



**Planning Commission
Meeting Agenda
June 16, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link:<https://us02web.zoom.us/j/89474224879>

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. June 2, 2026 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. Lot 58, Dickson's Addition** **Property Line Adjustment**
712 & 714 W Central Avenue ([PLA26-0013](#))
- 2. Lot 1, BHCC Subdivision** **Property Line Adjustment**
3203, 3301, & 3401 Blueberry Lane, 301 & 503 Crooked Road; and 2812 East
Central Avenue ([PLA26-0007](#))
- 3. Lots 4A and 1A, Walnut Valley Subdivision** **Property Line Adjustment**
1101 SE 21st Street ([PLA26-0012](#))

IV. New Business

Advertised Public Hearings

- 1. Fish** **Rezoning***
503 SW Third Street ([RZ26-0026](#))
Rezoning: R-1, Suburban Single-Family to T4.1, Neighborhood General
(**Standard Review**) within the Walkable Neighborhood Place Type
- 2. Srunn** **Rezoning***
5036 SW Shell Road ([RZ26-0027](#))
Rezoning: R-1, Suburban Single-Family to T3.2 Neighborhood
Transition (**Enhanced Review**) within the Suburban Neighborhood Place Type

V. Other New Business

VI. Old Business

VII. Other Business

1. **Annual Future Land Use Map
Amendment update**

Informational

VIII. Adjournment



**Planning Commission
Meeting Minutes
June 2, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: <https://bentonvillear.portal.civicclerk.com/event/2057/media>

Commissioners Present:, Danny Bennett (Vice Chairman), Eric Hipp, Reginald Wright, Elaine Kerr, Ifeoma Ibekwe, Doug Bryant

Commissioners Absent: Dana Davis (Chairman)

Staff Present: Tyler Overstreet, Tom Adler, Casey Hackler, Nathan Izard, Bonnie Bridges (via Zoom), Dan Weese

I. Call to Order

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

II. Approval of Minutes

1. May 19, 2026 Meeting Minutes

Approval of Meeting Minutes

- Minutes are approved unanimously on a voice vote.
- Commissioner Kerr requests, without objection, that Item 1 under New Business and Item 1 under Old Business be moved to the Consent Agenda. No objections heard.

III. Consent Agenda

1. Opal Park Phase 1

Final Plat

North of SW Regional Airport Blvd, west of Knotty Pine Rd ([FP25-0011](#))

2. Latter Day Saints Church Parking

Waiver

Waiver

Northwest corner of SW I and SW Edenberry Rd. ([WAV26-0008](#))

Waiver: Section 50-502 (h)(8)(a)(2) Car parking maximum with accompanying conditions in the staff report

3. 8th & C St Townhomes (New Elevations)

Large Scale Development Amendment

404 SE 8th Street ([LSD25-0039](#))

- Mr. Adler provides an overview of the items on the Consent Agenda.
- Consent Agenda is approved 6-0.

IV. New Business

Advertised Public Hearings

1. Costello

Rezoning*

3205 SW 2nd Street ([RZ26-0028](#))

Rezoning: T2.1, Rural to T3.1, Neighborhood Edge (Standard Review) within the Suburban Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Vice Chairman Bennett opens the public hearing.
- Joseph and Kristina Costello, the applicants, are present via Zoom to answer any questions.
- Vice Chairman Bennett closes the public hearing and opens discussion among commissioners.
- Rezone is approved 6-0.

2. Barron Road, LLC

Rezoning*

SW Barron Road ([RZ26-0029](#))

Rezoning: T2.1, Rural to T3.2, Neighborhood Transition (Standard Review) within the Urban Neighborhood Place Type

- Mr. Adler provides an overview of the staff report.
- Vice Chairman Bennett opens the public hearing for both agenda items.
- Jason Ingalls, representing the applicant, is present to answer any questions.
- Vice Chairman Bennett closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 6-0.

3. Barron Road, LLC

Rezoning*

5927 SW Barron Road ([RZ26-0024](#))

Rezoning: T2.1, Rural to T4.2, Neighborhood Node (Standard Review) within the Urban Neighborhood Place Type

- Item discussed in conjunction with RZ26-0029
- Vice Chairman Bennett opens the public hearing for both agenda items.
- Jason Ingalls, representing the applicant, is present to answer any questions.
- Vice Chairman Bennett closes the public hearing and opens discussion amongst commissioners.
- Rezone is approved 6-0.

V. Other New Business

VI. Old Business

1. Edward L. and Imelda Frail

Rezoning*

Revocable Trust

South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013) ([RZ26-0017](#))

Rezoning: A-1, Agriculture (T2.1 in the new code) to T4.2, Neighborhood Node (**Standard Review**) within the Urban Corridor Place Type, A-1, Agriculture to T3.1, Neighborhood Edge (**Standard Review**), and A-1, Agriculture to T3.2,

Neighborhood Transition (**Enhanced Review**) within the Suburban Neighborhood Place Type.

- Mr. Adler provides an overview of the staff report.
- Vice Chairman Bennett opens the public hearing.
- Will Kelstrom, representing the applicant, is present to answer any questions and addresses the changes to incorporate T3.1 zoning along the eastern property line.
- Vincent Thompson, a nearby property owner, expresses concerns with the rezone request, including zoning transition, infrastructure development, stormwater, and density concerns.
- Brent Dyer, another nearby property owner, voices concerns about water runoff, detention, whether the construction access will be located off Brush Blvd and whether there would be connectivity to the new development via Brush Blvd.
- Vice Chairman Bennett closes the public hearing and opens discussion amongst commissioners.
- Mr. Overstreet addresses some of the concerns raised by the adjacent property owners including connectivity and detention/retention requirements for any future development.
- Mr. Adler and Mr. Weese address potential connectivity and construction entrance options, ultimately to be determined during the large scale or platting process.
- Vice Chairman Bennett closes public hearing
- Rezone is approved, 6-0.

VII. Other Business

VIII. Adjournment

- Motion to adjourn by Wright, second by Kerr. Meeting is adjourned.



Lot 58, Dickson's Addition

712 & 714 W Central Avenue

PC Date: 6/16/2026

Staff Report Details

Project Number	(PLA26-0013)
Applicant / Current Owner	CEI Engineering / Mildred Clifton
Site Area	+/- [0.44] Acres
Current Zoning	R-1, Suburban Single Family & Downtown Neighborhood Overlay
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description

Property Line Adjustment: Part of Lots 11 and 12 of Dickson's Addition, Creating Lots 58 of Dickson's Addition. 712 & 714 West Central Avenue, PLA26-0013.

A Property Line Adjustment of Part of Lot 11 and Part of Lot 12 of Dickson's Addition, Creating Lots 58 of Dickson's Addition. The plat combines the remaining parts of original Lots 11 and 12 of Dickson's Addition, which is the maximum number of lot combinations in the Downtown Neighborhood Overlay (Sec. 50-506 e 2 c). The property has frontage on both West Central Avenue and Northwest 2nd Street, where 2.5 feet of right-of-way is being dedicated to adhere to the Master Street Plan and 15-foot wide utility easements are being dedicated as well. The existing lots each have a primary residential structure, but the R-1 zoning district only allows for one single-family detached structure per lot. Therefore, planning staff is recommending a condition of approval that at least one of the primary structures be demolished before the time of filing, as discussed with the applicant.

Project Details

Relationship to the Community Plan

Public Comment

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

Analysis / Waivers

Staff recommends approval with the following condition:

- Developer must satisfy Bentonville Community Code 50-IV Zoning, Section 406(c)(24): *In R-1, T3.1, and T3.2 buildings are limited to one (1) per lot, maximum*, to the satisfaction of the Planning Director prior to filing of the plat with the county recorder.

