



**Planning Commission
Meeting Agenda
January 6, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84183070505>

Notice: Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

I. Call to Order

II. Approval of Minutes

1. **December 9th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 7 of Highlands West Addition** **Property Line Adjustment**
NW corner of Barron and Lee Harris Rd (Parcel 01-18912-001) ([PLA25-0034](#))

2. **Lot 15, Block 3 of Fairfield Addition** **Property Line Adjustment**
802 and 804 SE G Street ([PLA25-0027](#))

IV. New Business

1. **Lots 14 and 15, Block E of Orchard Addition** **Lot Split**
422 and 424 SE 7th Street ([LS23-0057](#))

2. **Maxwell Sidewalk Waiver** **Waiver**
1802 Southeast Sunrise St ([WAV25-0019](#))
Waiver: Section 1100.15(b)(2) Sidewalk Requirements

3. **Lot 57 of Dickson's Addition** **Property Line Adjustment**
802 SW 2nd Street ([PLA25-0033](#))
Waiver: Section 1100.16 (b) of the development code, dedicating 8' right of way along SW G St

Advertised Public Hearings

1. **Alex and Elise Lake Revocable Trust** **Rezoning***
802 SW 2nd St ([RZ25-0047](#))

Rezoning: R-1, Low Density Single Family Residential, to DN-2, Downtown Medium Density Residential (**Enhanced Review**)

2. **14th St Tunnel Night Work** **Conditional Use Permit***
SE 14th Street ([CU25-0033](#))
3. **Stultz** **Rezoning***
612 Northeast 2nd Street ([RZ25-0050](#))
Rezoning: R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential (**Standard Review**)
4. **HANWA - Gravel Parking Lot** **Conditional Use Permit***
2502 Southwest Regional Airport Boulevard ([CU25-0036](#))
Sec 401.05 Temporary Uses in A-1, Agriculture
5. **Grisham** **Rezoning***
607 SE C St ([RZ25-0049](#))
Rezoning: R-1, Low Density Single Family Residential to DE, Downtown Edge (**Enhanced Review**)

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update** [Draft Code](#) **Informational**
2. **ARDOT Westerly North - South Connector** **Informational**

VIII. Adjournment



**Planning Commission
Meeting Minutes
December 9th, 2025
Bentonville City Hall
Public Hearing: 3:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/1816/media>

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

Staff Present: Tyler Overstreet, Tom Adler, Braedyn McBroom, Nathan Izard, Bonnie Bridges

I. Call to Order

- Chairman Wright calls the meeting to order at 3:00 pm.

II. Approval of Minutes

1. **December 2, 2025 Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Bryant, second by Ibekwe.
 - Minutes are approved 7-0.

III. New Business

1. **Election of Chair, Vice Chair and Secretary** **Vote**
 - Dana Davis is nominated by Chairman Wright for the 2026 Chair, second by Kerr.
 - Dana Davis is elected as the 2026 Chair unanimously on a voice vote.
 - Danny Bennet is nominated by Davis for 2026 Vice Chair, second by Kerr.
 - Danny Bennet is elected as the 2026 Vice Chair unanimously on a voice vote.
 - Elaine Kerr is nominated by Davis as 2026 Secretary, second by Hipp.
 - Elaine Kerr is elected as the 2026 Secretary unanimously on a voice vote.
2. **Adopt the 2026 and 1QTR 2027 Planning Commission Calendar** **Vote**
 - Mr. Adler provides an overview of the calendar.
 - Commissioners discuss dropping off the December 15th, 2026, Planning Commission meeting.
 - A motion is made by Byrant, second by Hipp, to approve the modified calendar.
 - Modified calendar is approved 7-0.
3. **Review of By-laws** **Discussion**

- Mr. Adler provides an overview of the staff recommendations for changes of the by-laws.
- Motion by Davis, seconded by Kerr to approve the amended by-laws.

4. **Selection of the Board of Adjustment Representative for 2026**

Admin

- Davis makes a motion to nominate Wright as the representative for the Board of Adjustments, second by Kerr and approved unanimously.

IV. Other Business

1. **Plan Bentonville**

Informational

- Mr. Overstreet provides an update on the status of the Unified Development Code.

V. Adjournment

- Motion to adjourn by Ibekwe, second by Bryant. Meeting is adjourned.

2026

Submittal dates are every Friday. Rezones must be submitted the Friday, 5 weeks prior to the desired meeting; Variances 4 weeks prior.

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2027

BOA PC Off Admin

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March						
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Consent Agenda Item [PLA25-0034](#)

For the Planning Commission meeting on January 6, 2026

Details

Property Line Adjustment: Lot 7, of Highlands West Addition, Southwest Barron Road Parcel 01-18912-001, R-E, Residential Estate, PLA25-0034

A property line adjustment of Lots 5 and 6 of Highlands West Addition creating new Lot 7 of Highlands West Addition. There are no dedications, variances, or waivers requested with this plat.



PC Item



Creating Lot 7
Highland West
Subdivision

SW BARRON RD

LEE HARRIS RD
SW LEE HARRIS RD

SEARS RD



PLA25-0034
Creating Lot 7 Highland West Subdivision
SW Barron Rd and Sears Rd



NOTES:

- 1. PARCEL #01-18912-001 & #01-18912-002
- 2. CURRENT ZONING: R-E
- 3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
- 4. BOUNDARY BASED ON:
 - I. WARRANTY DEED, FILE #L202558464
 - II. SURVEY PLAT, PLAT BOOK 2003, PAGE 737
 - III. LOT SPLIT PLAT, PLAT FILE #L202003368
 - IV. LOT SPLIT PLAT, PLAT FILE #L202307599
- 5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0245K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
- 6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.
- 7. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
- 8. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- 9. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 13. CITY OF BENTONVILLE ATLAS PAGE 563.
- 14. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- 15. NO BEUD ELECTRICAL EQUIPMENT MAY BE LOCATED BEHIND A FENCE.
- 16. NEWLY CREATED LOT DOES NOT HAVE ACCESS TO PUBLIC WATER & SEWER UTILITIES.

ZONING & SETBACKS:
ZONED: R-E, RESIDENTIAL ESTATE

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

OWNER / DEVELOPER:
PORTA, COREY & JENNIFER
3100 WEST GENEVA STREET, ROGERS, AR 72758
PHONE: 901-490-1699

PREVIOUS PARCEL #01-18912-001:
LOT 5, HIGHLANDS WEST ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202307599, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 5, AND RUNNING THENCE S87°14'45"E 378.09 FEET; THENCE S01°15'32"W 264.90 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHWEST BARRON ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N75°50'57"W 172.92 FEET; N76°45'38"W 88.64 FEET; N81°02'55"W 61.33 FEET; N85°37'45"W 67.35 FEET; THENCE LEAVING SAID RIGHT OF WAY N02°44'35"E 205.99 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.00 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

PREVIOUS PARCEL #01-18912-002:
LOT 6, HIGHLANDS WEST ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202307599, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 6, AND RUNNING THENCE S87°14'45"E 301.86 FEET TO THE WESTERN RIGHT OF WAY OF SOUTHWEST LEE HARRIS ROAD, AND RUNNING ALONG SAID RIGHT OF WAY S02°38'15"W 333.07 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHWEST BARRON ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: N73°56'18"W 255.33 FEET; N75°52'16"W 48.10 FEET; N75°50'57"W 172.92 FEET; N76°45'38"W 88.64 FEET; N81°02'55"W 61.33 FEET; N85°37'45"W 67.35 FEET; THENCE LEAVING SAID RIGHT OF WAY N02°44'35"E 205.99 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.04 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

COMBINED PARCELS #01-18912-001 & #01-18912-002:
LOTS 5 & 6, HIGHLANDS WEST ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202307599, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 5, AND RUNNING THENCE S87°14'45"E 679.95 FEET TO THE WESTERN RIGHT OF WAY OF SOUTHWEST LEE HARRIS ROAD, AND RUNNING ALONG SAID RIGHT OF WAY S02°38'15"W 333.07 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHWEST BARRON ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: N73°56'18"W 255.33 FEET; N75°52'16"W 48.10 FEET; N75°50'57"W 172.92 FEET; N76°45'38"W 88.64 FEET; N81°02'55"W 61.33 FEET; N85°37'45"W 67.35 FEET; THENCE LEAVING SAID RIGHT OF WAY N02°44'35"E 205.99 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.05 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

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

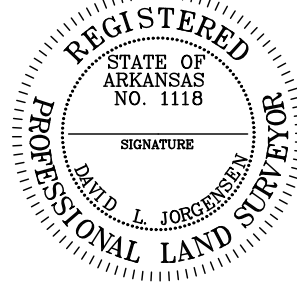
DATE OF EXECUTION: _____

SIGNED: _____

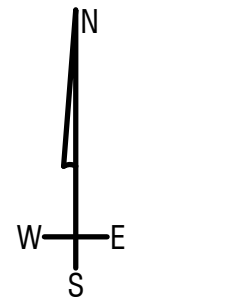
REGISTERED LAND SURVEYOR

NO. 1118

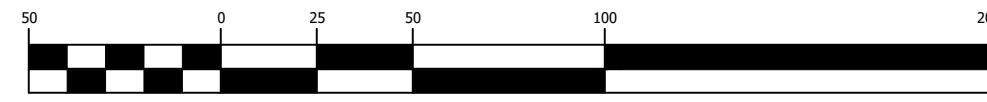
STATE OF ARKANSAS



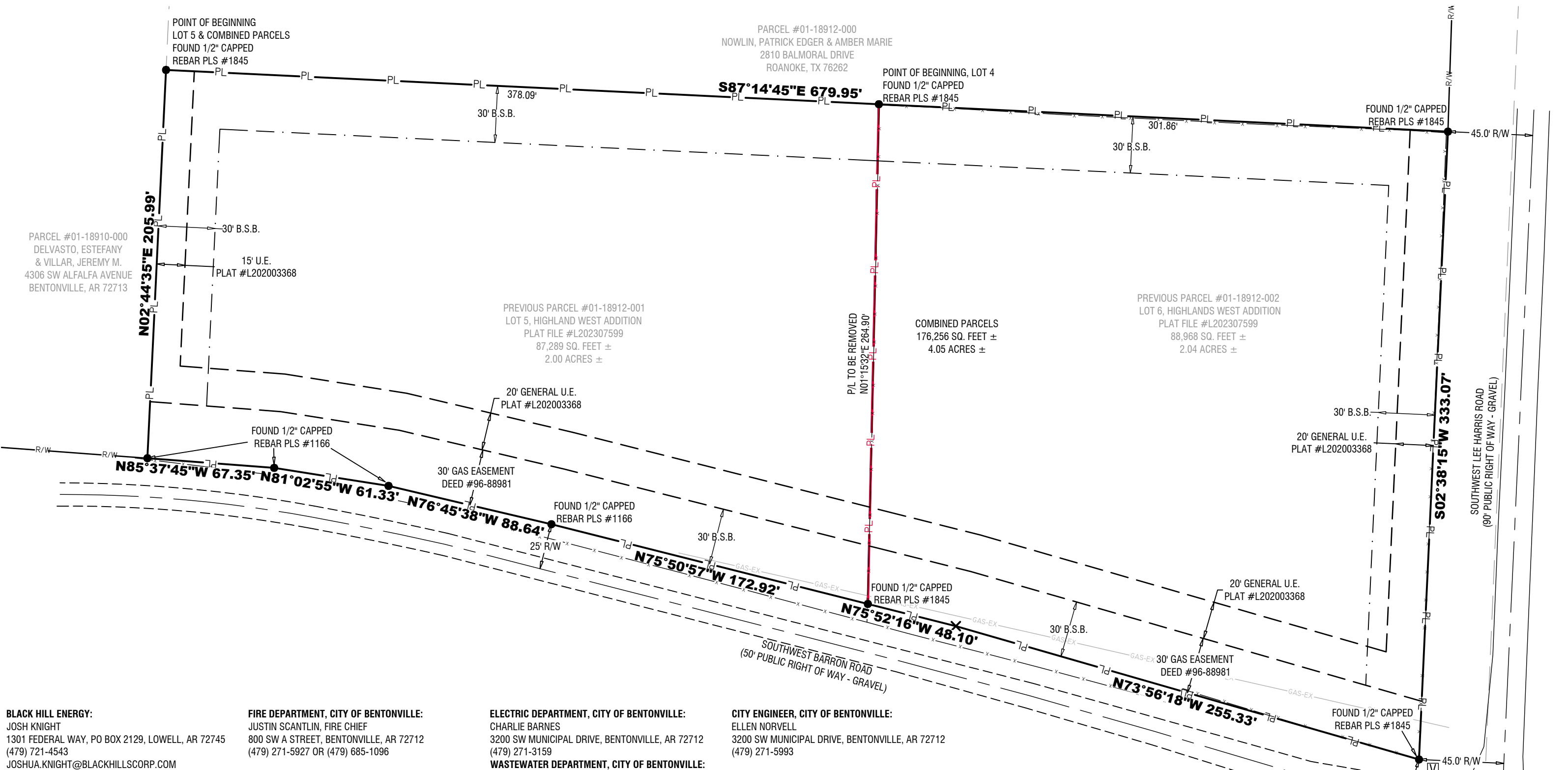
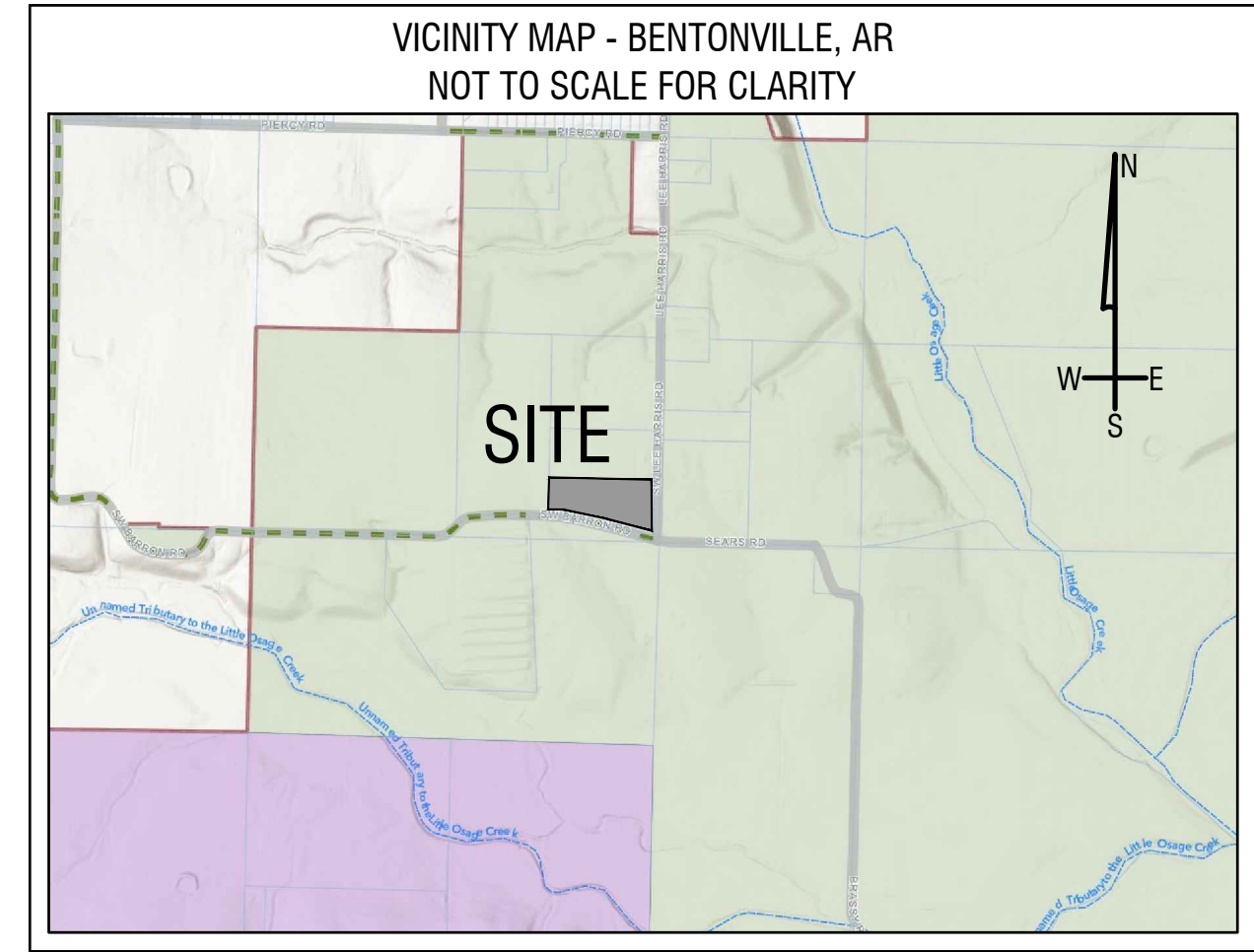
PROPERTY LINE ADJUSTMENT LOTS 5 & 6 CREATING NEW LOT 7 OF HIGHLANDS WEST ADDITION



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



BLACK HILL ENERGY:
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745
(479) 721-4543
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T:
BRENT BALDWIN
1133 E. HAROLD ST., FAYETTEVILLE, AR 72701
(479) 200-9022 OR (479) 571-6609
B86585@ATT.COM

COX COMMUNICATIONS:
TIMOTHY GOSS
4901 S. 48TH STREET, SPRINGDALE, AR 72762
(479) 651-5583
TIMOTHY.GOSS@COX.COM

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

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

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

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

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

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

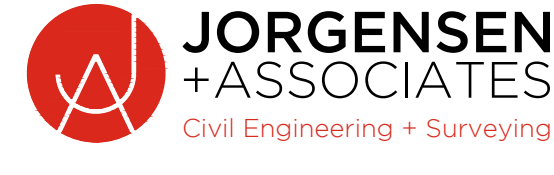
CITY ENGINEER, CITY OF BENTONVILLE:
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712
(479) 271-5993

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

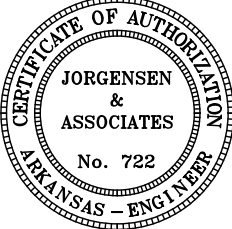
BUILDING AND FIRE SAFETY, CITY OF BENTONVILLE:
BRAD ARNOLD, 305 SW A STREET, BENTONVILLE, AR 72712
(479) 271-3108

LEGEND

●	FOUND MONUMENT AS NOTED	— PL —	PROPERTY LINE	— R/W —	RIGHT OF WAY	---	EDGE OF GRAVEL
○	SET IRON PIN WITH CAP	---	PROPERTY LINE TO BE REMOVED	---	BUILDING SETBACK	---	EXISTING GAS LINE
×	CALCULATED POINT	---	ADJOINING PROPERTY LINE	---	EASEMENT LINE	---	
∇	UTILITY VAULT	---	CENTERLINE OF ROAD	---	FENCE LINE	---	



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



PROJECT TITLE: PORTA LOT COMBINATION
LOCATION: BENTONVILLE, AR
SHEET TITLE: LOT COMBINATION
DRAWN BY: JH
SHEET SCALE: 1" = 50'
DATE: 11/11/2025
PROJECT FILE: Z:\LOTS\2025-108 PORTA



Consent Agenda Item [PLA25-0027](#)

For the Planning Commission meeting on January 6, 2026

Details

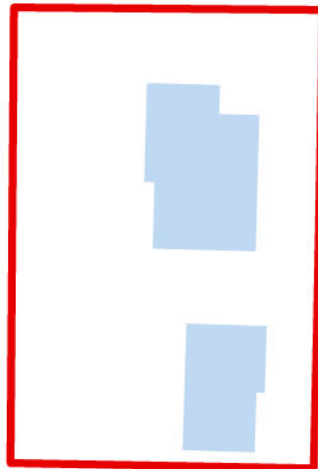
Property Line Adjustment: Lots 11 & 12 of Fairfield Addition Block 3, Creating Lot 15 of Fairfield Addition Block 3. 802 SE G Street, DE, Downtown Edge, PLA25-0027.

