



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

Registration Link: <https://us02web.zoom.us/j/84511866399>

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. **April 21, 2026 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Boroughs Subdivision, Lots 1 and 2** **Lot Split**
615 N Walton Blvd (PP25-0008)
2. **Walmart Campus Subdivision, Ph 22** **Final Plat**
1812 SE 10th Street (FP25-0012)
3. **Walmart Campus Subdivision, Ph 23** **Final Plat**
1005 Excellence Drive (FP25-0013)
4. **Lot 27, Block 6 of Clark's Second Addition** **Property Line Adjustment**
403 SW 3rd Street (PLA26-0009)
5. **Phillips Park Phase 3** **Large Scale Development**
SE Corner of SE 28th and SE C St (LSD26-0005)

IV. New Business

1. **St. Stephen's Driveway Waiver** **Waiver**
1300 NE J St (WAV26-0005)
Waiver: Section 1100.02 (a) (6) Distance Between Curb Cuts

Advertised Public Hearings

V. Other New Business

VI. Old Business

VII. Other Business

1. **Code School Second Session**

July 17, 2026 at the Bentonville Library 1:30 pm

Informational

VIII. Adjournment



**Planning Commission
Meeting Minutes
April 21, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/2067/media>

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

Commissioners Absent: Reginald Wright, Elaine Kerr

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

I. Call to Order

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

II. Approval of Minutes

1. April 7th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Ibekwe, second by Hipp.
- Minutes are approved unanimously on a voice vote 5-0.

III. Consent Agenda

1. Lots 2 & 3 of Hanwa Addition

Lot Split

2500 SW Regional Airport Blvd ([LS22-0051](#))

2. Brightbox Condos

Large Scale Development

802 SE G Street ([LSD25-0041](#))

3. McKissic Springs Addition, Lots 2 and 3

Lot Split

South of Motley Rd, east of SW Hydrangea Rd ([LS26-0006](#))

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 5-0.

Other New Business

1. 4th St Alley Waiver – HKBGT & AAIGT, LLC

Waiver

443 SW 4th St ([WAV26-0007](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Davis invites the applicant to speak on this item.
- Jake Chavis, the applicant on behalf of the property owner, states the reasoning for the waiver request. Mr. Chavis sites the lack of buildable area on the western lot, which would make the proposed property narrower if the alley right-of-way is dedicated.
- Mr. Weese explains that the right-of-way was requested due to the Master Street Plan specifications.
- Waiver is approved 5-0.

IV. New Business

Advertised Public Hearings

1. Brad and Cindy Esslinger Trust

Rezoning*

306 SE 2nd Street ([RZ26-0021](#))

Rezoning: DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) to DN-4, Downtown Mixed-Use Residential (T5.1, Town Center Low)

Standard Review (Standard Review in the new code) within the City Center Place Type

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing.
- Brad and Cindy Esslinger, the applicants, are present to answer any questions. Mr. Esslinger explains the nearby context of the subject property.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Mr. Esslinger addresses the objection letters.
- Mr. Overstreet explains some key differences between T4.2 and T5.1, as requested by Chairman Davis.
- Rezone is approved 5-0.

2. Rankin

Rezoning*

101 Oakhurst Street ([RZ26-0022](#))

Rezoning: A-1, Agriculture (T2.1 in new code) to R-1, Low Density Single-Family Residential (R-1 in new code), **Enhanced Review (Blank in the new code)**

- Mr. Adler provides an overview of the staff report.
- Chairman Davis opens the public hearing for both agenda items.
- Jason Ingalls, the applicant, is present to answer any questions.
- Chairman Davis closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 5-0.

V. Other New Business

VI. Old Business

VII. Other Business

1. The Bentonville Planning Office has

Informational

moved

3200 SW Municipal Dr, Bentonville, AR 72712 (Second Story)

VIII. Adjournment

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



Boroughs Subdivision, Lots 1 and 2

615 N Walton Blvd

PC Date: 5/5/2026

Staff Report Details

Project Number	(PP25-0008)
Applicant / Current Owner	BLEW / Business Center LLC
Site Area	+/- 0.92 Acres
Current Zoning	R-O, Residential Office
Requested Zoning	N/A
Current Future Land Use Map Designation	Urban Corridor
Requested Future Land Use Map Designation	N/A
Development Type / Use	
Related projects	LSD25-0050

Property Description

Lot Split Creating Lots 1 & 2 of the Boroughs Subdivision. 01-00876-000, PP25-0008

A Lot Split, Creating Lots 1 & 2 of the Boroughs Subdivision. The plat is dedicating +/- 0.185 acres of Utility Easement along the west side of the property for utility extension to Lot 2. The plat is also dedicating +/- 0.115 acres of Drainage Easement that runs diagonally through both lots, and is dedicating +/- 0.122 acres of Covenant of Easement along the east side of both new lots for cross access across lots.

Project Details

Relationship to the Community Plan

Public Comment

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

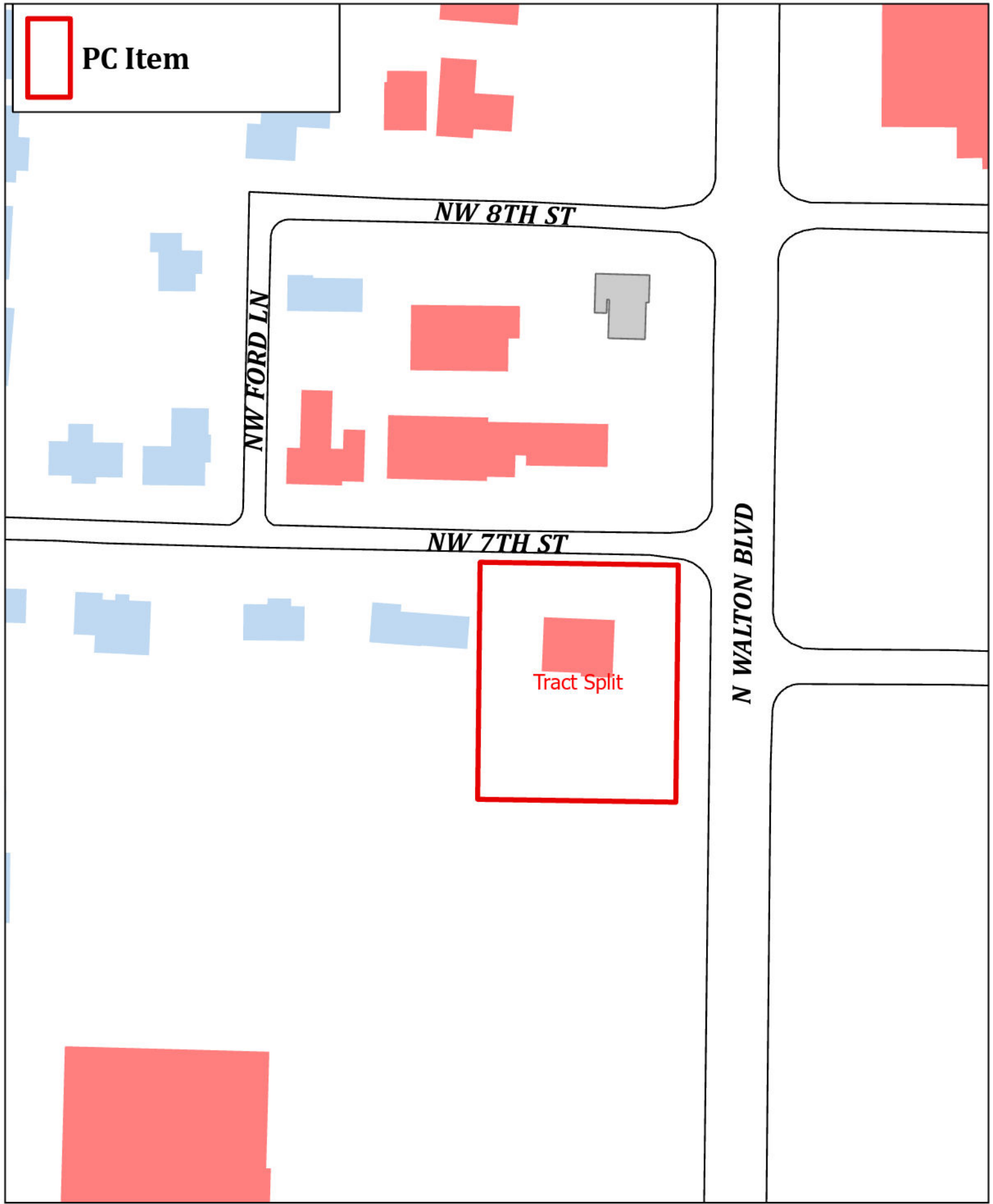
Analysis / Waivers

Conclusion

Additional Details

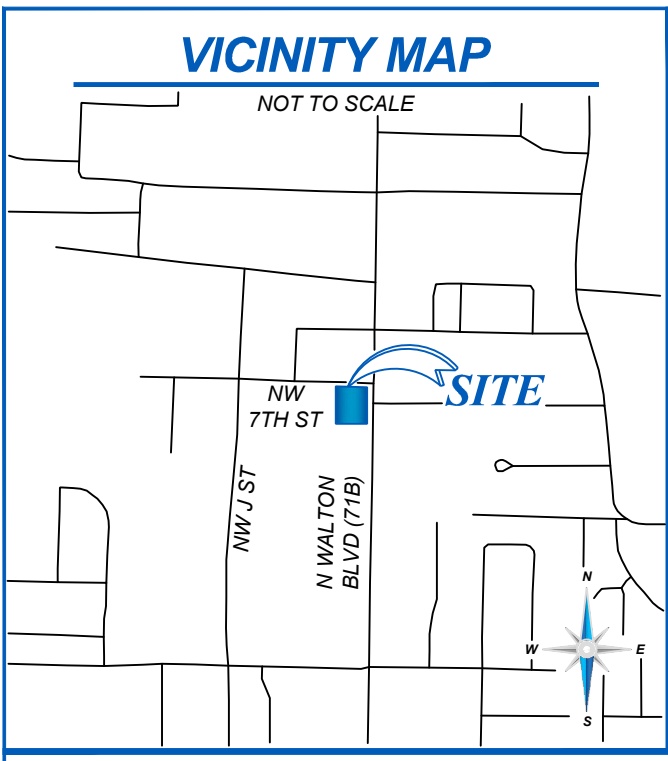


PC Item



PP25-0008
Tract Split
615 N WALTON BLVD





LOT SPLIT

CREATING LOTS 1 AND 2 OF THE BOROUGH'S SUBDIVISION

LOCATED IN: SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST
615 NORTH WALTON BOULEVARD, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

RECORD DESCRIPTION

WARRANTY DEED L202567634:
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING 135 FEET NORTH AND 14.13 FEET WEST OF THE SE CORNER OF THE SAID SE 1/4 OF THE NE 1/4; THENCE WEST 184 FEET; THENCE N 00°14' W 220 FEET; THENCE EAST 184 FEET; THENCE S 00°14' E 220 FEET TO THE PLACE OF BEGINNING.

