include DE, Downtown Edge, R-O, Residential Office, DN-4, Downtown Mixed-Use Residential, and R-1, Low Density Single Family Residential. Any shortages in either right of way or needed public improvements are not the subject of this rezone request and would be a condition of any Large Scale Development.

Relationship to the Community Plan

The Community Plan calls for sustainable growth by prioritizing high-intensity development within city centers so that a combination of types and uses will provide convenient access to additional amenities and reduce the growth pressure around the city's beloved heart. The application is consistent with the Community Plan. The zoning request supports the goals of the Bentonville Community Plan in having a high concentration of commercial along with housing in our city center to substantially contribute to the city's budget.

Public Comment

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

Analysis / Waivers

The applicant states in their narrative that they are requesting the rezoning in order to redevelop the site with mixed use commercial and residential units. The proposed redevelopment is not the subject of this rezone request and would need to meet the sewer availability, parking requirements, and all other code requirements for the proposed use. Properties surrounding the subject property have designated land use place types of Urban Neighborhood and City Center.

Consistency

The proposed DE, Downtown Edge, zoning district is consistent with the adopted Future Land Use Map under **Standard Review** and is consistent with the Community Plan's guiding principle of thoughtful growth.

Impact

The impact of this rezone on the community, if developed under the proposed DE zone, is an increase in housing density in the city center while providing sidewalks and street widening requirements of the Master Street Plan. Development of this rezoned property could encourage more workers to live near their jobs, with more use of alternative modes of transportation such as biking or walking, and less congestion and impacts on road infrastructure.

Compatibility

This would not be the first rezone on Southeast A Street in this neighborhood. Some of the of the rezones includes properties directly north and east of the subject property, which were rezoned from R-3, Medium-High Density Multifamily Residential to Downtown Edge, and from R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential in 2023. There are existing R-1 zones to the north, east and south of the subject property, but R-1 is not allowable under the alignment policy, and all allowable zoning districts in the City Center and Urban Neighborhood place types are higher in density than R-1. The subject property is less than 250 feet from the greenway, less than a half-mile from the Downtown Square, less than a mile from the Walmart Campus, and less than a quarter-mile from The Momentary.

Intensity

The parcel is located within the City Center place type which includes the city's highest intensity neighborhoods. A DE zoning district allows for single family, and for increased neighborhood density with multi-family, townhomes, mixed-use developments and commercial areas.

Orderly Transition

This rezone request would be a continuation of the Downtown Edge zoning district that surrounds the

Analysis / Waivers

subject property.

Conclusion

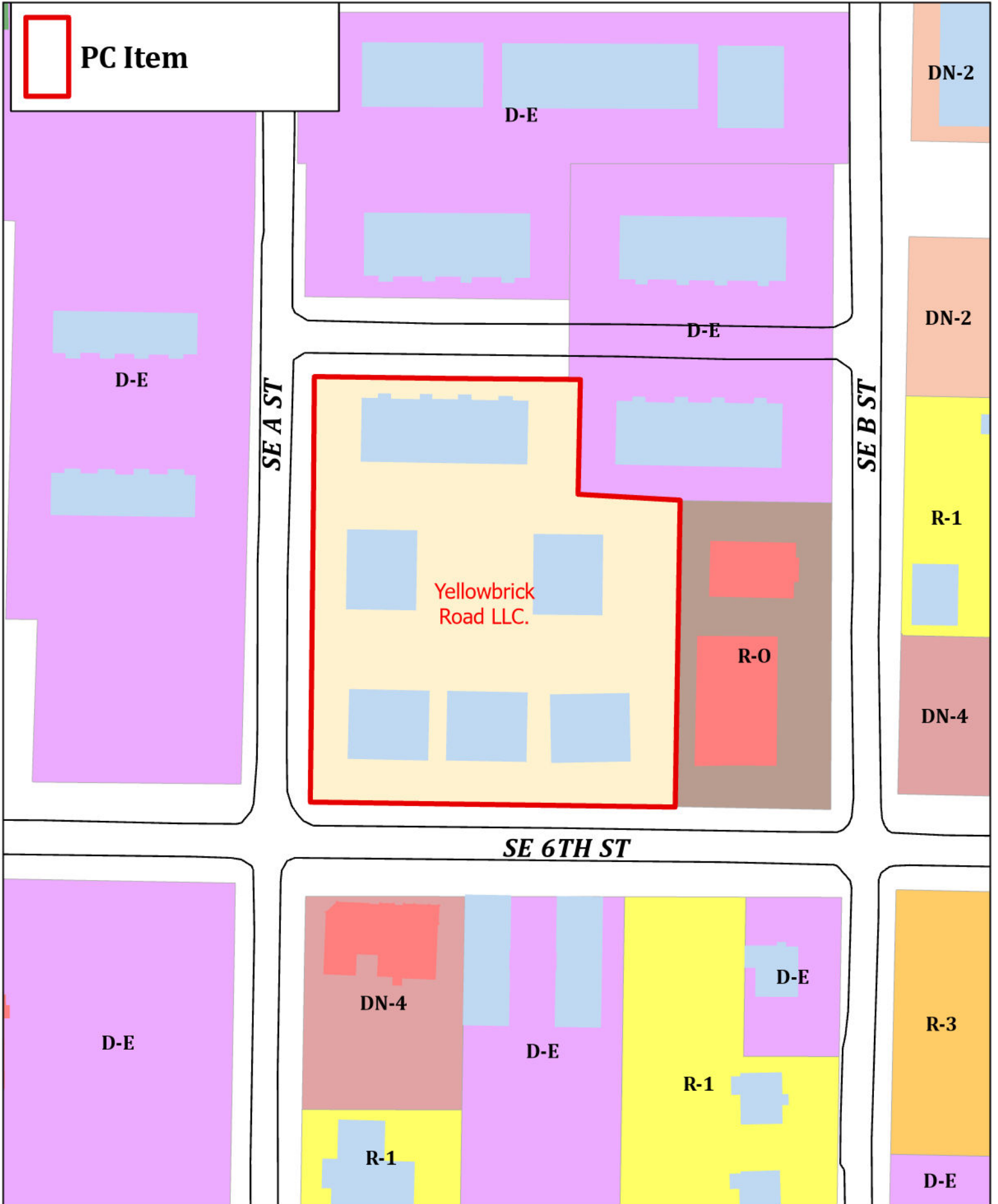
Staff recommends approval as the application is consistent with the goals of the community plan, the alignment policy and built environment in the area.

Additional Details

Sewer / Water Department Comments: Rezoning request is consistent with the adopted land use plan and can be approved by BWU. This property falls within the Townbranch sewer basin. There are currently multiple sections of the interceptor sewer mains that are at or near capacity. The existing use will be applied as a credit for sewer capacity but any proposed use that will increase sewer flows will be required to resolve all downstream capacity issues. If there are any questions regarding proposed future uses and sewer capacity, please contact our office at 479-271-3140.



PC Item



SE 6TH ST

RZ25-0044
YELLOWBRICK ROAD LLC
507 SE A ST



October 16, 2025
City of Bentonville
Planning Department

Re: Rezoning of Property (Parcels #01-03828-000 and #01-03830-000)

Staff,

On behalf of our clients, we would like to formally request a zoning change for this project from R-2, Medium Density Residential to D-E, Downtown Edge. The two properties are currently owned by Jeff McKay (parcel 01-03828-000) and Yellowbrick Road LLC (parcel 01-03830-000). Properties in the area are zoned primarily D-E with R-O and DN-4. A proposed D-E zoning is appropriate in the area based on proximity to other D-E zoning classifications and other designations in the area. The Future Land Use Map designates these parcels as City Center. D-E is considered a “standard review” under this Future Land Use designation.

The owners of these parcels are requesting a rezone to D-E in order to redevelop the site with mixed use commercial and residential units. Some concepts have been developed, and with a successful zoning change, those will be brought to the Planning Commission for Large Scale Development. The sites currently have a total of 6 existing residential buildings. These parcels are adjacent to SE A Street and SE 6th Street. Access to public water and sewer will come from the public ROW. The developer will coordinate with Bentonville Water Utilities and the Arkansas Department of Health to ensure adequate sewer capacity is available prior to any re-development of the area. There are no plans for proposed signage on this property. The owner/developer will work with city staff when planning any proposed signage.

By rezoning to D-E, Downtown Edge, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,


Libby Topping, P.E., CFM
Project Manager

NOTICE OF INTENT TO REZONE

Yellowbrick Road LLC & Jeffrey McKay has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-2, Medium Density Two Family and Townhome Resid to DE, Downtown Edge

The legal description of the property is as follows:

SEE ATTACHED "EXHIBIT A"

The common description of the property is: NE the intersection SE A Street and SE 6th Street

The public hearing will be held November 18, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

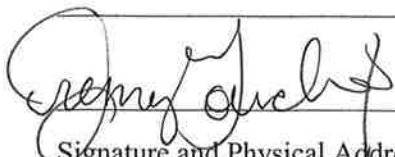
This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

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



Signature and Physical Address

204 SE 6th ST.

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Yellowbrick Road LLC & Jeffrey McKay has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-2, Medium Density Two Family and Townhome Reside to DE, Downtown Edge

The legal description of the property is as follows:

SEE ATTACHED "EXHIBIT A"

The common description of the property is: NE the intersection SE A Street and SE 6th Street

The public hearing will be held November 18, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

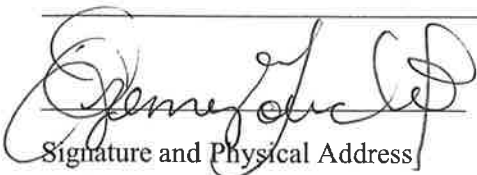
This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

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


Signature and Physical Address

415 - 429 SE A ST.
~~420~~ 420/422 SE B ST.

Signature and Physical Address



Bentonville B3 Land Development, LLC

Parcels: 01-20436-000, and 01-20437-000, south of Regional Airport Blvd, between Mill Dam Rd and Nomad Rd

PC Date: 11/18/2025

Staff Report Details

Project Number	(PRD25-0004)
Applicant / Current Owner	Bentonville B3 Land Development, LLC / Schuber Mitchell Homes, LLC
Site Area	+/- 54.52 Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential
Requested Zoning	PRD, Planned Residential Development
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	

Property Description

The proposed project is currently undeveloped farmland and sits on two contiguous lots, parcel numbers 01-20436-000, and 01-20437-000. The properties have direct access to both Mill Dam Rd, and Nomad Rd.

The property is presently zoned R-2, Medium Density Two Family and Townhome Residential (01-20437-000) and R-3, Medium-High Density Multifamily Residential (01-20436-000). Surrounding districts include PRD, Planned Residential Development and R-1, Low Density Single Family Residential to the East and South, C-1, Neighborhood Commercial, PUD, Planned Unit Development, and Unincorporated Land to the North and West. The Future Land Use Map shows Suburban Neighborhood to the East and South, Rural and Estates to the West, and Walkable Corridor to the North.

Project Details

The applicant is proposing a PRD on the subject property with the marketing name ***The Thickets*** consisting of two hundred and eighty-one single family houses, and one hundred and thirty-four townhome units. The townhome structures will be located in the north-west section of the property at the Mill Dam

Project Details

entrance to the neighborhood, and along the Nomad Rd street frontage. The single family units are located throughout the remaining area.

The proposed single family units are proposed as engineered lap siding, engineered vertical siding, engineered lap wood stained siding, hardie board siding, with asphalt shingles, and aluminum flashing and fascia. In contrast to the SFH units, the proposed townhome exterior elevations will vary but will consist of brick, engineered lap siding, engineered vertical siding, and asphalt shingles.

The site plan incorporates a minimum of 15% greenspace requirement throughout the site. A series of pocket parks and common greens are used to provide walking paths, a dog park, and a pickleball court, along with a trail system around the stormwater ponds and habitable areas. A total of 9.15 acres of open space is shown within the PRD site plan.

The Applicant is proposing alleys with off-street parking for the single family units and the townhomes, along with on-street parking. 283 parking stalls are provided for the townhomes. 2 off-street parking spaces are provided for each single family residence by means of the driveway off of the alleys (there are no garages proposed), and approximately (198) on-street parking spaces will also be provided. Half-street improvements along Mill Dam Rd will be required at the time of Large Scale Development/Preliminary Plat, and 12-foot side paths along Mill Dam Rd and Nomad Rd are proposed.