A Property Line Adjustment of Lots 11 & 12 of Fairfield Addition Block 3, Creating Lot 15 of Fairfield Addition Block 3. The plat is dedicating a 10 foot utility easement along the north property line. There is an existing building on each lot that will be demoed for the LSD. There are no variances or waivers requested with this plat.



PC Items

SE 8TH ST



DURHAM LN

DURHAM PL

SE G ST



PLA25-0027
Creating Lot 15 Block 3 Fairfield Addt
802 SE G St



Property Line Adjustment of Lots 11 & 12, Block 3, Fairfield Addition, Creating Lot 15 of Block 3, Fairfield Addition Brightbox @ Market LLC

804 SE G ST & 802 SE G ST
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
- 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; 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 11 & 12 of Fairfield Addition as recorded in Instruments L202264395 & L202531128 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.
- This survey is based on a title commitment/search provided by Old Republic National Title Insurance Company, File #: 25-2726, countersigned by City Title & Closing LLC, Commitment Date: April 04, 2025, Effective Date: April 04, 2025.
- 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 Plats.
- 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 5th, 2012
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://bentonvilleplanning.com> or call the Planning Department at 479-271-3122.
- 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 results 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 Property Line Adjustment 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 may not be fences or any other structures built in any drainage easements.
- There are no waivers, variances, and conditional uses at the time of preparing this plat or plan.



VICINITY MAP

NOT TO SCALE
Latitude: 31°21'49"N
Longitude: 94°12'04"W

Owner / Owners
Parcel Number # 01-02569-000 BRIGHTBOX LLC 1703 NW Angel Falls Rd Bentonville, Arkansas, 72712
Owner / Owners
Parcel Number # 01-02567-000 WHITEBOX @ MARKET LLC 3 Williamsburg Ln Bedford, New Hampshire, 03110

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



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: _____

Print Name: _____

Source of Title: Inst. No. L202264395

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

Notary Public _____ My Commission Expires _____

Date of Execution: _____ Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: Inst. No. L202531128

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: _____

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

City of Bentonville Project # **PLA25-0027**

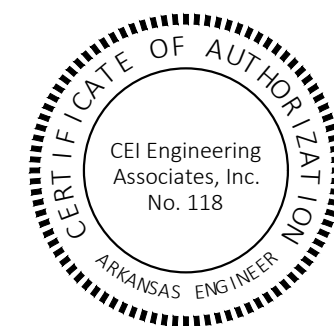
State Survey Code: 500-20N-30W-0-32-340-04-1618



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
Brightbox @ Market LLC
804 SE G ST & 802 SE G ST
Bentonville, Benton County, Arkansas



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

PROFESSIONAL OF RECORD	DGR
DESIGNER	BLF
FIELD WORK	KDM
CEI PROJECT NUMBER	32843
DATE	12/19/2025
REVISION	REV-0

COVER

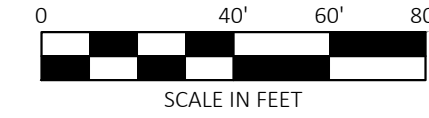
SHEET TITLE

SHEET NUMBER

1 OF 2

DRAWING LOCATION: S:\320001\32843\DRAWINGS\SURVEY\WORKING\32843.LC.DWG -- SAVED BY: BFELEMAN

DRAWING LOCATION - S:\32000\32843\DRAWINGS\SURVEY\WORKING\32843.LC.DWG -- SAVED BY - BFELEMAN



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Flow Line
- Lot Line to be Removed per this plat
- OHE Overhead Electric Line
- GAS Gas Line
- W Water Line
- Chainlink Fence Line
- Wood Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Guy Wire / Anchor
- Utility Pole
- Electric Riser
- Telephone Riser
- Cable TV Riser
- Traffic Signal Vault
- Air Conditioner Unit
- Water Valve
- Traffic Sign (Type of Sign)
- Traffic Light (Walking)
- Traffic Light (3 Lamps)
- Mail Box

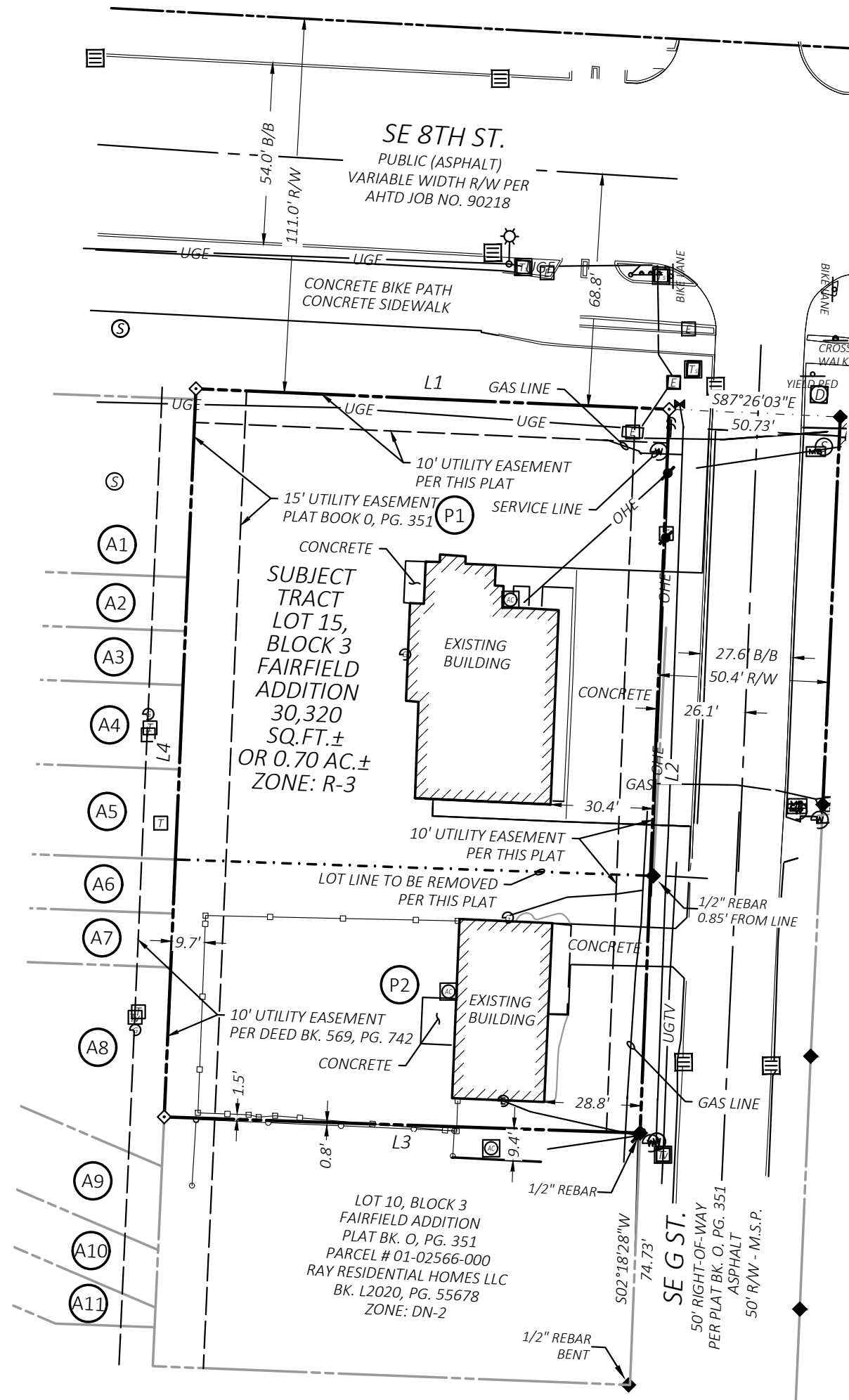
PARENT TRACTS

<p>P1</p> <p>PARENT TRACT LOT 12, BLOCK 3 FAIRFIELD ADDITION PLAT BK. O, PG. 351 PARCEL # 01-02569-000 BRIGHTBOX LLC INSTR. # L202264395 ZONE: D-E</p>	<p>P2</p> <p>PARENT TRACT LOT 11, BLOCK 3 FAIRFIELD ADDITION PLAT BK. O, PG. 351 PARCEL # 01-02567-000 WHITEBOX @ MARKET LLC INSTR. # L202531128 ZONE: D-E</p>
---	---

Property Line Table

Line #	Direction	Length
L1	S87°30'51"E	140.42'
L2	S02°18'30"W	214.71'
L3	N88°03'27"W	141.13'
L4	N02°29'47"E	216.04'

ADJOINER PROPERTY TRACTS	
<p>A1</p> <p>LOT 10 DURHAM PLACE SUBDIVISION PARCEL # 01-04877-000 LYKINS LEASING LLC DEED BK. 2014, PG. 41723 ZONE: R-3</p>	<p>A6</p> <p>LOT 15 DURHAM PLACE SUBDIVISION PARCEL # 01-04882-000 CHOW, CECILIA Z & CHOW, GEORGE QI DEED BK. 2014, PG. 21072 ZONE: R-3</p>
<p>A2</p> <p>LOT 11 DURHAM PLACE SUBDIVISION PARCEL # 01-04878-000 LYKINS LEASING LLC DEED BK. 2014, PG. 41723 ZONE: R-3</p>	<p>A7</p> <p>LOT 16 DURHAM PLACE SUBDIVISION PARCEL # 01-04883-000 SERRANO, ERWIN R DEED BK. 2016, PG. 49057 ZONE: R-3</p>
<p>A3</p> <p>LOT 12 DURHAM PLACE SUBDIVISION PARCEL # 01-04879-000 LYKINS LEASING LLC DEED BK. 2014, PG. 41723 ZONE: R-3</p>	<p>A8</p> <p>LOT 17 DURHAM PLACE SUBDIVISION PARCEL # 01-04884-000 NIGHTENGALE, JON & DEBBIE DEED BK. 2008, PG. 3138 ZONE: R-3</p>
<p>A4</p> <p>LOT 13 DURHAM PLACE SUBDIVISION PARCEL # 01-04880-000 LYKINS LEASING LLC DEED BK. 2014, PG. 41723 ZONE: R-3</p>	<p>A9</p> <p>LOT 18 DURHAM PLACE SUBDIVISION PARCEL # 01-04885-000 QUINONES, DIEGO IVAN & QUINONES, BRIANDA THALIA INSTR. # L202055360 ZONE: R-3</p>
<p>A5</p> <p>LOT 14 DURHAM PLACE SUBDIVISION PARCEL # 01-04881-000 DUCHAM, JASON DEED BK. 2014, PG. 4741 ZONE: R-3</p>	<p>A10</p> <p>LOT 19 DURHAM PLACE SUBDIVISION PARCEL # 01-04886-000 WAKEFIELD TRUST, MICHAEL & LISA INSTR. # L201952584 ZONE: R-3</p>
<p>A11</p> <p>LOT 20 DURHAM PLACE SUBDIVISION PARCEL # 01-04887-000 WAKEFIELD TRUST, MICHAEL & LISA INSTR. # L201952584 ZONE: R-3</p>	



DESCRIPTIONS PER DEEDS L202264395, L202531128:

Lot 12, Block 3, Fairfield Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record O at page 351.

Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

Lot 11, Block 3, Fairfield Addition to the City of Bentonville, Benton County, Arkansas, as shown in/as Plat Record O, at Page 351 in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.



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
Brightbox @ Market LLC
804 SE G ST & 802 SE G ST
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	BLF
FIELD WORK	KDM
CEI PROJECT NUMBER	32843
DATE	12/19/2025
REVISION	REV-0

LOT COMBO

SHEET TITLE

SHEET NUMBER

City of Bentonville Project # PLA25-0027

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

2 OF 2



Consent Agenda Item [LS23-0057](#)

For the Planning Commission meeting on January 6, 2026

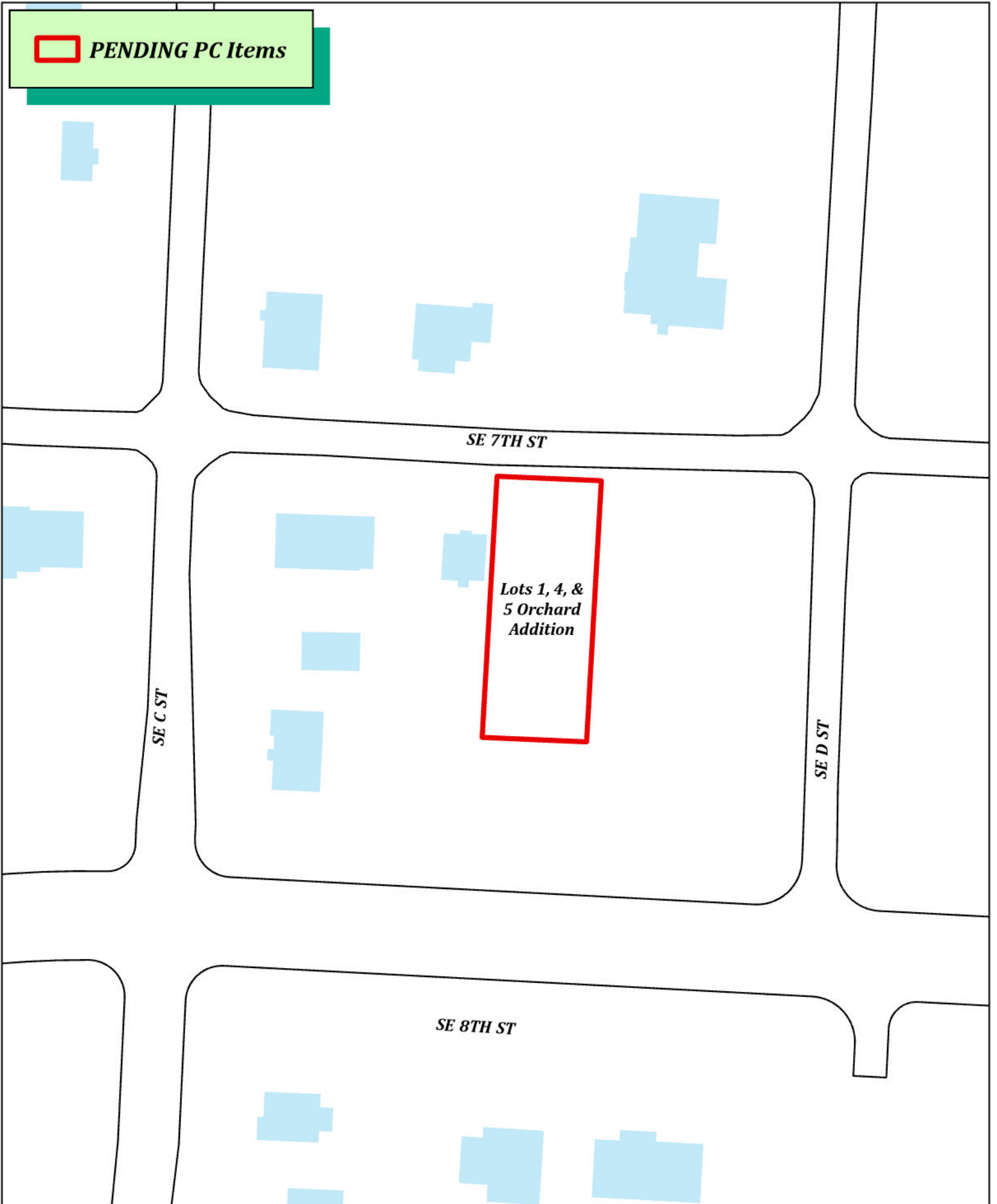
Details

Lot Split: Lots 14 and 15, Block E of Orchard Addition, 422 and 424 Southeast 7th Street, DE, Downtown Edge, LS23-0057

A lot split of the west 60 feet of existing lots 1, 4 and 5, Block E of Orchard Addition, creating new lots 14 and 15, Block E of Orchard Addition. The plat dedicates .01 acres of right-of way along the north property lines adjacent to SE 7th Street and a 12 foot access easement along the west property line. No variances or waivers are requested with this plat.



PENDING PC Items



**Lots 1, 4, &
5 Orchard
Addition**

SE 7TH ST

SE 8TH ST

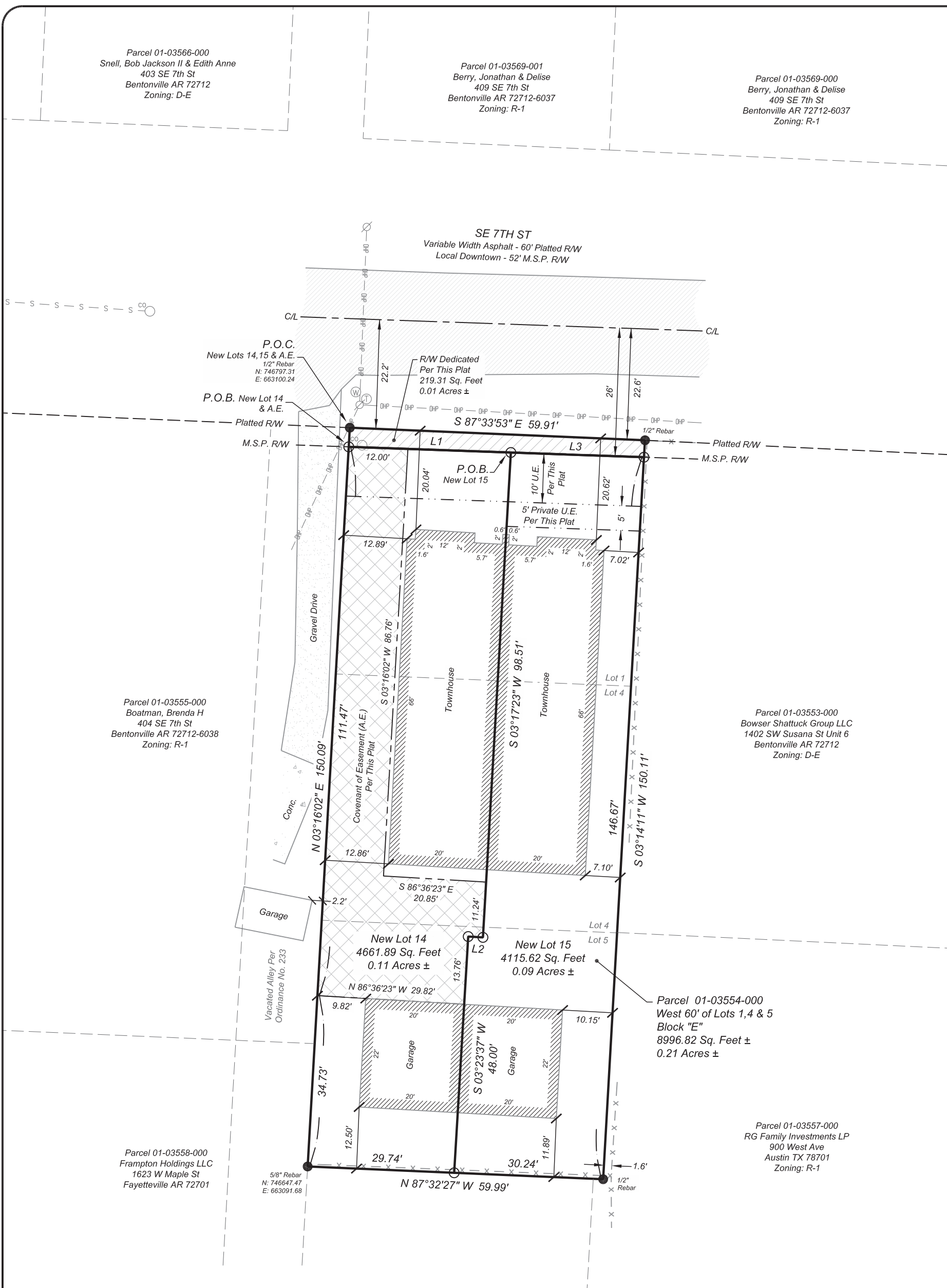
SE C ST

SE D ST



**LS23-0057
Lots 1, 4, & 5 Orchard Addition
Lot Split**





Miscellaneous Notes

COMPLETED FIELD WORK:
MARCH 1, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED AS INSTRUMENT NO. L202256934.
2. SUBDIVISION PLAT FILED IN PLAT BOOK A AT PAGE 89.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT INSURANCE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNERS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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: _____
PRINT NAME: _____
ADDRESS: _____
SOURCE OF TITLE: D.R. _____
PAGE _____