SURVEY DESCRIPTION

LOT 1:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N87°48'16"W 14.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 205.66 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826" BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°48'22"W 184.02 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE N02°13'09"E 146.70 FEET TO A FOUND 5/8" REBAR CAPPED "NEVILL AR 1636" MARKING THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, S86°05'32"E 184.04 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826" MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD, S02°11'43"W 141.20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.608 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 2:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N87°48'16"W 14.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 131.48 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826" BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°48'17"W 184.05 FEET TO A FOUND 1/2" REBAR; THENCE N02°13'09"E 74.18 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE S87°48'22"E 184.02 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826" MARKING THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, S02°11'43"W 74.18 FEET TO THE POINT OF BEGINNING. CONTAINING 0.313 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

35' UTILITY EASEMENT:
AN EASEMENT 35 FEET IN WIDTH, FOR THE PURPOSE OF UTILITIES, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE N87°48'16"W 14.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 131.48 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°48'17"W 149.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N87°48'17"W 35.00 FEET TO A FOUND 1/2" REBAR; THENCE N02°13'09"E 220.88 FEET TO A FOUND 5/8" REBAR CAPPED "NEVILL AR 1636" MARKING THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, S86°05'32"E 61.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S48°03'29"W 37.45 FEET; THENCE S02°11'43"W 192.95 FEET TO THE POINT OF BEGINNING. CONTAINING 0.185 ACRES, MORE OR LESS.

20' DRAINAGE EASEMENT:
AN EASEMENT 20 FEET IN WIDTH, FOR DRAINAGE PURPOSES, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N87°48'16"W 14.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 131.48 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 121.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, THENCE N89°36'27"W 34.90 FEET; THENCE S54°10'20"W 32.21 FEET; THENCE S51°34'14"W 4.05 FEET; THENCE S78°15'54"W 56.66 FEET; THENCE S41°42'40"W 67.41 FEET; THENCE N87°46'51"W 22.78 FEET; THENCE N02°13'09"E 20.00 FEET; THENCE S87°46'51"E 13.35 FEET; THENCE N41°42'40"E 64.38 FEET; THENCE N78°15'54"E 58.55 FEET; THENCE N54°10'20"E 13.79 FEET; THENCE S85°52'57"E 2.97 FEET; THENCE N04°04'25"E 2.48 FEET; THENCE N54°10'20"E 74.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, S02°11'43"W 51.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.115 ACRES, MORE OR LESS.

COVENANT OF EASEMENT:
WE HEREBY DECLARE THAT THE COVENANT OF EASEMENT DEPICTED ON LOTS 1 AND 2 OF THIS LOT SPLIT SHALL BE HELD, SOLD, OR CONVEYED, SUBJECT TO THE FOLLOWING INTEREST WHICH SHALL BECOME AN ACCESS EASEMENT AS GRANTED BY THIS PLAT, WHICH IS CREATED FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF LOT 2 AND WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE DESCRIBED PROPERTIES OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF EACH OWNER.

AN EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N87°48'16"W 14.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 131.48 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N02°11'43"E 12.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°48'17"W 12.72 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.12 FEET, WITH A RADIUS OF 9.54 FEET, WITH A CHORD BEARING OF N43°55'49"W, WITH A CHORD LENGTH OF 12.87 FEET; THENCE N02°11'43"E 95.64 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.66 FEET, WITH A RADIUS OF 35.39 FEET, WITH A CHORD BEARING OF N50°21'47"W, WITH A CHORD LENGTH OF 45.68 FEET; THENCE N03°53'48"E 72.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, S86°05'32"E 21.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S02°11'43"W 57.06 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.87 FEET, WITH A RADIUS OF 14.26 FEET, WITH A CHORD BEARING OF S40°21'05"E, WITH A CHORD LENGTH OF 21.18 FEET; THENCE S87°48'17"E 20.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, S02°11'43"W 131.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.122 ACRES, MORE OR LESS.

SIGNATURE BLOCKS

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 AND ADDRESS: _____
STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026.

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: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I, BUCKLEY D. BLEW, 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 _____
BUCKLEY D. BLEW
REGISTERED LAND SURVEYOR
NO. AR 1532
STATE OF ARKANSAS

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C009J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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.

OWNER/DEVELOPER

APN: 01-00876-000
OWNER: BUSINESS CENTER LLC
MAILING: 991 BOB GLEN CIR, CENTERTON, AR 72719

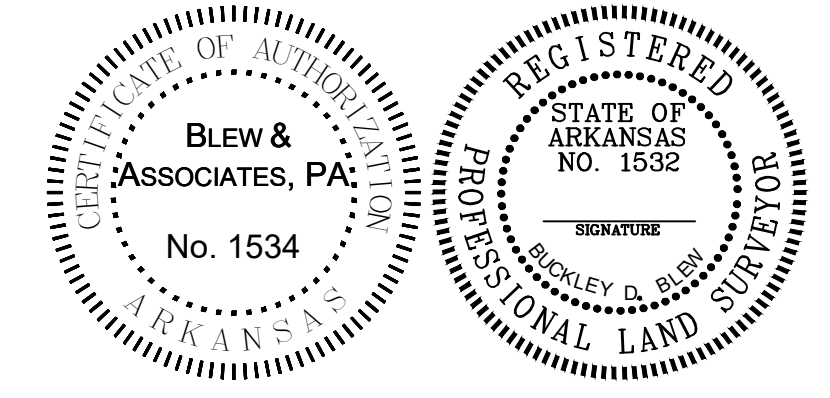
SHEET 1 OF 2

DATE	REVISION HISTORY	BY
3/19/2026	PLANNING COMMENTS	ANC

LAND AREA

LOT 1	0.608 ± ACRES
LOT 2	0.313 ± ACRES
PARENT TRACT	0.921 ± ACRES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 7TH DAY OF APRIL, 2026.



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.



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 - FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-5867	SURVEY DRAWN BY: ANC - 08/04/2025
SURVEY REVIEWED BY: TPN	SCALE: 1" = 40'
FOR THE USE AND BENEFIT OF: FINEBERG & ASSOCIATES	CITY OF BENTONVILLE PROJECT NO.: PP25-0008

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-31W-0-25-120-04-1532

COMPLETED FIELD WORK:
JULY 30, 2025

REFERENCE DOCUMENTS:
1. QUIT CLAIM DEED FILED IN DEED L202448452.
2. SURVEY PLAT FILED IN PLAT BOOK 5 AT PAGE 361.
3. SURVEY PLAT FILED IN PLAT L202361038.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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.

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.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

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. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

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

BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

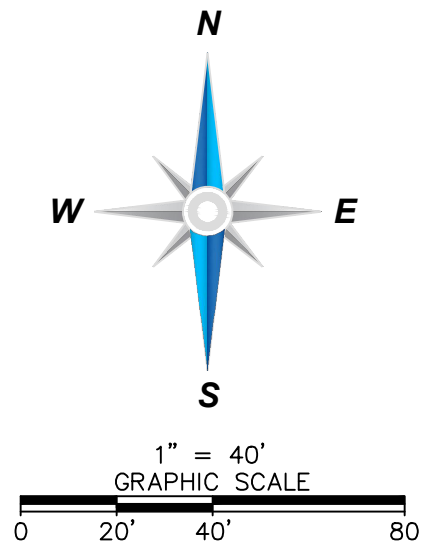
WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

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

LOT SPLIT

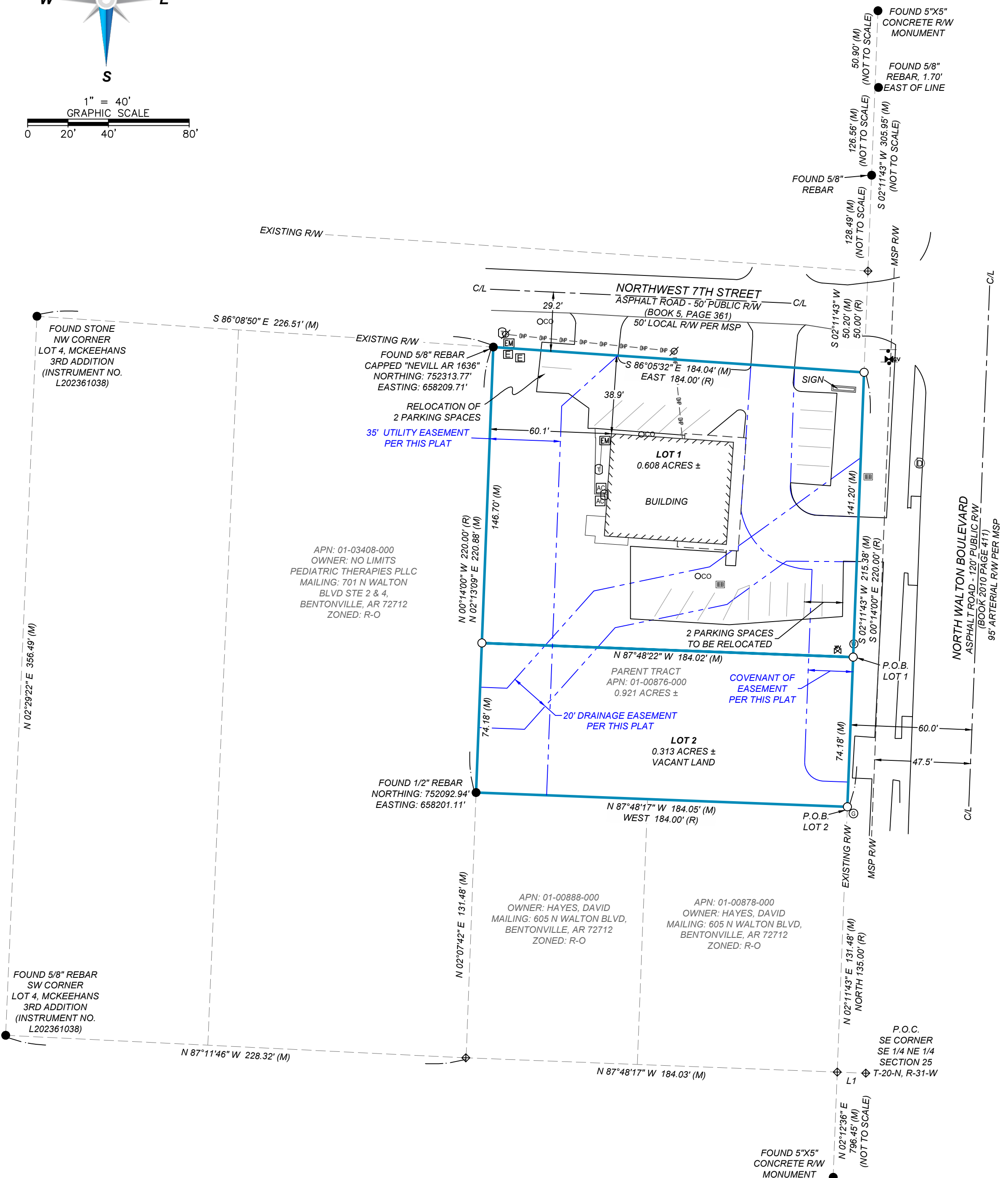
CREATING LOTS 1 AND 2 OF THE BOROUGHS SUBDIVISION

LOCATED IN: SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST
615 NORTH WALTON BOULEVARD, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