The applicant has applied for a demo permit for one of the structures (RDEMO26-0164)

Conclusion

Additional Details



PC Item

21

22

25

23

NW 2ND ST

13

NW G ST

55

52

712 & 714 W
Central Ave Lot
12 Combination 11

51

10

W CENTRAL AVE

56

SW G ST

25

43

33

1

34

46

57

27

32

1



PLA26-0013



DRAWING LOCATION - S:\35000\35145\DRAWINGS\SURVEY\WORKING\35145-PLA.DWG -- SAVED BY - CSMITH

Lot Combination of Part of Lot 11 and Part of Lot 12, Dickson's Addition, Creating Lot 58 of the Dickson's Addition Mildred Clifton

712 & 714 W Central Ave
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Lot Combination of the Parcels #01-02365-000, & #01-02367-000 recorded in Deed Instrument #L202342315 & #L202342316 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, US Survey Feet, 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: 05007C0225K
Map Revised: June 5, 2012
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit <http://www.bentonvilleplanning.com/> or call the Planning Department @ 479-271-3122
Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easement.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain a minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owners expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- We hereby grant to the City of Bentonville a blanket Avigation easement over the entirety of this Lot Combination pursuant to Municipal Code Section 401.12
- No residential lot shall be permitted direct access to a collector or arterial street. All residential subdivision development contiguous to a collector or arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- All sidewalks shall be installed by the timeframes set forth in 900.08 of the Street Specifications.
- There are no waivers, variances, and conditional uses at the time of preparing this plat or plan.

GENERAL NOTES CONTINUED:

- No BEUD Electrical Equipment may be located behind a fence.
- It is the responsibility of the developer to coordinate with the New Service Coordinator (479-271-3139) to determine if equipment is in conflict.
- 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.



VICINITY MAP

NOT TO SCALE
Latitude: 36°22'22"N
Longitude: 94°13'6"W



Owner / Owners
Parcel Numbers #01-02365-000,
#01-02367-000
Mildred Clifton
4001 Ratcliffe Dr.
Bentonville, AR 72713

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: Mildred Clifton, 4001 Ratcliffe Drive, Bentonville, Arkansas 72713

Print Name: _____

Source of Title: Deed Inst. No. L202342315 & L202342316

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 said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

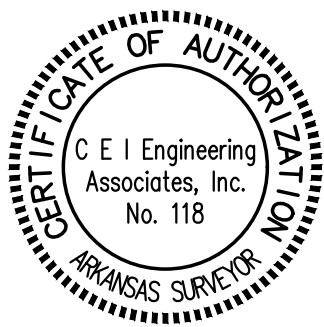
Signed: _____
City Clerk, City of Bentonville

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 #PLA26-0013

ATLAS PAGE: 361

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX



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

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

Lot Combination
Mildred Clifton
712 & 714 W Central Ave
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	CEH
FIELD WORK	TSR
CEI PROJECT NUMBER	35145
DATE	6/3/2026
REVISION	REV-1

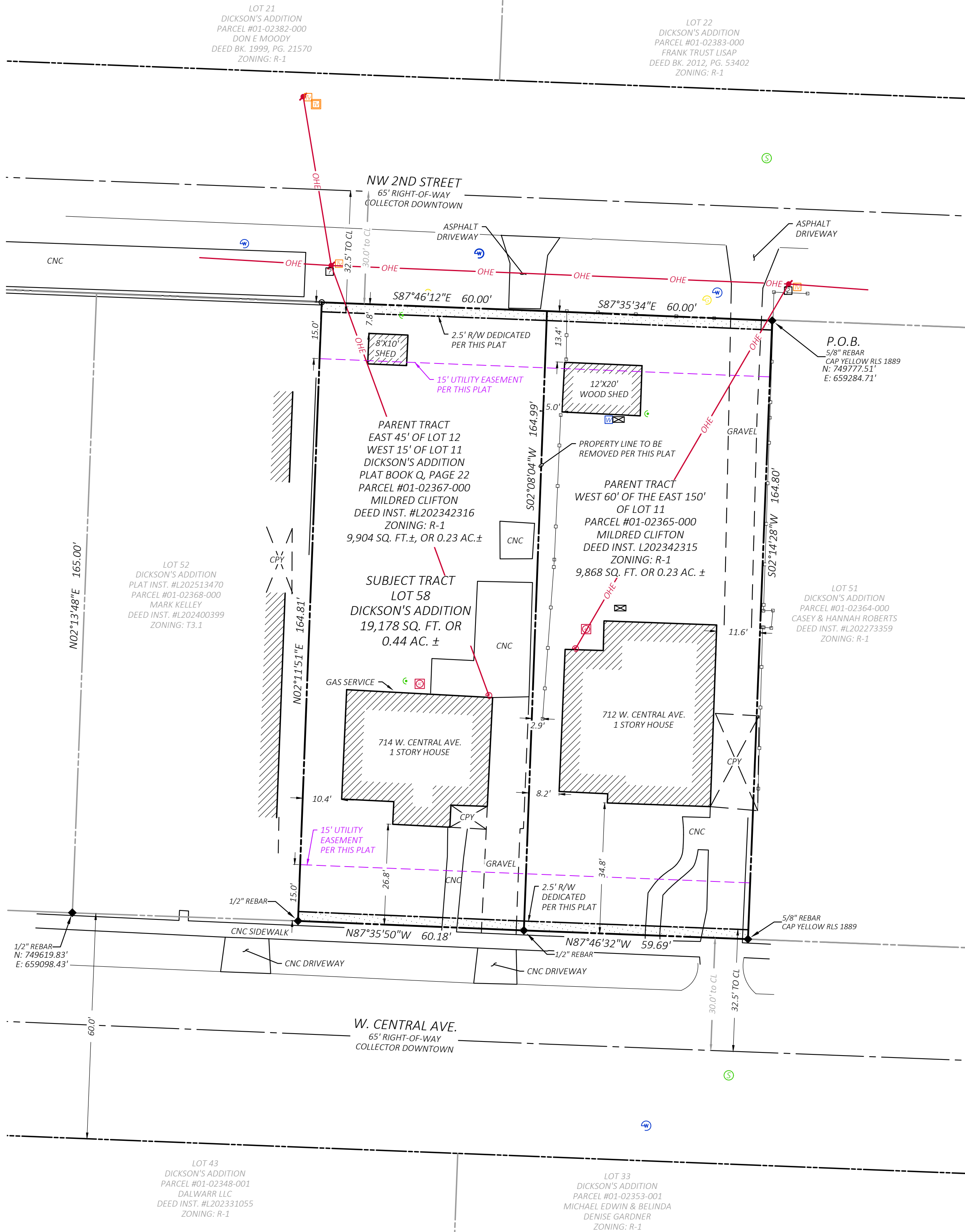
Cover

SHEET TITLE

SHEET NUMBER

1 OF 2

DRAWING LOCATION - S:\35000\35145\DRAWINGS\SURVEY\WORKING\35145-PLA.DWG -- SAVED BY - CSMITH



Legend

	Boundary Line
	Lot Line
	Adjoining Boundary Line
	Right-of-Way Line
	Centerline
	Easement Line
	Wood Fence Line
	Overhead Electric Line
	Found Monument (As Noted)
	Set Mag Nail w/Washer "LS#1618"
	Utility Pole
	Sewer Clean Out
	Water Meter
	Water Valve
	Gas Meter
	Air Conditioner Unit
	Cable TV Riser
	Cable TV Vault
	Unknown Riser
	Dedicated Right-Of-Way (R/W)

PARENT TRACT DESCRIPTION:

The East 45 feet of Lot 12 and the West 15 feet of Lot 11, Dickson Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "Q" at page 22.

AND

The West 60 feet of the East 150 feet of Lot 11, Dickson Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "Q" at page 22.

LOT 58 DESCRIPTION:

A tract of land located in the Southwest Quarter (SW1/4) of the Southwest Quarter of Section 30, Township 20 North, Range 30 West, and being a part of the lots described in Dickson's Addition to Bentonville, Arkansas, recorded in Deed Record "Q" at Page 22, and being more particularly described as:

BEGINNING at a 5/8-inch rebar with cap LS1889 and being the Northeast Corner of The West 60 feet of the East 150 feet of Lot 11, of said Dickson's Addition to Bentonville, Arkansas;
THENCE along the East line of said partial Lot 11, South 02°14'28" West, a distance of 164.80 feet to a 5/8-inch rebar with cap LS1889, and being a point on the North Right-of-Way line of West Central Avenue, per Plat Record "Q," Page 22;
THENCE along said North Right-of-Way, North 87°46'32" West, a distance of 59.69 feet to a 1/2-inch rebar;
THENCE continuing along said North Right-of-Way, North 87°35'50" West, a distance of 60.18 feet to a 1/2-inch rebar, and being a point on the West line of the East 45 feet of Lot 12 of said Dickson's Addition to Bentonville, Arkansas;
THENCE along said West line, North 02°11'51" East, a distance of 164.81 feet to a rebar with cap LS#1618 set on the South Right-of-Way line of Northwest 2nd Street, per Plat Record "Q," Page 22;
THENCE along said South Right-of-Way, South 87°46'1" East, a distance of 60.00 feet to a point;
THENCE continuing along said South Right-of-Way, South 87°35'34" East, a distance of 60.00 feet to the POINT OF BEGINNING, containing 19,777 square feet or 0.45 acres, more or less.