CERTIFICATE OF SURVEYING ACCURACY.
I, WESLEY LUKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____
SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN
SIGNED: _____
MAYOR CITY OF BENTONVILLE
SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

Survey Description

PARENT TRACT
60 FEET SQUARELY OFF THE WEST END LOTS 1, 4 AND 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "E", AND RUNNING THENCE S87°33'53"E 59.91' TO AN EXISTING 1/2" REBAR, THENCE S03°14'11"W 150.11' TO AN EXISTING 1/2" REBAR, THENCE N87°32'27"W 59.99' TO AN EXISTING 5/8" REBAR, THENCE N03°16'02"E 150.09' TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 14
A PART OF THE 60 FEET SQUARELY OFF THE WEST END LOTS 1, 4 AND 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S03°16'02"W 3.89' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE S87°59'28"E 32.89' TO A SET 1/2" REBAR, THENCE S03°17'23"W 98.51' TO SET 1/2" REBAR, THENCE N86°36'23"W 3.00' TO A SET 1/2" REBAR, THENCE S03°23'37"W 48.00' TO A SET 1/2" REBAR, THENCE N87°32'27"W 29.74' TO AN EXISTING 5/8" REBAR, THENCE N03°16'02"E 146.20' TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 15
A PART OF THE 60 FEET SQUARELY OFF THE WEST END LOTS 1, 4 AND 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S03°16'02"W 3.89', THENCE S87°59'28"E 32.89' TO A SET 1/2" REBAR, THENCE S03°14'11"W 146.67' TO AN EXISTING 1/2" REBAR, THENCE N87°32'27"W 30.24' TO A SET 1/2" REBAR, THENCE N03°23'37"E 48.00' TO A SET 1/2" REBAR, THENCE S86°36'23"E 3.00' TO A SET 1/2" REBAR, THENCE N03°17'23"E 98.51' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

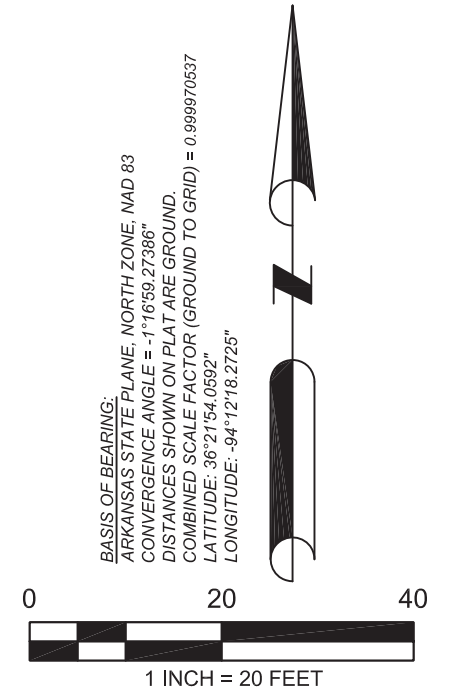
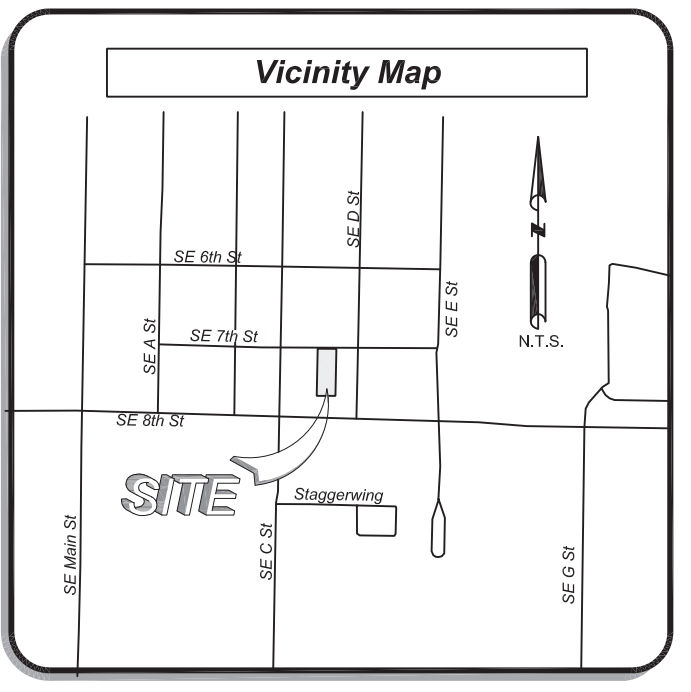
COVENANT OF EASEMENT (A.E.)
AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PART OF THE 60 FEET SQUARELY OFF THE WEST END LOTS 1, 4 AND 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S03°16'02"W 3.89', THENCE S87°59'28"E 32.89' TO A SET 1/2" REBAR, THENCE S03°14'11"W 146.67' TO AN EXISTING 1/2" REBAR, THENCE N87°32'27"W 30.24' TO A SET 1/2" REBAR, THENCE N03°23'37"E 48.00' TO A SET 1/2" REBAR, THENCE S86°36'23"E 3.00' TO A SET 1/2" REBAR, THENCE N03°17'23"E 98.51' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

RIGHT-OF-WAY DEDICATION
A PART OF THE 60 FEET SQUARELY OFF THE WEST END LOTS 1, 4 AND 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 1/2" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S03°16'02"W 3.89' TO THE POINT OF BEGINNING, THENCE S87°59'28"E 12.00', THENCE S03°16'02"W 86.76', THENCE S86°36'23"E 20.85', THENCE S03°17'23"W 11.24', THENCE N86°36'23"W 3.00', THENCE S03°23'37"W 13.76', THENCE N86°36'23"W 29.82', THENCE N03°16'02"E 114.47' TO THE POINT OF BEGINNING.

LOT SPLIT

West 60' of Existing Lot's 1, 4 & 5, Block "E"

Creating New Lot's 14 & 15, Block "E" of Orchard Addition



Owner/Developer

HUNTER WRIGHT
DEVELOPMENT GROUP LLC
PO BOX 1994
BENTONVILLE AR 72712
nrwright@rbgroup-us.com

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



Zoning & Setbacks

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

LINE	BEARING	DISTANCE
L1	S 87°59'28"E	32.89'
L2	N 86°36'23"W	3.00'
L3	S 87°59'28"E	27.02'

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - UTILITY EASEMENT (U.E.)
- - - ACCESS EASEMENT (A.E.)
- - - CENTERLINE OF ROAD (C/L)
- - - RIGHT-OF-WAY (R/W)
- x - x - FENCE
- DP - DP - OVERHEAD POWER LINE
- S - S - SEWER LINE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- POWER POLE
- GAS METER
- WATER METER
- TELEPHONE VAULT
- CLEAN OUT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.S.P. MASTER STREET PLAN
- N.T.S. NOT TO SCALE

DATE	REVISION
12/11/25	PER PLANNING COMMENTS
12/30/25	PER PLANNING COMMENTS



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE XX DAY OF XXXXXXXX, 2024.



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

FORM: **BLEW & ASSOCIATES, PA**
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: M.B. 3-19-2024	REVIEWED BY: W.L.	SURVEYED BY: R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 22-9103.01	
LOCATION: SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST		
FOR THE USE AND BENEFIT OF: RB GROUP, INC		

LS23-0057



Maxwell Sidewalk Waiver
1802 Southeast Sunrise St
PC Date: 1/6/2026

Staff Report Details

Project Number	WAV25-0019
Applicant / Current Owner	Addam Maxwell
Site Area	+/- 1.14 Acres
Current Zoning	R-O, Residential Office
Requested Zoning	N/A
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential
Related projects	

Property Description

The subject property is located at 1802 SE Sunrise St, which is a local street per the Master street plan, and the applicant is requesting a waiver from section 1100.15(b)(1) of the development code requiring property owners to install sidewalks for new residential construction.

Project Details

The property owner requests a waiver for constructing the required 5ft sidewalk per the Master Street Plan for the following reasons:

- 1. Consistency with Existing Conditions** — There are currently no sidewalks installed at adjacent properties on SE Sunrise Street or within this residential neighborhood. Omitting the sidewalk at this location would maintain the consistent right-of-way condition along this portion of the street.
- 2. Street Character and Traffic** — SE Sunrise Street is not a through street and experiences minimal local traffic.
- 3. No Adverse Effect on Future Subdivision** — Granting this waiver will not prevent or adversely impact the orderly subdivision or development of other land in the area in accordance with applicable regulations.

Project Details

4. Alignment with Bentonville Municipal Code Waiver Requests — This request is consistent with Bentonville Municipal Code Section 1100.15 Sidewalk Requirements (e)(3)(e), which provides consideration for the existence (or lack) of a sidewalk network in the area.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The original subdivision was built without sidewalk. The current owner is building a 600 sq ft house and Section 1100.15(b)(1) of the development code requires new residential constructions to install sidewalk in accordance with the Master Street Plan requirements. The Master Street plan calls out SE Sunrise Street as a Local Street which requires a 5' sidewalk.

Waiver Review Criteria pursuant to Section 1100.15(e)(3)

- **Current or proposed zoning:** The existing zone is R-O, there is no proposed zone change.
- **Proposed land use:** The existing land use is Walkable Neighborhood, there is no proposed land use change.
- **Location of property in an urban or suburban setting.** The location is in a suburban setting.
- **Pedestrian traffic generators such as parks and schools in the area.** The pedestrian generators in the area are single-family detached residential residences. The property is within 1/3 of a mile of the Razorback Greenway Trail, however this particular property is at a dead end with no through vehicular or pedestrian traffic.
- **The existence of a sidewalk network in the area.** There are currently no sidewalks in the area.
- **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.** The land is relatively flat and would not be adversely affected by the construction of a sidewalk.
- **The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.** The subdivision was designed such that there is no through traffic, meaning there is less citywide demand for the sidewalk as there would be on a downtown city block. SE Sunrise Street dead ends at The Links at Bentonville and there is no pedestrian access.
- **The overall need for a sidewalk to be constructed on the lot.** Given the location of the lot, and the character of the neighborhood, the need of a sidewalk at this location is relatively low.

Conclusion

Conclusion

Planning recommends approval of the waiver only if an in-lieu fee can be arranged for the installation of sidewalk in a meaningful location for the community. Engineering staff recommends disapproval of the waiver.

Additional Details



PC Item

SE TAYLOR ST

BEVERLY CT

SE SUNRISE ST

SE 18TH ST

SE S ST

Maxwell



WAV25-0019
Sidewalk Waiver
1802 SE SUNRISE ST



Sidewalk Waiver

Planning Director
City Planning Department
Bentonville, AR

Dear Planning Director,

I am writing to formally request a sidewalk waiver for the property located at 1802 SE Sunrise St, which I own and am currently developing into a small home. As you may be aware, the neighborhood in which this property is situated currently lacks sidewalks.

Given the absence of existing sidewalks, I believe that a waiver for the installation of a sidewalk at 1802 SE Sunrise St would be appropriate. I am committed to ensuring that the development of this property aligns with the city's planning and zoning regulations.

Thank you for considering my request. I am available to discuss this matter further at your convenience.

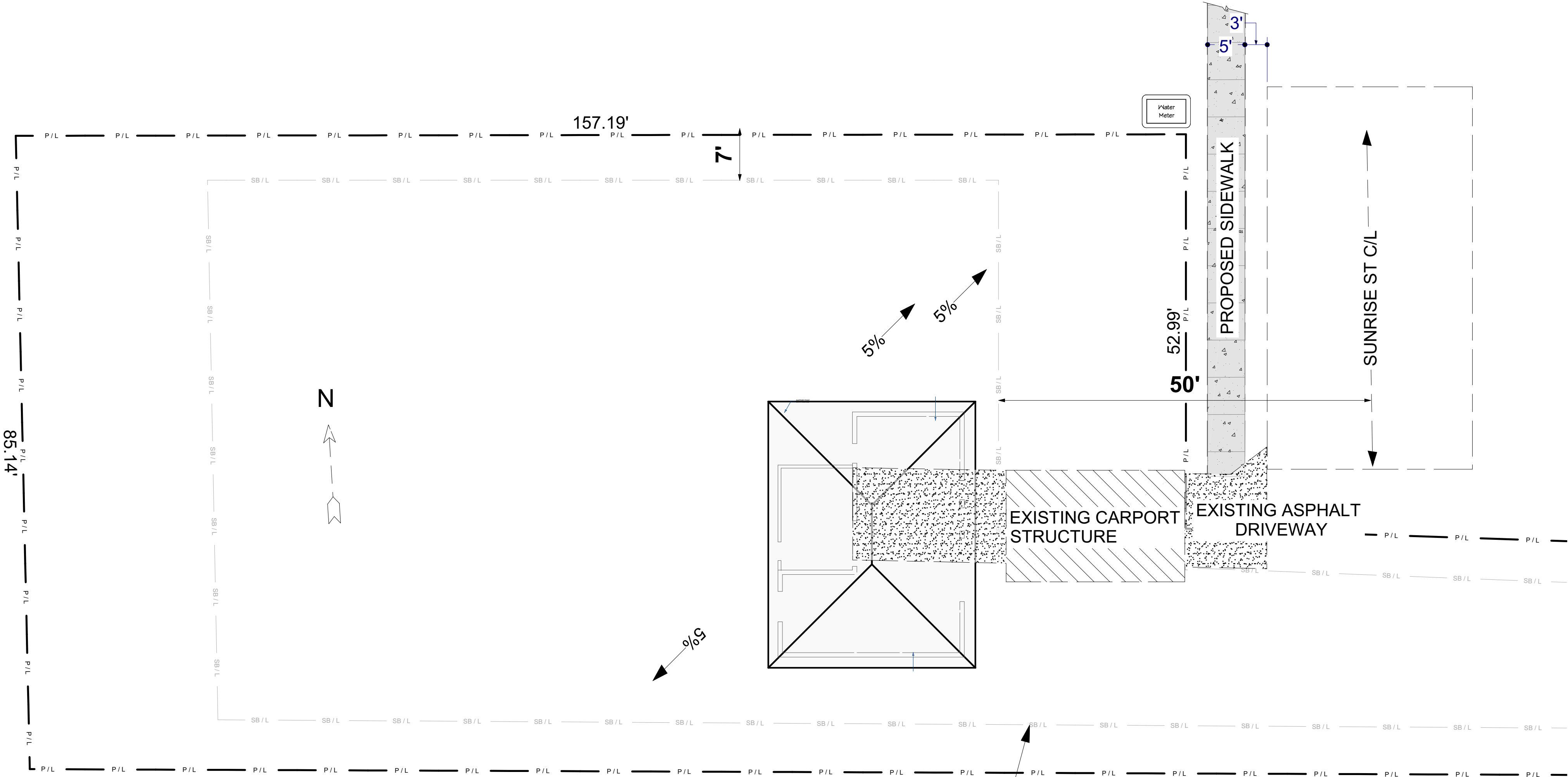
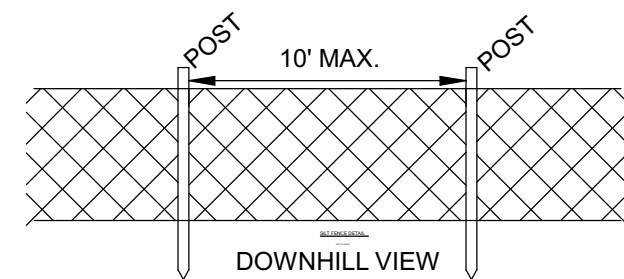
Sincerely,

Addam Maxwell

Scaled To Sheet ARCH D (24" x 36")

LOT ANALYSIS	
DESCRIPTION	AREA
LOT SIZE	0.82 ACRE
DECKS	
FIRST FLOOR	
CONDITIONED AREA	601 SQ FT
UNCONDITIONED AREA	141 SQ FT
SECOND FLOOR	
CONDITIONED AREA	
UNCONDITIONED AREA	
TOTALS	
CONDITIONED AREA	601 SQ FT
UNCONDITIONED AREA	742 SQ FT
FAR	1.68 %
COVERAGE	742 SQ FT
PERCENTAGE OF COVERAGE	2.08 %
LIVABLE	601 SQ FT
NON-LIVABLE	
BELOW GRADE	
ABOVE GRADE	1343 SQ FT

Design Loads	
Load Type	Load
Attic Dead Loads	10 PSF
Attic Live Loads (Uninhabitable, Limited Storage)	20 PSF
Attic Live Loads (Uninhabitable, No Storage)	10 PSF
Floor Dead Loads	10 PSF
Floor Live Loads, Balconies and Decks	40 PSF
Floor Live Loads, Living Spaces	40 PSF
Floor Live Loads, Sleeping Areas	30 PSF
Floor Live Loads, Stairs	40 PSF
Ground Snow Load	25 PSF
Roof Dead	15 PSF
Roof Live	20 PSF



PROPOSED SITE PLAN
SCALE: 1/8" = 10'-0"

SITE PLAN DISCLAIMER

THE SITE PLAN IS PROVIDED FOR DESIGN REFERENCE ONLY. ALL PROPERTY LINES, SETBACKS, UTILITIES, TOPOGRAPHY, AND OTHER SITE FEATURES SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CLIENT OR PUBLIC RECORD AND ARE NOT GUARANTEED TO BE ACCURATE. THE GENERAL CONTRACTOR, SURVEYOR, AND/OR HOMEOWNER MUST VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, AND UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS, OR CHANGES RESULTING FROM UNVERIFIED OR ALTERED SITE CONDITIONS.

EROSION CONTROL NOTES

- INSTALL SILT FENCES AROUND THE PERIMETER OF THE CONSTRUCTION SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO PREVENT SEDIMENT RUNOFF. PER IRC R401.3 (2021) AND STONE COUNTY ENVIRONMENTAL REGULATIONS.
- MINIMIZE SITE DISTURBANCE BY STRICTLY LIMITING EXCAVATION TO DESIGNATED AREAS, MAINTAINING TIGHT CONTROL OF GRADING LIMITS. PER IRC R401.3 (2021).
- COVER ALL EXPOSED SOIL WITH STRAW MULCH OR WOOD CHIPS (MINIMUM 2-INCH DEPTH) IMMEDIATELY AFTER GRADING TO REDUCE EROSION. NO SOIL SHALL REMAIN EXPOSED. PER IRC R401.3 (2021).
- MAINTAIN AN ON-SITE STOCKPILE OF MULCH MATERIALS FOR RAPID APPLICATION TO DISTURBED AREAS, ENSURING CONTINUOUS EROSION PROTECTION.
- HYDROSEED DISTURBED AREAS WITH WOOD CELLULOSE FIBER MULCH AT A RATE OF 2,000 LBS/ACRE, COMBINED WITH AN ORGANIC TACKIFIER AT A MINIMUM RATE OF 150 LBS/ACRE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER, PER LOCAL BEST PRACTICES.
- APPLY TACKIFIER MORE HEAVILY AT EDGES, VALLEYS, CRESTS OF BANKS, AND AREAS PRONE TO WIND OR WATER MOVEMENT TO SECURE SEED. PER MANUFACTURER SPECIFICATIONS.
- DIRECT STRIP SWALE OVERFLOWS TO NATIVE, UNDISTURBED GROUND TO PREVENT EROSION. PROHIBIT SITE DISTURBANCE BELOW SWALES TO MAINTAIN NATURAL VEGETATION. PER IRC R401.3 (2021).
- FOR LAKEFRONT PROPERTIES NEAR TABLE ROCK LAKE, ENSURE EROSION CONTROL MEASURES COMPLY WITH U.S. ARMY CORPS OF ENGINEERS SHORELINE REGULATIONS TO PREVENT SEDIMENT RUNOFF INTO THE LAKE. (CONTACT 417-334-4101).