LEGEND & SYMBOLS

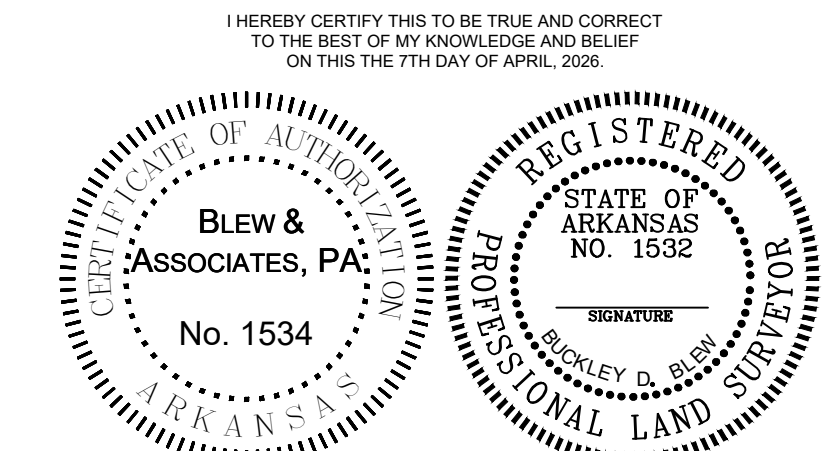
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"
- ⊕ COMPUTED POINT
- ⊗ AIR CONDITIONER
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ ELECTRIC CABINET
- ⊗ POWER POLE
- ⊗ ELECTRIC METER
- ⊗ TELEPHONE PEDESTAL
- ⊗ STORM MANHOLE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ DRAIN GRATE
- ⊗ CURB INLET
- ⊗ SIGN
- CLEANOUT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- R/W RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- DP - DP - DP - OVERHEAD POWER LINE
- WL - WL - WL - UNDERGROUND WATER LINE
- SD - SD - SD - STORM SEWER LINE
- SS - SS - SS - SANITARY SEWER LINE



APN: 01-03408-000
OWNER: NO LIMITS
PEDIATRIC THERAPIES PLLC
MAILING: 701 N WALTON
BLVD STE 2 & 4,
BENTONVILLE, AR 72712
ZONED: R-O

APN: 01-00888-000
OWNER: HAYES, DAVID
MAILING: 605 N WALTON BLVD,
BENTONVILLE, AR 72712
ZONED: R-O

APN: 01-00878-000
OWNER: HAYES, DAVID
MAILING: 605 N WALTON BLVD,
BENTONVILLE, AR 72712
ZONED: R-O



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.

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 87°48'16" W	14.13'
L1(R)	WEST	14.13'

SHEET 2 OF 2

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-5867	SURVEY DRAWN BY: ANC - 08/04/2025
SURVEY REVIEWED BY: TPN	SCALE: 1" = 40'
FOR THE USE AND BENEFIT OF: FINEBERG & ASSOCIATES	CITY OF BENTONVILLE PROJECT NO.: PP25-0008



Walmart Campus Subdivision, Ph 22

1812 SE 10th Street

PC Date: 5/5/2026

Staff Report Details

Project Number	(FP25-0012)
Applicant / Current Owner	Brittany Gillen, CEI Engineering / Walmart
Site Area	+/- 6.65 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	
Current Future Land Use Map Designation	Regional Center & Recreation, Outdoor & Entertainment
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	PUD20-0002

Property Description

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 22, FP25-0012.

A final plat of Walmart Campus Subdivision, Phase 22. No dedications are being made per this plat. This includes the area of Surface Lot 4.

Project Details

Relationship to the Community Plan

Public Comment

Public Comment

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

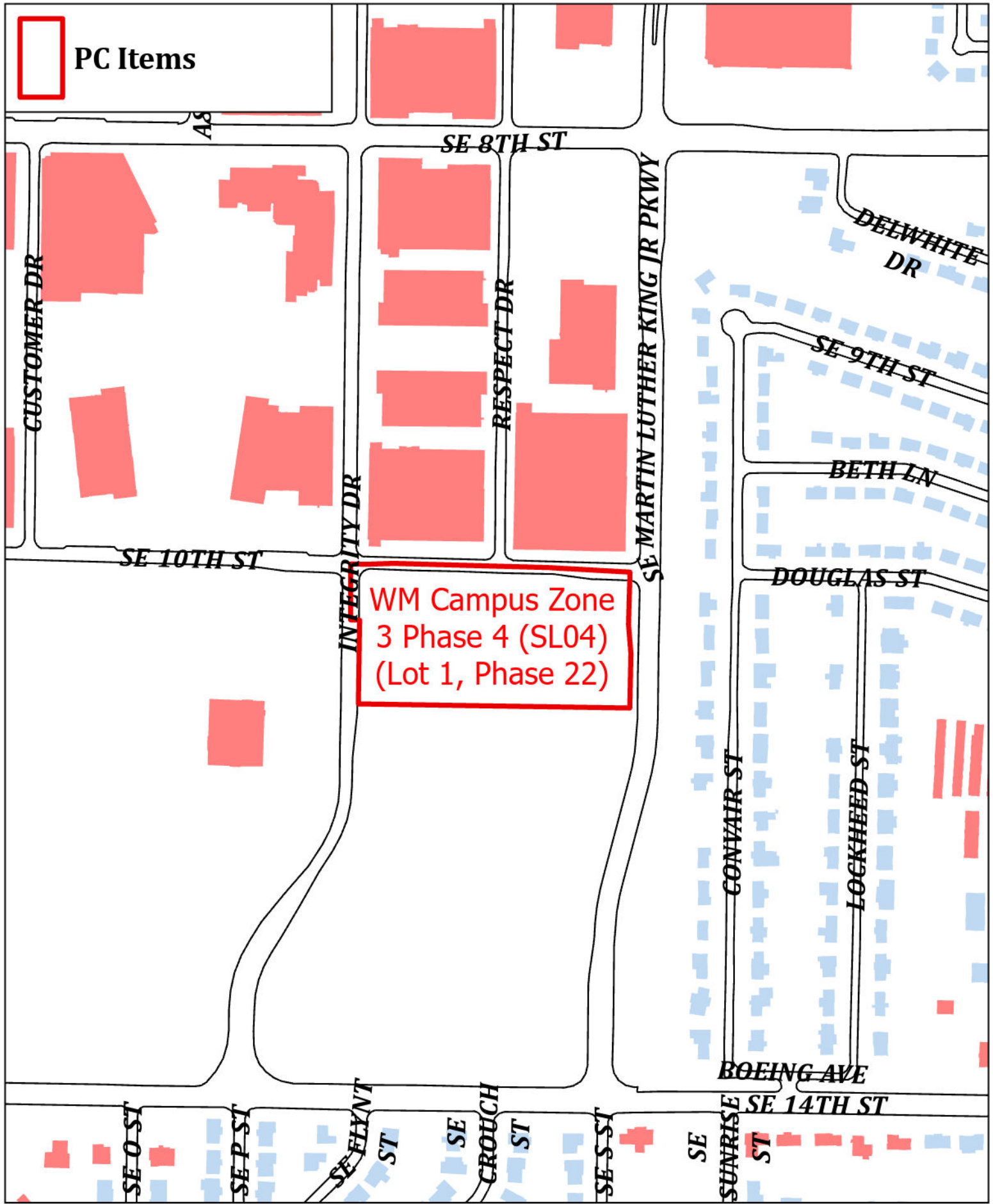
Analysis / Waivers

Conclusion

Additional Details



PC Items



WM Campus Zone
3 Phase 4 (SL04)
(Lot 1, Phase 22)



FP25-0012

WM Campus Zone 3 Phase 4 (SL04) (Lot 1, Phase 22)

1812 SE 10th St



Final Plat of Lot 1, Walmart Campus Subdivision, Phase 22 Walmart Campus

SE 10th St & SE MLK Jr Pkwy
Bentonville, Benton County, Arkansas

GENERAL NOTES:

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



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'36"N
Longitude: 94°11'23"W

Owner:
Parcel # 01-09123-000 & 01-19580-001
Wal-Mart Stores, East, LP
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

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



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores, East, LP

Print Name: _____

Source of Title: D.R. 2006, Page 2826

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: Bentonville Planning Commission Chairman

Signed: Mayor, City of Bentonville

Signed: City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

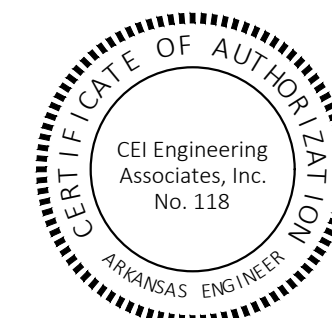
I, Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Property Boundary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

Date of Execution: _____

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

ATLAS PAGE: 404

City of Bentonville Project # FP25-0012



REVISION		
NO.	DESCRIPTION	DATE
1	1st Sub. Comments	11/04/2025
2	Added R/W Doc.	04/22/2026

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



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

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

Final Plat of Lot 1, Phase 22
Walmart Campus
SE 10th St & SE MLK Jr Pkwy
Bentonville, Benton County, Arkansas

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

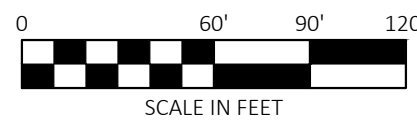
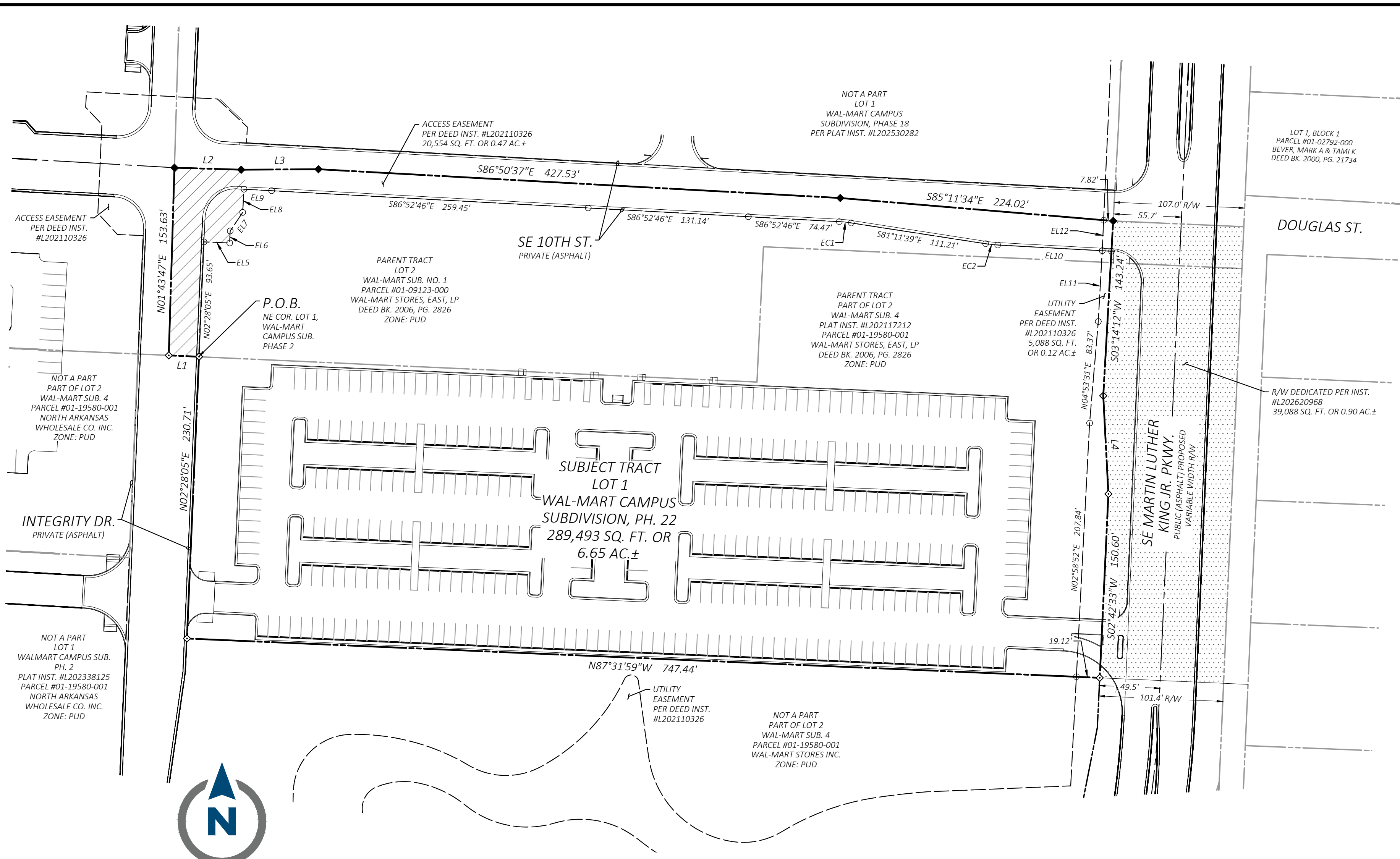
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	4/27/2026
REVISION	REV-2