Relationship to the Community Plan

The proposed development incorporates alleys, on-street parking, sidewalk connectivity throughout the site, a mixture of housing types, parks, stormwater management, and community spaces which align with the Community Plan's stated position to encourage walkable, diverse, and connected growth across the city and is consistent with the Future Land Use Map place type of "Walkable Neighborhood".

Public Comment

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

Analysis / Waivers

The proposed PRD generally aligns with the intent of the PRD district and the Future Land Use Map designation of Walkable Neighborhood. The development provides a mixture of housing types and densities and incorporates a system of open spaces and trails. The site plan includes pocket parks, walking paths, a dog park, and a pickleball court, contributing to neighborhood amenities and promoting pedestrian activity. The use of alleys for single-family lots and the provision of side paths along both Mill Dam Road and Nomad Road further support the City's goals for connectivity and thoughtful growth.

The proposed architectural design may not fully meet the intent or requirements of Section 401.11 (g) of the PRD regulations related to design standards. The submitted elevations and renderings for the single-family homes rely primarily on engineered siding materials and lack a consistent architectural theme with the townhome buildings that employ a mix of brick and siding materials. The townhomes feature parking placed directly in front of the units, diminishing the pedestrian orientation and visual quality of the streetscape. Garages are not provided for any of the product types in this development proposal. In summary, these design elements may not demonstrate the high-quality architectural character, cohesive relationship among structures, or pedestrian-focused orientation envisioned for PRD developments.

Analysis / Waivers

Along with the meeting the PRD criteria, all rezone requests must address the following criteria.

Consistency

The proposed PRD, Planned Residential Development, zoning district is consistent with the adopted Future Land Use Map designation of Walkable Neighborhood and is consistent with the Community Plan's guiding principle of thoughtful growth.

Impact

The impact of this rezone on the community, if developed under the proposed PRD zone, is an increase in housing density while providing sidewalks and street widening requirements of the Master Street Plan. The neighborhood is isolated from job centers and essential services, so there will be an impact to the traffic on the City's roadway infrastructure. A traffic and impact analysis will be required as part of the Preliminary Plat/Large Scale Development process.

Compatibility

This development proposes a mixture of single family residences along with townhouse structures. The surrounding area is composed of mostly single family residences to the East and South, and a multi-family residential development to the North. Much of the area in this part of Bentonville is still undeveloped, and the proposed development contrasts with the surrounding undeveloped farmland, but is in line with the City's adopted Future Land Use Map and the adjacent residential developments.

Intensity

The parcel is located within the Walkable Neighborhood place type which includes moderate intensity neighborhoods. The PRD zoning district would allow for both low density single family residential development, and moderately dense townhome development.

Orderly Transition

This rezone request would be in line with the development pattern in the area, one of undeveloped farmland transitioning to low-density residential development.

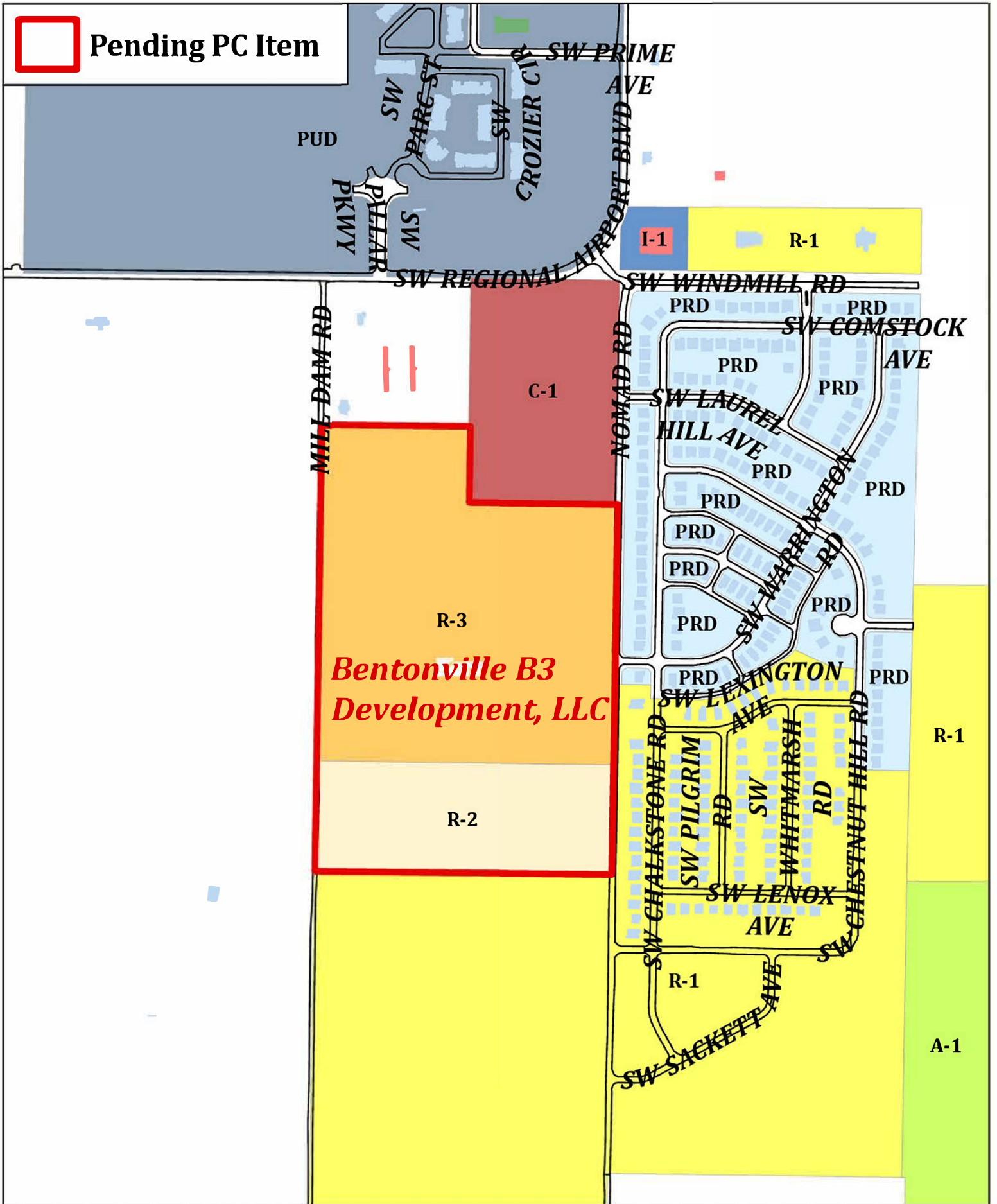
Conclusion

If the Planning Commission finds that the proposed architectural design and parking configuration meet the intent of the PRD design standards, staff recommends approval, as the application is consistent with the goals of the Community Plan, the Alignment Policy and the surrounding built environment.

Additional Details



Pending PC Item



PRD25-0004
6103 NOMAD RD









The Thickets

Planned Residential Development – Phases 1 – 3
PRD25-0004

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

Job No. 25104600

Prepared by:

PRISM
DESIGN STUDIO



Crafton Tull

Table of Contents

Site and Project Information3

Scope & Concept4

Rezone Description.....5

Master Site Plan6

Architectural Elevations.....7

Streets and Parking.....13

Proposed Zoning Modifications17

Perimeter Requirements.....18

Open Space and Landscaping.....19

Phasing.....20

Structural Design Standards.....21

Prohibited Modifications.....21

Site and Project Information

Owner Information:

Name: Schuber Mitchell Homes, LLC
Address: 2304 S. Range Line, Joplin, MO 64804

Project Information:

Parcels: 01-20436-000, 01-20437-000
Address: Nomad Road, Bentonville, AR
Acreage: ±54.52 acres
Existing Zoning: R-2, R-3
Existing Use: Vacant
Proposed Zoning: PRD
Proposed Use: Single-Family Residential, Townhomes, Multi-Family, Home Occupation, Type B Home Occupation, Food Truck Court, Bakery, Neighborhood Retail, Restaurant, Bar

Units: 281 single-family homes | 134 townhomes
Density: **415 total units**
7.61 DUA

Scope & Concept

The Thickets Project will be a residential project with single family residential, townhomes, multifamily, home occupation, and food truck court uses located between Mill Dam Road and Nomad Road south of the intersections with SW Regional Airport Blvd. The project is directly west of Providence Village Subdivision. The project will consist of 281 residential lots, 25 townhome buildings totaling 134 units, with associated right-of-way dedication, site amenities, parking spaces, private drives, multi-purpose community areas, and 2 retention ponds. The project is currently zoned R-2 and R-3, and we are proposing to rezone to PRD.

The northern PRD boundary will border C-1 zoned property on SW Regional Airport Blvd. The eastern PRD boundary borders Nomad Road & Providence Village Subdivision (zoned PRD and R-1). The western PRD boundary borders undeveloped land within Benton County (within the Bentonville Planning Boundary, shown as A-1 on the Future Land Use Plan). The southern PRD boundary borders undeveloped land zoned R-1.

Crafton Tull will work with Bentonville Water Utilities to determine the best route for sanitary sewer. Water utilities will be connected to the existing waterline across Nomad Road. These utilities will be designed per Bentonville Water Utilities Standard Specifications and will be reviewed by BWU and the Arkansas Department of Health. Stormwater will be designed in accordance with the City of Bentonville Stormwater Management and Drainage Manual.

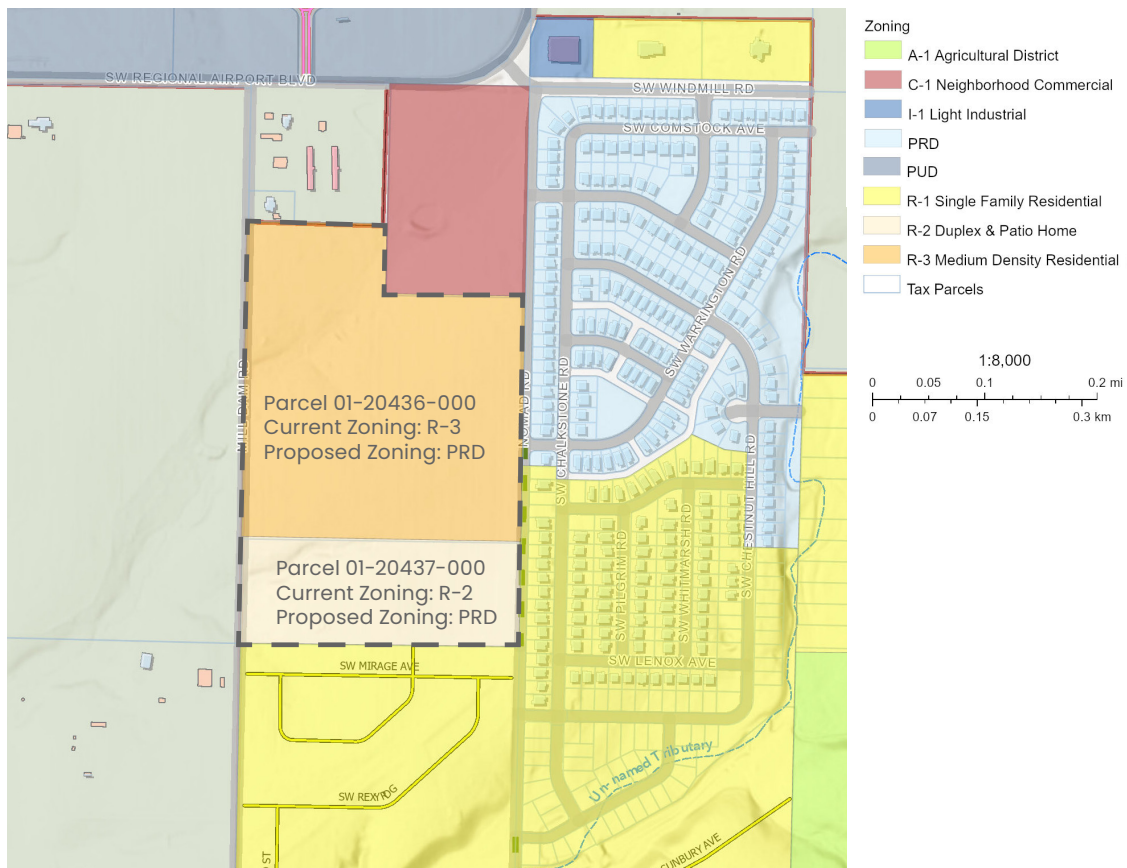


Figure 1: The Thickets Zoning Map per Bentonville GIS

Rezone Description

LOTS 2 AND 3 OF NOMAD MEADOWS, AS PER PLAT RECORD L202243443 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE SOUTH LINE THEREOF N87°49'02"W 1245.03 FEET TO THE EAST RIGHT-OF-WAY OF MILL DAM ROAD;
THENCE ALONG SAID RIGHT-OF-WAY N02°30'40"E 1975.27 FEET TO THE NORTH LINE OF SAID LOT 2:
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES:
THENCE S87°45'09"E 622.59 FEET;
THENCE S02°30'56"W 337.03 FEET;
THENCE S87°45'52"E 622.56 FEET TO THE WEST RIGHT-OF-WAY OF NOMAD ROAD;
THENCE ALONG SAID RIGHT-OF-WAY S02°31'03"W 1155.78 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°30'27"W 481.18 FEET TO THE POINT OF BEGINNING, CONTAINING 51.62 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Master Site Plan

There are a total of 281 single-family lots and 134 townhome units proposed with this project. The site is a total of 54.52 acres and will be zoned PRD.