City of Bentonville Project #PLA26-0013

ATLAS PAGE: 361



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

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

Lot Combination
Mildred Clifton
712 & 714 W Central Ave
Bentonville, Benton County, Arkansas

Preliminary
This document shall
not be recorded for any
purpose and shall not
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survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	TSR
CEI PROJECT NUMBER	35145
DATE	6/3/2026
REVISION	REV-1

Property Line
Adjustment

SHEET TITLE
SHEET NUMBER

2 OF 2



Consent Agenda Item [PLA26-0007](#)

For the Planning Commission meeting on June 16, 2026

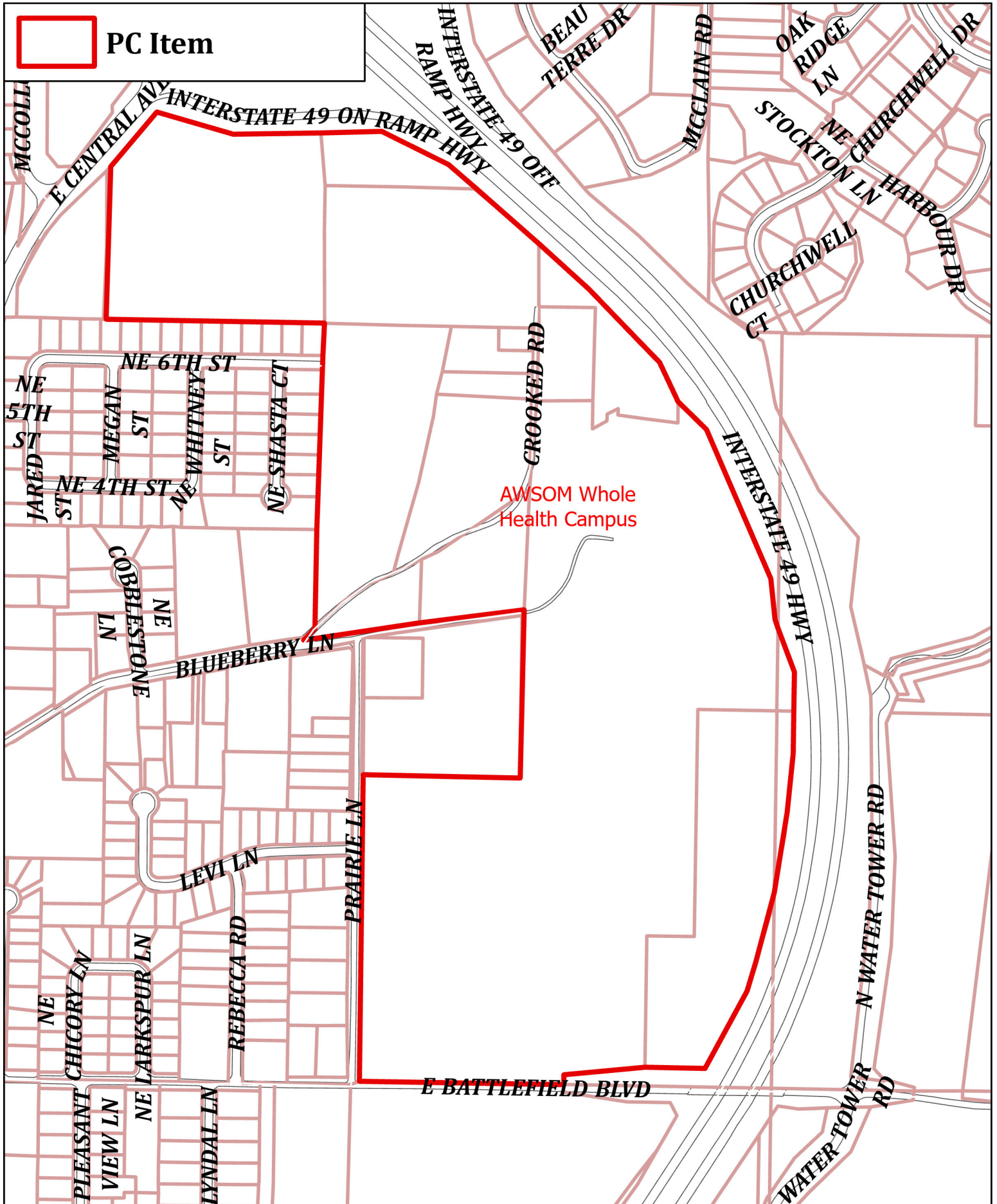
Details

Consolidation Plat, Lot 4, Block 1 of Bryant Addition, & 14 Parcels of Unplatted Land, Creating Lot 1, BHCC Subdivision

A consolidation plat of Lot 4, Block 1 of Bryant Addition, and parcels: 01-00248-501, 01-00248-540, 01-00289-001, 01-00292-000, 01-00295-000, 01-00328-000, 01-00297-000, 01-00256-000, 01-00298-000, 01-00293-000, 01-00291-000, 01-00260-000, 01-00262-000, & 01-00254-000, Creating Lot 1, BHCC Subdivision, +/-99.849 acres. The plat is dedicating +/- 23.852 acres for a General Utility Easement, and dedicating 2,127 square feet of Right-of-Way along the intersection of Blueberry LN and Prairie Lane.



PC Item



PLA26-0007
AWSOM Whole Health Campus
2812 E Central AVE



CONSOLIDATION PLAT CREATING LOT 1, BHCC SUBDIVISION

LOCATED IN: SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN

BENTONVILLE, BENTON COUNTY, ARKANSAS 72756

**ALWF LANDS, LLC
GENERAL UTILITY EASEMENT
ZONE DESCRIPTIONS**

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND BEING SITUATED IN BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 28, NORTH 87°25'55" WEST A DISTANCE OF 230.17 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°34'05" EAST A DISTANCE OF 67.28 FEET TO A 1.5-INCH ILLEGIBLE ALUMINUM CAP FOUND FOR THE POINT OF BEGINNING OF THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 49, ALSO KNOWN AS U.S. HIGHWAY 71;

THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
 1) NORTH 86°47'44" WEST A DISTANCE OF 172.25 FEET;
 2) SOUTH 86°16'07" WEST A DISTANCE OF 10.06 FEET;
 3) SOUTH 86°28'58" WEST A DISTANCE OF 311.75 FEET TO A FOUND 2-INCH ALUMINUM CAP;
 4) SOUTH 01°57'26" WEST A DISTANCE OF 10.13 FEET;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST BATTLEFIELD BOULEVARD, NORTH 87°38'07" WEST A DISTANCE OF 709.65 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRAIRIE LANE;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF PRAIRIE LANE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°35'30" EAST A DISTANCE OF 115.18 FEET;
- 2) NORTH 02°32'52" EAST A DISTANCE OF 221.97 FEET;
- 3) NORTH 02°02'03" EAST A DISTANCE OF 758.40 FEET;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE PROPERTY LINES OF THE PROPERTY NOW OR FORMERLY OF POSITRONIC RETAIL LLC, AS DESCRIBED IN INSTRUMENT NUMBER L201862231, BENTON COUNTY CLERK RECORDS, THE FOLLOWING FOUR (4)

- 1) SOUTH 89°07'26" EAST A DISTANCE OF 546.27 FEET TO A FOUND 5/8-INCH REBAR WITH CAP "DAVID #1553";
- 2) NORTH 03°27'50" EAST A DISTANCE OF 506.52 FEET TO A FOUND 1/2-INCH REBAR;
- 3) SOUTH 83°35'38" WEST A DISTANCE OF 363.17 FEET;
- 4) SOUTH 83°28'55" WEST A DISTANCE OF 190.41 FEET TO A 1/2-INCH REBAR FOUND FOR THE

INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PRAIRIE LANE WITH THE CORNER
COMMON TO SAID PROPERTY NOW OR FORMERLY OF POSITRONIC RETAIL LLC;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF PRAIRIE LANE, AND CONTINUING ALONG THE