GRADING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION BY CONTACTING MISSOURI ONE CALL AT 800-252-1166. PER IRC R401.2 (2021).
- ACHIEVE SMOOTH AND UNIFORM FINISH GRADES ACROSS THE SITE, ENSURING NO ABRUPT TRANSITIONS. PER IRC R401.3 (2021).
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 6 INCHES WITHIN 10 FEET OF THE FOUNDATION OR APPROVED ALTERNATIVES (E.G., SWALES). PER IRC R401.3 (2021).
- DIRECT FINAL GRADES TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS OR DISPERSION TRENCHES TO MANAGE RUNOFF, AVOIDING SEPTIC LATERAL LINES, PER STONE COUNTY HEALTH DEPARTMENT REQUIREMENTS (417-357-6134).
- CLEAR, GRUB, AND STRIP AREAS TO BE FILLED, REMOVING TREES, VEGETATION, ROOTS, TOPSOIL, AND OTHER OBJECTIONABLE MATERIALS. PER IBC 1804.1 (2021).
- PLACE FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL:VERTICAL) IN LIFTS NOT EXCEEDING 8 INCHES, COMPACTING EACH LIFT TO A MINIMUM 90% OF MAXIMUM DENSITY. PER IBC 1804.3 (2021).
- FOR LAKEFRONT PROPERTIES, ENSURE GRADING COMPLIES WITH U.S. ARMY CORPS OF ENGINEERS SHORELINE STABILITY REQUIREMENTS (417-334-4101).

LANDSCAPE NOTES

- OWNER IS RESPONSIBLE FOR LANDSCAPING, INCLUDING LAWN, TREES, SHRUBS, AND OTHER PLANTINGS, POST-CONSTRUCTION, PER PROJECT SPECIFICATIONS.
- INSTALL IRRIGATION SYSTEM STUBS WITH VALVE BOXES AND MAIN LINES RUN UNDER CONCRETE SURFACES (E.G., DRIVEWAYS, WALKWAYS) DURING CONSTRUCTION. PER 2021 IPC 606.2.
- OWNER SHALL PROVIDE AND INSTALL FINISH SPRINKLER HEADS AND LATERAL IRRIGATION LINES TO COMPLETE THE IRRIGATION SYSTEM.
- OWNER SHALL PROVIDE STEPPING STONES FOR PATHWAYS OR GARDEN AREAS AS PART OF LANDSCAPING.
- OWNER IS RESPONSIBLE FOR POOL, POND, AND ASSOCIATED EQUIPMENT INSTALLATION, INCLUDING COMPLIANCE WITH IRC R326 (2021) FOR POOL BARRIERS AND STONE COUNTY HEALTH DEPARTMENT REGULATIONS FOR WATER FEATURES (417-357-6134).

SITE PLAN NOTES

- SOIL ASSUMPTIONS:
- ASSUMED ALLOWABLE SOIL BEARING CAPACITY: 1,500 PSF AT TIME OF EXCAVATION, PER IRC R401.4.1 (2021); VERIFY WITH GEOTECHNICAL REPORT.
- SOIL CHARACTERISTICS: SHALLOW TO MODERATELY DEEP, WELL-DRAINED, FORMED IN WEATHERED BASALT WITH MINIMAL LOSS IN THE UPPER PROFILE, ESTIMATED GOOD PERMEABILITY. PER LOCAL SOIL DATA; CONFIRM WITH SITE-SPECIFIC TESTING.

REVISION HISTORY				
REV	DATE	BY	DESCRIPTION	
14	12/1/2025	AMY SPERLING	ADDED DRIVEWAY CARPORT AND ROW MEASUREMENT	
15	12/4/2025	AMY SPERLING	ADDED SIDEWALK	



DESIGNER:
AMY SPERLING
ELEVATED HOME DESIGN
479.256.0211
AMY@ELEVATEDHOMEDESIGN.COM

CLIENT:
SANDY NAVIAUX & ADDAM MAXWELL
1800 SE SUNRISE ST
BENTONVILLE, AR 72712

SHEET TITLE:
SITE PLAN

PLAN SCALE:
NO SCALE

A-1

DATE:
12/5/2025



No Pedestrian access to the Links at Bentonville from SE Sunrise Street.



Lot 57 of Dickson's Addition
802 SW 2nd Street
PC Date: 1/6/2026

Staff Report Details

Project Number	(PLA25-0033)
Applicant / Current Owner	Alex Lake
Site Area	
Current Zoning	R-1
Requested Zoning	
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RZ25-0047 (R-1 to DN-2)

Property Description

Property Line Adjustment: Lot 57, of Dickson's Addition, 802 Southwest 2nd Street, R-1, Low-Density Single-Family Residential, PLA25-0033

A property line adjustment of Lot 4 of Dickson's Addition creating new Lot 57 of Dickson's Addition. The plat dedicates .039 acres of right-of way along the eastern and southern property lines adjacent to SW G Street and SW 2nd Street and a 4ft utility easement along SW G St. A right-of-way dedication waiver was requested with this plat for the ROW on SW G Street.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

This section of SW G Street (Downtown Local) north of this parcel was modified by the Commission on January 7, 2025 from a 50' right of way to a 28' right of way (20' pavement, 1.5'x2 curbs, 5' sidewalk on the east side). Staff recommends a similar approval of a waiver for this parcel from section 1100.16 (b) of the development code, with a requirement to dedicate 8ft of right of way rather than the MSP half width to achieve consistency along G Street in this block.

Reference LS24-0052 ROW dedication for 801 W Central Ave:

<https://bentonvillear.portal.civicclerk.com/event/1776/files/report/1339>

Conclusion

Additional Details

Engineering supports the waiver request.



PC Item

NW G ST

W CENTRAL AVE

SW G ST



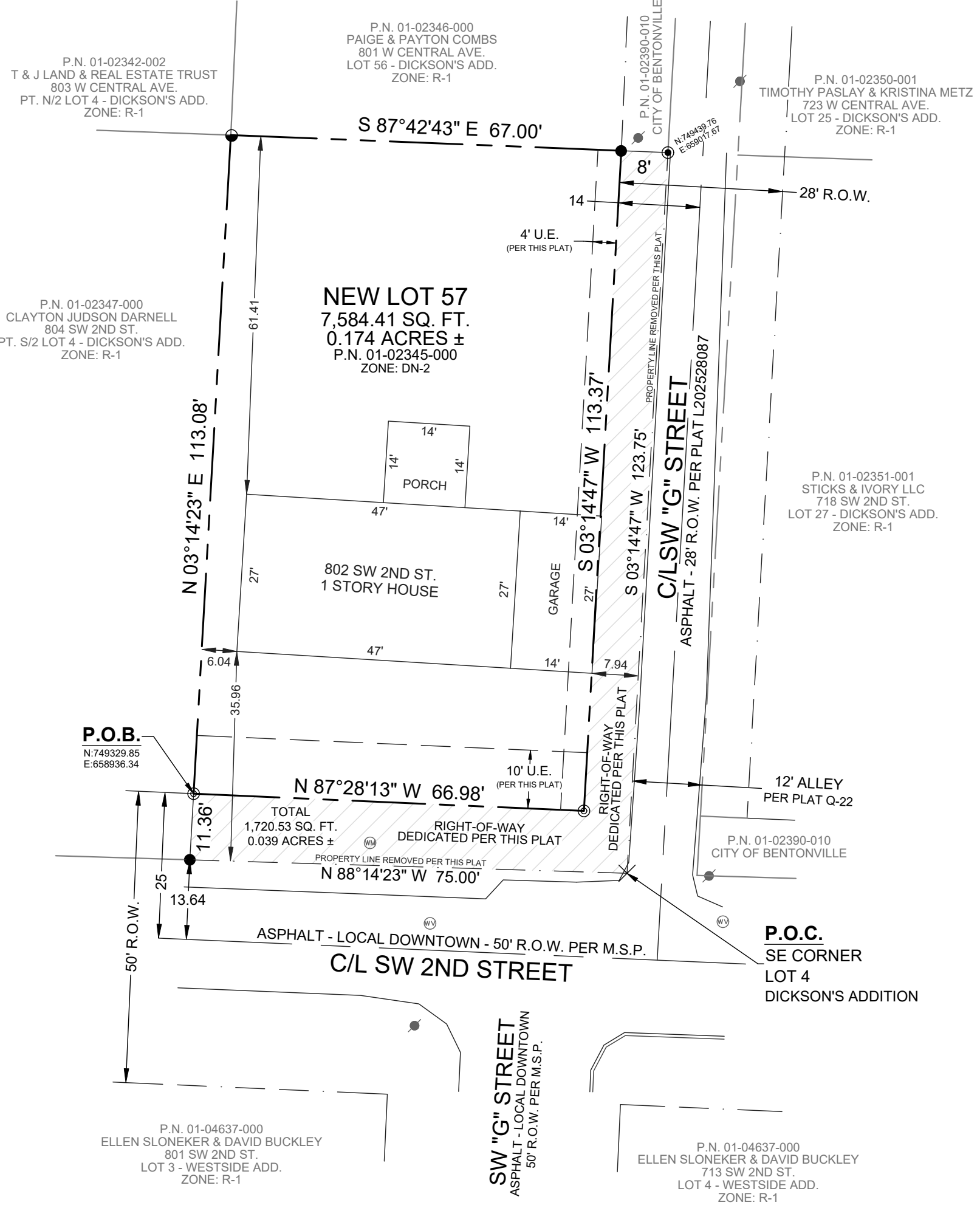
Creating Lot
57 Dickson
Addition

SW 2ND ST



PLA25-0033
Creating Lot 57 Dickson Addition
802 SW 2ND ST





LEGEND

- FOUND REBAR
- FOUND MAGNAIL
- FOUND NAIL IN POST
- SET REBAR W/ CAP
- CALCULATED POINT
- WATER VALVE
- WATER METER
- UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE

OWNERSHIP INFORMATION:
ALEX N. & ELISE D. LAKE, CO-TRUSTEES
811 NW 20TH ST.
BENTONVILLE, AR 72712

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

UTILITY CONTACT INFORMATION:

- a. **Black Hill Energy:** Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com
- b. **AT&T:** Brent Baldwin, 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com
- c. **Cox Communications:** Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583 timothy.goss@cox.com
- d. **Fire Dept.:** City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096
- e. **Street Dept.:** City of Bentonville, Daniel Clardy, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
- f. **Water Dept.:** City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
- g. **Electric Dept.:** City of Bentonville, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3135 ext. 2
- h. **Wastewater Dept.:** City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161
- i. **Planning Dept.:** City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR, (479) 271-3122
- j. **Building and Fire Safety:** City of Bentonville, Todd Pearce, 305 SW A Street, Bentonville, AR, (479) 271-3108
- k. **City Engineer:** City of Bentonville, Jarrod Brightwell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
- l. **Stormwater:** City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____
PRINT NAME: _____
SIGNATURE: _____

PRINT NAME: _____
SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

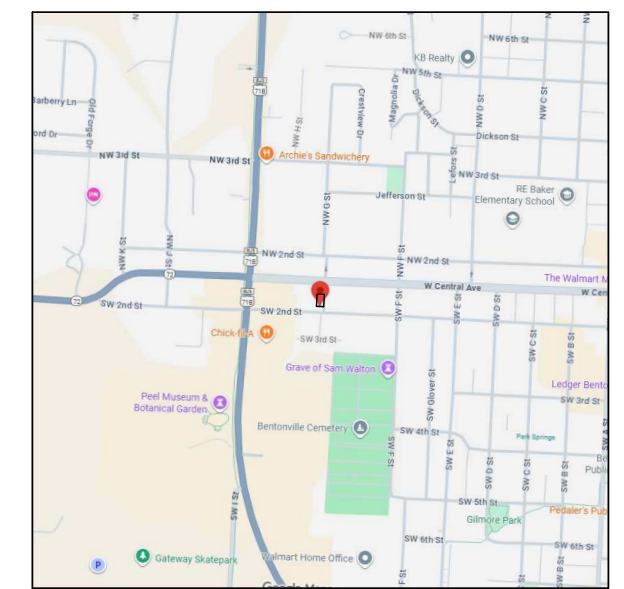
DATE OF EXECUTION: _____
SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____
SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
8. THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
9. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES.
10. B.E.U.D.'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF B.E.U.D. TO RELOCATE THE EQUIPMENT TO THE LOT LINE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
11. 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.
12. 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.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
14. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
16. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.



VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION - P.N. 01-02345-000;
DEED INSTRUMENT #L202033028

THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD Q AT PAGE 22.

SURVEY DESCRIPTION - NEW LOT 57:

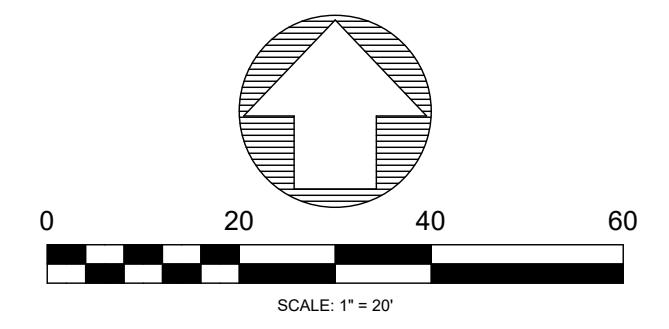
PART OF THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 88°14'23" W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 75.00 FEET; THENCE N 03°14'23" E A DISTANCE OF 11.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE N 03°14'23" E A DISTANCE OF 113.08 FEET; THENCE S 87°42'43" E A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST "G" STREET; THENCE S 03°14'44" W ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 113.37 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE N 87°28'13" W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 66.98 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7584.41 SQUARE FEET, OR 0.174 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - R.O.W. DEDICATED PER THIS PLAT:

PART OF THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 88°14'23" W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 75.00 FEET; THENCE N 03°14'23" E A DISTANCE OF 11.36 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE S 87°28'13" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 66.98 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHWEST "G" STREET; THENCE N 03°14'44" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 113.37 FEET; THENCE S 87°42'43" E A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID LOT 4; THENCE S 03°14'47" W ALONG SAID EAST LINE A DISTANCE OF 123.75 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 1720.53 SQUARE FEET, OR 0.039 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CITY OF BENTONVILLE PROJECT #PLA25-0033

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464

SCALE: 1" = 20'

DATE: 12/18/2025

PROPERTY LINE ADJUSTMENT
OF LOT 4, CREATING NEW LOT 57
OF DICKSON'S ADDITION

802 SOUTHWEST SECOND STREET
BENTONVILLE, BENTON COUNTY, AR.

JOB #	DRAWN BY:	CHKD BY:	PAGE
25-211-2	ASG	RJC	1 OF 1

12/05/2025

Planning Commission

Bentonville Planning Department

305 S.W. A Street

Bentonville, AR 72712

Planning Commission,

I am requesting a waiver from section 1100.16 (b) of the development code, to replat 802 SW 2nd Street as its own lot. This will allow for future building in a manner that is consistent with the neighborhood and Future Land Use Map.

1100.16 (b), Street Standards (b) Right of Way Dedication, requires that any subdivision of land dedicates sufficient right-of-way to bring those streets into conformance with the adopted Master Street Plan.

However, this section states that “lesser dedication shall be subject to approval by the city council. If the city determines that a right-of-way dedication does not apply, the planning department shall record the reason for such decision, leaving room for adjustment if the context deems it necessary.

SW G street, now designated as a downtown local street on the Master Street Plan, was, and is currently, a 12-foot-wide alley. The road is currently a one-way street traveling from SW 2nd St to W Central Ave.

Depicted in exhibit A, every home along SW G street has property lines right up to the edge of the pavement existing prior to SW G street was classified as a throughfare, adopted in the 2021 Master Street Plan. This includes the newest construction along SW G at 723 W Central, which was constructed in 2021. Multiple existing structures and above ground utilities exist within a designated 25' ROW.

A required 25' of ROW dedication along SW G street would reduce the buildable area of 802 SW Central significantly creating a non-conforming lot. The lot is currently 75 feet wide. R-1 requires 60' of width, after subtracting 25', the width along Central is reduced to 50'. After subtracting 25 feet of ROW, and then the required 20' exterior setback on the east, and the 7' interior setback on the west, the lot is left with 23 feet of buildable width. If the lot ever requires construction of a new signal family home, it would be a near impossibility to meet required setbacks.

Additionally, the current east side of the existing home is 14' from centerline of SW G. A 25' ROW dedication would go past the east wall of the home.

Finally, redeveloping this street to a throughfare would require each of the three additional properties along this section of SW G street, 718, 801, and 723 to dedicate ROW and render

themselves unbuildable for this alley to ever to developed into a street, losing 4 dwelling units. Dimensional layouts of the existing structures along SW G are depicted in exhibit A.

Due to all the above-listed factors and constraints I am requesting a waiver from section 1100.16 (b) of the development code to dedicate 8ft of ROW rather than the required 25ft of ROW.

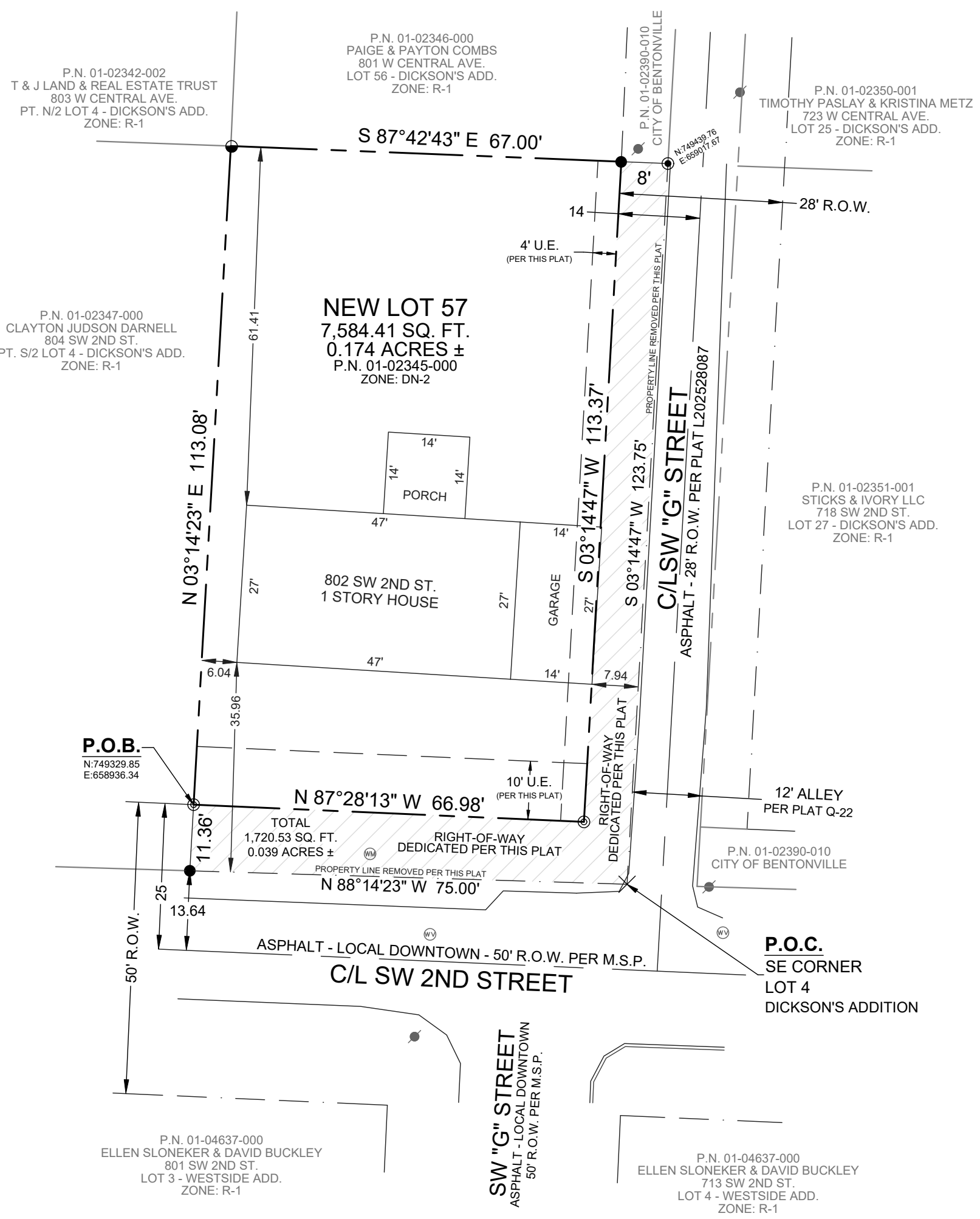
Sincerely,

Alex Lake

Property Owner , 802 SW 2nd Street, Bentonville AR 72712

Exhibit A: Dimensional Layout of SW G St.





CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____
PRINT NAME: _____
SIGNATURE: _____

PRINT NAME: _____
SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

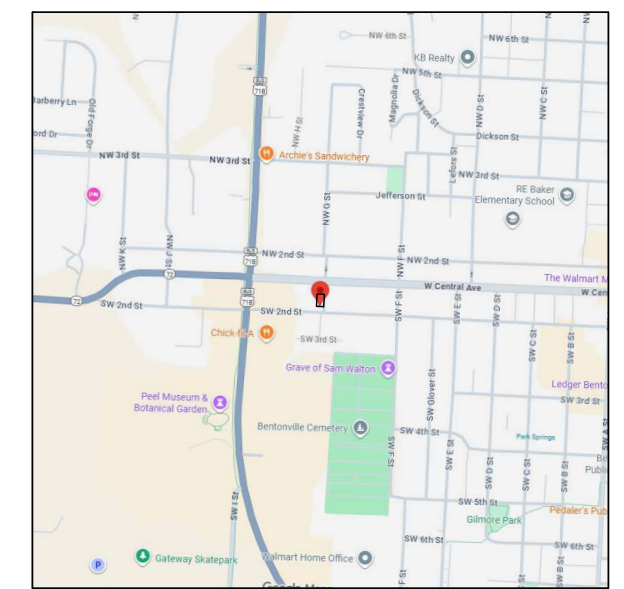
DATE OF EXECUTION: _____
SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____
SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.
- ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES.
- B.E.U.D.'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF B.E.U.D. TO RELOCATE THE EQUIPMENT TO THE LOT LINE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.



VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION - P.N. 01-02345-000;
DEED INSTRUMENT #L202033028

THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD Q AT PAGE 22.

SURVEY DESCRIPTION - NEW LOT 57:

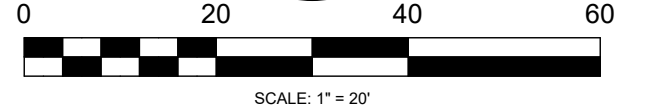
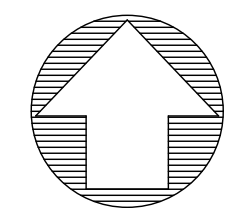
PART OF THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 88°14'23" W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 75.00 FEET; THENCE N 03°14'23" E A DISTANCE OF 11.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE N 03°14'23" E A DISTANCE OF 113.08 FEET; THENCE S 87°42'43" E A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST "G" STREET; THENCE S 03°14'44" W ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 113.37 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE N 87°28'13" W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 66.98 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7584.41 SQUARE FEET, OR 0.174 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - R.O.W. DEDICATED PER THIS PLAT:

PART OF THE SOUTH 1/2 OF THE EAST 75 FEET OF LOT 4, DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 88°14'23" W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 75.00 FEET; THENCE N 03°14'23" E A DISTANCE OF 11.36 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHWEST SECOND STREET; THENCE S 87°28'13" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 66.98 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHWEST "G" STREET; THENCE N 03°14'44" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 113.37 FEET; THENCE S 87°42'43" E A DISTANCE OF 8.00 FEET TO THE EAST LINE OF SAID LOT 4; THENCE S 03°14'47" W ALONG SAID EAST LINE A DISTANCE OF 123.75 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 1720.53 SQUARE FEET, OR 0.039 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CITY OF BENTONVILLE PROJECT #PLA25-0033

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464

SCALE: 1" = 20'

DATE: 12/18/2025

PROPERTY LINE ADJUSTMENT
OF LOT 4, CREATING NEW LOT 57
OF DICKSON'S ADDITION

802 SOUTHWEST SECOND STREET
BENTONVILLE, BENTON COUNTY, AR.

JOB #	DRAWN BY:	CHKD BY:	PAGE
25-211-2	ASG	RJC	1 OF 1

DICKSON'S ADDITION - LOT 56

BEING A LOT SPLIT OF EXISTING LOT 4, CREATING NEW LOT 56 OF DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

L 202528001
BENTON CO. AR FEE \$15.00
PRESENTED & RECORDED
05/21/25 08:51:11 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder

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, plot, 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: 5-21-25

Signed: [Signature]
Peyton Combs

Printed Name: Paige Combs

Signed: [Signature]
Paige Combs

Printed Name: Paige Combs

Name and Address: Peyton & Paige Combs
801 W Central Ave Bentonville AR 72712

Acknowledgement

STATE OF Arkansas
COUNTY OF Benton

Sworn to and subscribed before me this 21st day of May, 2025.

Notary Public Nina Bright

My Commission Expires: 05/10/2033

Certificate of Surveying Accuracy

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

Date of Execution: 5.19.25

Signed: [Signature]
Greg Hill

Registered Land Surveyor No. 1443
State of Arkansas



PROPERTY DESCRIPTION

Parent Tract
PARCEL #01-02342-002
PARCEL #01-02345-000
PARCEL #01-02346-000
PARCEL #01-02347-000
Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, containing 0.94 of an acre and subject to any Easements of Record.

Lot 56
The North Half of the East 75.00 feet of Lot 4, Dickson's Addition to Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a set nail marking the Northeast Corner of Lot 4, said point being at the intersection of the South right of way line of West Central Avenue and the West right of way line of a platted alley. Thence along the East line of Lot 4 and the West right of way line of said platted alley, South 02 degrees 34 minutes 09 seconds West, 123.75 feet to a set nail. Thence leaving the West line of said Lot 4 and the West line of platted alley, North 87 degrees 42 minutes 43 seconds West, 8.00 feet to a set rebar with cap and the Point of Beginning. Thence continuing, North 87 degrees 42 minutes 43 seconds West, 67.00 feet to an existing 4 inch by 4 inch concrete post. Thence North 02 degrees 34 minutes 09 seconds East, 121.25 feet to an existing rebar on the South right of way line of West Central Avenue. Thence along the South right of way line of said West Central Avenue, South 87 degrees 42 minutes 43 seconds East, 67.00 feet to a set "X" cut into the concrete on the West right of way line of a platted alley. Thence along said right of way line, South 02 degrees 34 minutes 09 seconds West, 121.25 feet to the Point of Beginning, containing 0.19 of an acre and subject to any Easements of Record.

Certificate of Approval

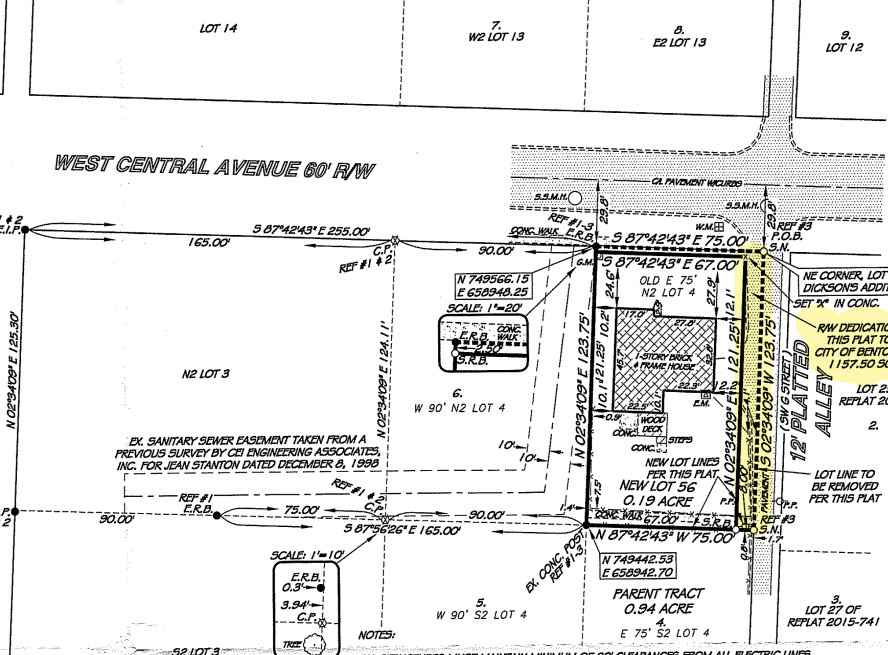
Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

May 21, 2025 | 5:21 PM CDT

Date of Execution: _____
Signed: [Signature]
Bentonville Planning Commission Chairman

Signed: [Signature]
Mayor City of Bentonville

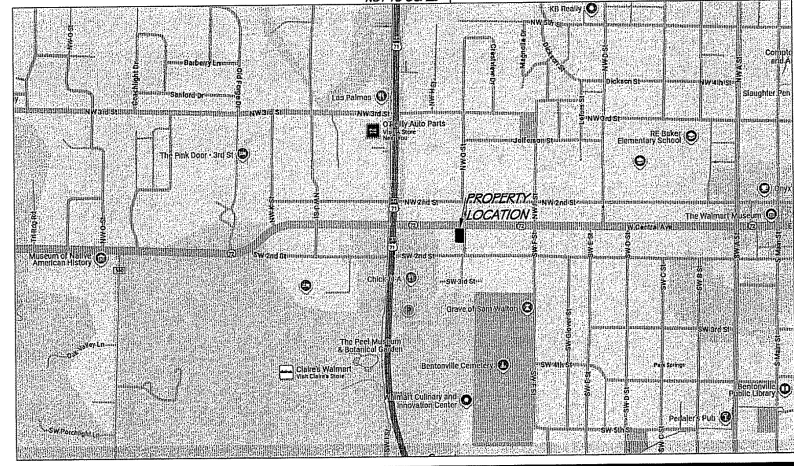
Signed: [Signature]
City Clerk, City of Bentonville



NOTES:
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
BENDS STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF EQUIP TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @479 271-3199 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT OF THE NEW LOT LINE.
WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION, LOT SPLIT, PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13. (IF THE PROJECT IS JUST IN THE MUNI AIRPORT JUST REFERENCE 401.12, OR JUST LUST 401.13 FOR XVA, SOME AREAS ARE IN BOTH.)
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
WAVER WAS APPROVED BY CITY OF BENTONVILLE PLANNING COMMISSION DURING THEIR JANUARY 7, 2024 MEETING FOR A REDUCTION OF RIGHT OF WAY DEDICATION FOR SW 6' STREET FROM 25.00 FEET TO 8 FEET.

- ### ADJOINING PROPERTY OWNER
1. PARCEL #01-02346-000
PAIGE & PEYTON COMBS
801 W CENTRAL AVE
BENTONVILLE AR 72712
 2. PARCEL #01-02350-001
TIMOTHY PASLAY & KRISTINA METZ
723 W CENTRAL AVE
BENTONVILLE AR 72712
 3. PARCEL #01-02351-001
TIMOTHY PASLAY & KRISTINA METZ
2402 NW LINDBARGER LN
BENTONVILLE AR 72712
 4. PARCEL #01-02345-000
ALEX & ELISE LAKE REVOCABLE TRUST
ALEX & ELISE LAKE CO-TRUSTEES
811 NW 20TH ST
BENTONVILLE AR 72712
 5. PARCEL #01-02347-000
GREAT TEAM WIN MANAGEMENT LLC
723 W CENTRAL AVE
ROGERS AR 72757
 6. PARCEL #01-02342-002
THOMAS & STORIA HUNTON
807 W CENTRAL AVE
BENTONVILLE AR 72712
 7. PARCEL #01-02371-001
9 5 & 4 HOMES OF NWA LLC
PO BOX 432
TONTOWN AR 72770
 8. PARCEL #01-02369-000
SUE NEWMAN & R DOUGLAS VANDERPOOL
908 SW 4 ST
BENTONVILLE AR 72712
 9. PARCEL #01-02366-000
MARK KELLEY
410 SW 4 ST
BENTONVILLE AR 72712

- ### LEGEND
- E.R.B. - 1/2" EXISTING REBAR
 - E.I.P. - 3/4" EXISTING IRON PIN
 - EX. CONC. POST - EXISTING CONCRETE POST
 - S.M. - SET NAIL
 - C.P. - COMPUTED POINT
 - P.P. - POWER POLE
 - E.M. - ELECTRIC METER
 - G.M. - GAS METER
 - W.M. - WATER METER
 - S.S.M.H. - SANITARY SEWER MANHOLE
- PAVEMENT
--- BUILDING
--- CONC. - CONCRETE
--- WOOD DECK
--- BUILDING
--- LOT / PROPERTY LINE
--- CONC. - CONCRETE
--- EASEMENT
--- FENCE
--- EXISTING LOT LINE
--- PREVIOUS PROPERTY LINE
--- EDGE OF PAVEMENT
--- RW LINE - RIGHT OF WAY LINE



SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clavis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners of the ground and to show observed structures. Utilities located if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

Satterfield Land Surveyors P.A., Copyright 2024

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR'S DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RYCKY HILL / JACOB LONG
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE:
(479)632-3565
EMAIL:
ricky@slsurveying.com
jlong@slsurveying.com

CONTACT: **COLE REEVES**
2379 MARYLANE DR.
ROGERS, AR 72756
PHONE: **(870) 245-8505**

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA. PUBLIC (479) 632-3565
1928 HWY. 71 NORTH, ALMA, ARK. PHONE: (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

REVISIONS	DATE	DESCRIPTION
	12/10/24	- REVISED AS PER CITY COMMENTS.
	1/20/25	- REVISED R/W DEDICATION.
	3/27/25	- REVISED AS PER CITY COMMENTS.
	4/1/25	- REVISED TO CORRECT HEADER.
	4/10/25	- REVISED R/W DEDICATION.
	5/19/25	- REVISED TO CHANGE LOT NUMBER.

REFERENCE DEED: WARRANTY DEED DOCUMENT 99112663

SURVEY REFERENCES

1 - CE ENGINEERING ASSOCIATES, INC. FOR JEAN STANTON- 12/8/20
2 - CE ENGINEERING ASSOCIATES, INC. - #6196 - 3/24/23
3 - THOMAS E. PACE FOR OZARKA REALTY - 5/12/22

BASES OF BEARING: ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.





CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202528087**
05/22/2025 08:51:11 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder



Alex and Elise Lake Revocable Trust

802 SW 2nd St

PC Date: 1/6/2026

Staff Report Details

Project Number	(RZ25-0047)
Applicant / Current Owner	Lake, Alex N & Elise D Co-Trustees
Site Area	0.21 Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	DN-2 Downtown Medium Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Residential
Related projects	PLA25-0033

Property Description

The subject property is located at 802 SW 2nd Street. The property is presently zoned R-1, Low Density Single Family Residential with a future land use map designation of Traditional Neighborhood. The rezone request was improperly noticed at the 12/2/25 Planning Commission meeting and has been properly renoticed for this meeting.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential. The applicant states the purpose of this request for DN-2 is that DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The applicant states that the current R-1 setbacks will significantly diminish the buildable area for any redevelopment after right-of-way dedications are made according to the Master Street Plan. Surrounding districts include R-1, Low Density Single Family Residential, C-2, General Commercial, R-O, Residential Office, and DN-1, Downtown Low Density Residential. The applicant makes note of several DN-2 properties that are one to two blocks away on SW F St and SW Glover St. 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 developments within Traditional Neighborhood to serve as a bridge between denser, more mixed-use Walkable Neighborhoods. The application is consistent with the Community Plan, under an enhanced review. The zoning request supports the goals of the Bentonville Community Plan in having walkable blocks of single family homes, townhomes, and small-scaled apartment buildings that provide diverse housing opportunities while easing the way towards areas of single family homes only. The future land use map has designated the area to the immediate south of the subject property as Walkable Neighborhood.

Public Comment

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

Analysis / Waivers

The applicant states the purpose of this request for DN-2 is that DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The applicant states that the current R-1 setbacks will significantly diminish the buildable area for any redevelopment after right-of-way dedications are made according to the Master Street Plan. Properties surrounding the subject property have designated land use place types of Traditional Neighborhood and Walkable Neighborhood.

Enhanced Review Criteria

The proposed rezone is likely to implement the Traditional Neighborhood place type, which includes single family homes, townhomes and small-scale apartments. The rezone would allow any redevelopment to serve as a bridge between the denser, more mixed-use place type of Walkable Neighborhood to the south and the other Traditional Neighborhood place type properties. While the existing R-1, Low Density Single Family zoning is consistent with the alignment policy, the requested zoning may serve as a transitional development between the Traditional Neighborhood and Walkable Neighborhood place types; however, it does require enhanced review. Furthermore, the property is located one-tenth of a mile from S Walton Blvd, a four-laned arterial road, one block south of W Central Ave, a Downtown Collector, one block east of the Urban Corridor place type, one block north of the Regional Central place type, and a half-mile from Downtown. The location of this parcel allows many trips to be made as a pedestrian to both downtown destinations and the North Walton corridor.

Consistency

The proposed rezone is consistent with the adopted Future Land Use Map under Enhanced Review and consistent with the Community Plan's guiding principle of thoughtful growth. The applicant states that the adjacent properties are currently zoned R-1 with several DN-2 zoned properties just one to two blocks away on SW F St and SW Glover St.

Impact

The impact of this rezone on the community, if developed under the proposed DN-2 zone instead of R-1, is smaller setbacks and larger allowable lot coverage. There are Master Street Plan issues on G St. that relate to the former alley being classified as a Downtown Local that may play into any development proposals.

Compatibility

The applicant states that several lots have been redeveloped in the area with either larger homes or multiple units. The potential development with a DN-2 designation increases the buildable space on the lot which would allow for similar housing to be developed.

Analysis / Waivers

Intensity

The applicant writes that while the subject property is within the Traditional Neighborhood place type, the requested rezone would be consistent with the vision to be a bridge to the Walkable Neighborhood place type that is located to the immediate south of the subject property.

Orderly Transition

The applicant states that the DN-2 zoning will increase the ability for any future redevelopment to be consistent with other dwellings that have been built or are currently being development. The applicant further states that larger homes have been built within the same Traditional Neighborhood place type, i.e. 705 W Central, and a duplex at 708 SW 2nd St. This is not an apples-to-apples comparison as 705 W Central is twice the size of the subject lot. The DN-2 request does provide an orderly transition when viewed from the north to the south by acting as a bridge between the Traditional Neighborhood and Walkable Neighborhood place types.

Conclusion

There are compelling reasons to recommend approval of this application: it is at the intersection of two Downtown Local Streets, and it is at the border of the Traditional Neighborhood Walkable Neighborhood Place Types. The lack of proximate similar DN-2 zoned properties is of concern. Staff supports this request if the Commission believes that this is the first of similar applications in the area. If not, staff recommends a DN-1 zone to allow the rest of the area time to transition to the new Future Land Map. Both zoning districts are consistent with the goals of the community plan, the alignment policy and built environment in the area.