Figure 2: PRD Master Plan

Architectural Elevations

The single-family homes will consist of engineered lap siding, engineered vertical siding, engineered lap wood stained siding, hardie board siding, asphalt shingles, aluminum flashing and fascia. The townhomes' exterior elevations will vary but will consist of brick, engineered lap siding, engineered vertical siding, and asphalt shingles.

One foot of overhang will be allowed in the building setback for the eaves of single-family and townhome buildings.

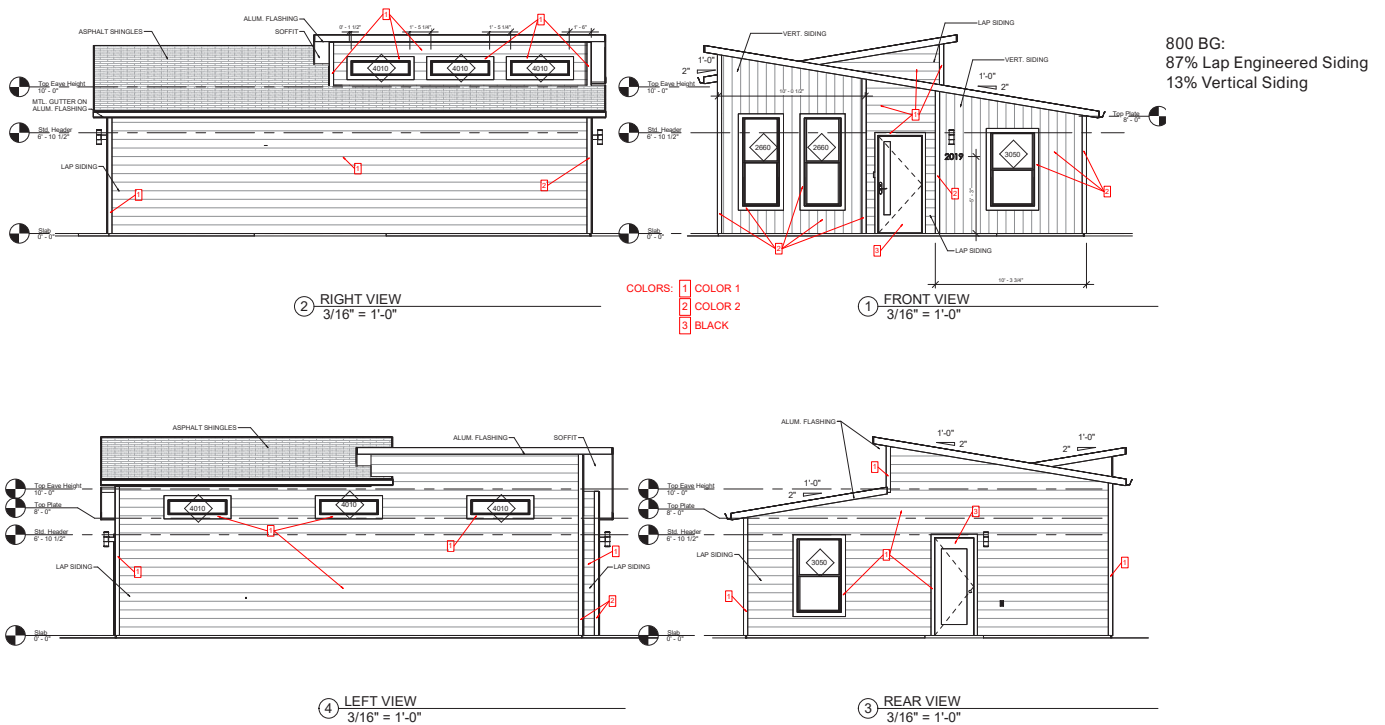


Figure 3: Single-Family Elevation 1

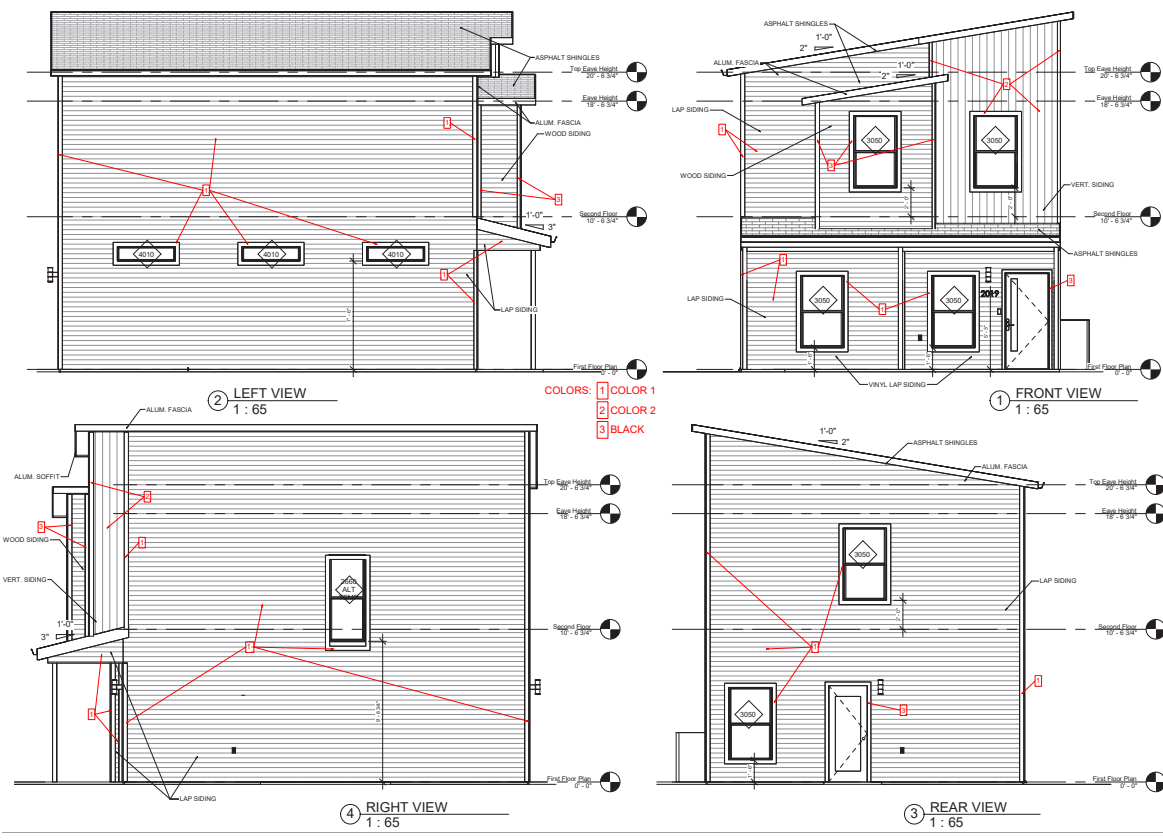


Figure 4: Single-Family Elevation 2

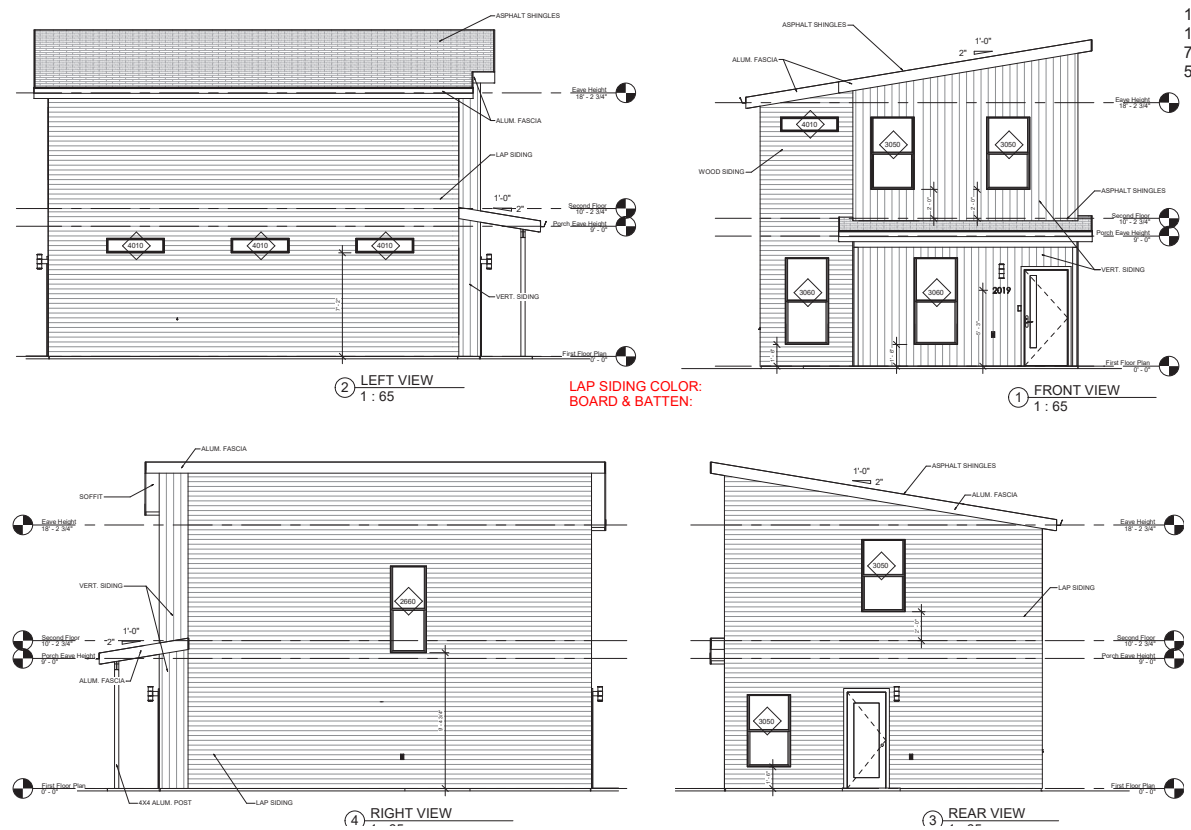


Figure 5: Single-Family Elevation 3

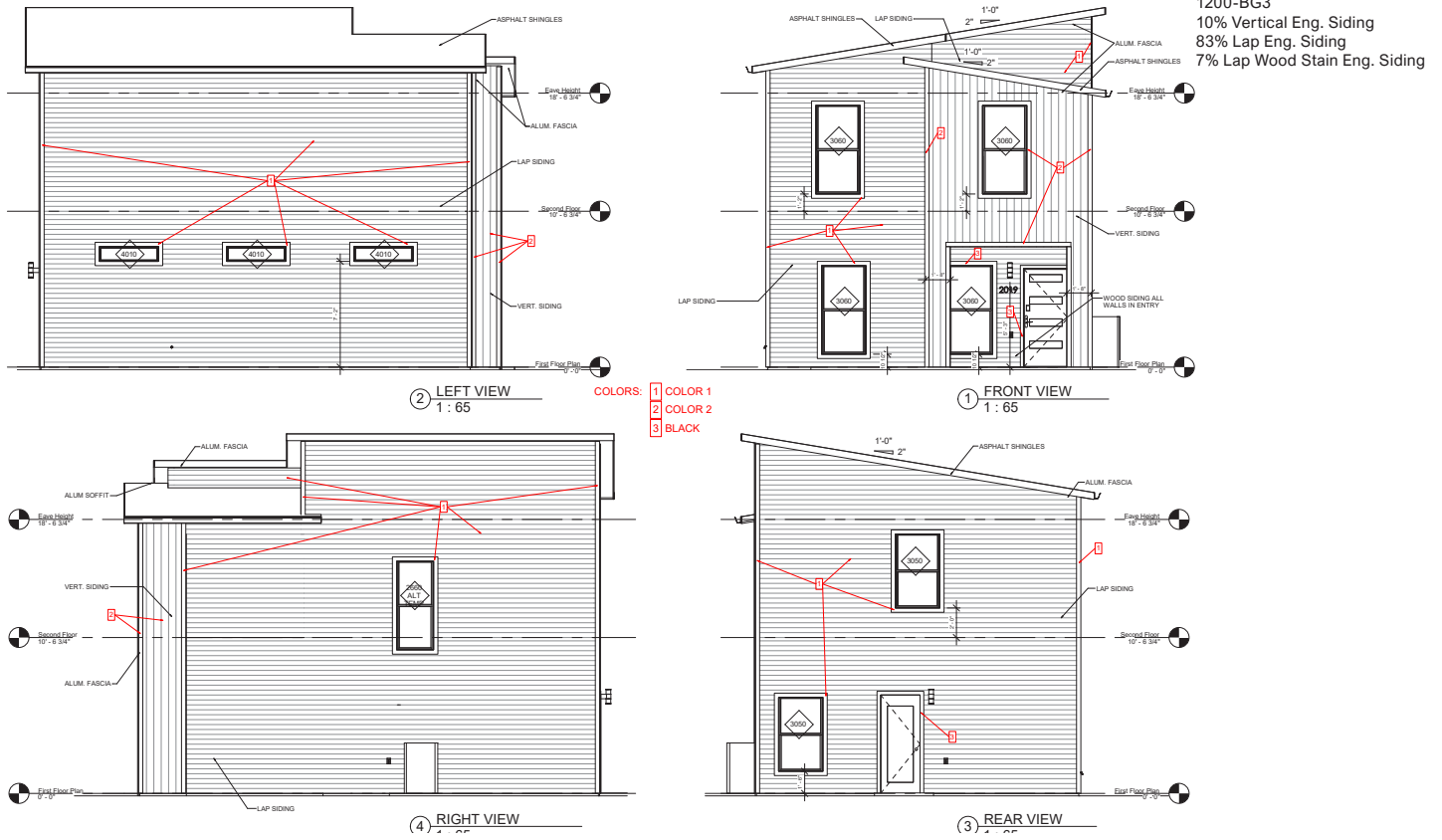


Figure 6: Single-Family Elevation 4

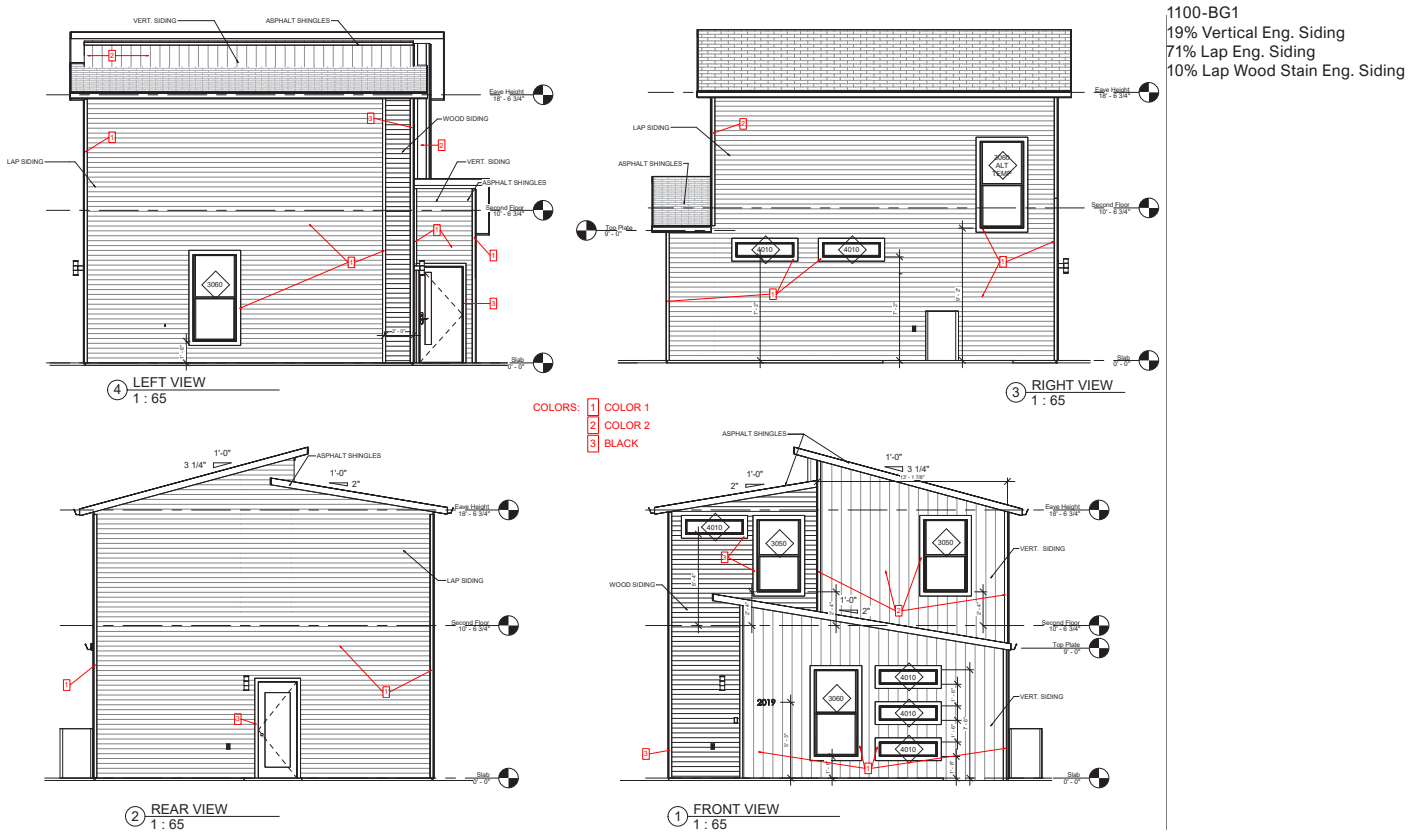


Figure 7: Single-Family Elevation 5

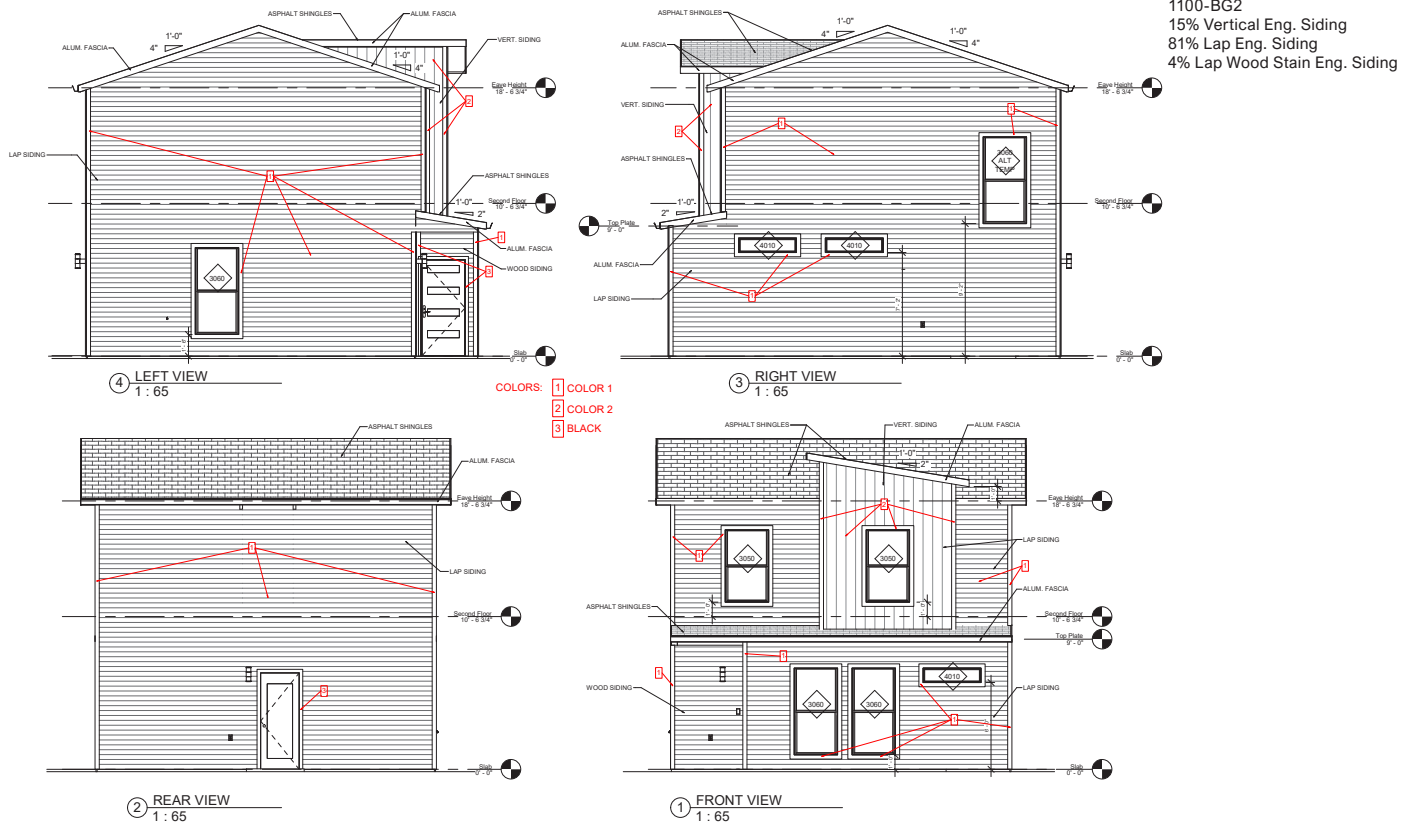


Figure 8: Single-Family Elevation 6

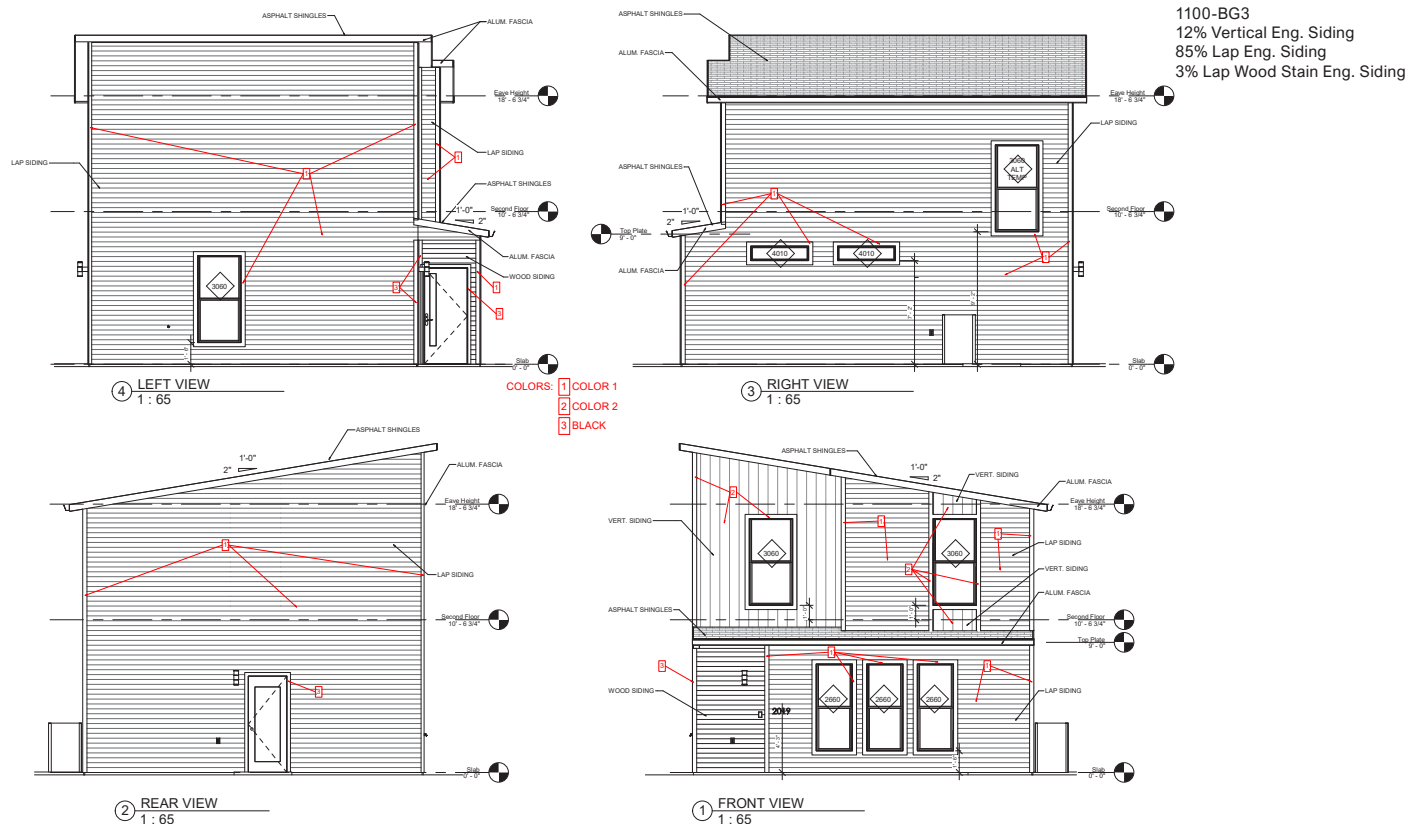
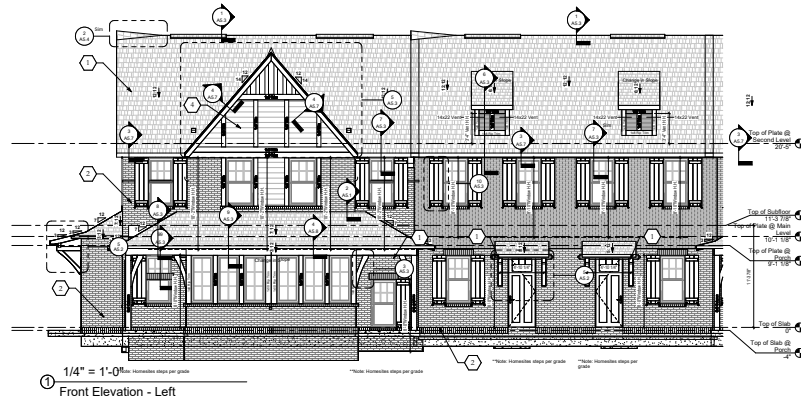