RIGHT-OF-WAY LINE OF BLUEBERRY LANE, THE FOLLOWING NINE (9) COURSES:
1) SOUTH 83°38'55" WEST A DISTANCE OF 9.09 FEET TO A FOUND 5/8-INCH REBAR;
2) NORTH 04°29'20" WEST A DISTANCE OF 17.93 FEET;
3) SOUTH 70°02'44" WEST A DISTANCE OF 25.00 FEET;

4) SOUTH 85°00'57" WEST A DISTANCE OF 41.00 FEET;
5) NORTH 08°57'43" WEST A DISTANCE OF 35.00 FEET;
6) SOUTH 83°02'54" WEST A DISTANCE OF 45.03 FEET;;
7) ALONG A 97.35 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 33.21 FEET, SAID CURVE HAVING A DELTA ANGLE OF 19°32'38" AND A CHORD BEARING AND DISTANCE OF SOUTH 61°51'46" WEST 33.05 FEET;
8) NORTH 69°20'15" WEST A DISTANCE OF 28.24 FEET;
9) NORTH 04°40'01" EAST A DISTANCE OF 29.14 FEET;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF THE PROPERTY NOW OR FORMERLY OF ROBERT D. & AMBER MOREY AS DESCRIBED IN INSTRUMENT NUMBER L202514253, BENTON COUNTY CLERK RECORDS, NORTH 04°40'54" EAST A DISTANCE OF 317.54 FEET;

THENCE, ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN THE FINAL PLAT OF BLUEBERRY HEIGHTS, BLOCK 2, LOTS 1 TO 35 AS DESCRIBED IN PLAT BOOK 3, PAGE 493, BENTON COUNTY CLERK RECORDS, NORTH 04°16'18" EAST A DISTANCE OF 719.11 FEET TO A FOUND 5/8-INCH REBAR;

THENCE, ALONG THE NORTH LINE OF LOT 14 OF THE FINAL PLAT OF BLUEBERRY HEIGHTS, BLOCK 2, LOTS 1 TO 35 AS DESCRIBED IN PLAT BOOK 3, PAGE 493, BENTON COUNTY CLERK RECORDS, NORTH 86°33'01" WEST A DISTANCE OF 13.27 FEET TO A FOUND 5/8-INCH REBAR;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID PLAT OF BLUEBERRY HEIGHTS, BLOCK 2, LOTS 1 TO 35, NORTH 86°55'16" WEST A DISTANCE OF 760.30 FEET, PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 342.71, ALSO PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 412.63, AND ALSO PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 482.66;

THENCE, ALONG THE EAST LINE OF THE PROPERTY NOW OR FORMERLY OF ARVEST BANK AS DESCRIBED IN BOOK 2006, PAGE 41259, BENTON COUNTY CLERK RECORDS, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°06'45" EAST A DISTANCE OF 249.45 FEET;
- 2) NORTH 01°49'03" EAST A DISTANCE OF 267.31 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CENTRAL AVENUE;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1) NORTH 47°46'50" EAST A DISTANCE OF 41.53 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;
2) NORTH 43°45'15" EAST A DISTANCE OF 240.19 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF EAST CENTRAL AVENUE, ALONG THE SOUTH AND WEST RIGHT-OF-WAY LINE OF INTERSTATE 49, ALSO KNOWN AS U.S. HIGHWAY 71 THE FOLLOWING SEVENTEEN (17) COURSES:
1) SOUTH 71°51'07" EAST A DISTANCE OF 277.40 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;

- 2) SOUTH 68°39'47" EAST A DISTANCE OF 362.31 FEET TO A FOUND 3/8-INCH REBAR;
- 3) SOUTH 88°44'34" EAST A DISTANCE OF 171.69 FEET TO A FOUND 1/2-INCH REBAR;
- 4) SOUTH 61°43'56" EAST A DISTANCE OF 259.63 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;
- 5) SOUTH 47°25'22" EAST A DISTANCE OF 674.99 FEET;
- 6) SOUTH 42°19'14" EAST A DISTANCE OF 353.97 FEET;

8) SOUTH 20°10'20" EAST A DISTANCE OF 136.40 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;

9) SOUTH 43°27'28" EAST A DISTANCE OF 136.40 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;

9) SOUTH 21°51'08" EAST A DISTANCE OF 564.41 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP;

12) SOUTH 01°12'57" WEST A DISTANCE OF 283.97 FEET TO A FOUND 1.5-INCH ILLEGIBLE ALUMINUM CAP.

13) SOUTH 07°35'20" WEST A DISTANCE OF 282.01 FEET;
14) SOUTH 12°48'01" WEST A DISTANCE OF 211.44 FEET;
15) SOUTH 11°05'10" WEST A DISTANCE OF 69.07 FEET TO A FOUND ARKANSAS DEPARTMENT
OF TRANSPORTATION RIGHT-OF-WAY SIGN;
16) SOUTH 18°45'46" WEST A DISTANCE OF 282.63 FEET.

17) SOUTH 30°14'33" WEST A DISTANCE OF 305.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 4,349,411 SQUARE FEET OR 99.849 ACRES, MORE OR LESS.

BUILDING DETAILS

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0095K AND 05007C0260K, WHICH BOTH BEAR AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BUILDING DETAILS

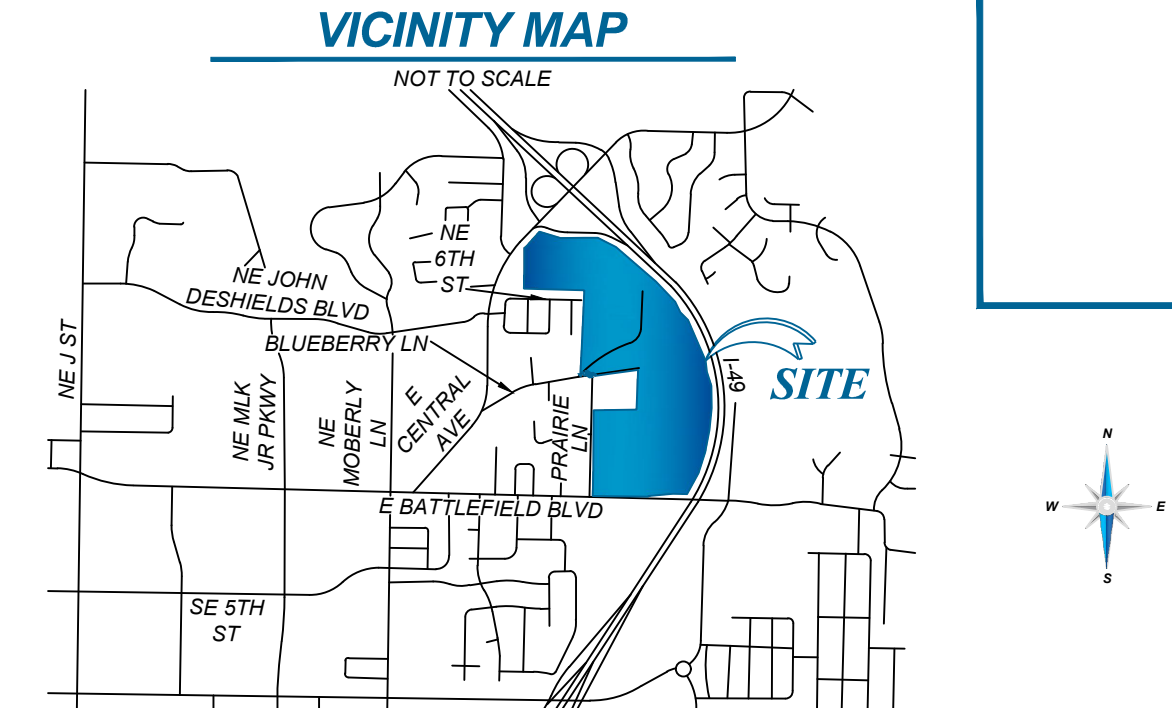
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BUILDING DETAILS