Cover Sheet

SHEET TITLE
SHEET NUMBER

1 OF 2

DRAWING LOCATION - S:\310001\31470\DRAWINGS\SURVEY\31470FP_SLO4.DWG - SAVED BY - WPIERSON



Line #	Direction	Length
L1	N87°24'08"W	24.78'
L2	S88°16'13"E	54.62'
L3	N89°39'35"E	63.21'
L4	S03°00'28"E	80.43'

LINE	BEARING	DISTANCE
EL5	S87°31'55"E	21.00'
EL6	N02°28'05"E	9.80'
EL7	N34°00'15"E	18.37'
EL8	N03°07'14"E	19.00'
EL9	S86°52'46"E	22.60'
EL10	S86°52'05"E	93.22'
EL11	N03°11'53"E	58.09'
EL12	N02°36'16"E	25.00'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	100.00'	9.92'	5°41'06"	S84°02'12"E	9.92'
EC2	100.00'	9.92'	5°41'06"	S84°02'12"E	9.92'

SURVEY DESCRIPTION:

A part of Lot 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 691 and a part of Lot 2, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS1618 found at the Northeast Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125;
 THENCE along the North Line of said Lot 1, North 87°24'08" West, 24.78 feet to a 5/8-inch rebar with cap LS1618;
 THENCE departing said North Line, North 01°43'47" East, 153.63 feet to a 5/8-inch rebar with cap LS1618 found at the Southwest Corner of Lot 2, Wal-Mart Campus Subdivision, Phase 18 per Plat Instrument #L202530282;
 THENCE along the South Line of said Lot 1, Phase 18 the following four (4) courses:
 1. South 88°16'13" East, 54.62 feet to a 5/8-inch rebar with cap LS1618;
 2. North 89°39'35" East, 63.21 feet to a 5/8-inch rebar with cap LS1618;
 3. South 86°50'37" East, 427.53 feet to a 5/8-inch rebar with cap LS1618;
 4. South 85°11'34" East, 224.02 feet to a 5/8-inch rebar with cap LS1618 found on the West Right-of-Way of Martin Luther King Jr. Parkway;
 THENCE along said West Right-of-Way the following
 1. South 03°14'12" West, 143.24 feet to a 5/8-inch rebar with cap LS1618;
 2. South 03°00'28" East, 80.43 feet to a 5/8-inch rebar with cap LS1618;
 3. South 02°42'33" West, 150.60 feet to a 5/8-inch rebar with cap LS1618;
 THENCE departing said West Right-of-Way, North 87°31'59" West, 747.44 feet to a 5/8-inch rebar with cap LS1618 found on the East Line of Lot 1, Wal-Mart Campus Subdivision, Phase 2;
 THENCE along said East Line, North 02°28'05" East, 230.71 feet to the POINT OF BEGINNING containing 289,493 square feet or 6.65 acres, more or less.

PARENT TRACT DESCRIPTION:

A part of Lot 2, and a vacated street of Wal-Mart East Subdivision Number 1 per Plat Book P2, Page 691 in the public records of Benton County, Arkansas.

AND

A part of Lot 2, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas.

	Boundary Line
	Lot Line Removed per this Plat
	Adjoining Boundary Line
	Centerline
	Found 5/8" Rebar "LS#1618"
	Set 5/8" Rebar "LS#1618"
	Right-of-Way
	Bearing & Distance Change
	Dedicated Right-of-Way (R/W)
	Utility Easement (UE) per Deed Inst. #L202110326
	Access Easement (AE) per Deed Inst. #L202110326



ATLAS PAGE: 404

City of Bentonville Project # FP25-0012

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



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

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

Final Plat of Lot 1, Phase 22
 Walmart Campus
 SE 10th St & SE MLK Jr Pkwy
 Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	4/27/2026
REVISION	REV-2

Final Plat
 SHEET TITLE
 SHEET NUMBER



Walmart Campus Subdivision, Ph 23

1005 Excellence Drive

PC Date: 5/5/2026

Staff Report Details

Project Number	(FP25-0013)
Applicant / Current Owner	Brittany Gillen, CEI Engineering / Walmart
Site Area	+/- 4.91 Acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	
Current Future Land Use Map Designation	Regional Center & Recreation, Outdoor & Entertainment
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	PUD20-0002

Property Description

Final Plat of Lot 1, Walmart Campus Subdivision, Phase 23, FP25-0013.

A final plat of Walmart Campus Subdivision, Phase 23. No dedications are being made per this plat. This includes the area of Surface Lot 5.

Project Details

Relationship to the Community Plan

Public Comment

Public Comment

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

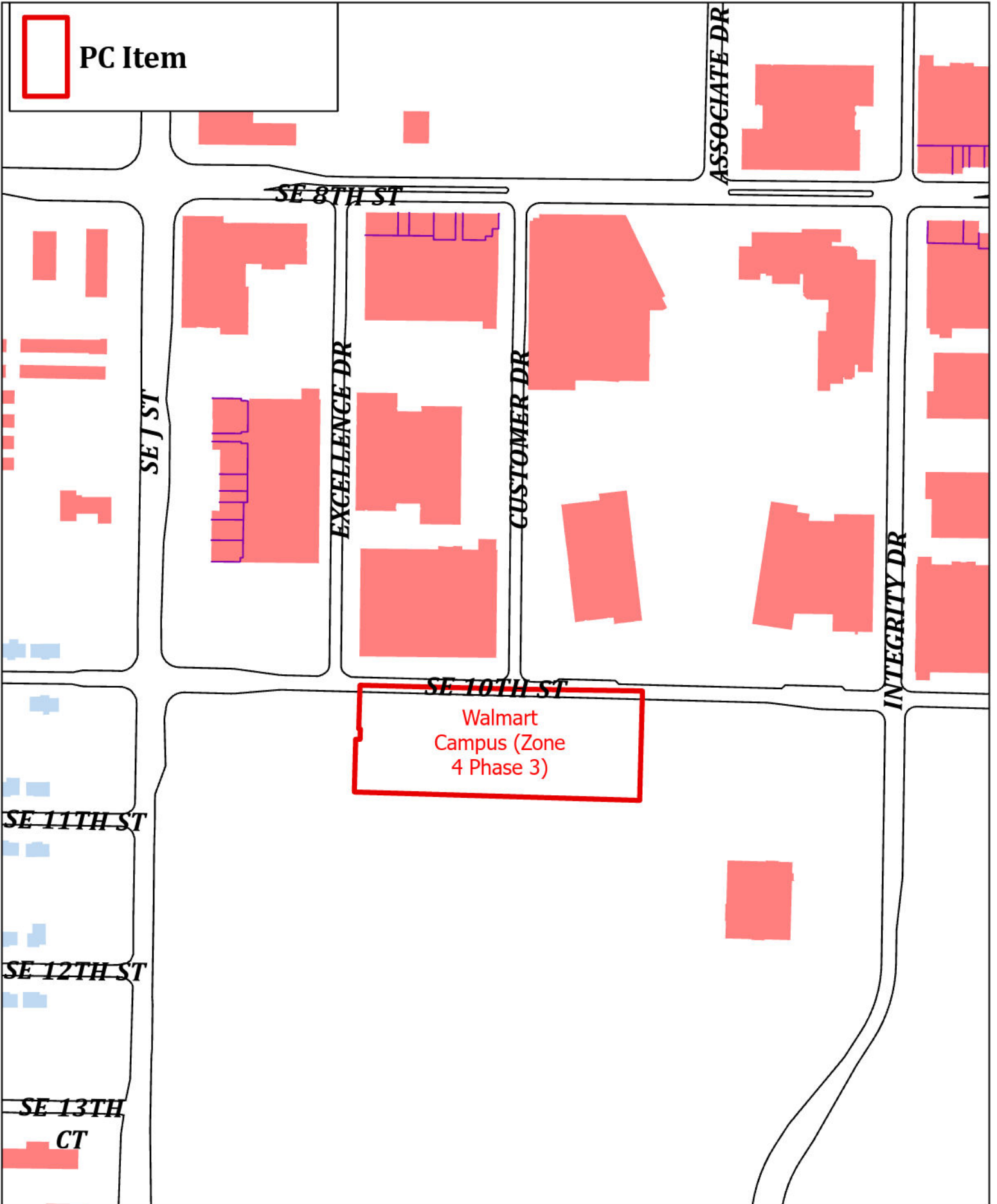
Analysis / Waivers

Conclusion

Additional Details



PC Item



FP25-0013
Walmart Campus (Zone 4 Phase 3)
105 EXCELLENCE DR



Final Plat of Lot 1, Walmart Campus Subdivision, Phase 23 Walmart Campus

SE 10th Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- This plat represents a Final Plat of Lot 1, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, U.S. Survey Feet, North Zone, as established by a Static observation processed through OPUS.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255K Map Revised: June 5, 2012
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance. All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and/or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.
- The buildings contained in the area of this final plat fall within Zone C of the Municipal Airport Overlay District pursuant to Bentonville Municipal Code Section 401.12.
- The platted area falls within Zone 4 of the Walmart Campus PUD at the time of submittal.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'38"N
Longitude: 94°11'38"W

Owner:
Parcel #'s 01-19579-000
Wal-Mart Stores Inc.
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050
Contact: Joe Allbright, (479) 273-4000

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



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Signed: _____

Name & Address: Wal-Mart Stores Inc.