Figure 9: Single-Family Elevation 7

MATERIALS LEGEND	
1	Architectural Asphalt Shingle, Refer to Specifications
2	Brick Veneer
3	1 x 6 Corner Board
4	8" Textured Engineered Lap-Siding, 7" Exposure



Townhome:
50% Brick
50% Engineered siding
49% Lap Siding
1% Vertical Siding

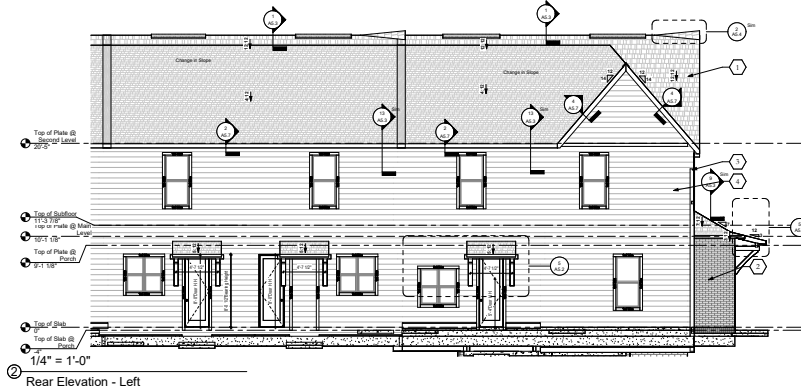
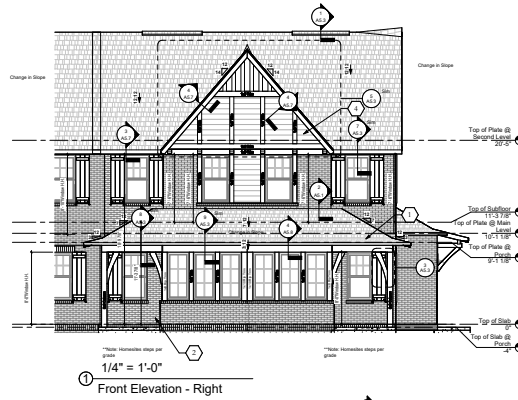


Figure 10: Townhome Elevations 1

MATERIALS LEGEND	
1	Architectural Asphalt Shingle, Refer to Specifications
2	Brick Veneer
3	1 x 6 Corner Board
4	8" Textured Engineered Lap-Siding, 7" Exposure



Townhome:
50% Brick
50% Engineered siding
49% Lap Siding
1% Vertical Siding

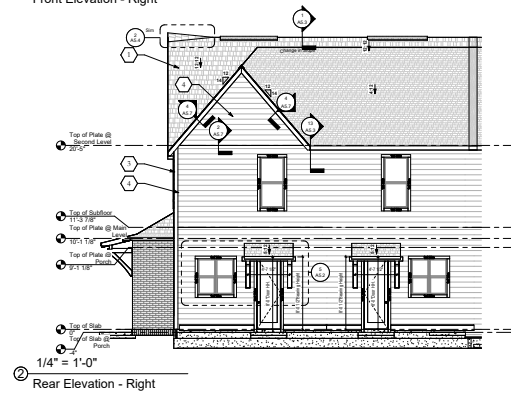


Figure 11: Townhome Elevations 2

Townhome:
 50% Brick
 50% Engineered siding
 49% Lap Siding
 1% Vertical Siding

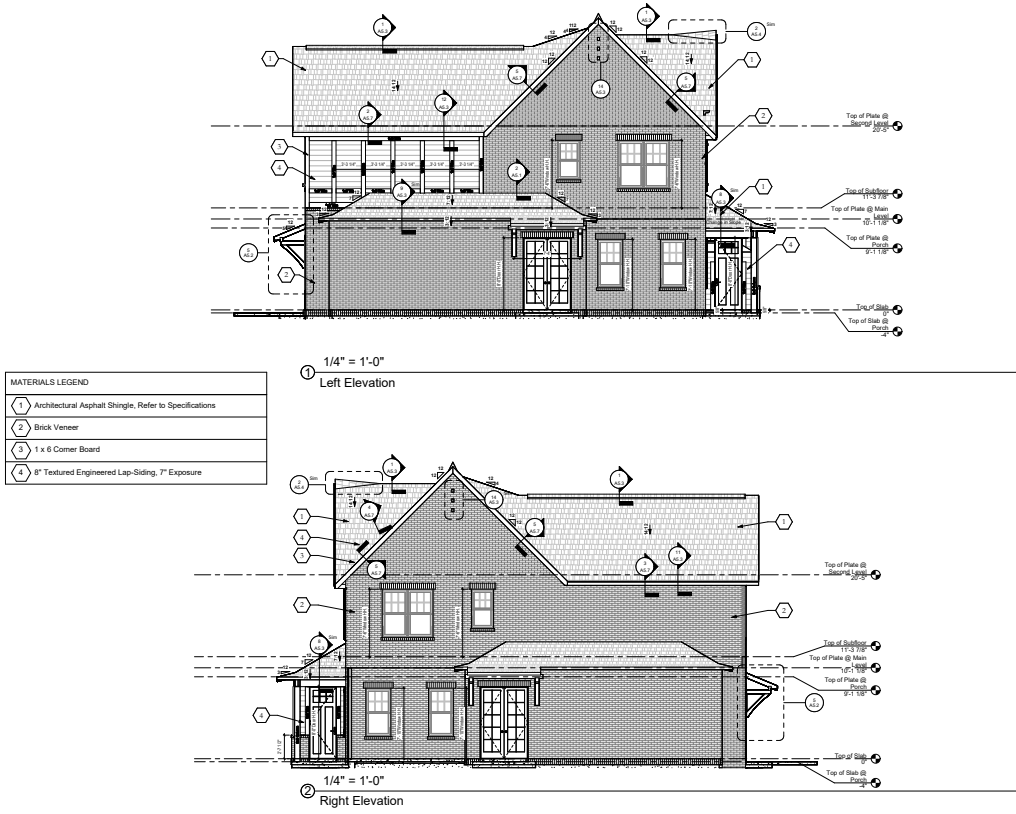


Figure 12: Townhome Elevations 3

Streets and Parking

The project proposes two new access points to Mill Dam Road and two new access points to Nomad Road. Mill Dam Road and Nomad Road are listed as Collector streets in the Bentonville Master Street Plan. Both streets will be improved as part of the development of this project. Mill Dam will be improved with 20 ft of asphalt, concrete sidewalk, and curb & gutter. Nomad Road will be improved with curb & gutter and concrete sidewalks. The southern access on Mill Dam Road creates the main road through the development and exits at the northern access on Nomad Road. Other streets and alleys are connected to the main road and create a network of streets with minimal dead-ends and cul-de-sacs.

All of the single-family homes are alley loaded with driveways. Each driveway can fit 2 off-street parking spaces per lot. 283 parking stalls are provided for the townhomes. Guest parking will be provided on-street since the design for Local Street with Shared Use allows for on-street parking. Approximately 198 on-street parking spaces will be provided. We are not requesting to group any parking spaces, garages, or carports with this PRD.

The proposed streets are safe, tight, walkable, minimize dead-ends, and uses through alleys. The proposed street sections align with the City of Bentonville standards.