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

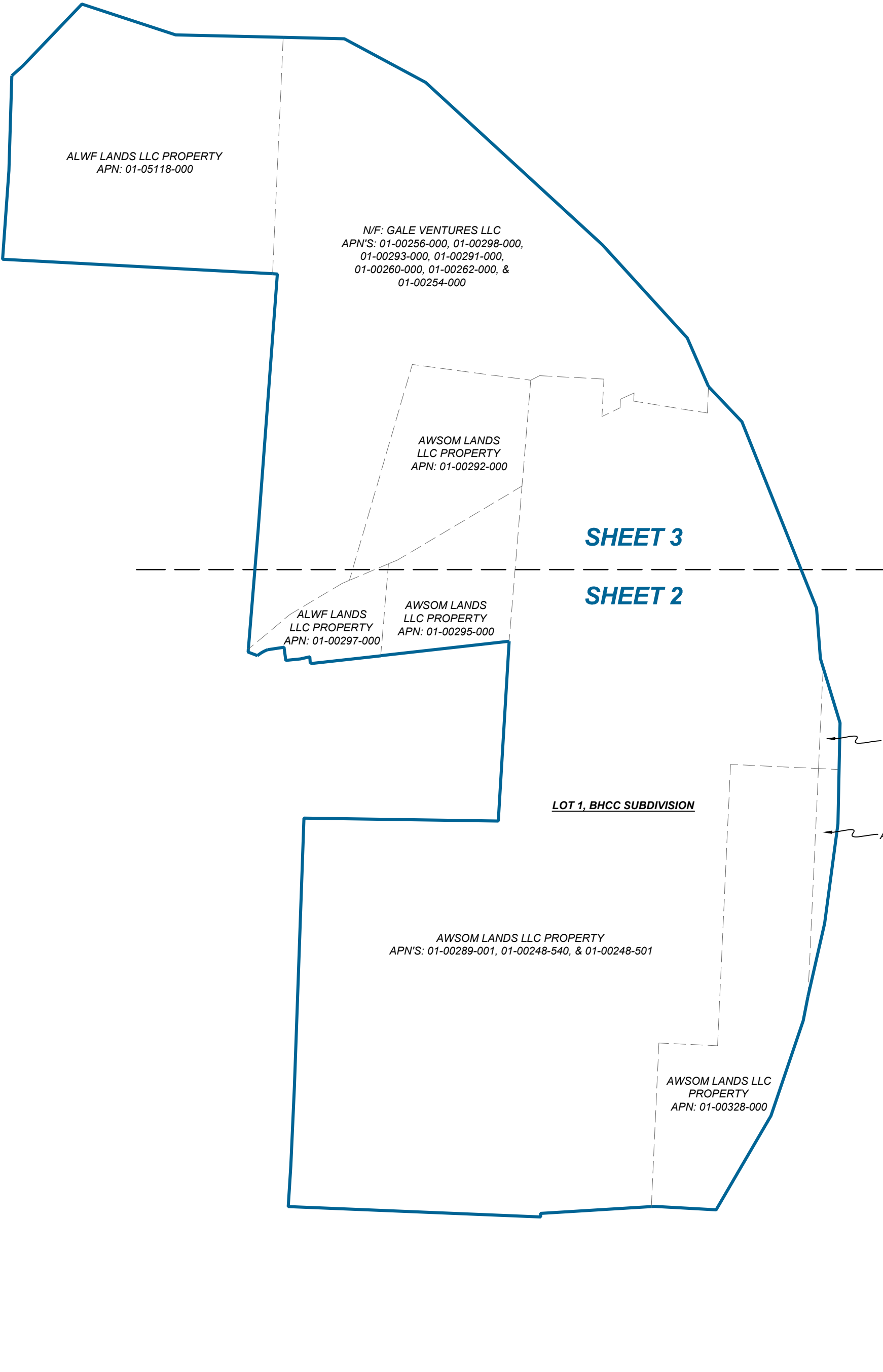
BUILDING DETAILS

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.



SURVEY DRAWING SHEET DETAIL

NOT TO SCALE



SHEET 3

SHEET 2

LOT 1, BHCC SUBDIVISION

SEE SHEET 2 & 3
OR SURVEY DRAWING

BUILDING DETAILS

OWNER / DEVELOPER:
1. AWSOM LANDS, LLC
MAILING ADDRESS: 850 MUSEUM WAY, BENTONVILLE, AR 72712
2. ALWF LANDS, LLC
MAILING ADDRESS: 850 MUSEUM WAY, BENTONVILLE, AR 72712
3. GALE VENTURES, L.P.
MAILING ADDRESS: P.O. BOX 668, BENTONVILLE, AR 72712

L L C / CORPORATION CONTACT:
1. WALTER P MOORE
MAILING ADDRESS: 1301 MCKINNEY STREET, SUITE 1100, HOUSTON, TEXAS 77001
PHONE NUMBER: 713-530-3769
FAX#: 713-530-3769
EMAIL: TWMOORE@HPS02099.COM

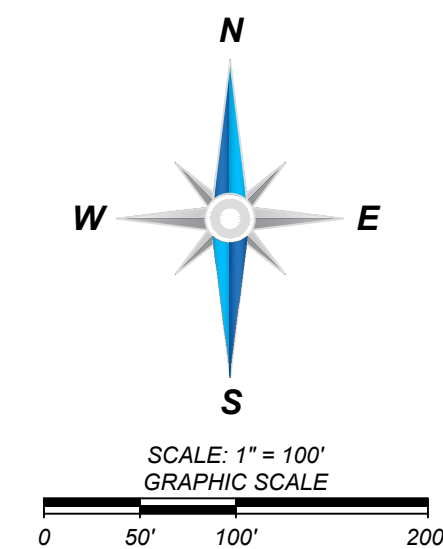
DATE	REVISION HISTORY	BY	Email: www@blewin.com OFFICE: 478.643.4506 FAX: 478.682.1883 WWW.BLEWIN.COM	
			SURVEYOR JOB NUMBER: 25-7296-10	SURVEY DRAWN BY: KLR - 03/13/2026
			SURVEY REVIEWED BY: KLR	SHEET: 1 OF 3
			FOR THE USE AND BENEFIT OF: ARNDSON LANDS, LLC, ALKF LANDS, LLC, AND GAGE VENTURES, LLC	CITY OF BENTONVILLE ASSIGNED PROJECT NO.: PL426-0007

CONSOLIDATION PLAT CREATING LOT 1, BHCC SUBDIVISION

3203, 3301, & 3401 BLUEBERRY LANE; 301 & 503 CROOKED ROAD; AND 2812 EAST CENTRAL AVENUE

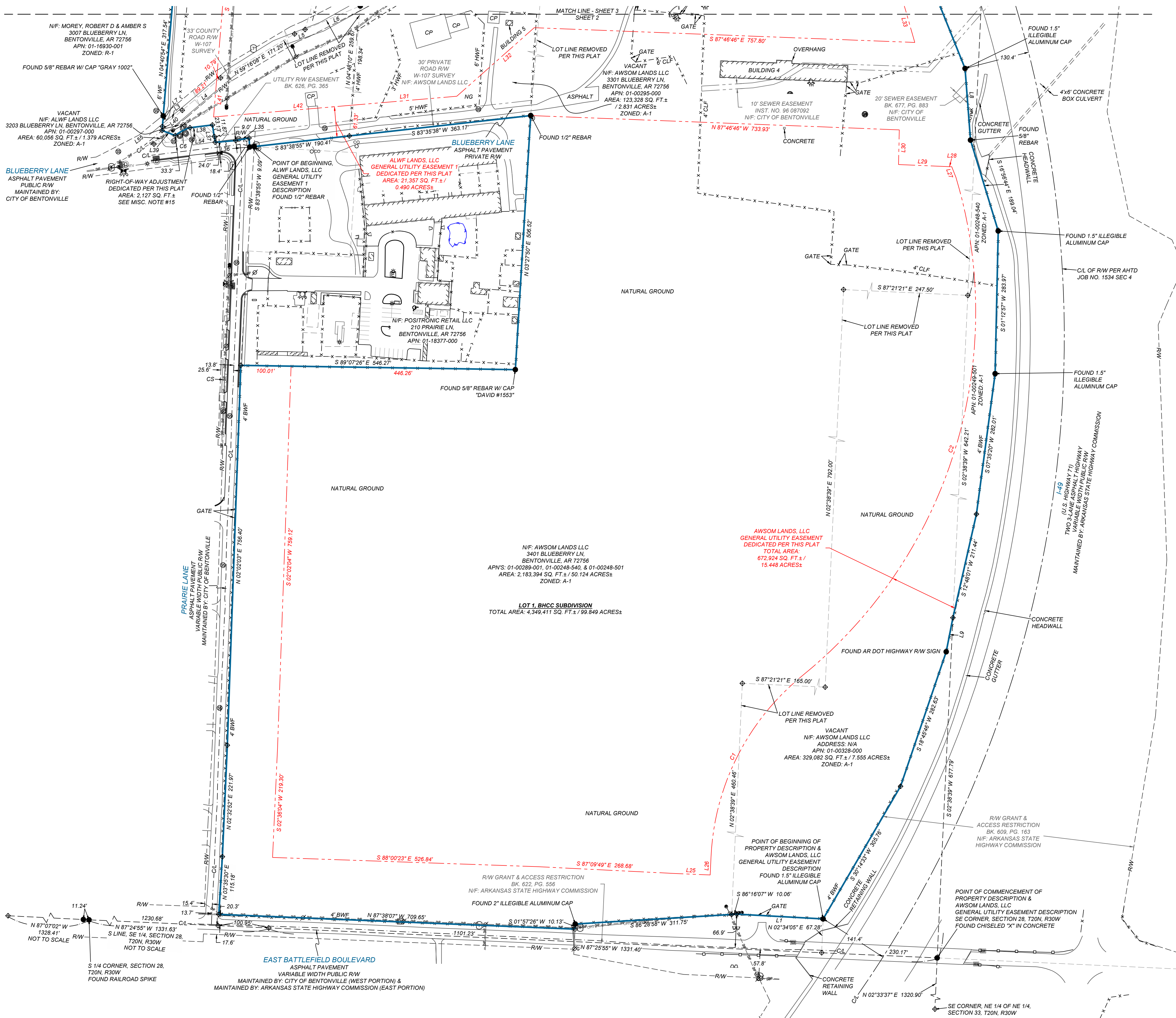
LOCATED IN: SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN

BENTONVILLE, BENTON COUNTY, ARKANSAS 72756



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C6	27.35'	33.21'	19°32'38"	S 81°51'46" W	33.05'



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- △ HANDICAP PARKING
- ⚡ POWER POLE
- ⚡ GUY WIRE POLE
- ⚡ GUY WIRE ANCHOR
- ⚡ ELECTRIC VAULT
- ⚡ ELECTRIC METER
- ⚡ ELECTRIC BOX
- ⚡ ELECTRIC PEDESTAL
- ⚡ LIGHT POLE
- ⚡ ELECTRIC OUTLET
- ⚡ AIR CONDITIONING UNIT
- ⚡ TELEPHONE PEDESTAL
- ⚡ CABLE TV CABINET
- ⚡ CABLE TV PEDESTAL
- ⚡ FIBER OPTIC VAULT
- ⚡ FIBER OPTIC LINE MARKER
- ⚡ FIRE HYDRANT
- ⚡ WATER VALVE
- ⚡ WATER METER
- ⚡ MONITORING WELL
- ⚡ YARD HYDRANT
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- ⚡ WOOD FENCE
- ⚡ PROPERTY LINE
- PARCEL LINE TO BE REMOVED
- EASEMENT LINE DEDICATED PER THIS PLAT
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY PER RECORD DOCUMENT
- CENTERLINE OF ROAD
- FENCE LINE
- EDGE OF WATER LINE
- OVERHEAD POWER LINE (TO BE RELOCATED)
- OVERHEAD CABLE TV LINE (TO BE RELOCATED)
- RIGHT-OF-WAY DEDICATION AREA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°47'54" W	172.25'
L2	N 04°39'20" W	17.83'
L3	N 50°46'08" E	51.07'
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L18	S 02°50'28" W	24.44'
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L55	N 50°46'08" E	36.18'

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF MARCH, 2025



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR OR THIS SEAL IS ASSIGNED THAT THIS SEAL MAY HAVE BEEN ALTERED, THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW
Surveying | Engineering | Environmental

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

SURVEYOR JOB NUMBER: 25-7296.10	SURVEY DRAWN BY: AJK - 03/13/2026
SURVEY REVIEWED BY: KLR	SHEET: 2 OF 3
FOR THE USE AND BENEFIT OF: AWSOM LANDS, LLC; ALWF LANDS, LLC; AND GAGE VENTURES, LLC	CITY OF BENTONVILLE ASSIGNED PROJECT NO.: PLA26-0007

SEE SHEET 1 FOR BUILDING DETAILS

CONSOLIDATION PLAT CREATING LOT 1, BHCC SUBDIVISION

3203, 3301, & 3401 BLUEBERRY LANE, 301 & 503 CROOKED ROAD, AND 2812 EAST CENTRAL AVENUE

LOCATED IN: SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN

BENTONVILLE, BENTON COUNTY, ARKANSAS 72756

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ADJOINER TABLE

A1	NF: KELLER, JEFFREY D & DANIELLE S 3203 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09306-000 ZONED: R-1	A8	NF: BRANHAM MICHAEL SEAN & SHEILA KAY 3003 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09299-000 ZONED: R-1
A2	NF: RODGERS, JEFFREY D 3301 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09305-000 ZONED: R-1	A9	NF: CHRISP, RANDY RAY & JESSICA NICHOLE 3003 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09298-000 ZONED: R-1
A3	NF: CARNES, AMY D ADDRESS: N/A APN: 01-09304-000 ZONED: R-1	A10	NF: REED, HUBERT 3001 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09316-000 ZONED: R-1
A4	NF: VO, THU THI ET AL 3108 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09303-000 ZONED: R-1	A11	NF: COX REVOCABLE TRUST BONNIE LEE 2907 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09315-000 ZONED: R-1
A5	NF: REDBUB LAKE PROPERTIES LLC 3103 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09302-000 ZONED: R-1	A12	NF: DURLEN, LOURDES M 2200 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09307-000 ZONED: R-1
A6	NF: ISHAM FAMILY REVOCABLE TRUST- KRISTOPHER ADAM & KARA BETH 3101 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09301-000 ZONED: R-1	A13	NF: HOLCOMB LIVING TRUST DONALD & ELIZABETH 500 NE SHASTA CT, BENTONVILLE, AR 72756 APN: 01-09308-000 ZONED: R-1
A7	NF: FRIDLEY, NATHAN H ET AL 3007 NE 6TH ST, BENTONVILLE, AR 72756 APN: 01-09300-000 ZONED: R-1	A14	NF: SINGH, SATINDER PAL 406 NE SHASTA CT, BENTONVILLE, AR 72756 APN: 01-09309-000 ZONED: R-1

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	COMPUTED POINT
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⊙	POWER POLE
⊙	GUY WIRE POLE
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CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT
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SURVEYOR JOB NUMBER: 25-7296.10 SURVEY DRAWN BY: A/JK - 03/13/2026

SURVEY REVIEWED BY: K/LR SHEET: 3 OF 3

FOR THE USE AND BENEFIT OF: CITY OF BENTONVILLE ASSIGNED PROJECT NO.: PLA26-0007

SEE SHEET 1 FOR BUILDING DETAILS



Consent Agenda Item [PLA26-0012](#)