Print Name: _____

Source of Title: D.R. 2010, Page 40847

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: Bentonville Planning Commission Chairman

Signed: Mayor, City of Bentonville

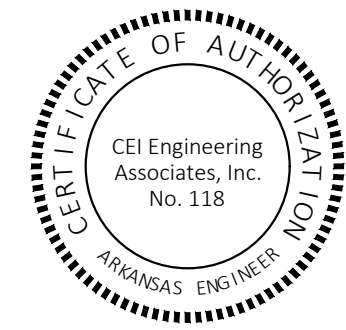
Signed: City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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



ATLAS PAGE: 404

City of Bentonville Project # FP25-0013

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



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

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

Final Plat of Lot 1, Phase 23
Walmart Campus
SE 10th Street
Bentonville, Benton County, Arkansas

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

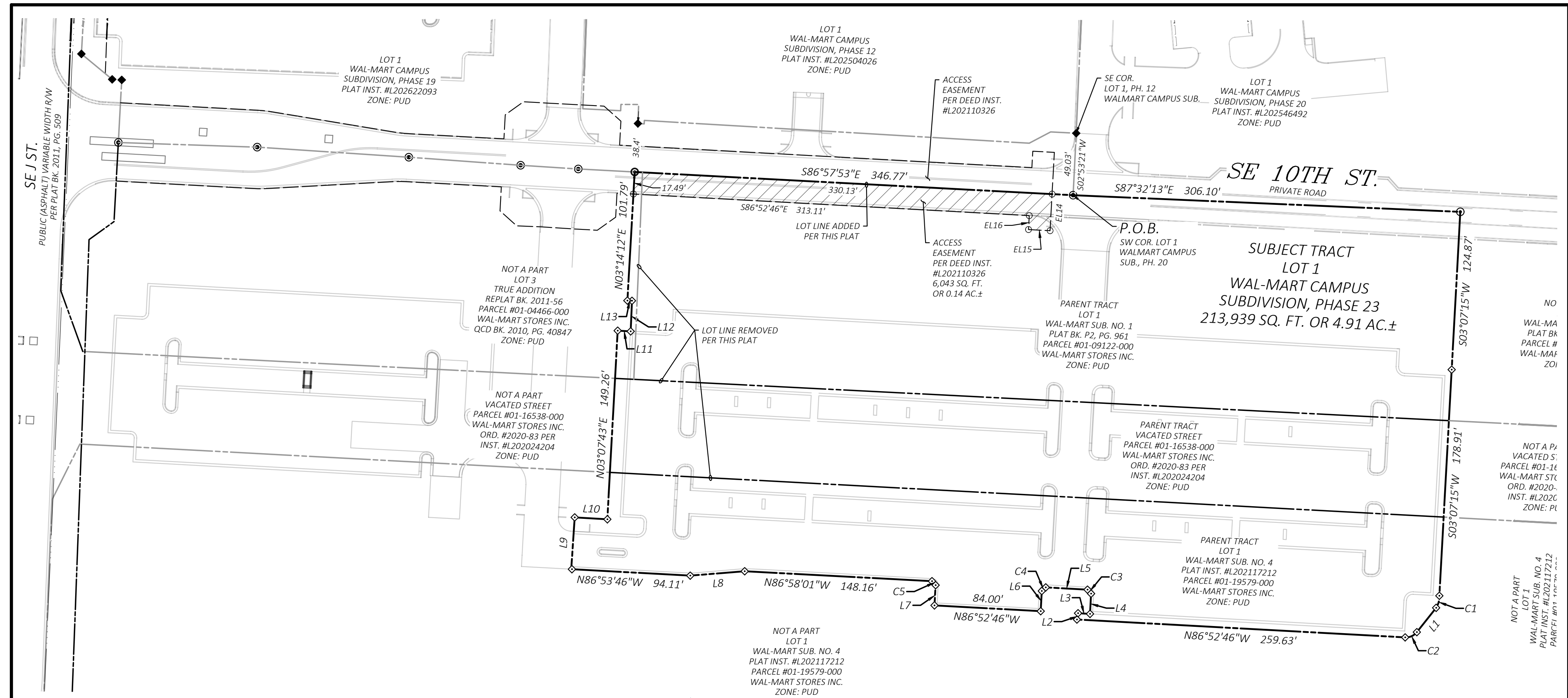
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	4/21/2026
REVISION	REV-0

Cover Sheet

SHEET TITLE
SHEET NUMBER

1 OF 2

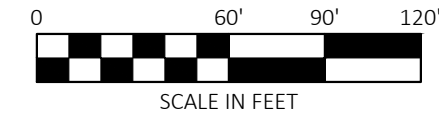
DRAWING LOCATION: S:\31000\31470\DRAWINGS\SURVEY\31470FP_S105.DWG -- SAVED BY: WPIERSON



LOT 1 DESCRIPTION:

Part of Lot 1, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a mag nail with washer "LS1618" found at the Southwest Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 20 per Plat Instrument #L202546492;
 THENCE along the South Line of said Lot 1, Phase 20, South 87°32'13" East, 306.10 feet to a mag nail with washer "LS1618";
 THENCE S departing said South Line, South 03°07'15" West, 124.87 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 03°07'15" West, 178.91 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE southerly along the arc of a curve to the right 10.01 feet, having a radius of 16.24 feet, through a central angle of 35°17'41", having a chord bearing and distance of South 14°58'18" West, 9.85 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 38°25'18" West, 24.53 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE Southwesterly along the arc of a curve to the right 10.50 feet, having a radius of 11.00 feet, through a central angle of 54°41'31", having a chord bearing and distance of South 65°46'04" West, 10.11 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 86°52'46" West, 259.63 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 09°52'49" East, 5.04 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 86°52'46" East, 9.46 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 03°07'14" East, 16.00 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE Northwesterly along the arc of a curve to the left 4.71 feet, having a radius of 3.00 feet, through a central angle of 90°00'00", having a chord bearing and distance of North 41°52'46" West, 4.24 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 86°52'46" West, 33.00 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE Southwesterly along the arc of a curve to the left 4.71 feet, having a radius of 3.00 feet, through a central angle of 90°00'00", having a chord bearing and distance of South 48°07'14" West, 4.24 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 03°07'14" West, 16.00 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 86°52'46" West, 84.00 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 03°07'14" East, 16.00 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE Northwesterly along the arc of a curve to the left 4.71 feet, having a radius of 3.00 feet, through a central angle of 90°00'00", having a chord bearing and distance of North 41°52'46" West, 4.24 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 86°58'01" West, 148.16 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 85°24'29" West, 43.15 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 86°53'46" West, 94.11 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 03°49'18" East, 41.03 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE Northwesterly along the arc of a curve to the left 4.71 feet, having a radius of 3.00 feet, through a central angle of 90°00'00", having a chord bearing and distance of North 41°52'46" West, 4.24 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 03°07'43" East, 149.26 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE South 86°52'46" East, 10.29 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 02°26'31" East, 24.20 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 87°50'35" West, 3.62 feet to a 5/8-inch rebar with cap "LS1618";
 THENCE North 03°14'12" East, 101.79 feet to a mag nail with washer "LS1618" found on the centerline of SE 10th Street (private road);
 THENCE along said centerline, South 86°57'53" East, 346.77 feet to the POINT OF BEGINNING containing 213,939 square feet or 4.91 acres, more or less.



Legend

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Section Line
- Lot Line removed per this plat
- Found 5/8" Rebar "LS#1618" (unless otherwise noted)
- Set 5/8" Rebar "LS#1618"
- Set Mag Nail w/Washer "LS#1618"
- Bearing & Distance Change
- Right-of-Way
- Access Easement (AE)

PARENT TRACT DESCRIPTION:

Part of Lot 1, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas.

Line #	Direction	Length
L1	S38°25'18"W	24.53'
L2	N09°52'49"E	5.04'
L3	S86°52'46"E	9.46'
L4	N03°07'14"E	16.00'
L5	N86°52'46"W	33.00'
L6	S03°07'14"W	16.00'
L7	N03°07'14"E	16.00'

Line #	Direction	Length
L8	S85°24'29"W	43.15'
L9	N03°49'18"E	41.03'
L10	S86°37'41"E	25.82'
L11	S86°52'46"E	10.29'
L12	N02°26'31"E	24.20'
L13	N87°50'35"W	3.62'

Line	Bearing	Distance
EL14	N03°07'14"E	28.98'
EL15	S86°52'46"E	17.06'
EL16	S03°07'14"W	11.00'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	16.24'	10.01'	35°17'41"	S14°58'18"W	9.85'
C2	11.00'	10.50'	54°41'31"	S65°46'04"W	10.11'
C3	3.00'	4.71'	90°00'00"	N41°52'46"W	4.24'
C4	3.00'	4.71'	90°00'00"	S48°07'14"W	4.24'
C5	3.00'	4.71'	90°00'00"	N41°52'46"W	4.24'



ATLAS PAGE: 404

City of Bentonville Project # FP25-0013

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



CEI ENGINEERING ASSOCIATES, INC.
 3108 SW REGENCY PKWY
 BENTONVILLE, AR 72712
 PHONE: (479) 273-9472
 FAX: (479) 273-0844
 CORPORATE TBPLS FIRM #10031500
 3030 LBJ FREEWAY, SUITE 100
 DALLAS, TX 75234
 PHONE: (972) 488-3737
 FAX: (972) 488-6732

Final Plat of Lot 1, Phase 23
 Walmart Campus
 SE 10th Street
 Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	4/21/2026
REVISION	REV-0

Final Plat
 SHEET TITLE
 SHEET NUMBER

2 OF 2

DRAWING LOCATION: S:\310001\31470\DRAWINGS\SURVEY\31470FP_SLOS.DWG -- SAVED BY: WPIERSON



Lot 27, Block 6 of Clark's Second Addition

403 SW 3rd Street

PC Date: 5/5/2026

Staff Report Details

Project Number	(PLA26-0009)
Applicant / Current Owner	Blew & Associates / Scott & Barbara Simpson
Site Area	+/- [0.31] Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	RADD26-0164

Property Description

Property Line Adjustment, Lot 3 and West 40' of Lot 2, Block 6 of Clark's 2nd Addition, Creating Lot 27, Block 6 of Clark's 2nd Addition. 403 Southwest 3rd Street, PLA26-0009.

A Property Line Adjustment of Lot 3 and West 40' of Lot 2, Block 6 of Clark's 2nd Addition, Creating Lot 27, Block 6 of Clark's 2nd Addition. There are no dedications being made per this plat.

Project Details

--

Relationship to the Community Plan

Public Comment

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

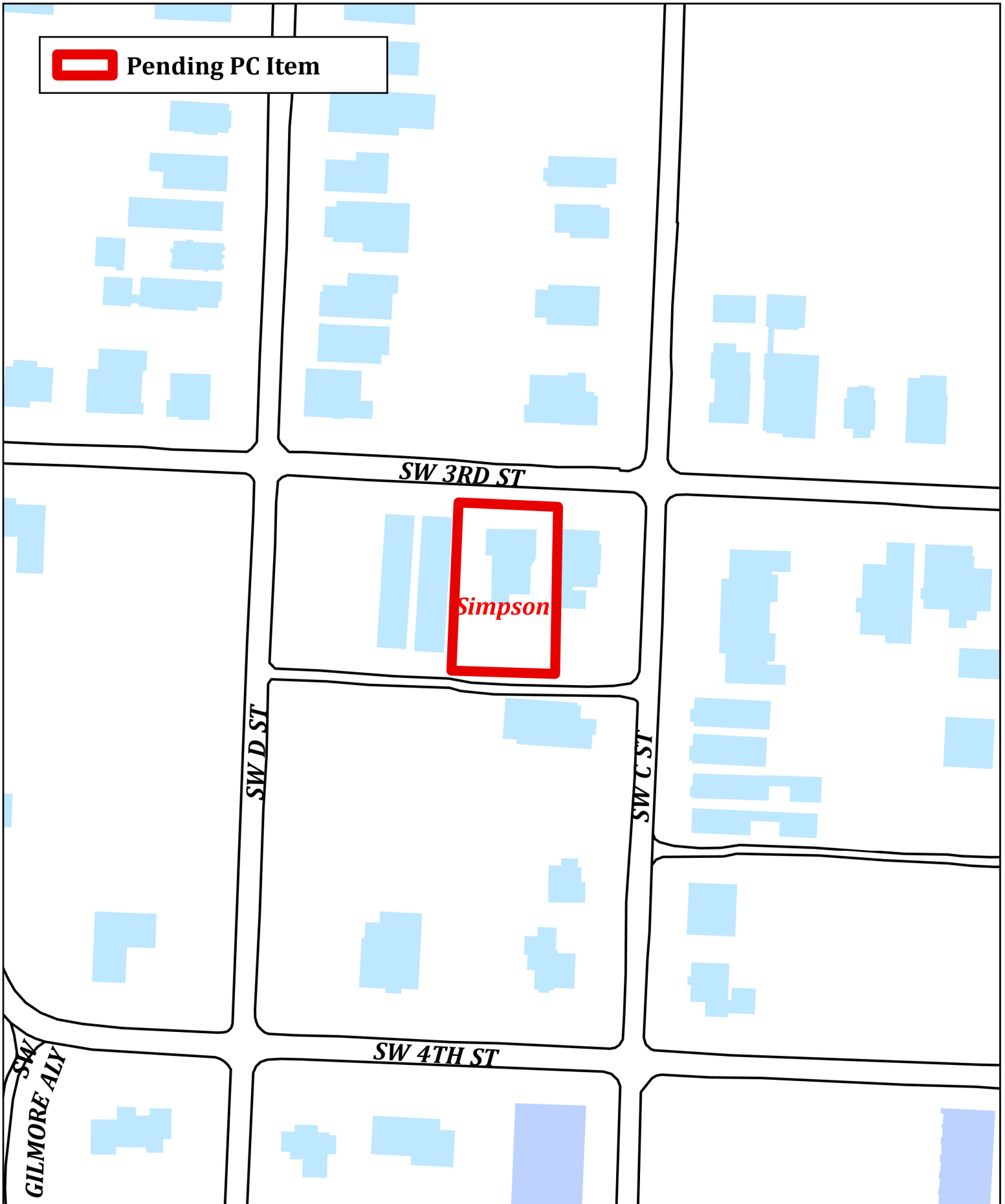
Analysis / Waivers

Conclusion

Additional Details



Pending PC Item



PLA26-0009
Property Line Adjustment
403 SW 3rd St.