Figure 13: Street Layout

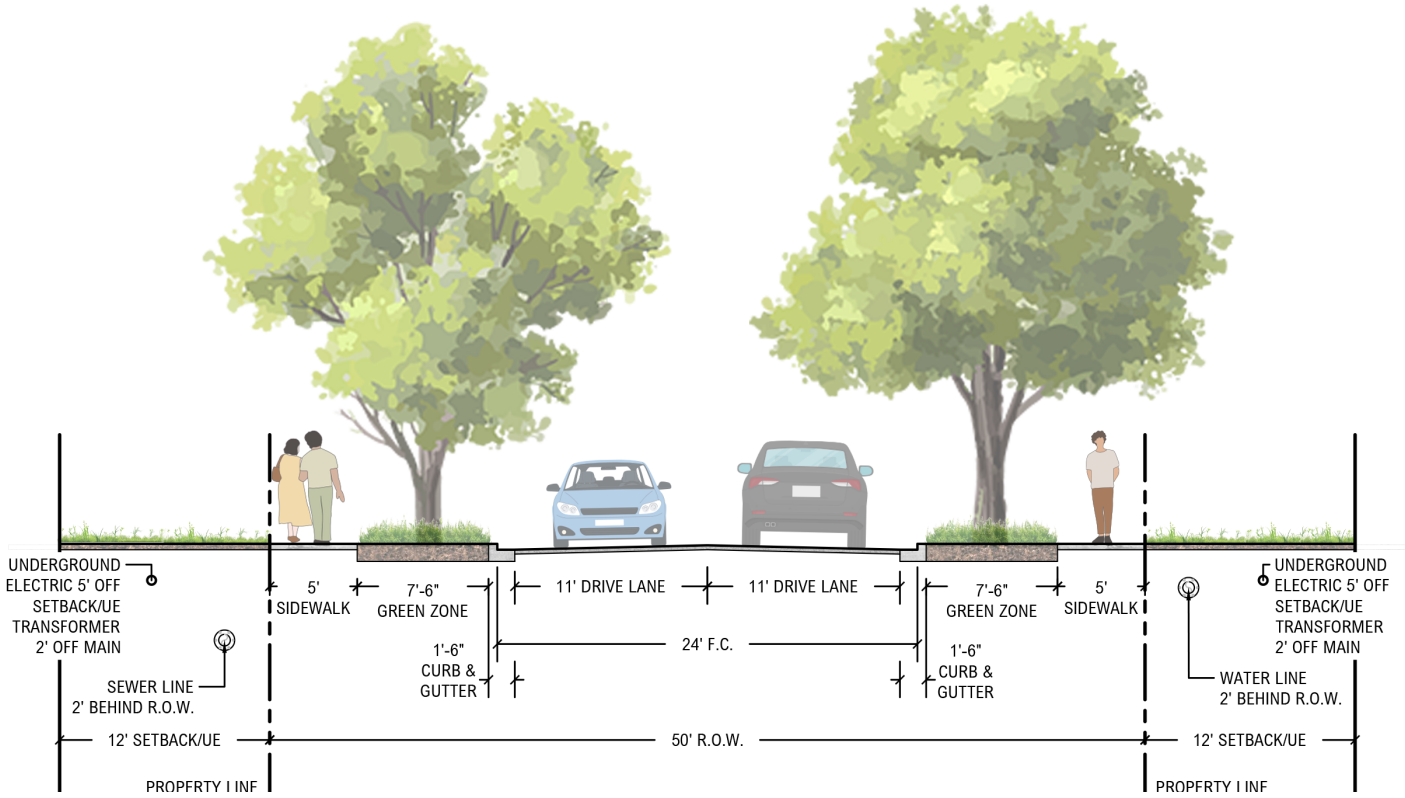


Figure 14: Typical Neighborhood Street without On-Street Parking

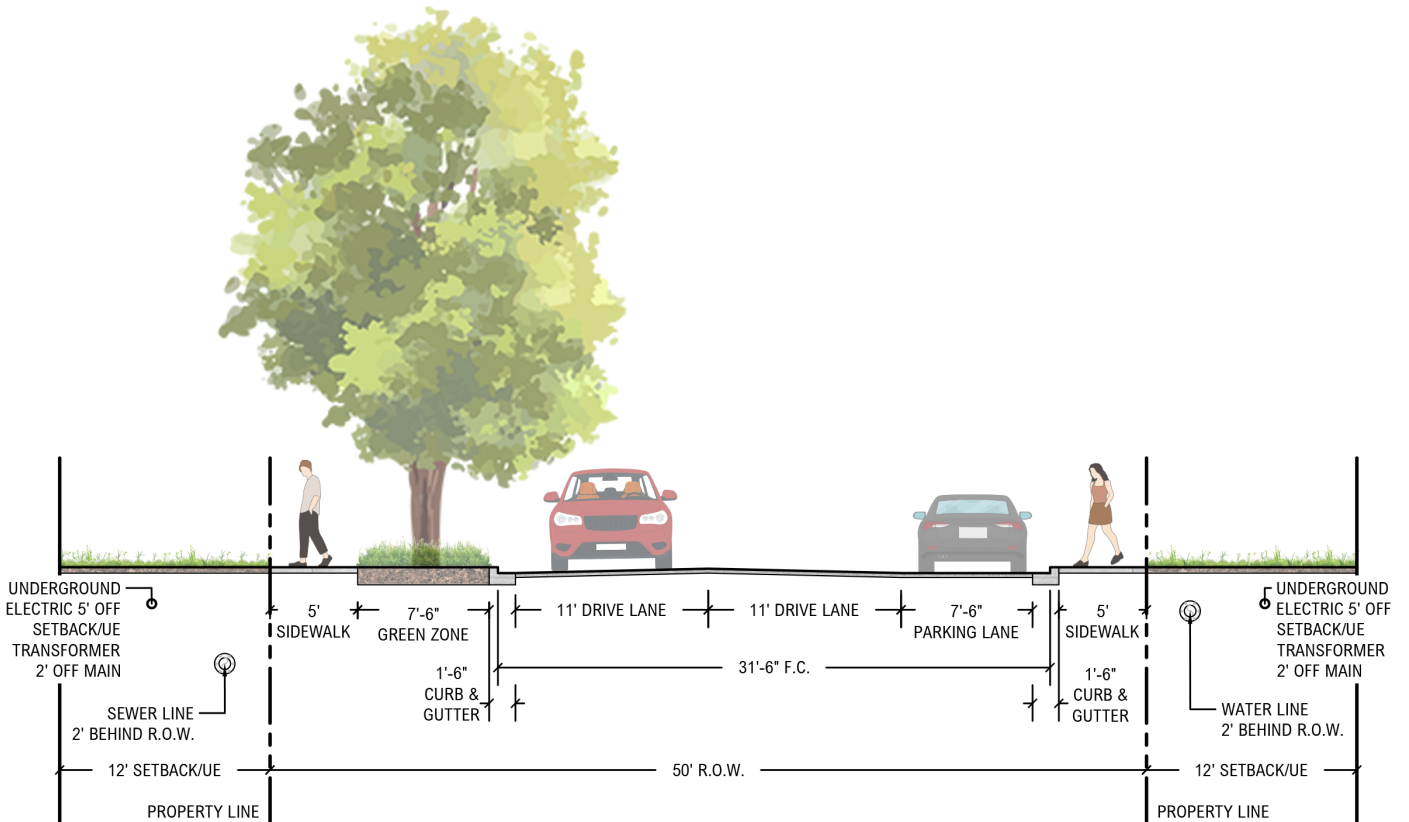


Figure 15: Typical Neighborhood Street with On-Street Parking

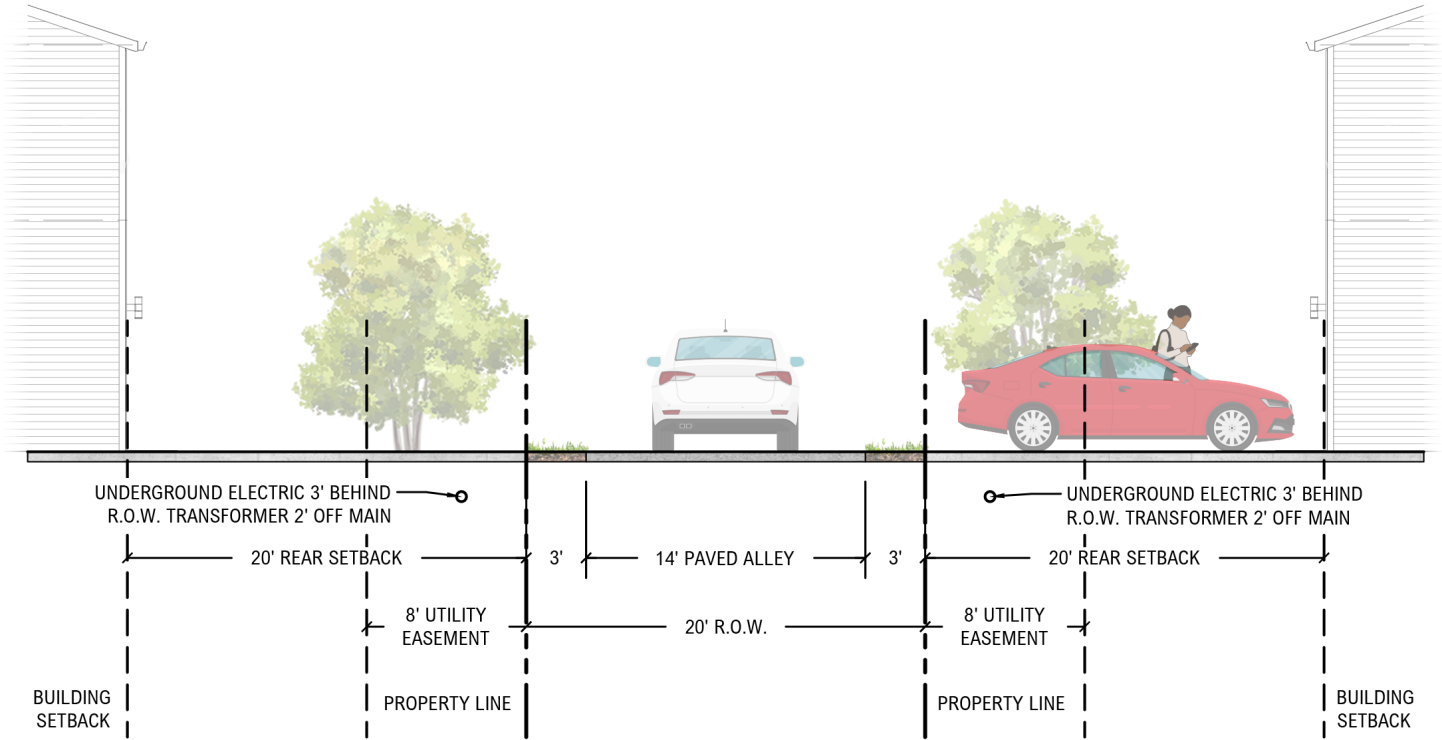


Figure 16: Typical Alley Section

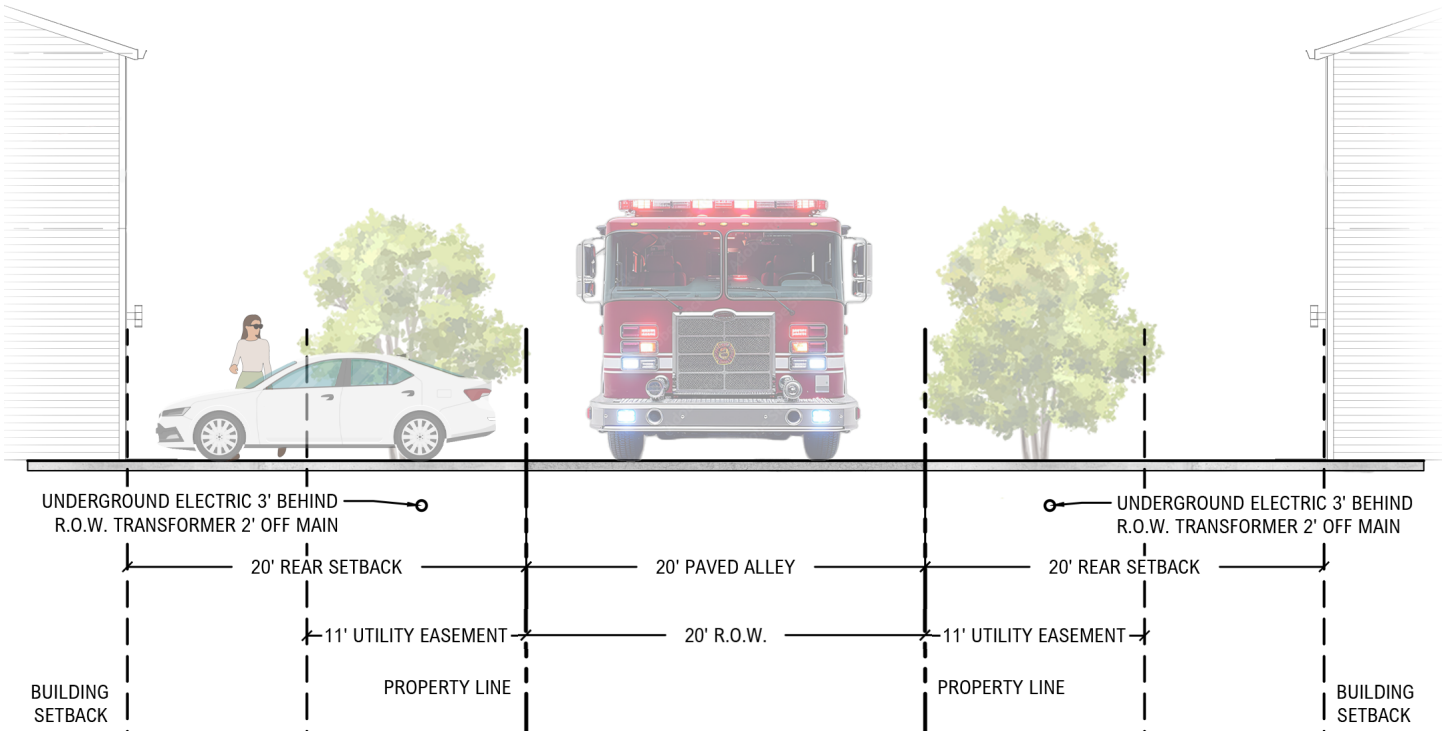


Figure 17: Typical Fire Accessible Alley Section

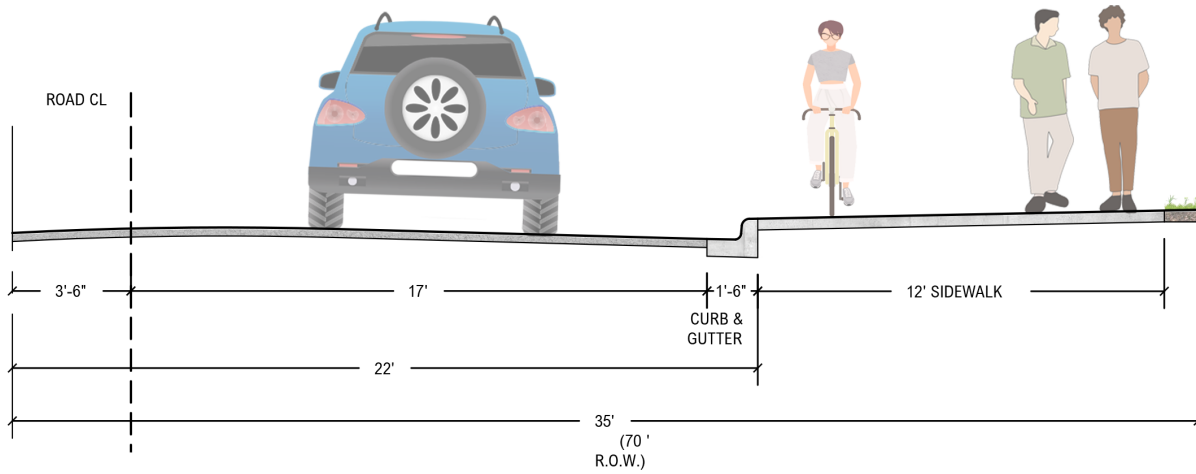


Figure 18: Mill Dam Road Section

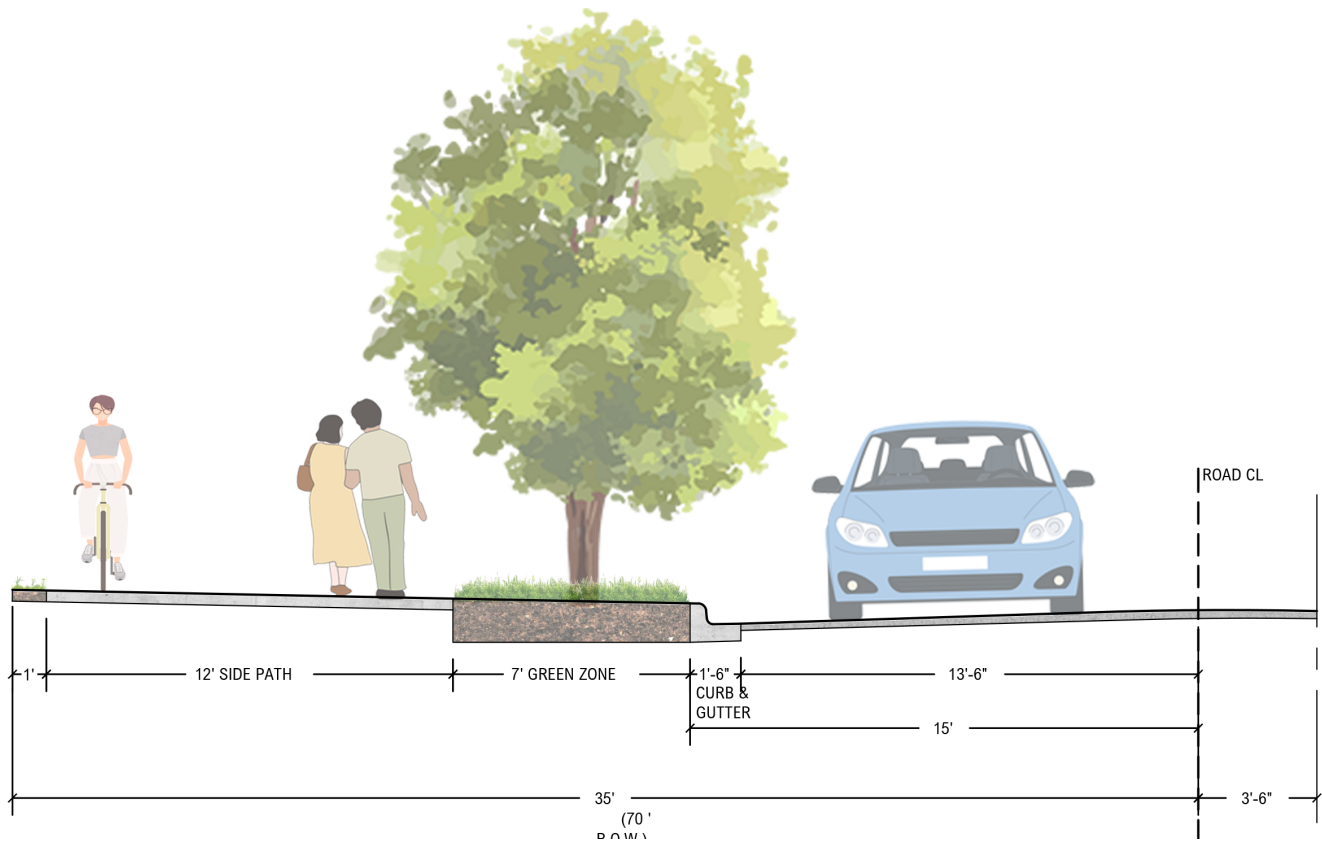


Figure 19: Nomad Road Section

Proposed Zoning Modifications

This PRD shall be governed by the use and development regulations of the City of Bentonville Municipal Code except as follows:

1. Density: R-2 zoning does not have base density regulations. The modified density request of 12.1 units/acre in the PRD is due to other allowable modifications.
2. Building setbacks:

Setbacks per PRD:
Front setback = 12'
Interior side setback = 6'
Exterior side setback = 15'
Rear setback = 20'

Setbacks per R-2 Zoning Code:
Front setback = 20'
Interior side setback = 7'
Exterior side setback = 20'
Rear setback = 25'

3. Height of buildings or structures: R-2 zoning has a maximum allowable height of 36'. This PRD will not modify this zoning standard.
4. Lot size, depth, and width:

Lot & Area Standards per PRD:
Minimum Lot Area = 2,275 sq. ft.
Minimum Lot Width = 37'
Minimum Lot Depth = 65'