For the Planning Commission meeting on June 16, 2026

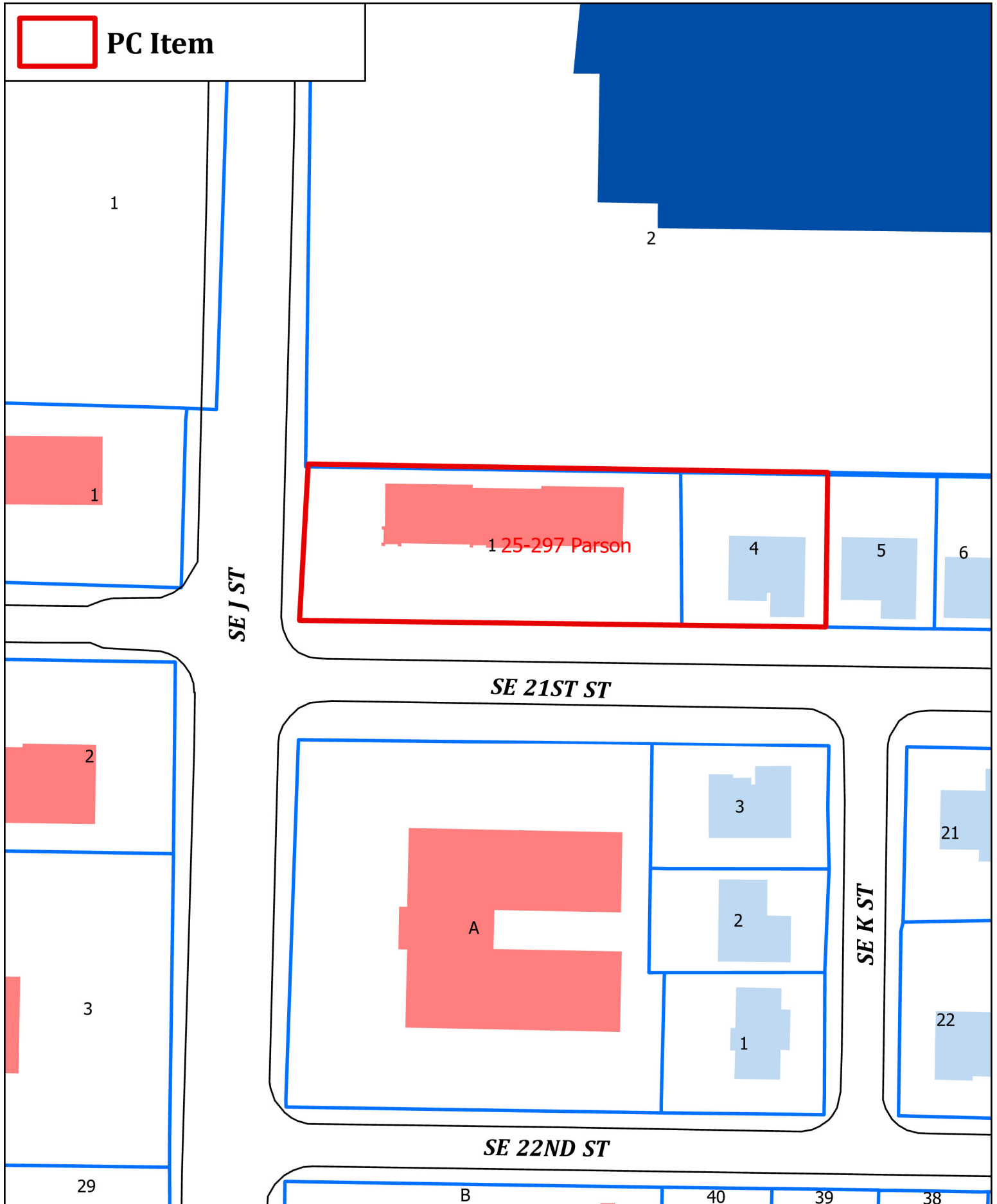
Details

Property Line Adjustment: Lot 4 Of Block 2 And Lot 1 Of Block 7, Creating New Lots 4A and 1A of Walnut Valley Subdivision. 2001 SE J Street and 1101 SE 21st Street, PLA26-0012.

Lot 4 of Block 2 and lot 1 of Block 7, creating new lots 4A and 1A of Walnut Valley Subdivision. The plat is shifting the shared property line 35ft to the east and is dedicating an additional 5ft of ROW on SE 21st Street to meet the MSP requirements for a Collector.



PC Item



PLA26-0012
25-297 Parson
1101 SE 21ST ST



r:\-swope\25-297 parson 21st st rezonalexternal references\25-297su.dwg - Plotted on 6/12/2026 9:22:13 AM @ a scale of 1:1 to _autocad pdf (general documentation).pc3 by Harrison Mehilburger

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, easements, etc. as shown on said plat.

Date: _____

Signed by: _____

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 OF BENTONVILLE

NOTARY

State of: _____

County of: _____

Subscribed and sworn before me this _____ day of _____, 2026.

Notary Public

My commission expires _____

RIGHT-OF-WAY DEDICATION (AT SE J STREET)
SURVEY DESCRIPTION

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 05, TOWNSHIP 19 NORTH, RANGE 30 WEST, ALL IN BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING FROM A 1/2" IRON REBAR BEING THE SE CORNER OF ORIGINAL LOT 4, BLOCK 2 OF WALNUT VALLEY SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT N 02°17'19" E 5.00' TO A POINT ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY OF SE 21ST STREET; THENCE ALONG SAID RIGHT-OF-WAY N 87°33'42" W 338.65' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SE J STREET; THENCE ALONG SAID RIGHT-OF-WAY N 41°28'13" W 11.78' TO A SET 5/8" REBAR STAMPED "SWOPE 1889", BEING THE POINT OF BEGINNING; THENCE N 41°28'13" W 3.60' TO A POINT; THENCE N 02°32'49" E 104.56' TO A FOUND 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S 87°28'37" E 2.50' TO A SET 5/8" REBAR STAMPED "SWOPE 1889"; THENCE S 02°32'49" W 107.15' TO THE POINT OF BEGINNING CONTAINING 265 SQ. FEET, .01 ACRES, MORE OR LESS.

RIGHT-OF-WAY DEDICATION (AT SE 21ST STREET)
SURVEY DESCRIPTION

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 05, TOWNSHIP 19 NORTH, RANGE 30 WEST, ALL IN BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING FROM A 1/2" IRON REBAR BEING THE SE CORNER OF ORIGINAL LOT 4, BLOCK 2 OF WALNUT VALLEY SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT N 02°17'19" E 5.00' TO A POINT ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY OF SE 21ST STREET, BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY N 87°33'42" W 338.65' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SE J STREET; THENCE ALONG SAID RIGHT-OF-WAY N 41°28'13" W 11.78' TO A SET 5/8" REBAR STAMPED "SWOPE 1889"; THENCE LEAVING SAID RIGHT-OF-WAY S 87°33'42" E 346.80' TO A POINT ON THE EAST LINE OF SAID LOT 4, BLOCK 2; THENCE S 02°17'19" W 8.49' TO THE POINT OF BEGINNING, CONTAINING 2,908 SQ. FEET, 0.07 ACRES, MORE OR LESS.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH
PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE
PLANE, NORTH ZONE NAD83.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

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



PROPERTY LINE ADJUSTMENT OF LOT 4 OF BLOCK 2 AS WELL
AS LOT 1 OF BLOCK 7 CREATING LOTS "22" AND "23"

FOR
SMP LIVING TRUST
- PARSON, SHELLEY M

T.B.D. SE JAY ST & 1101 SE 21ST ST

BENTONVILLE, AR 72712

APN: 01-07810-000 & 01-08194-001

SURVEYOR'S CERTIFICATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
9. APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
10. APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.
11. ALL MAN-MADE STRUCTURES EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE IN THE PROHIBITED SETBACK AREAS AS DEFINED HEREIN SHALL BE ALLOWED TO BE CONTINUED UNTIL THE STRUCTURE SHALL BE DESTROYED OR ABANDONED, EXCEPT ANY SUCH MAN-MADE STRUCTURE WHICH IS LISTED ON A STATE OR NATIONAL REGISTER OF HISTORICAL PLACES MAY BE REBUILT OR RESTORED ON THE SAME SITE FOLLOWING DESTRUCTION OR ABANDONMENT.

NOTES:

- 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.
- 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
- THE 100 YEAR FLOODPLAIN IS 1000' ± TO THE NORTHEAST OF THE SUBJECT PROPERTY.
- THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN."