Additional Details

Water / Sewer Department Comments: The approved zoning request is consistent with the adopted land use plan as an enhanced review type under the traditional neighborhood category. The property is located with the Town Branch sanitary sewer basin and there are currently downstream interceptor lines that are at capacity. Increasing the sewer discharge from this site will only be permitted once there is an approved plan in place to resolve the downstream capacity issues. If you have any questions regarding this property and the sewer capacity, please reach out at 479-271-3140 or email me at Jingle@bentonvillear.com



PC Item

DN-1

R-1

DN-1

R-1

W CENTRAL AVE

R-0

C-2

R-1

Lake

R-1

SW 2ND ST

C-2

R-1

R-1



RZ25-0047
Lake R-1 to DN2
802 SW 2ND ST





Dear Bentonville Planning Commission,

We, Marcus Necessary and Chris DuBose, Realtors with Coldwell Banker Harris McHaney and Faucette, represent Alex and Elise Lake in the sale of their property, 802 SW 2nd St and this proposed rezoning. We are requesting an Enhanced Review in order to rezone from R-1 to DN-2. The DN-2 setbacks would allow for the construction of a home that matches the existing neighborhood character. The current setbacks significantly diminish the buildable area with the current ride of way dedications.

REZONING REQUEST CRITERIA

CONSISTENCY

The adjacent properties are currently zoned R-1 with several DN-2 zoned properties just one to two blocks away on SW F St. and SW Glover St. Additionally, Per the Future Land Use Plan there are already DN-1 designations within the same area zone for Traditional Neighborhood. Further, in regards to The Alignment Policy the requested DN-2 is consistent with the future land use map for this property and the vision and policies of the community plan, inherently reflected in the future land use map.

IMPACT

A DN-2 designation will have minimal impact on the immediate area. It simply allows for more buildable space on the current lot that is consistent with surrounding properties.

COMPATIBILITY

Several lots have been redeveloped in the area with either larger homes or multiple units. The potential development with a DN-2 designation increases the buildable space on the lot which would allow for similar housing to be developed.

INTENSITY & ORDERLY TRANSITION

With the subject property residing in a traditional neighborhood it is consistent with the vision to be a bridge to the immediate walkable neighborhoods zoned on the south side of SW 2nd and the nearby suburban zoned neighborhoods to the west of North Walton.

STANDARD REVIEW CRITERIA

IMPLEMENTATION AND DEVELOPMENT

The DN-2 designation for this lot is intended for the implementation and development of consistent types of dwellings within the parameters of the Future Land Use Plan.



ADEQUATE INFRASTRUCTURE

Utilities are readily available with water access coming from 2nd St. and sewer access coming from G St.

ENHANCED REVIEW CRITERIA

BOUNDARY ZONING MATCH

The Future Land Use Map shows the inclusion of properties that have been zoned DN-2 within the Walkable Neighborhood zone that is adjacent to the southern border of the subject property.

MOBILITY ABSORPTION

The subject property is less than a quarter mile from Walton Blvd and the greenway, so additional mobility would be absorbed by existing infrastructure.

ALTERNATIVE TRANSPORTATION

Alternative transportation is not provided in close proximity to the subject property.

ADJACENT TO VACANT LAND

This lot is not adjacent to vacant land and therefore there are no concerns regarding the development of similar character.

CONSISTENT WITH DEVELOPMENT PATTERN

The DN-2 designation will increase the ability for development that is consistent with other dwellings that have been built or are currently being developed. Not only have larger homes been built within the same Traditional Neighborhood zone, i.e. 705 W Central but a duplex can be found at 708 SW 2nd as well.

ADVANCING THE GOALS

This DN-2 designation will fall within the vision for thoughtful and strategic growth that allows for consistent development with the surrounding and developing area.

Thank you,

Marcus Necessary / Chris DuBose



MICHAEL GARDNER

709 W Central Ave, Bentonville, AR 72712 | 479/381-9901 | gardnerwa@gmail.com

November 24, 2025

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

Bentonville Planning Department:

This letter shall express my concerns over a proposed rezoning of 802 SW 2nd Street, Bentonville, AR.

First, I received a certified envelope with the attached Notice form. The form failed to include the date of any public hearing. As such, any action by the Planning Commission would be void for failure to provide advance notice.

Second, I would suggest the appropriate downtown zoning district would be DN-1. Our Zoning Code prefaces downtown residential zones in Section 401.07-B. In Subsection (a)(2), the Code provides DN-2 allows "increased single family density through small lot widths where **alleys and infrastructure support such development**" (emphasis added).

I believe the infrastructure of SW 2nd Street and G Street are insufficient to support increased density for the following reasons.

- There are no adjacent DN-2 or parcels adjacent to this property. It would appear to be spot zoning.
- SW 2nd Street has no structures handling stormwater. It is served solely with open ditches. SW 2nd Street has a narrow roadway resulting in unprotected drops into open ditches.
- There are no sidewalks along SW 2nd Street (either side) nor on G Street. Walking in this area is dangerous given the narrow road profiles and lack of sidewalks.

- The placement of utility poles at both G Street and F Street are placed very close to the edge of pavement resulting in insufficient turning radii at the intersections of G Street and SW 2nd Street and F Street and SW 2nd Street. Vehicles can't turn north on G when westbound without leaving their lane. They also can't turn west on SW 2nd when southbound of F Street without leaving their lane.
- G Street is presently a one-way street that is narrow and adjacent property owners often park or block the street. This street became more important with the opening of Lumen, a multi-family a block to the south with access to SW 3rd Street & G Street. Since the opening of Lumen, there have been no improvements in the infrastructure in this area.
- There is insufficient stormwater infrastructure in this area. There is frequently flooding of stormwater in this intersection, SW 2nd & G Streets, along with W Central Ave & G Street.

I believe the DN-1 zoning classification is appropriate without a commitment by the city or landowner for major improvements to the infrastructure in this area.

Thank you for your consideration.

Sincerely,

Michael Gardner

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

Lot/Block S/2 E75' 4/ Sub: Dickson Add Bentonville, Benton County

The common description of the property is: 802 SW 2nd St. Bentonville, AR 72712

The public hearing will be held , 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.

This is a defective notice.

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:

This property would more appropriately be served as DN-1. Sec. 401.07 B(a)(2) Indicates DN-2 is to allow increased density... "where alleys and infrastructure support such development." This parcel property suffers from poor storm drainage, and a narrow street (G Street).

Signature and Physical Address Michael Gardner 709 W. Central Ave. Bentonville, AR

along with SW 2nd no curb + gutter on SW 2nd Street with insufficient radius to at SW 2nd + G and SW 2nd + F Street. SW 3.2nd needs significant improvement to support increased density

The South 1/2 of the East 75 feet of Lot 4, Dickson's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record Q at Page 22 and filed for record at the Benton County Clerk's Office, Benton County, Arkansas.



14th St Tunnel Night Work

SE 14th Street

PC Date: 11/4/2025

Staff Report Details

Project Number	(CU25-0033)
Applicant / Current Owner	CEI Engineering / Bentonville P & R Fund LLC
Site Area	+/- .97 Acres
Current Zoning	RO, Residential Office
Requested Zoning	
Current Future Land Use Map Designation	N/A
Requested Future Land Use Map Designation	
Development Type / Use	Night work on road construction
Related projects	LSD21-0059

Property Description

The subject property is located between SE 14th St and SE O St and is zoned R-O, Residential Office. Any person wishing to conduct activities which violate noise ordinance outlined in Code Section 58-109 or 58-110 must apply for a Conditional Use Permit.

Project Details

The applicant is requesting an amendment to the CUP, that was originally approved on 11/4/25 to conduct night work that would otherwise violate Article 58-V Noise, Sec 58-110 Specific Prohibitions, part (c) Construction, and Section 58-109 Limitation by Zoning District. The condition of approval for the 11/4/25 CUP was for night work, Friday evening to Monday morning. This amendment is to allow additional night work during the week with the following proposed schedule:

- Install Stage 2 MOT (Daytime work): 12/29 – 01/08
- Begin Stage 2 MOT Traffic Shift (Traffic shifted overnight): 01/09
- Final Paving of SE 14th St. (Night Work): 03/25 – 03/26
- Final Stripping of SE 14th St. (Night Work): 03/27 – 03/30

Project Details

The applicant states that the conditional-use permit will allow night work construction to move forward in an effort to complete the 14th Street pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will connect the Northwest Arkansas Greenway P Street Trail Section (PIIP22-0044) to the Walmart Campus.

The applicant further states that construction for this tunnel will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the City of Bentonville. As stated in the Temporary Traffic Control Plans (sheet T10.0)

The applicant further states that in this instance, residential homes along SE O Street are located within +/- 300 ft of the tunnel construction. There are several commercial buildings, wood privacy fences, and landscape material that should help buffer noise levels.

The applicant is requesting that the CUP be valid for the duration of the project.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

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

1. The conditional use shall be limited to the hours of the construction schedule as stated: Monday through Sunday - 7 days per week, 7 PM to 5 AM, for the duration of the project (LSD21-0059)
2. Applicant shall receive ROW permit and ARDOT approval prior to construction.
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.

Additional Details



PC Items

SE
13TH
CT

SE J ST

SE 14TH ST

14th St
Tunnel
Night Work

SE EVERGREEN ST

SE O ST

SE
15TH
ST



CU25-0033

14th St Tunnel Night Work
1410 SE 8TH ST





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

2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

Nov 24, 2025

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

Request Conditional Use Permit for Construction Noise During Night Work – 14th ST Tunnel (LSD21-0059)

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by NWA Trail Blazers for consideration of a conditional use permit to allow night work construction to move forward in an effort to complete the 14th ST pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus. We would request this permit be valid for the duration of the project.

Construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by the city of Bentonville. As stated in the attached Temporary Traffic Control Plans (Sheet T10.0) the contractor will adhere to the construction schedule. The lane closure will take place Monday through Sunday – 7pm to 5am. for the duration of the project. The contractor will only be completing night work between these hours. Please see schedule:

- Install Stage 2 MOT (Daytime work): 12/29 – 01/08
- Begin Stage 2 MOT Traffic Shift (Traffic shifted overnight): 01/09
- Final Paving of SE 14th St. (Night Work): 03/25 – 03/26
- Final Striping of SE 14th St. (Night Work): 03/27 – 03/30

Per Article 58-V NOISE, Sec 58-110 Specific Prohibitions, part (c) Construction, and Section 58-109 Limitation By Zoning District. The code states the following:

“Construction. Operation of construction, demolition, or excavation equipment; performance of any outside construction or repair work on buildings, structures, or projects; or operation of any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction-type device in order to erect, demolish, alter, or repair any building, street, or highway within a residential zone or on any property within a radius of 500 feet of a residential zone on Sundays; legal holidays; Monday through Saturday between the hours of 7:00 p.m. and 6:00 a.m. the following day in May, June, July, August and September; and Monday through Saturday between the hours of 6:00 p.m. and 6:00 a.m. during the remainder months of the year. Construction work shall be subject to the maximum noise level limitations specified for industrial zones in section 58-109.”

In this instance residential homes along SE O Street are located +/- 300 ft. from the tunnel construction. There are several commercial business buildings, wood privacy fences, and landscape material that should help buffer noise levels.

Respectfully Submitted,

CEI Engineering Inc.

Christopher Deane
Assistant Project Manager
cdeane@ceieng.com



Stultz
612 Northeast 2nd Street
PC Date: 1/6/2026

Staff Report Details

Project Number	(RZ25-0050)
Applicant / Current Owner	Lance Johnson Building (Jeremiah Rowley) / Gabe & Cecelia Stultz
Site Area	+/- [0.17] Acres
Current Zoning	R-1 Low Density Single Family Residential
Requested Zoning	DN-1 Downtown Low Density Residential
Current Future Land Use Map Designation	Traditional Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Single Family Residential
Related projects	PLA25-0037 submitted, not yet approved; RES25-0768, denied; RDEMO25-0028

Property Description

The subject property is located at 612 Northeast 2nd Street. The property is presently zoned R-1 Low Density Single Family Residential with a land use designation of Traditional Neighborhood. The property has direct access to Northeast 2nd Street to the north and a 15-foot-wide alley to the south. The Master Street Plan classifies Northeast 2nd Street as a Downtown Collector road. Surrounding districts are R-1, Low Density Single Family Residential with a land use designation of Traditional Neighborhood.

Project Details

The applicant has requested a rezoning of the property from R-1 Low Density Single Family Residential to DN-1, Downtown Low Density Residential, which keeps the property in compliance with the Zoning Alignment Policy under standard review. The applicants applied for a residential permit (RES25-0768) for a single-family residential structure, but the proposed structure violated setback minimums because the subject property is currently split into two lots. A property line adjustment to combine the two lots under the current R-1 zone does not meet the minimum 60' lot width. Rezoning the property to DN-1 would allow a plat to consolidate the property while meeting the DN-1 minimum lot width of 50 feet and allow for the construction of the proposed single-family home, as stated in the narrative. In Traditional

Project Details

Neighborhood, DN-1, Downtown Low Density Residential is consistent with the alignment policy under a standard review.

Relationship to the Community Plan

The subject property is designated as Traditional Neighborhood on the Future Land Use Map and is surrounded by Traditional Neighborhood in all directions. Rezoning the property to DN-1 would maintain alignment with the Future Land Use Map under standard review. The Community Plan calls for single-family homes and other low-density residential development within the Traditional Neighborhood place type. A rezone to DN-1 would support single-family residential development by allowing the applicants to consolidate their ownership while meeting the minimum lot width requirement, consistent with the Community Plan.

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 to develop a single family home after removing the existing single-family structure (see RDEMO25-0028). The applicant previously requested a residential building permit for the proposed single-family structure (RES25-0768), but because the parcel consisted of two deeded lots, the proposed structure crossed a lot line. To allow for the building permit to be issued, the applicant submitted a property line adjustment to combine the lots and is now waiting on this rezone to meet the minimum lot width. The proposed redevelopment and property line adjustment are not the subject of this rezone request and would need to meet all other code requirements.

All surrounding properties are designated as Traditional Neighborhood under the Future Land Use Map and have a zoning classification of R-1, Low-Density Single-Family Residential.

Consistency

The proposed DN-1 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. (If the new code is adopted, a DN-1 zone would translate to a T3.1 in the Traditional Neighborhood place type. A T3.1 zone would also be consistent with the future land use plan with only one building / dwelling per lot as shown in the most recent draft of the code.)

Impact

The impact of this rezone on the community, if developed under the proposed DN-1 zone, is the addition of much-needed housing while maintaining a compatible density with the surrounding area.

Compatibility

All surrounding properties are designated as Traditional Neighborhood under the Future Land Use Map and have a zoning classification of R-1, Low-Density Single-Family Residential. Therefore, the development of a single-family home would be compatible with the surrounding neighborhood. Further, the design guidelines for the residential downtown districts (Development Code 1100.22), by which DN-1 is regulated, are more robust than the current R-1 zoning, requiring rear loading, and exterior materials to be "consistent with the

Analysis / Waivers

character of the surrounding context".

Intensity

Only single-family homes and other low-density residential development are allowable within the Traditional Neighborhood place type under standard review, with minor variation in setback, lot area and lot width.

Orderly Transition

This project is located within the Traditional Neighborhood place type wherein all zoning districts of Standard Review are fairly uniform, ensuring an orderly transition.

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: *The property is located within the Townbranch Sewer Basin and there are currently multiple sections of downstream sewer main that are at capacity. A further split of this property cannot be permitted until all downstream sewer capacity issues have been resolved. Sewer capacity will be evaluated at the time when development plans are submitted for any future use. Depending on the density and impact of any proposed development, a downstream sewer capacity study could be required. If there is a net increase in sewer flow, the developer will be responsible for any downstream sewer improvements that are present at that time.*

LANCE JOHNSON

BUILDING CO

Benton County Planning Department
RE: Rezoning of Parcel # 01-03239-000

I am requesting the property at 612 NE 2nd Street be rezoned from R-1, Low-Density Single Family Residential to DN-1, Downtown Low Density Residential.

We removed the existing single-family structure and would like to build an updated single family home to habitat. There will be a single home and ADU for personal use with a 3 car garage. The reason for the change is to utilize the property to its fullest potential. Zoning the property to DN-1 would allow the proper setbacks for a 50' wide lot and size of the house. I believe the use of the land will work well with the Future Land Use Map and blend well with the current neighborhood. There won't be a need for signage. The exterior will be a combination of brick and stucco. Utilities are on site and as per the Bentonville GSI map they are 6" to 8" in that area.

Thank you,



Ericson C. "EJ" Johnson
President



PC Item

R-1

R-1

R-1

NE 2ND ST

R-1

Stultz

R-1

R-1

NE E ST

NE F ST

R-1

R-1

DN-1

E CENTRAL AVE

R-1

SE F ST

R-1



RZ25-0050
Stultz
612 NE 2ND ST





HANWA - Gravel Parking Lot

2502 Southwest Regional Airport Boulevard

PC Date: 1/6/2026

Staff Report Details

Project Number	(CU25-0036)
Applicant / Current Owner	Halff Associates, Inc (John Fry) / Hindu Association of NWA INC
Site Area	+/- [7.74] Acres
Current Zoning	A-1, Agriculture
Requested Zoning	
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Temporary parking
Related projects	LSD22-0033

Property Description

The subject property is located along Southwest 34th Avenue on Parcel 01-07933-020, or to the northwest of 2505 Southwest Regional Airport Boulevard. The property is zoned A-1, Agriculture and is proposed to be used as temporary parking for the Hindu Association of Northwest Arkansas (HANWA). The property has direct access to Southwest 34th Street. Temporary uses are allowed by a conditional use permit in all zoning districts.

Project Details

The applicant is requesting a conditional use permit for temporary gravel parking for the overflow parking for religious services and events conducted at the Hindu Temple. A Large Scale Development (LSD22-0033) was approved by Planning Commission for this property on July 19th, 2022.

(<https://bentonvillear.portal.civicclerk.com/event/901/files/agenda/1387>)

The LSD shows the current gravel lot as an asphalt parking lot in a future phase (Phase 2).

The applicant is requesting to use the current gravel lot for overflow parking. The applicants are requesting no structural or lighting changes planned with this CUP application. According to the applicant, the hours of operation will coincide with the Hindu Temple which are Monday through Friday 10AM-12PM and 6PM-

Project Details

8:30 PM and Saturday/Sunday 10AM-1PM and 5PM-8:30PM. However, the narrative notes that the gravel parking should only be used for major events which occur around 10 to 12 times per year.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Staff recommends the CUP be denied as there are issues that have not been addressed with the existing Large Scale Development, such as the payment of fees and other issues outlined under the department comments below. If the Commission was amenable to the temporary use of gravel parking, the commission could table the item until the department comments have been addressed. In addition, the future plans for the site and a timeline for this plan should be submitted so that the commission has a view of the endgame prior to approving the CUP. Some elements that need further analysis are the existence of ADA parking on the gravel lot as ADA spaces need to be paved.

Conclusion

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

1. This conditional use permit shall be valid for 1- year.
2. Following the expiration or termination of the CUP, the applicant shall remove any gravel, spread topsoil, seed, and straw to stabilize the site.
2. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. The applicant shall maintain all construction entrances free of all construction track out, as required by the SWPPP.
5. Applicant may be required to obtain a grading permit for the proposed temporary use.

Additional Details

Electric Department Comments: LSD22-0033 was never closed or approved by all departments. Fire, Engineering, Planning, Water all have disapproved. CU can not be accepted until the comments and items that were disapproved for LSD22-0033 are addressed.

Engineering Department Comments: Comments from LSD22-0033 must be addressed. The project was closed without authorization. Pay remaining fees associated with LSD22-0033. A certifying statement regarding drainage must be provided. I.E. Is this drainage area included in the Phase 1 detention volume and how does the site drain in the temporary condition? I noticed that the record volume of the detention in Phase 1 is less than the design volume.

Additional Details

Fire Department Comments: All issues on BFS side of LSD22-0033 shall be resolved prior to this permit being approved.

Water/Sewer Comments: There are still open comments from the previous LSD.