Survey Description

LOT 3 AND THE WEST 40 FEET OF LOT 2, BLOCK 6, CLARK'S SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET 1/2" REBAR FOR THE SOUTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE N02°09'07"E 149.47' TO AN EXISTING 1/2" REBAR, THENCE S87°27'43"E 89.72' TO AN EXISTING 1/2" REBAR, THENCE S02°01'58"W 149.73' TO AN EXISTING 5/8" REBAR, THENCE N87°17'44"W 90.03' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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.



Owner/Developer

SIMPSON, SCOTT & BARBARA
403 SW 3RD ST
BENTONVILLE AR 72712

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-31-140-04-1873

COMPLETED FIELD WORK:
MARCH 18, 2026

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED AS INSTRUMENT L202146597.
2. SUBDIVISION PLAT FILED IN PLAT BOOK Q AT PAGE 502.

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

ATLAS PAGE: 403A

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 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.

ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

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.

THE EXISTING USE IS SINGLE-FAMILY RESIDENTIAL.

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

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.

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: _____

DATE OF EXECUTION: _____
SIGNED: _____
PRINT NAME: _____
ADDRESS: _____

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, WESLEY S. 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 PROPERTY BOUNDARY SURVEYS AND PLANS HAVE BEEN MET.

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1873
STATE OF ARKANSAS

Zoning & Setbacks

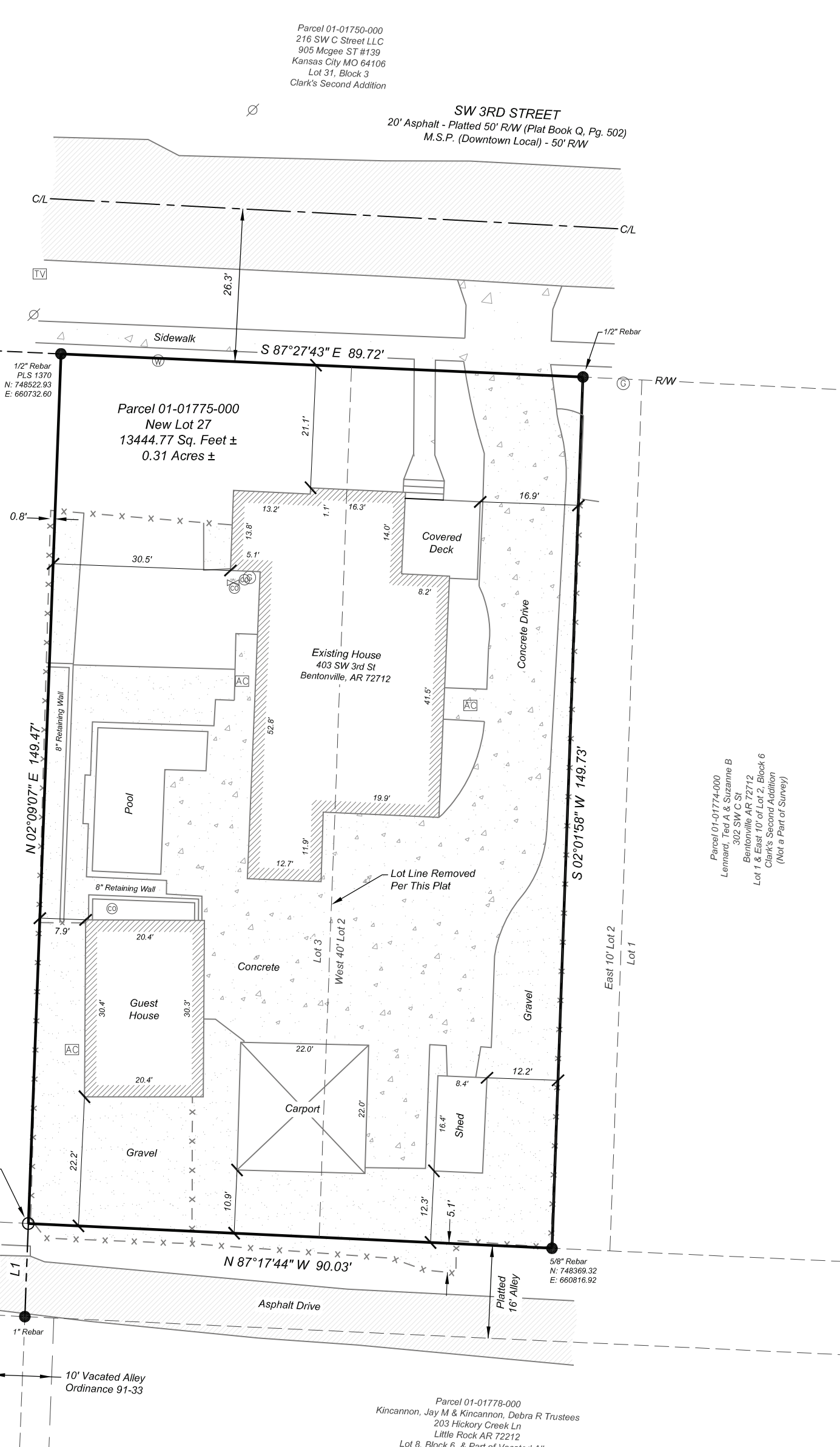
CURRENT ZONING:
R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS NOTE:
SETBACK 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 02°09'07" W	16.00'

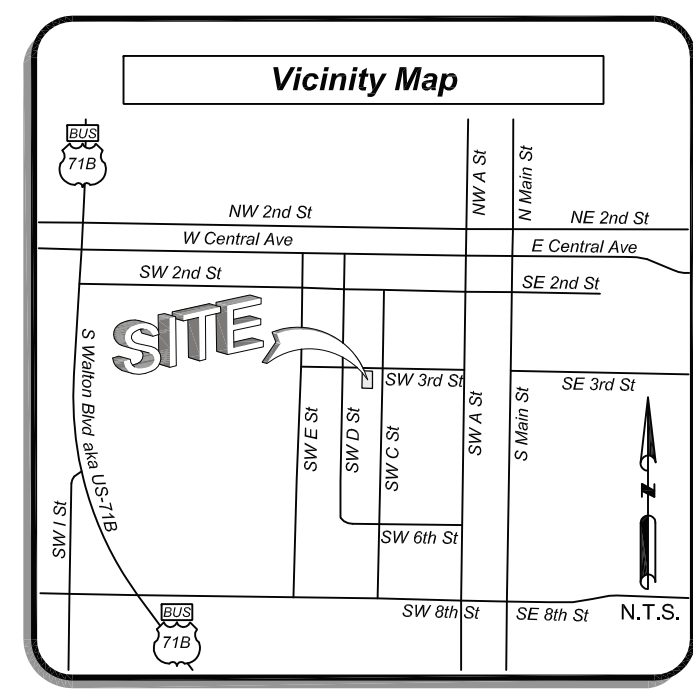
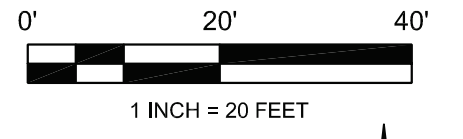
Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - CENTERLINE OF ROAD (CL)
- - - RIGHT-OF-WAY (RW)
- x - x - FENCE
- ⊕ POWER POLE
- ⊕ TELEPHONE VAULT
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ CLEANOUT
- ⊕ WATER VALVE
- ⊕ EXISTING MONUMENT AS NOTED
- ⊕ SET 1/2" REBAR & CAP
- ⊕ POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- M.S.P. MASTER STREET PLAN

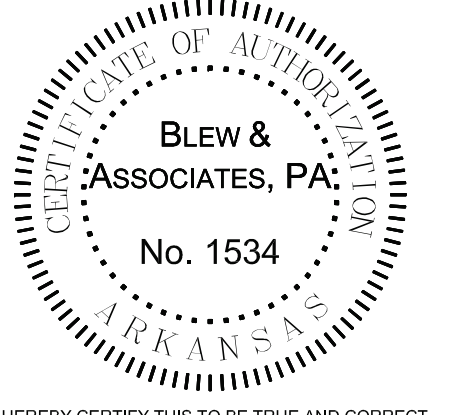


PROPERTY LINE ADJUSTMENT

of Lot 3 & West 40' of Lot 2, Block 6 of Clark's 2nd Addition, Creating Lot 27, Block 6, Clark's 2nd Addition



BASIS OF BEARING: ARKANSAS STATE PLANE, NORTH ZONE, FMD 83
CONVERGENCE ANGLE: 715.75166
CONVERSION FACTOR: 0.99997247
COMBINED SCALE FACTOR (GROUND TO GRID) = 0.99997247
LATITUDE: 36°22'10.57383"
LONGITUDE: -94°12'46.58973"



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 20__.



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.

FROM: **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: J.C. - 03/19/2026	REVIEWED BY: W.L.	SURVEYED BY: R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 26-1495	
LOCATION: SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST		
FOR THE USE AND BENEFIT OF: SCOTT & BARBARA SIMPSON		

PLA26-0009



Phillips Park Phase 3

SE Corner of SE 28th and SE C St

PC Date: 5/5/2026

Staff Report Details

Project Number	LSD26-0005
Applicant / Current Owner	Crafton Tull / City of Bentonville
Site Area	18.72 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	
Current Future Land Use Map Designation	Recreation Parks and Public Space
Requested Future Land Use Map Designation	
Development Type / Use	Public Park
Related projects	COM26-0009

Property Description

Large Scale Development: Phillips Park Phase 3, City of Bentonville, 01-20519-000, Large-Scale Development, LSD26-0005

The proposed Phase 3 of Phillips Park will include the demolition of an existing baseball field, parking lot, and trees. The proposed project will include a space for a new playground, future picnic areas, one restroom building, 10 batting cages, 180 new parking stalls, and 16 bike racks. The total provided parking on site will be 495 parking stalls. Sidewalks, landscaping, grading/drainage, and site amenities all follow the requirements of the Land Development Code. Vehicle access to the project will be achieved through one ingress/egress point on SE C St.