Lot & Area Standards per R-2 Zoning Code:
Minimum Lot Area = 5,000 sq. ft.
Minimum Lot Width = 50'

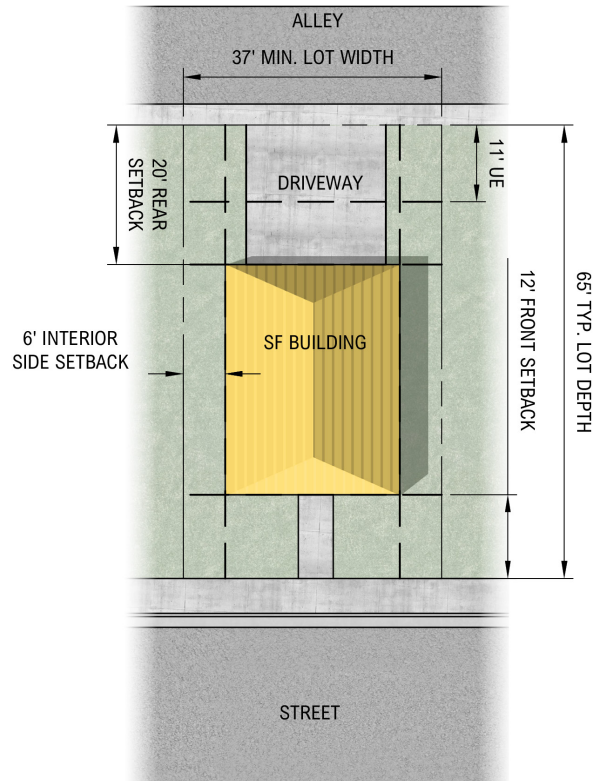


Figure 20: Typical Interior Lot Layout

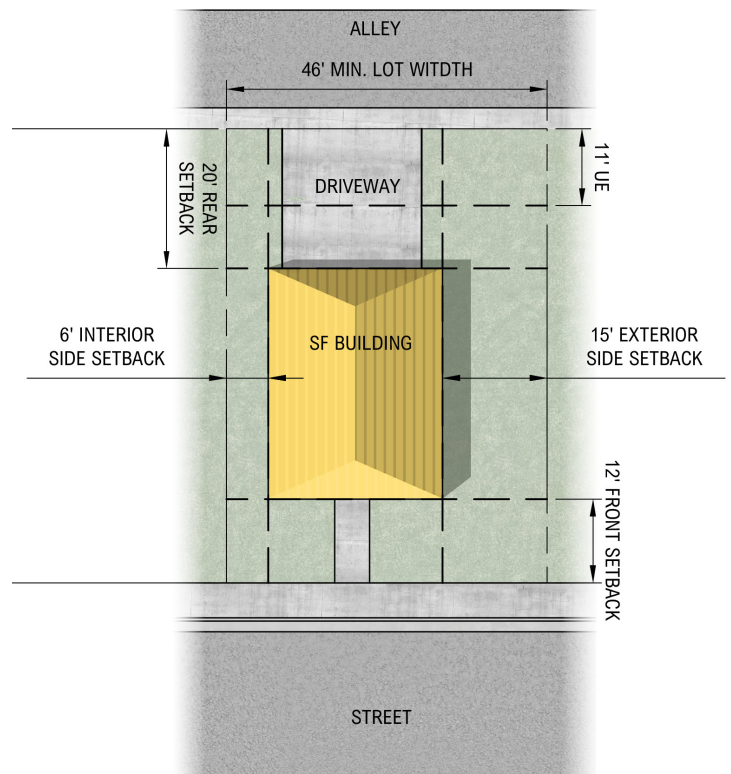


Figure 21: Typical Corner Lot Layout

5. Required off-street parking spaces: Sec. 501.06(f) requires 2 off-street parking spaces per dwelling unit. These will be provided via driveways on each lot. This development standard will not be modified with this PRD.
6. Street widths: Local Streets with Shared Use (per City of Bentonville's TSS) are proposed throughout and will not be modified with this PRD.

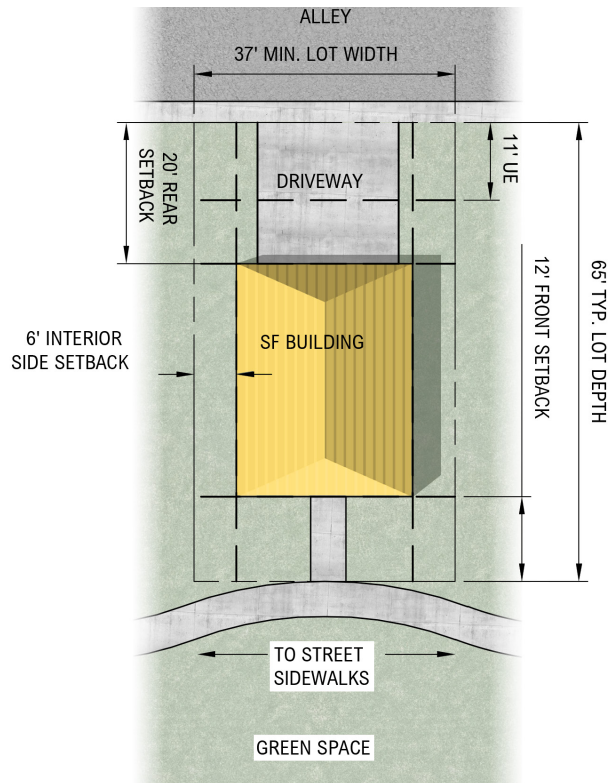


Figure 22: Typical Lot Layout Fronting Green Space

Perimeter Requirements

Screening and landscaping will be provided as required by the City Municipal Code. Most uses surrounding the property, and including the property are low density residential, no screening is planned. Where the project abuts C-1 Commercial Zoning a type A screen will be required. Street trees will be planned in accordance with the typical city street sections. Landscape enhancements will be provided in the common areas and in the stormwater open space. Perimeter landscape strips will be provided along the rear and side lot lines. This will include landscaping and screening if required. The planting palette will be strictly from the City of Bentonville approved tree/plans list.