PC Item

SW BRIAR
CREEK AVE

SW
AMBERWOOD
AVE

SW
DEERFIELD
BLVD

SW
WINDRIFT
AVE

SW FEATHERSTON RD



HANWA -
Gravel
Parking Lot

SW REGIONAL AIRPORT BLVD

SW
BUCKEYE
ST



CU25-0036
HANWA - Gravel Parking Lot
2502 SW REGIONAL AIRPORT BLVD





November 24, 2025

AVO: 51873

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

*RE: Conditional Use Permit
Hindu Association of NWA, Inc.
HANWA Phase II – Gravel Parking Lot*

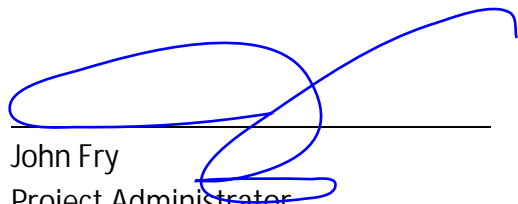
To Whom It May Concern,

On behalf of Hindu Association of NWA, Halff is requesting a conditional use permit for a gravel parking lot on Parcel 01-07933-020, zoned A-1 Agricultural District.

- The proposed use is overflow parking for religious services and events conducted at the Hindu Temple.
- A site plan is provided, and the gravel parking is identified as Phase II and associated with the completed Phase I (LSD22-0033).
- Hours of operation: Monday – Friday: 10AM – Noon & 6 – 8:30 PM; Saturday & Sunday: 10 AM – 1 PM & 5 PM – 8:30 PM.
- The CUP request is only for outdoor area use and is as noted for gravel overflow parking.
- There are no structural changes planned, associated with this CUP request.
- The gravel parking area is intended only for overflow parking for the Hindu Temple.
 - Current Paved Parking = 160
 - Estimated Gravel Parking = 300
 - How often is gravel parking used? Major events around 10-12/year
- No additional outdoor lighting is planned at this time. There are currently 4 – 22' commercial streetlights located along the north side of SW 34th Avenue that contribute to the illumination of the gravel parking lot.
- Members of the Hindu Community – average attendance per day: 20-50
- Hindu Temple Board of Directors/Staff: Ravikanth Krowvidi – President; Arul Kumaran - Secretary
- Attached photos of the property.

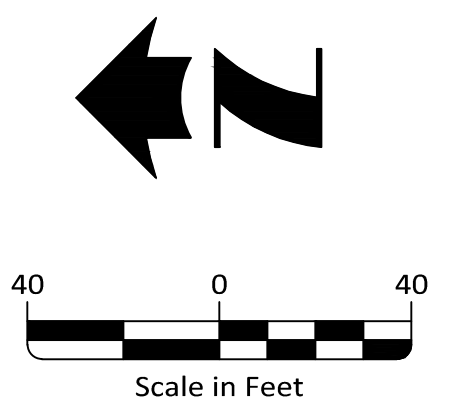
If you have questions or need additional information, you may reach me at (479) 651-8530.

Sincerely,
Halff Associates,



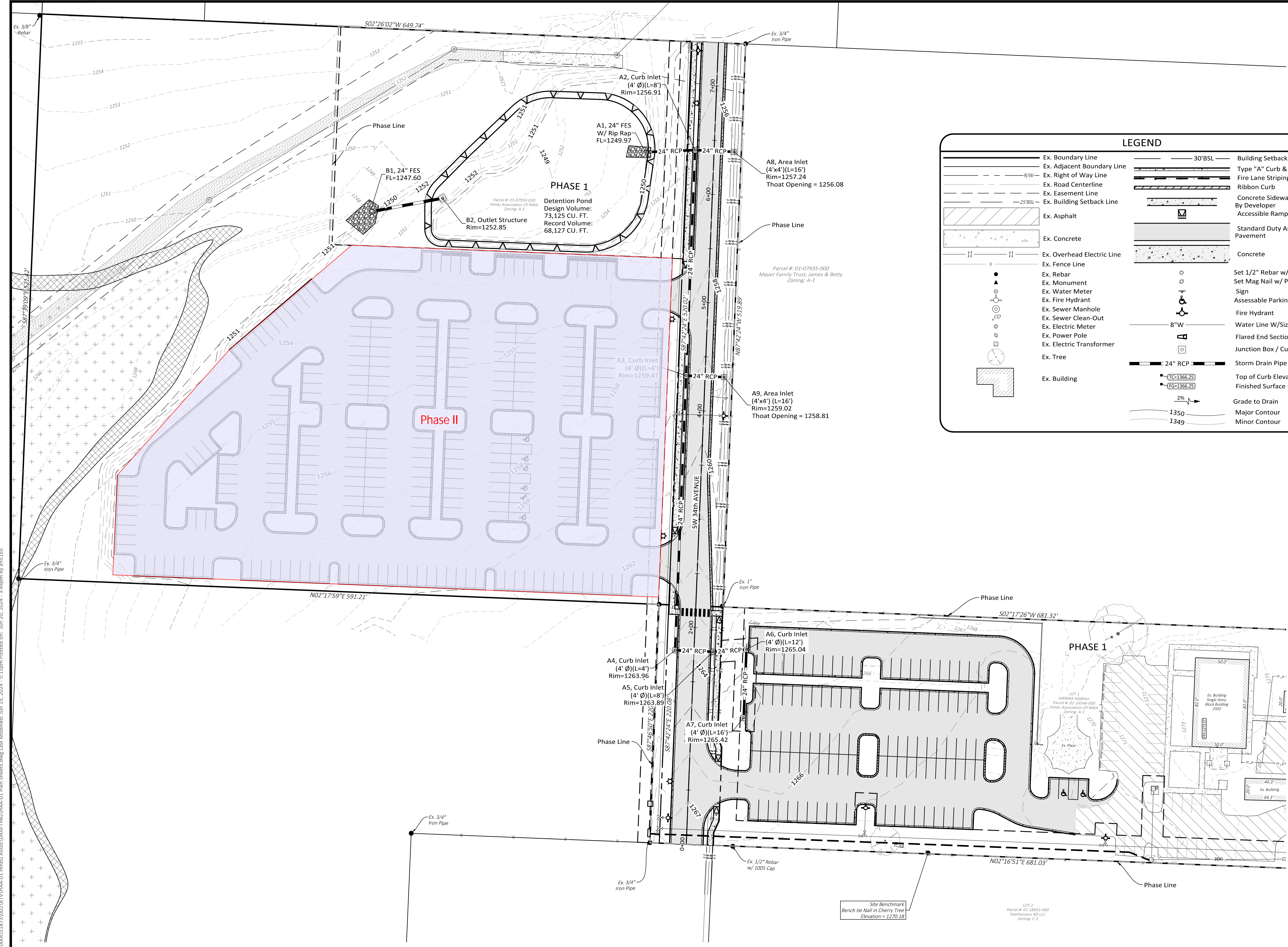
John Fry
Project Administrator

A handwritten signature in blue ink is written over a horizontal black line. The signature is a cursive-style name that appears to be "John Fry".



LEGEND

—	Ex. Boundary Line	— 30'BSL —	Building Setback Line
- - -	Ex. Adjacent Boundary Line	— A —	Type "A" Curb & Gutter
— R/W —	Ex. Right of Way Line	—	Fire Lane Striping on Curb
—	Ex. Road Centerline	—	Ribbon Curb
—	Ex. Easement Line	—	Concrete Sidewalk By Developer
—	Ex. Building Setback Line	—	Accessible Ramp, Type "B"
—	Ex. Asphalt	—	Standard Duty Asphalt Pavement
—	Ex. Concrete	—	Concrete
—	Ex. Overhead Electric Line	○	Set 1/2" Rebar w/ PS# 1834 Cap
—	Ex. Fence Line	○	Set Mag Nail w/ PS# 1834 Washer
●	Ex. Rebar	○	Sign
▲	Ex. Monument	○	Assessable Parking
○	Ex. Water Meter	○	Fire Hydrant
○	Ex. Fire Hydrant	○	Water Line W/Size
○	Ex. Sewer Manhole	— 8"W —	Flared End Section
○	Ex. Sewer Clean-Out	—	Junction Box / Curb Inlet
○	Ex. Electric Meter	—	Storm Drain Pipe
○	Ex. Power Pole	—	Top of Curb Elevation
○	Ex. Electric Transformer	—	Finished Surface Elevation
○	Ex. Tree	—	Grade to Drain
—	Ex. Building	—	Major Contour
		—	Minor Contour



halff
 HALFF ASSOCIATES, INC.
 2407 SE COTTONWOOD ST. STE 1
 BENTONVILLE, AR 72712
 479.273.2209 - HALFF.COM

**HINDU ASSOCIATION
 OF NORTHWEST ARKANSAS
 LSD22-033**

Bentonville, Arkansas

Issued for Record:
 06.20.2024

**GRADING PLAN
 LSD22-0033**

Revisions	

Drawn By: KES	Vert. Scale: -
Approved By: MDT	Horiz. Scale: 1"=40'
Date: 06.20.2024	Plot Scale: 1
Project No.: HAA-01	DWG Name: PLAN SHEETS

Drawing Name: A:\51000\51873\002\BTV\HAA-01 Hindu Assoc\DRAWING\HAA-01 Plan Sheets.dwg Last Modified: Jun 19, 2024 - 5:15pm Plotted on: Jun 20, 2024 - 3:44pm by ah5165



Gravel
Parking

SW 34th Ave

SW Featherston Rd

HANWA HANWA Hindu Temple

12

SW Regional Airport Blvd

Image © 2025 Airbus

Osage Veterinary Clinic

Google Earth



SW Regional Airport Blvd







SW 34th Ave

July 2023

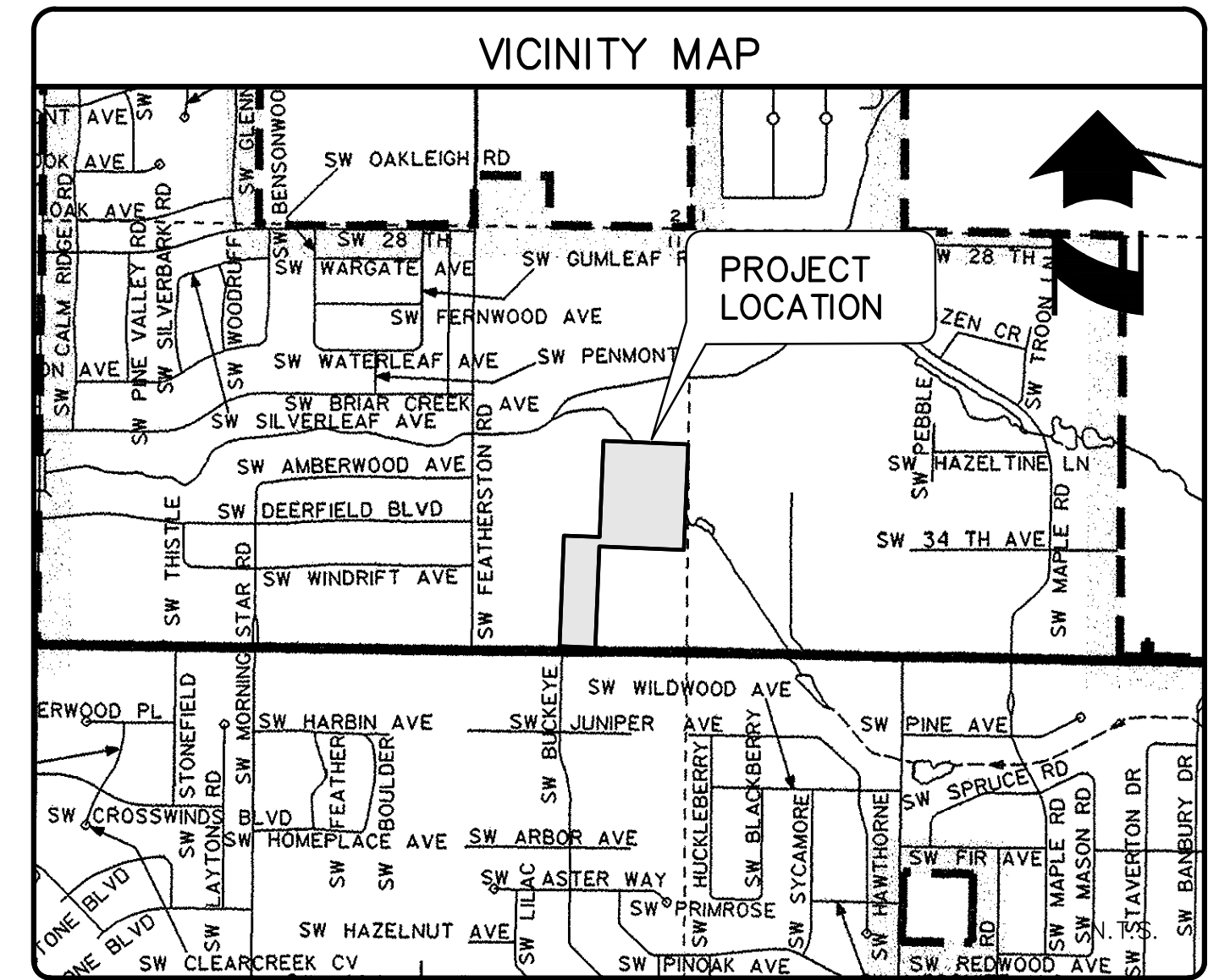
Large Scale Development Plans

for

HINDU ASSOCIATION OF NORTHWEST ARKANSAS

2502 SW REGIONAL AIRPORT BLVD. LSD22-0033

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

- Cover Sheet, Vicinity Map, & Index of Sheets
- General Notes and Typical Section
- Overall Plan
- Demolition Plan
- Site Dimension Plan
- Local Road Street Plan and Profile
- Erosion Control Plan
- Erosion Control Details
- Grading Plan
- Drainage & Utility Plan
- Storm Drain Profiles Storm Drain Lines A, A-1, A-2, B, C
- Landscape Plan
- Miscellaneous Details
- Miscellaneous Details
- Outlet Structure Detail

Waiver Requests:
 1. Land Development Code: Section 1100.15 (a) Sidewalk Requirements on both sides of street.

PLAN REVISIONS

- AFC - HANWA Parking Lot Addition - LSD22-0033 - REVISION 0 - 7/27/2023
- AFC - HANWA Parking Lot Addition - LSD22-0033 - REVISION 1 - 10/31/2023
Pages - E2.1, E2.2, E2.3, E3.1, E4.1 - Five (5) Sheets
- AFC - HANWA Parking Lot Addition - LSD22-0033 - REVISION 2 - 12/12/2023
Pages - E2.1, E2.2, E3.1 - Three (3) Sheets
- AFC - HANWA Parking Lot Addition - LSD22-0033 - REVISION 3 - 3/28/2024
Pages - 1 of 1 - One (1) Sheet add to the back of the plan set

Owner/Developer

Hindu Association of NWA Inc.
 Contact
 PO Box 262
 Bentonville AR. 72712

Engineer

Halff Associates
 2407 SW Cottonwood St.
 Bentonville, AR 72712
 Contact: Patrick Foy P.E.
 Telephone: (479) 273-2209

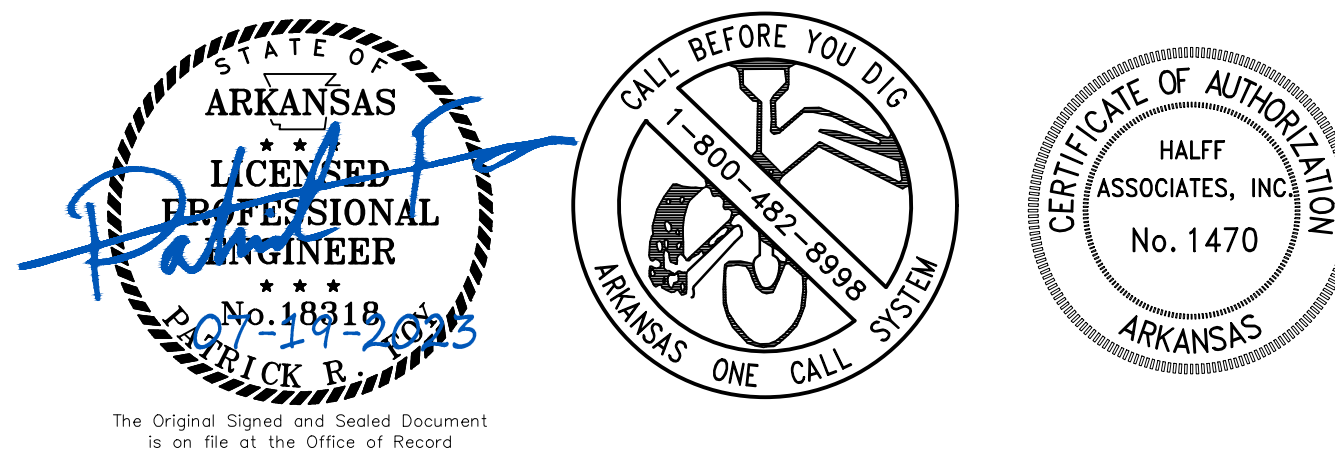
Surveyor

Halff Associates
 2407 SW Cottonwood St.
 Bentonville, AR 72712
 Contact: Clayton Crofts, P.S.
 Telephone: (479) 273-2209

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K
 Effective Date: 6/5/2012



The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

Pre-Pave Precon will be Required Before Paving of Streets. All Test Results and Inspections to be Verified and in File Before Requesting Pre-Pave Precon. Tracer Wire to be Inspected Before Paving.

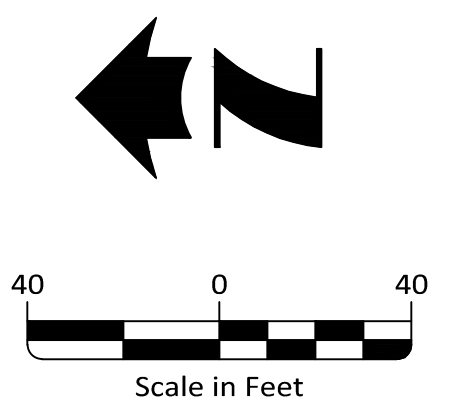
Boring of Streets is Required When the Existing Utility Resides Outside of the Road Way

SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 EMAIL: joshua.knight@blackhillscorp.com	TELEPHONE AT&T CONTACT: BRENT BALDWIN PHONE: (479) 571-6609 (OFFICE) PHONE: (479) 200-9022 (CELL) 1133 HAROLD STREET FAYETTEVILLE, ARKANSAS 72703 EMAIL: bb6585@att.com
CABLE TELEVISION COX COMMUNICATIONS CONTACTS: CHAD HODGE & TIMOTHY GOSS 4901 S. 48th STREET SPRINGDALE, ARKANSAS 72762 PHONE: (479) 263-7057 (CHAD) PHONE: (479) 651-5583 (TIMOTHY) EMAIL: chad.hodge@cox.com EMAIL: timothy.goss@cox.com	WASTEWATER CITY OF BENTONVILLE CONTACT: CHRIS EARL 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: (479) 271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: BEAU THOMPSON 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE OR 305 SW A STREET BENTONVILLE, ARKANSAS 72712	CITY ENGINEER CONTACT: DAN WEESE PHONE: (479) 271-5993
CITY PLANNING CONTACT: ELLEN NORVELL 305 SW A ST. PHONE: (479) 271-3122	BUILDING & FIRE SAFETY CONTACT: JAKE FEEMSTER PHONE: (479) 271-3108
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: (479) 271-3130	STORMWATER CONTACT: JANET PAITH PHONE: (479) 271-5002 jpaith@bentonvillear.com
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: (479) 271-6720	



Landscape Notes:

1. Trees Shall not be Topped at Any Time and Proper Tree Pruning Techniques as Established by the Latest Edition of ANSI A300 "Standards for All Tree Care" Shall be Utilized for Maintenance Purposes. (Sec. 1400.05.b)
2. Health Tree Shall not be Removed at Any Time and Proper Tree Pruning Techniques as Established by the Latest Edition of ANSI A300 "Standards of Tree Care" Shall be Utilized for Maintenance Purposes. (Sec. 1400.05.b)
3. Living Materials, Such as Lawn, Grass or Herbaceous Groundcovers Like Juniper or Liriope, Ect., Shall Cover Minimum of Eighty Percent (80%) of the Planting Islands. One Hundred Percent (100%) of Living Material is Strongly Encouraged. (Sec. 1400.8.g)
4. All Trees Planted in the Public Right-of-way Shall be 4" Caliber and the Lowest Limb Shall be 96" or Higher from Final Grade at the Time of Planting.
5. All Proposed Trees Shall be a Minimum of 5' From all Public Utilities.