Please see included plan set for more details.

Project Details

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Relationship to the Community Plan

Public Comment

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

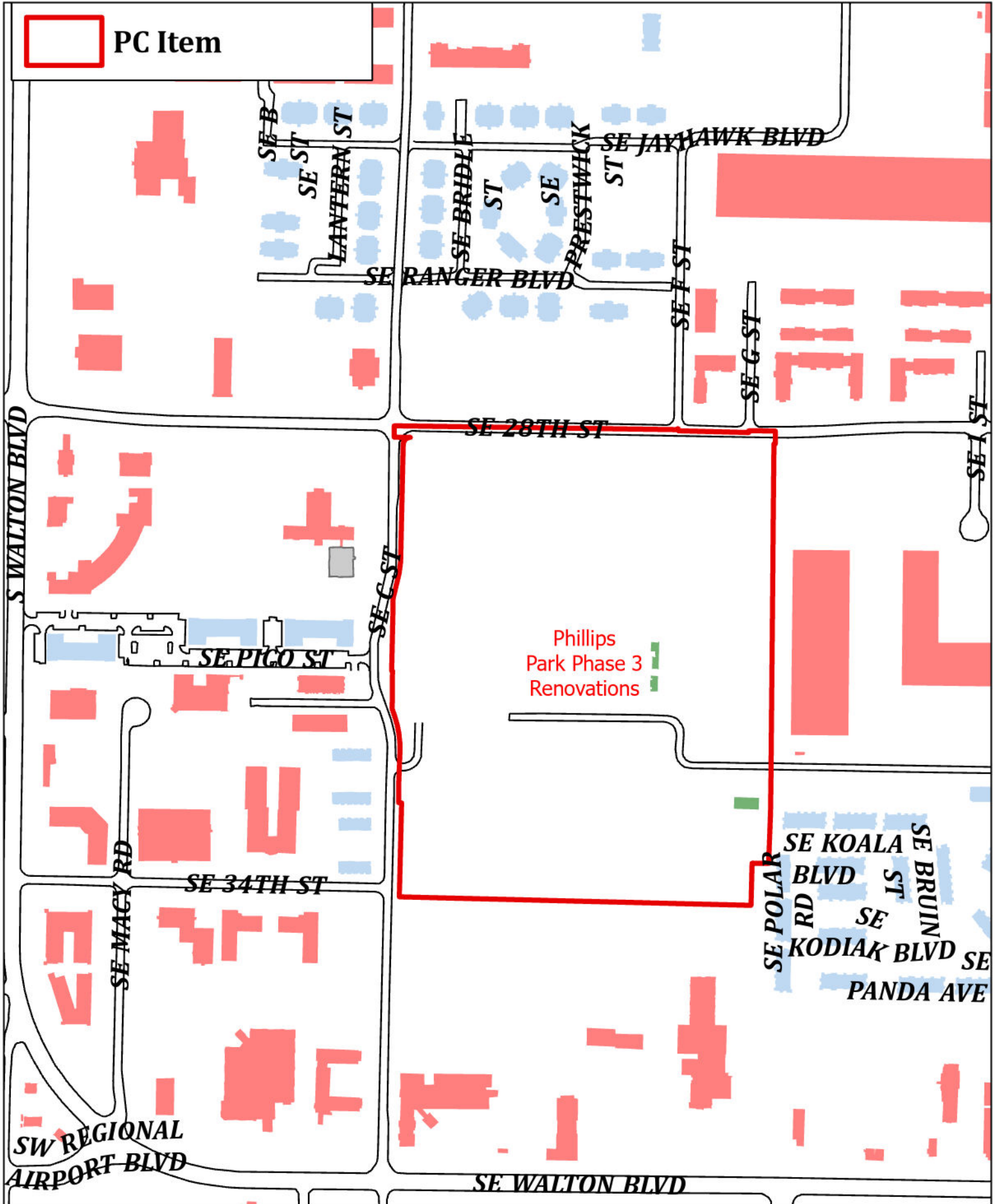
Analysis / Waivers

Conclusion

Additional Details



PC Item



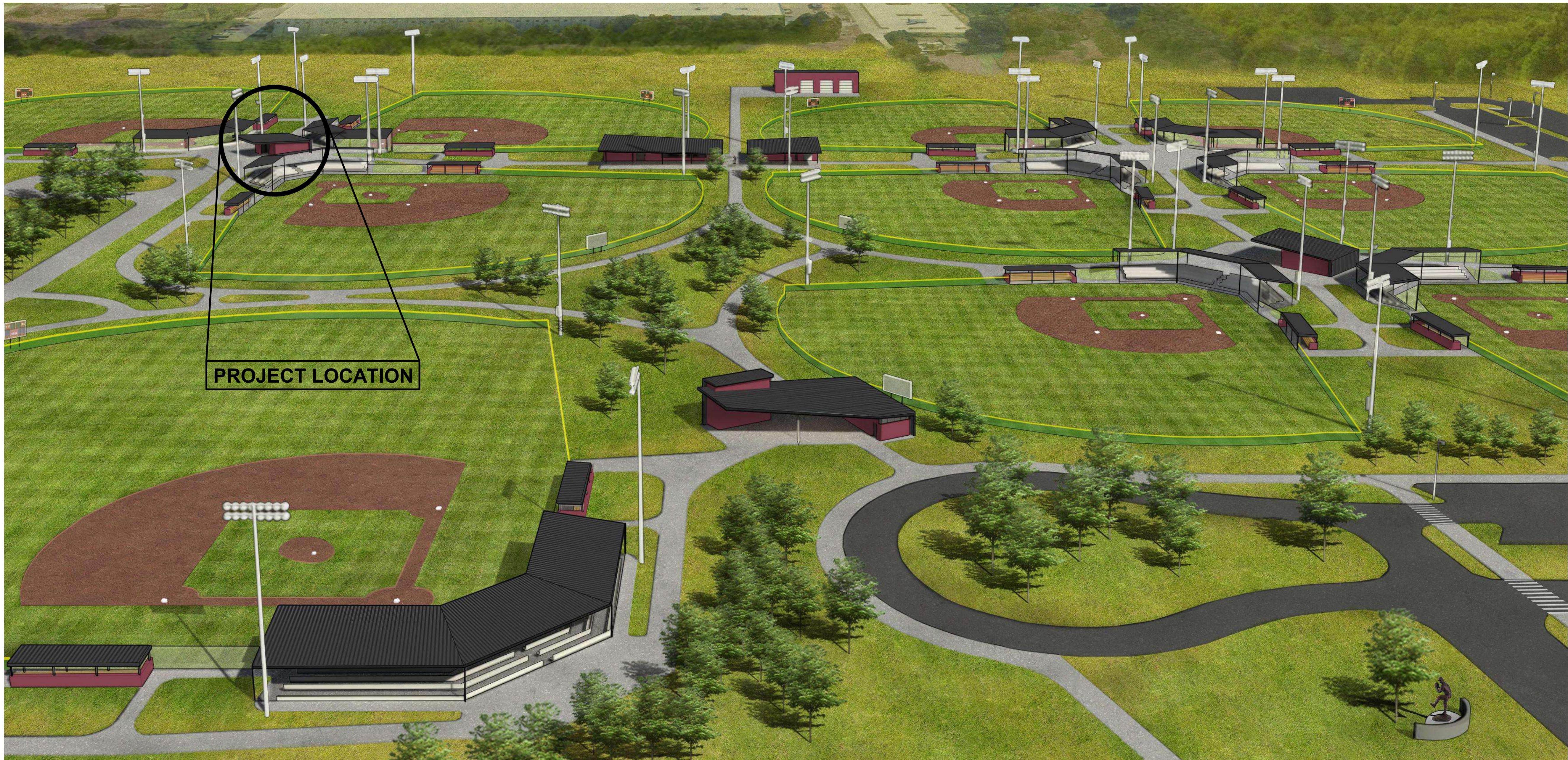
Phillips
Park Phase 3
Renovations



LSD26-0005

Phillips Park Phase 3 Renovations
SE C St





PHILLIPS PARK NORTH RESTROOM

CONSTRUCTION DOCUMENTS



ARCHITECT'S

"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."

SIGNED: W. Doyle Binger

1450 E. Zion Road
Fayetteville, Arkansas 72703



479.455.2207 t 479.631.6224 f
www.craftontull.com



St. Stephen's Driveway Waiver

1300 NE J St

PC Date: 5/5/2026

Staff Report Details

Project Number	WAV26-0005
Applicant / Current Owner	CEI Engineering / St. Stephen Catholic Church
Site Area	+/- 20.19 Acres
Current Zoning	A-1, Agricultural (New Code: T2.1, Rural)
Requested Zoning	
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	Religious Facilities
Related projects	

Property Description

The subject property is located at 1300 NE J Street, which is an Arterial road. The applicant is requesting a waiver from Sections 1100.02 (a) (6) of the Development Code which dictates the minimum distance between curb cuts based on the maximum speed limit of the road.

Project Details

The applicant requests a waiver for restrictions on the location of curb cuts per Access Management Standards for the following reasons:

1. Existing Conditions

The applicant states the subject property fronts NE J with a posted maximum speed of 35 miles per hour and is therefore subject to the 150-foot curb spacing as required by the Code. The northern abutting property currently has a horseshoe driveway configuration, this includes two separate curb cuts along the same frontage. The applicant states that it is important to note, though the northern property is grandfathered, that driveway appears to be nonconforming with Section 1100.02 (a) (5) and (6). The applicant states that the existing drives at 1398 and 1301 NE J St, which impede them from adding the

Project Details

drive in the location they need, will not impede those property owner's access to their private property. The subject property's most southern drive will be removed as part of the large-scale development.

The applicant further states that the requested deviation is limited to 31 feet (119 feet of separation provided versus 150 feet required), which represents a modest reduction and the applicant believes it does not materially compromise the roadway function.

2. Preservation and Enjoyment of Property Rights:

The applicant states the proposed driveway will primarily be used on Wednesday evenings and Sunday afternoons. The driveway will exclusively be used to exit the property. The proposed driveway is requested so the needs of the parish can better be met. The applicant believes that their request meets the intent of Section 1100.02 to promote safe and efficient traffic flow while minimizing conflict points; the applicant states their request does not introduce a materially greater conflict condition than what already exists.

3. No Detriment to Public Health, Safety or Welfare:

The applicant states that it is not anticipated for the proposed driveway interfere with drivers entering or exiting their private driveways. The proposed curb cut location has been designed to maintain adequate sight distance and safe ingress/egress. Sight triangles calculated and drawn in accordance with the latest edition of AASHTO Green Book are not visually impeded by obstructions, which will allow drivers to assess turning decisions safely.

4. Enables Orderly Subdivision of Land:

The applicant states existing conditions of nearby properties limit feasible curb cut placement, and the waiver, if approved, would enable functional site circulation without disrupting surrounding development patterns.

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

The applicant requests a waiver from Section 1100.02 (a) (6), citing limited placement options due to nearby existing driveways. The applicant states the reduced spacing is minor, the driveway will be used infrequently for exit only, and it will not negatively impact traffic safety or nearby properties. The applicant states this waiver would allow functional site access while maintaining compatibility with surrounding development.

- **Current or proposed zoning:** The existing zoning is A-1, Agriculture, and there is no proposed change.
- **Proposed land use:** The proposed land use for this property is Suburban Neighborhood.
- **Location of property in an urban or suburban setting:** The property is located within a suburban area with surrounding place types being Suburban Neighborhood, Urban Neighborhood,

Analysis / Waivers

and Neighborhood Center.