Information regarding setbacks, building height, lot coverage, and other elements necessary for all perimeter lots that are adjacent to the boundary of the PRD district or adjacent to any boundary or perimeter street right-of-way has been provided with this PRD.

Fencing will be limited to the property perimeter and installed during initial construction. Standard shadow box wood privacy fencing will be provided.

Open Space and Landscaping

As stated above, street trees and all landscaping will be designed in accordance with the City of Bentonville’s Municipal Codes and Ordinances. Street trees will be provided along the proposed local streets per the Typical Street Section.

The neighborhood includes open green spaces interspersed throughout, providing access to quality outdoor space in multiple forms. A series of pocket parks and common greens are used to provide walking paths, a dog park, and a pickleball court to residents. These spaces also act as natural systems enhanced with native plantings, allowing for wildlife migration by being connected, rather than isolated habitats. A trail system around the stormwater ponds and habitat area will provide opportunities for walking, running, and wildlife viewing.

Per PRD requirements, 15% common, usable, open space is required. For this site (~45.96 ac. excluding ROW), 8.18 acres of open space is required. This requirement is being met with this PRD by providing the following open spaces:



Figure 23: Open Space Plan

Phasing

This project will be constructed in three phases. A phase lines and color is shown on the site plan that has been provided. Each phase of this project will likely begin construction within 12 months of previous phase.

The phase indicated with light green will include improvements to Mill Dam Rd., Nomad Rd., and both stormwater ponds. The main entry roads from Mill Dam Rd. will also be built in this phase. The dog park and pickleball area will be constructed in this phase also.

The phase indicated with medium green will include townhomes and connect to Nomad Rd. Various walking paths and pocket parks will also be constructed in this phase. The phase indicated with dark green will consist of single-family homes and community open spaces.

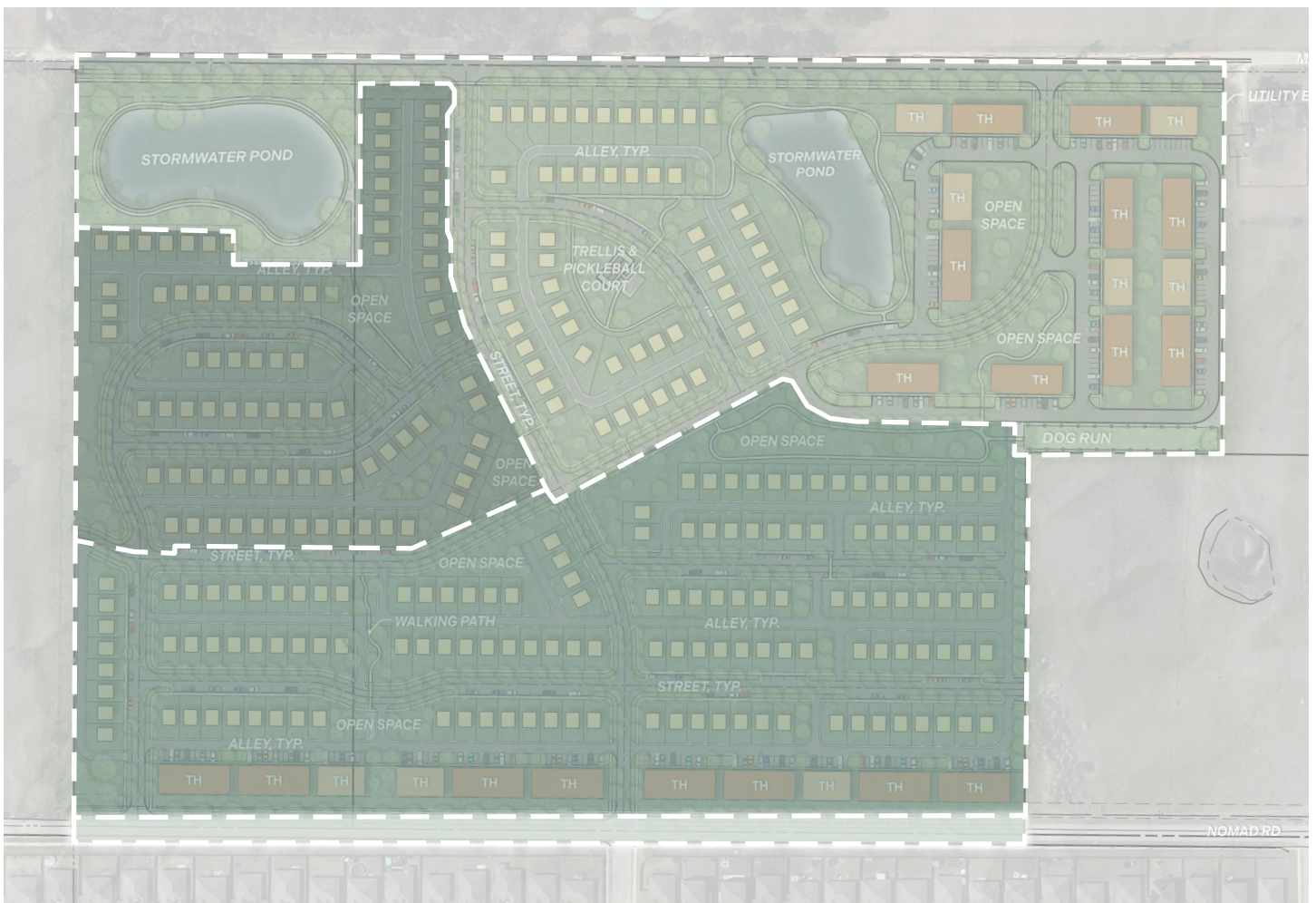


Figure 24: Phasing Diagram

Structural Design Standards

All structural design standards in the City of Bentonville Municipal Code will be met with this PRD.

Prohibited Modifications

This project will abide by and meet all City of Bentonville's zoning and development standards for sign requirements, grading and drainage, access management, outdoor lighting, landscaping and screening, residential light standards, and flood damage protection.

ORDINANCE NO. _____

**A ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION CODE
AND CODIFYING IN CHAPTER 34 ENVIRONMENT OF BENTONVILLE
MUNICIPAL CODE; AND FOR OTHER PURPOSES**

WHEREAS, amendments to the Flood Damage Prevention regulations are needed regarding Base Level Engineer (BLE); and,

WHEREAS, Flood Damage Prevention regulations are better aligned with the Environmental regulations of city code and should be relocated to that section.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Article 1500 Flood Damage is hereby amended as shown in *Exhibit A: Flood Damage Protection*, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully.

Section 2: That Bentonville Municipal Code Appendix B Land Development Code, Article 1500 Flood Damage is hereby removed from Appendix B Land Development Code and codified as Article 34-V Flood Damage Prevention with numbering to begin at Sec 34-100.

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

Section 4 - Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this ordinance are repealed to the extent of such conflict.

Section 5. That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____ day of _____, 2025.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

Exhibit A

Flood Damage Prevention Amendments

Strikethrough text to be deleted, underlined text to be added.

Sec 1500.09 Warning And Disclaimer Of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes. Documented scientific and engineering data form the basis for these requirements. On rare occasions, flooding events greater than those considered for this ordinance will occur. In addition, flood heights may increase over time due to manmade or natural causes. This ordinance does not imply that land outside Special Flood Hazard Areas or the Base Level Engineering 1% Flood Zone will be free from flooding, nor that strict adherence to this ordinance protects uses permitted within Special Flood Hazard Areas or the Base Level Engineering 1% Flood Zone from all flood damages. This ordinance specifically does not create liability on the part of the community, nor any official or employee of the community, for any flood damages that result while strictly following this ordinance, or from any lawful administrative decision made under the provisions of this ordinance.

Sec 1500.15 Definitions

“Base Level Engineering” are flood risk datasets that meet the technical mapping standards outlined in FEMA Policy 204-078-1 Standards for Flood Risk Analysis and Mapping and include estimated floodplain extents (10%, 1% and 0.2% annual chance events), water surface elevation grids (1% and 0.2% annual chance events), flood depth grids (1% and 0.2% annual chance events), and Hazardous Flood Risk Assessment.

“BLE” is the acronym for Base Level Engineering

“Functionally Dependent Use” is a use that requires a location or construction contrary to the requirements of the Code. Shipyards and docks are the most common examples of “functionally ~~dependant~~ dependent uses,” but in Arkansas, water and wastewater treatment facilities are often constructed on normally prohibited sites. Another example of a functionally ~~dependant~~ dependent use might be an addition to a manufacturing facility with precision equipment which must align with existing equipment in a pre-existing, pre-FIRM building. Variances may be granted for functionally dependent uses.

Sec. 1500.17 Duties and Responsibilities of Floodplain Administrator

(e) Interpret boundaries. ~~Interpret the exact location of the boundaries of Special Flood Hazard Areas whenever a mapped boundary appears to be different from actual field conditions. (The sole purpose of this interpretation is to determinate the applicability of the provisions of this Code to the proposed project.)~~ Interpret, where needed, the exact location of the boundaries of Special Flood Hazard Areas floodplain boundaries, and floodway boundaries. The following shall apply to the use and interpretation of FIRMs and Base Level Engineering data:

- (1) Where the development area lies in whole or in part of a Special Flood Hazard Area as shown on the effective map.
- (2) Where the development area lies in whole or in part of the Base Level Engineering 1% Flood Extent.
- (3) The sole purpose of this interpretation is to determinate the applicability of the provisions

of this Code to the proposed project.

(f) Determine base flood elevations: Interpret and determine the base flood elevation when the development area lies in whole or in part of a Special Flood Hazard Area as shown on the effective map, using the current Flood Insurance Study, current Flood Insurance Rate Map, or Base Level Engineering as follows:

(1) Base flood elevations identified via FIRMs and Flood Insurance Studies shall take precedence over base flood elevations delineated by Base Flood Engineering if the FIRMs or Flood Insurance Studies show higher base flood elevations.

(2) Base flood elevations identified via Base Level Engineering shall take precedence over base flood elevations delineated by FIRMs and in Flood Insurance Studies if the Base Level Engineering shows higher base flood elevations.

(3) Base flood elevations identified via Base Level Engineering shall be used in Special Flood Hazard Areas when base flood elevations and/or depths are not provided on FIRMs and/or in Flood Insurance Studies.

~~(e)(g)~~ Review base flood elevation data. Obtain, review and reasonably utilize, whenever the current Flood Insurance Study, current Flood Insurance Rate Map, or Base Level Engineering does not provide base flood elevation data, any base flood elevation data available from any Federal, State or other source. The Floodplain Administrator may obtain such data by requiring the applicant to submit it in conjunction with a Floodplain Development Permit application. (The sole use of this data is the administration of the provisions of this Code.)

~~(f)(h)~~ Provide notifications. Notify adjacent communities prior to any alteration or relocation of a watercourse.

~~(g)(i)~~ Review flood carrying capacity. Ensure that the flood carrying capacity within an altered or relocated portion of a watercourse is not diminished, and that the alteration or relocation does not adversely impact any other lands.

~~(e)~~ Review base flood elevation data. Obtain, review and reasonably utilize, whenever the current Flood Insurance Study or current Flood Insurance Rate Map does not provide base flood elevation data, any base flood elevation data and floodway data available from any Federal, State or other source. The Floodplain Administrator may obtain such data by requiring the applicant to submit it in conjunction with a Floodplain Development Permit application. (The sole use of this data is the administration of the provisions of this Code.)

~~(h)(i)~~ Provide inspections. Inspect floodplain developments as necessary to ensure construction is in accordance with the application data that formed the basis for the decision to issue the Floodplain Development Permit.

~~(i)(k)~~ Issue Certificates of Compliance.

~~(j)(l)~~ Maintain documents. Maintain all records and documents pertaining to this Code for public inspection.

Sec 1500-18 Establishment of Floodplain Development Permit

- (a) *Applicability.* A Floodplain Development Permit is required for all structural development, placement of manufactured structures, clearing, grading, mining, drilling, dredging, placement of fill, excavating, watercourse alteration, drainage improvements, roadway or bridge construction, individual water or sewer installations or any other development in a Special Flood Hazard Area or the Base Level Engineering 1% Flood Zone to ensure conformance with the provisions of this Code.

Sec 1500.22 Special Flood Hazard Areas General Standards

The following standards apply to all developments in Special Flood Hazard Areas and areas identified in the Base Level Engineering 1% Flood Zone, regardless of the type of proposed development or the Risk Zone of the proposed site.