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	2-1/2" Cal. B&B	As Shown	23
CC	OKLAHOMA REDBUD	CERCIS CANADENSIS 'OKLAHOMA'	2" Cal. B&B	As Shown	11
PA	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2-1/2" Cal. B&B	As Shown	35
GB	GINKGO	Ginkgo biloba	6-8" B&B	As Shown	62
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	30
QS	SHUMARD OAK	Quercus shumardii	2-1/2" Cal. B&B	As Shown	15
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	11
NS	NORWAY SPRUCE	Picea abies	6-8" B&B	As Shown	4



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2407 SE COTTONWOOD ST. STE 1
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**HINDU ASSOCIATION
OF NORTHWEST ARKANSAS
LSD22-033**

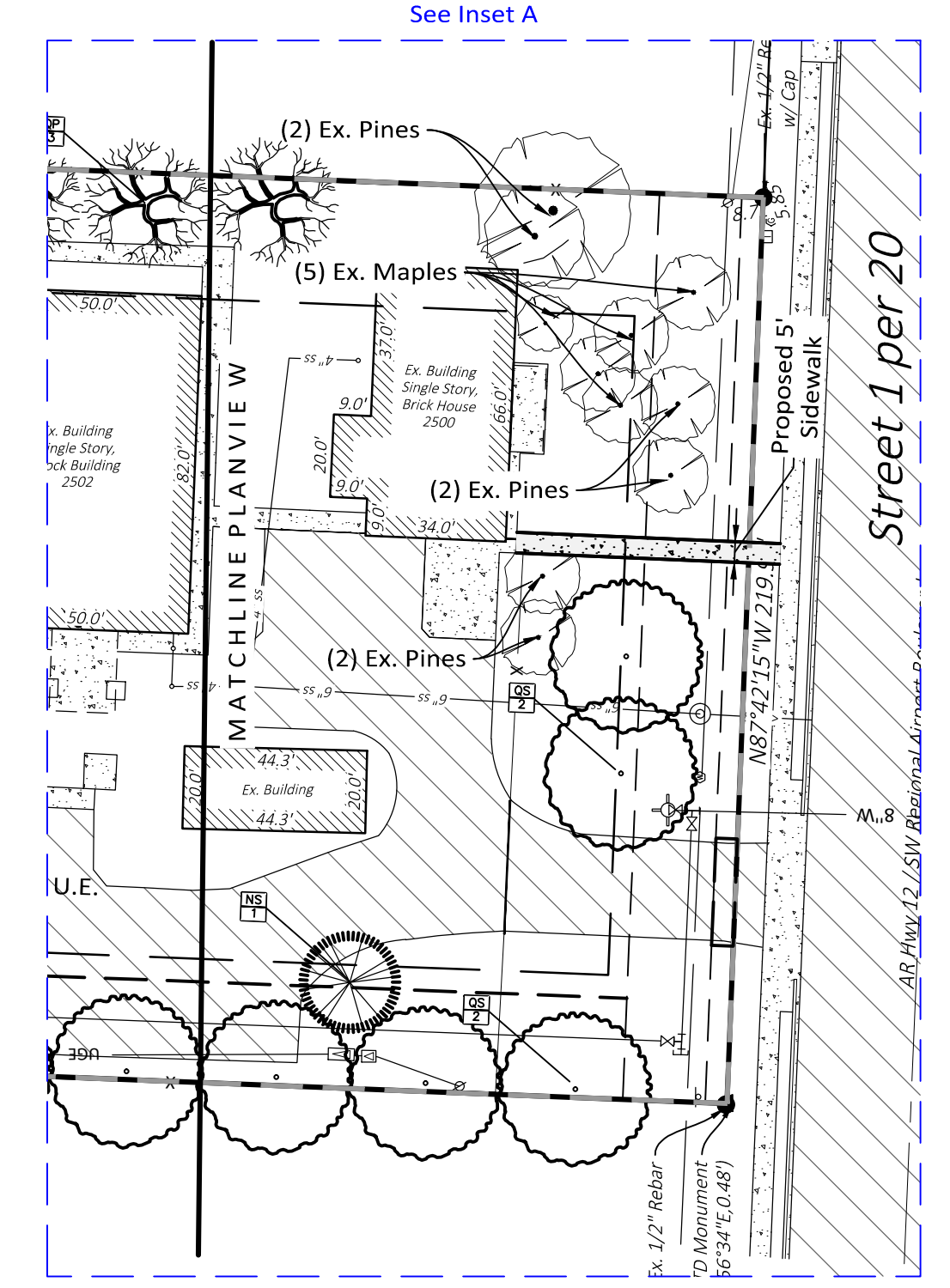
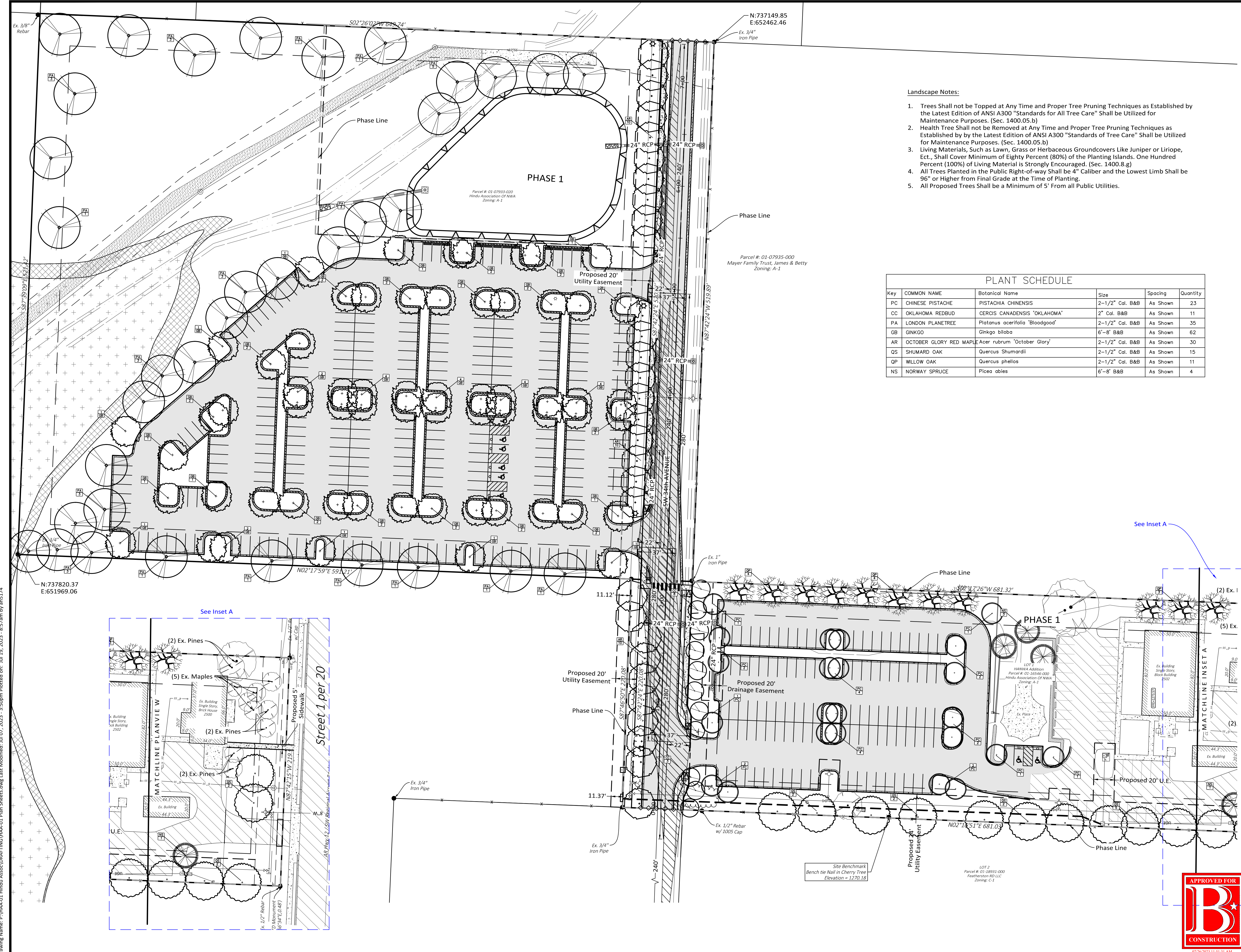
Bentonville, Arkansas

Issued for Construction:
07.19.2023

**LANDSCAPE PLAN
LSD22-0033**

Revisions			

Drawn By: **KES** Vert. Scale: -
 Approved By: **MDT** Horiz. Scale: **1"=40'**
 Date: **01.10.22** Plot Scale: **1**
 Project No.: **HAA-01** DWG Name: **PLAN SHEETS**



Drawing Name: P:\HAA-01 Hindu Assoc\ORAFING\HAA-01 Plan Sheets.dwg Last Modified: Jul 07, 2023 - 3:50pm Plotted on: Jul 19, 2023 - 8:57am by ah5174



Grisham
607 SE C St
PC Date: 1/6/2026

Staff Report Details

Project Number	(RZ25-0049)
Applicant / Current Owner	Evan and Sarah Grisham
Site Area	+/- .17 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	Urban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single Family Residential
Related projects	

Property Description

The subject property is located at 607 SE C Street. The property is presently zoned R-1, Low Density Single Family Residential with a future land use map designation of Urban Neighborhood.

Project Details

The applicant has requested a rezoning of the property from R-1, Low Density Single Family Residential, to DE, Downtown Edge. The applicant states that the purpose of this request is to build a new residential single family home on the property in accordance with the D-E zoning district setback and encroachment standards. The applicant states that this will be their personal residence. Surrounding districts include D-E, Downtown Edge, R-1, Low Density Single Family Residential, DN-4, Downtown Mixed-Use Residential, and R-3, Medium-High Density Multifamily Residential. Any shortages in either right of way or needed public improvements are not the subject of this rezone request.

Relationship to the Community Plan

The Community Plan calls for sustainable growth within Urban Neighborhoods with primarily multi-family

Relationship to the Community Plan

buildings and townhomes structures, but with some single-family and smaller commercial uses mixed in. The application is consistent with the Community Plan. The zoning request supports the goals of the Bentonville Community Plan by contributing to the mixture of housing types within an urban neighborhood.

Public Comment

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

Analysis / Waivers

The applicant states that the purpose of this request is to build a new residential single family home on the property in accordance with the D-E zoning district setback and encroachment standards. 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 **Enhanced 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, will implement the Community Plan, consistent with the built environment in the area, an urban neighborhood.

Compatibility

The rezoning is consistent the surrounding area and will relate well to the surrounding properties as many of the other properties have been rezoned to D-E or DN-4, and with a mixture of single-family and townhome structure types.

Intensity

The parcel is located within the Urban Neighborhood place type which includes the city's higher 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. Due to the small lot size (.17 ac), the net effect of this rezone will be nominal.

Orderly Transition

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

Enhanced Review Criteria

The following elements make a compelling cas for meeting the enhanced review criteria:

- The requested zoning district matches the DE zoning district which is on either side (East, West, and North sides).
- The property is trail proximate: 745 feet from the Downtown Trail and 400' from the 8th St Trail and is directly on the C Street bikeway, a north / south bike corridor.
- The property is equidistant from both a future college campus and a major job center, 1/2 mile in both directions.
- The property is adjacent to vacant land.

Analysis / Waivers

- The rezone request is consistent with the development pattern in the area.
- The proposed rezone request further advances the goals stated in the Comprehensive Plan.

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:

The proposed zoning request is consistent with the adopted land use plan under the enhanced review category. The property is located within the Townbranch sewer basin and there are currently portions of the downstream sewer system that are at capacity. No additional flows will be permitted until there is an approved plan and funding in place to resolve the downstream sewer constraints. If you have questions, please reach out to jingle@bentonvillear.com or call at 479-271-3140



PC Item

DN-4

DN-4

SE 6TH ST

R-3

D-E

DN-4

R-1

SE C ST

D-E

SE D ST

D-E

Grisham

R-1

SE 7TH ST

R-1

R-1

D-E

D-E

D-E

R-1

D-E

D-E



RZ25-0049

Grisham

607 SE C ST



Narrative

We, Evan and Sarah Grisham, are requesting to re-zone 607 SE C Street (Benton County Parcel No, 01-03567-000*) from R-1 Single-Family Residential to D-E Downtown Edge.

We will remain the owners of the property.

The reason for re-zoning is to allow for us to build a new residential estate on the property in accordance with D-E Downtown Edge setback, encroachment, etc. provisions. We will occupy this new home with our growing family.

In accordance with the applicable Criteria for All Rezoning Requests, Standard Review Criteria, and the Enhanced Review Criteria this property rezoning request is subject to, please see the following:

- **Consistency:** The property is located within an Urban designated neighborhood and a block off the Urban Corridor of 8th street and our planned use is consistent with the vision and guiding principles of the Community Plan, specifically in that it will contribute to a strong sense of place, a great place to plant roots, the “Bentonville Experience”, and be welcoming & diverse.
- **Impact:** The impact of the rezoning will be relatively light as the property will remain a single family home that is an active part of the diverse and walkable/recreational area.
- **Compatibility:** The property will relate well to surrounding properties as all other existing homes on the block have been re-zoned to D-E Downtown Edge and are primarily used as residential estates.
- **Intensity:** The rezoning is within a reasonable level of intensity for the surrounding area and fits with the Community Plan and Future Land Use intention.
- **Additional Standard Review Criteria:**
 - The proposed re-zoning is consistent with the Place Type (Urban Neighborhood) envisioned by the Future Use Land Use Map
 - The proposed re-zoning will result in development compatible with the place type of nearby properties (all properties on the block have been re-zoned to DE)
 - Adequate infrastructure exists to serve the development
- **Additional Enhanced Review Criteria:**
 - The proposed re-zoning, use, and Zoning District is appropriate and in line with all applicable criteria a-f.

Legal Description

** Benton County Parcel No, 01-03567-000: Part of Lot 3, Block F, Orchard Addition, to the City of Bentonville, Arkansas, described as commencing at the Southwest corner of said Lot 3; thence North 75 feet; thence East 100 feet; thence South 75 feet; thence West 100 feet to the Place of Beginning.*



4300 South JB. Hunt Drive
Suite 240
Rogers, AR 72758
TEL 479.257.9188

www.GarverUSA.com

December 10, 2025

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712
planning@bentonvillear.com

Re: ARDOT Job 012560, Western North-South Connector (Benton & Washington Cos.) P.E.
Benton and Washington Counties, Arkansas
Planned Developments - Information Request

To Whom It May Concern:

The Arkansas Department of Transportation (ARDOT) is proposing to construct a north-south route between Highway 412 and Interstate 49 (Bella Vista Bypass), west of Highway 112. The purpose of this undertaking is to improve north-south travel between Bentonville, Gravette, Centerton, Highfill, Tontitown and the Northwest Arkansas National Airport.

We are currently in the planning phase of the project and seek to identify planned developments or other potential constraints. We request that you review the Project Location Map and notify us of any approved subdivision plats or residential or commercial developments planned within the project vicinity. This can include developments that have not yet commenced construction or received final building permits. A shapefile or KMZ can be provided upon request. Replies should be emailed to KMKalaja@GarverUSA.com or mailed to the address provided in the letterhead.

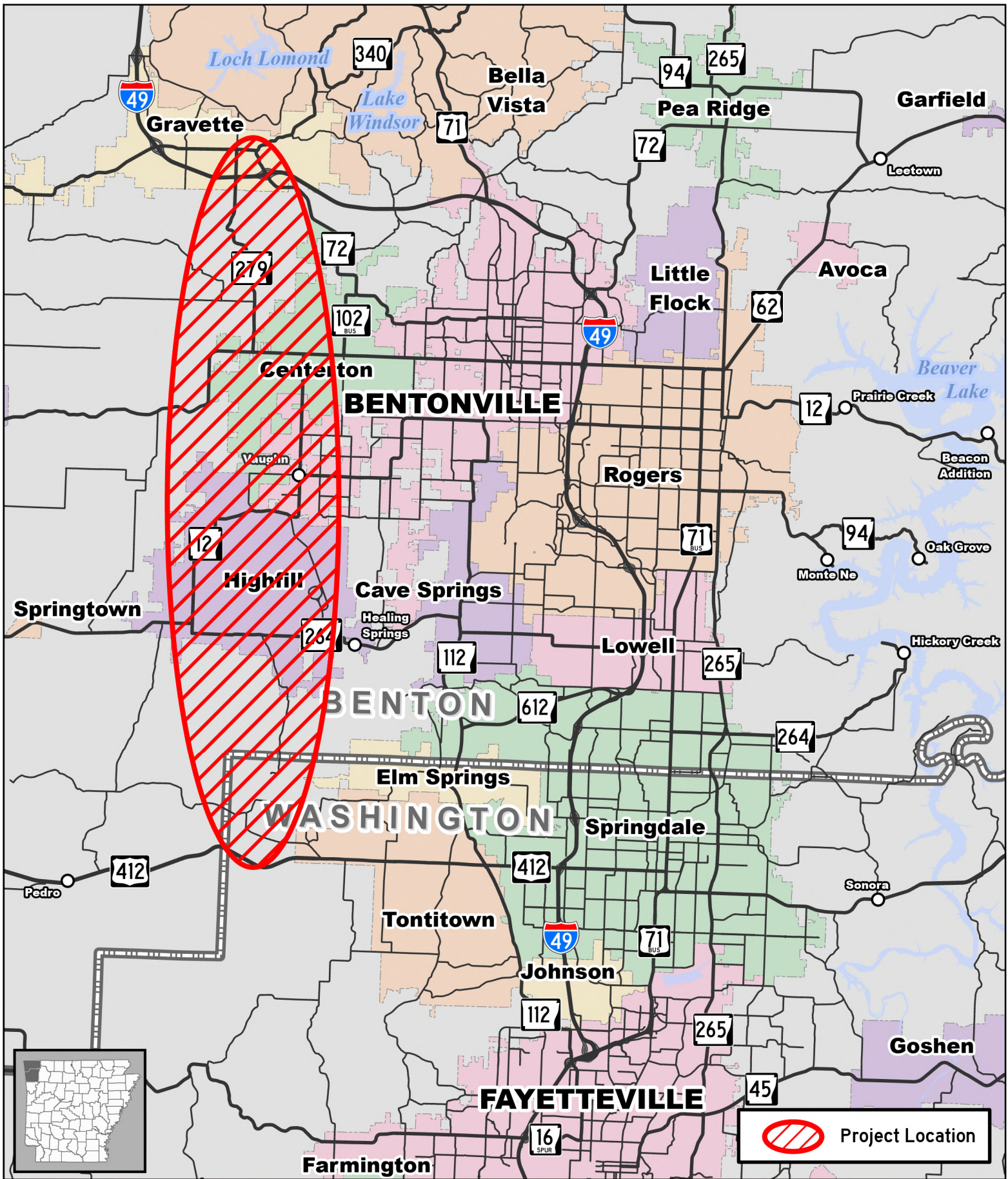
If possible, we would appreciate your response within 30 days to help us maintain our project schedule. Please feel free to contact me at #479-439-1248 if you have any questions regarding this request.

Sincerely,

Kristen Kalaja
Environmental Planner II

cc: Cassie Schmidt - Garver

Attachments: Project Location Map



 Project Location

Job 012560

Western North-South Connector (Benton & Washington Cos.) P.E.

Benton & Washington Counties