- **Pedestrian traffic generators such as parks and school in the area:** The subject property is located along the greenway, less than a quarter-mile from the Alice Walton School of Medicine Campus, less than a mile from Memorial Park, Crystal Bridges, and the Scott Family Amazeum.

Conclusion

Additional Details



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

WAIVER REQUEST

City of Bentonville, Arkansas

Municipal Code – Appendix B, Land Development Code

Article 1100 – Development Standards

Sec. 1100.02 – Access Management Standards

(a) Curb Cuts

(6) Number of Curb Cuts Allowed – Maximum Speed 35 MPH / Minimum Spacing 150 Feet

Date: 3/12/2026

Applicant: St. Stephen Catholic Church

Property Address: 1300 NE J St, Bentonville, AR 72712

Parcel ID: 01-00248-039, 01-05513-000, & 01-05512-000

I. Request

The Applicant respectfully requests a waiver from the requirements of the City of Bentonville Municipal Code, Appendix B – Land Development Code, Article 1100, Development Standards, Section 1100.02(a)(6), which requires a right-of-way (with a maximum permitted speed of 35 miles per hour) to have a minimum spacing of **150 feet** between curb cuts.

The proposed curb cut is located approximately **119 feet** from the northern adjoining property's curb cut, resulting in a deviation of 31 feet from the prescribed 150-foot minimum spacing standard.



II. Background and Existing Conditions

The subject property fronts a roadway with a posted maximum speed of 35 miles per hour and is therefore subject to the 150-foot curb cut spacing requirement.

The northern adjoining property currently contains a **horseshoe driveway configuration**, which includes two separate curb cuts along the same frontage. The spacing between those curb cuts and the subject property's proposed curb cut results in the 119-foot separation distance.

It is important to note that (while the northern property is grandfathered), the northern adjoining property's horseshoe driveway configuration appears to be **nonconforming** with respect to the current 150-foot curb cut spacing requirement, as the dual-access design inherently conflicts with the intent of Section 1100.02(a)(6). Nor does the previously mentioned property conform with Section 1100.02(a)(5) Number of Curb Cuts.

III. Basis for Waiver

The Applicant respectfully submits the following justifications for approval of this waiver:

1. Special circumstances or conditions

1.1. Pre-Existing Nonconformity

The adjacent northern property's horseshoe driveway configuration creates an existing condition that prevents strict compliance by the Applicant. The Applicant has no control over the design or placement of the adjoining property's curb cuts.

1.2. Minimal Deviation

The requested deviation is limited to **31 feet** (119 feet provided versus 150 feet required), which represents a modest reduction and does not materially compromise roadway function.



III. Basis for Waiver (cont.)

2. Supports overall City goals

2.1. Consistency with Intent of the Code

The intent of Section 1100.02 is to promote safe and efficient traffic flow while minimizing conflict points. The requested waiver does not introduce a materially greater conflict condition than already exists.

2.2. Limited Impact to Right-of-Way Traffic

The proposed drive is designed to be one-way exit, which should decrease any additional impact to traffic. As well as the site will be predominately used on Wednesday evenings and Sundays, which should further decrease any impact to traffic.

3. Maintains public health, safety, welfare

3.1. No Adverse Impact to Public Safety

The proposed curb cut location has been designed to maintain adequate sight distance and safe ingress/egress.

3.2. Limited Impact to Right-of-Way Traffic

The proposed drive is designed to be one-way exit, which should decrease any additional impact to traffic. As well as the site will be predominately used on Wednesday evenings and Sundays, which should further decrease any impact to traffic.

4. Enables orderly subdivision of land

4.1. No Impact to development patterns

Existing conditions of adjoining property limit feasible curb cut placement, and the waiver enables functional site circulation without disrupting surrounding development patterns.



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

IV. Acknowledgements

1. CEI has conversed with city staff regarding the driveway on the west side of the ROW, being 40' +/- south of the proposed Exit Lane. A consensus has been made; that said driveway is residential and is therefore not held to alignment or distance offset constraints as stated in City of Bentonville Municipal Code, Appendix B – Land Development Code, Article 1100, Development Standards, Section 1100.02(a)(4).

V. Conclusion

For the reasons stated above, the Applicant respectfully requests approval of a waiver from the 150-foot minimum curb cut spacing requirement of the City of Bentonville Municipal Code, Appendix B, Article 1100, Section 1100.02(a)(6), to permit a curb cut located approximately 119 feet from the northern adjoining property's curb cut.

The Applicant believes this request satisfies the spirit and intent of the Access Management Standards and will not adversely impact public safety, traffic operations, or neighboring properties.

Respectfully submitted,

Jonathan Stanley Digitally signed by Jonathan Stanley
DN: cn=Jonathan Stanley, email=jonathan.stanley@ceieng.com, c=United States
Reason: I agree with the terms and conditions of the document to be signed on
Date: 2023.07.21 16:27:48-0500
Jonathan Stanely
2600 NE 11th Street, Suite 300
Bentonville, AR 72712
Office: 479-273-9472
Direct: 479-254-1463



WAIVER REQUEST - CERTIFICATION

City of Bentonville, Arkansas

Municipal Code – Appendix B, Land Development Code

Article 1100 – Development Standards

Sec. 1100.02 – Access Management Standards

(a) Curb Cuts

(5) Number of Curb Cuts Allowed – Frontage Length 797 Feet

(6) Distance Between Curb Cuts – Maximum Speed 35 MPH / Minimum Spacing 150 Feet

Date: April 7, 2026

Applicant: St. Stephen Catholic Church

Property Address: 1300 NE J St, Bentonville, AR 72712

Parcel ID: 01-00248-039, 01-05513-000, & 01-05512-000

To Whom it May Concern,

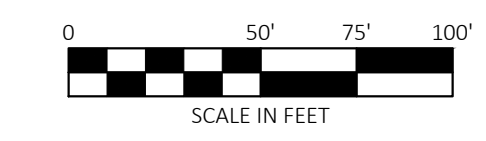
This letter serves to certify that the proposed driveway at the northern edge of the property located at 1300 NE J Street does not pose any significant safety risks to drivers utilizing driveways on either 1300 NE J Street or the adjacent property to the north located at 1398 NE J Street (Parcel #01-00248-035). The new driveway at 1300 NE J Street will primarily be used on Wednesday evenings and Sunday afternoons and will exclusively be used to exit the property; it is not anticipated to interfere with drivers entering or exiting the driveway on 1398 NE J Street. Sight triangles calculated and drawn in accordance with the latest edition of the AASHTO Green Book are not visually impeded by obstructions, which will allow drivers to assess turning decisions safely.

Respectfully submitted,

04/07/2026

Jacob Rennick, PE
Project Engineer





CEI ENGINEERING ASSOCIATES, INC.
 2600 NE 11TH ST, SUITE 300
 BENTONVILLE, AR 72712
 PHONE: (479) 273-8472
 FAX: (479) 273-0844

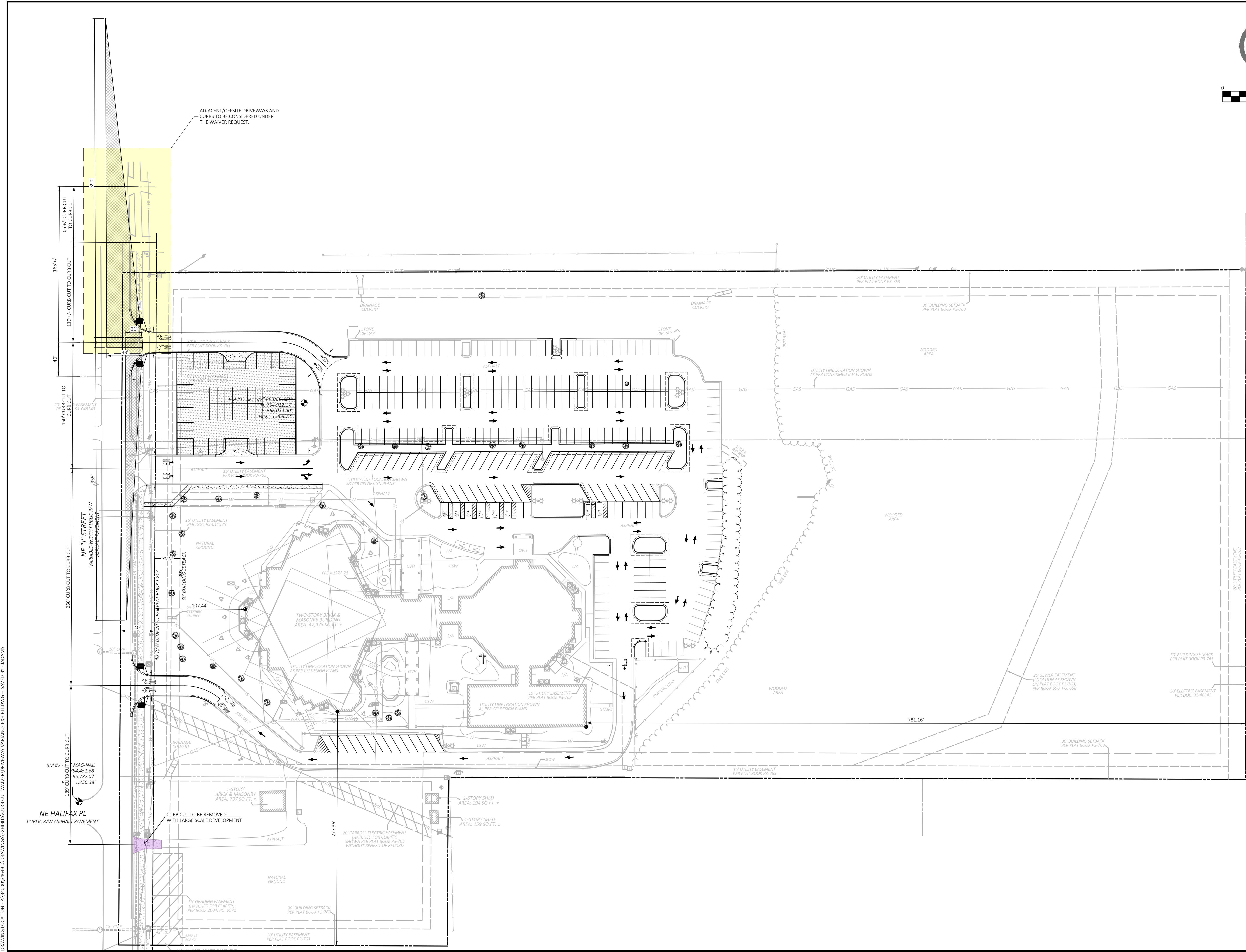
**ST STEPHEN CATHOLIC CHURCH
 PARKING IMPROVEMENTS**
 1300 NE J STREET
 BENTONVILLE, AR 72712

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROFESSIONAL OF RECORD	JCR
PROJECT MANAGER	AEY
DESIGNER	JDA
CEI PROJECT NUMBER	34643
DATE	4/13/2026
REVISION	REV-0

WAIVER EXHIBIT
 SHEET TITLE
 SHEET NUMBER

0.00



DRAWING LOCATION: P:\340000\34643\0\DRAWINGS\EXHIBIT\0\CURB CUT WAIVER\DRIVEWAY VARIANCE EXHIBIT.DWG - SAVED BY: JADAMS



Code School Second Session

PC Date:

Staff Report Details

Project Number	2026-585
Applicant / Current Owner	
Site Area	+/- [Site_Area] Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Conclusion

Additional Details