GRAPHIC SCALE



SURVEY DESCRIPTION

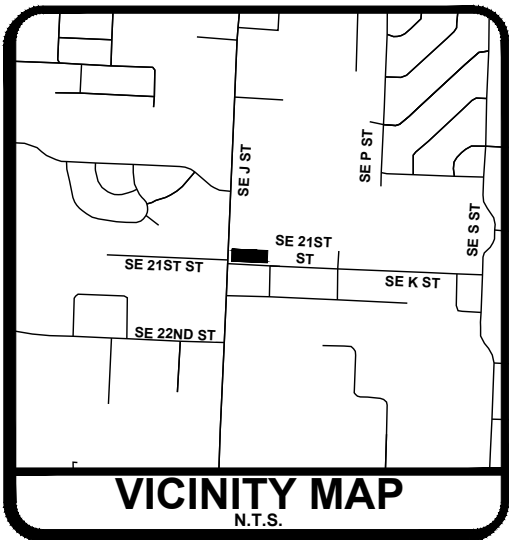
LOT 4A, BLOCK 2, WALNUT VALLEY SUBDIVISION, TO THE CITY OF BENTONVILLE, ARKANSAS, CONTAINING 7,356 SQ. FEET, 0.17 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION

LOT1A, BLOCK 7, WALNUT VALLEY SUBDIVISION, TO THE CITY OF BENTONVILLE, ARKANSAS, CONTAINING 29,993 SQ. FEET, 0.69 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

Recording Block

DEVELOPER/ PROPERTY OWNER:
PARCEL #: 01-08194-001
OWNER: SHELLY PARSON
ADDRESS: 2001 SE J ST.
BENTONVILLE, AR 72712
PH:479-271-8818



LEGEND

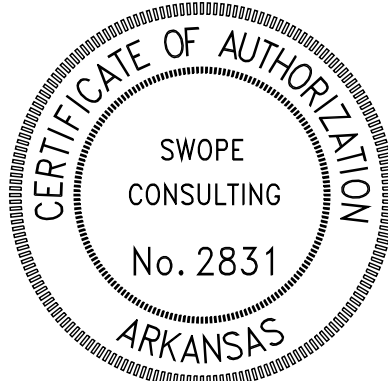
- | | |
|---------------------------|--------------------------------|
| ● FOUND MONUMENT AS-NOTED | — BOUNDARY LINE |
| ○ SET MONUMENT AS-NOTED | — CENTERLINE OF ROAD |
| ⬇ GUY ANCHOR | - - - EASEMENT LINE |
| ⌘ ELECTRIC METER | — SITE FENCE LINE |
| ⌘ SIGN | — PREVIOUS RIGHT-OF-WAY |
| ⌘ POWER POLE | — ROW — DEDICATED RIGHT-OF-WAY |
| ⌘ AIR CONDITIONER | (M) FIELD MEASUREMENT |
| ⌘ TREE | (R) RECORDED MEASUREMENT |
| ⌘ WATER VALVE | ▨ RIGHT-OF-WAY TO BE DEDICATED |
| ⌘ FIRE HYDRANT | ▨ CONCRETE |
| ⌘ COMPUTED POINT | |
| ⌘ SEWER CLEANOUT | |

500-19N-30W-0-05-130-04-1889

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 06/11/2026

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS



DRAWN BY: K.W.R. JOB NUMBER: 25-297

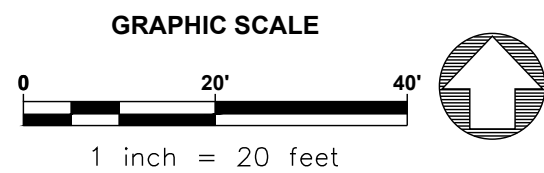
SUBMITTAL DATE: 06/11/2026 City Number: PLA26-0012

DRAWING NAME: 25-297su.dwg

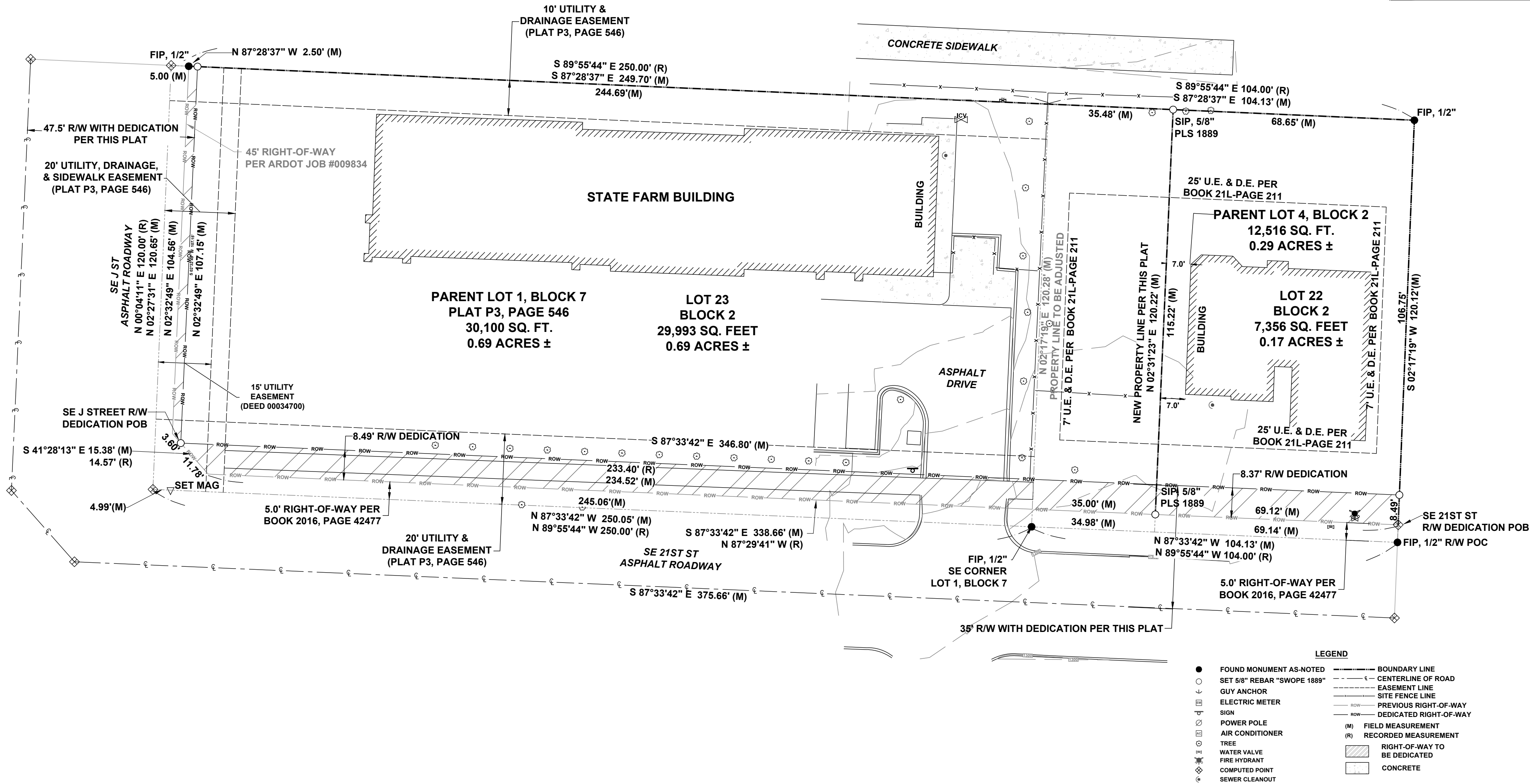
SHEET NUMBER:

1 OF 2

r:\-swope\25-297 parson 21st st rezonalexternal references\25-297su.dwg - Plotted on 6/12/2026 9:22:13 AM @ a scale of 1:1 to _autocad pdf (general documentation).pc3 by Harrison Mehilburger



Recording Block



500-19N-30W-0-05-130-04-1889

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

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



PROPERTY LINE ADJUSTMENT OF LOT 4 OF BLOCK 2 AS WELL AS LOT 1 OF BLOCK 7 CREATING LOTS "22" AND "23"

**FOR
SMP LIVING TRUST
- PARSON, SHELLEY M**

T.B.D. SE JAY ST & 1101 SE 21ST ST
BENTONVILLE, AR 72712
APN: 01-07810-000 & 01-08194-001

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET. DATE OF EXECUTION: 06/11/2026

SIGNED:
REGISTERED LAND SURVEYOR
NO. 1889
STATE OF ARKANSAS



DRAWN BY: K.W.R. JOB NUMBER: 25-297

SUBMITTAL DATE: 06/11/2026 City Number: PLA26-0012

DRAWING NAME: 25-297su.dwg

SHEET NUMBER:

2 OF 2

	Fish
	503 SW Third Street
	PC Date: 6/16/2026

Staff Report Details	
Project Number	(RZ26-0026)
Applicant / Current Owner	OWN, Inc. / David D. Fish
Site Area	0.15 Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T4.1, Neighborhood General
Current Future Land Use Map Designation	Walkable Neighborhood
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
The subject property is a quarter-mile from SW A St, a Downtown Collector, within a quarter-mile of the Razorback Greenway, and within a half-mile of Downtown Bentonville. The property has direct access to SW 3rd Street. The current zoning of the property R-1, Suburban Single-Family, with a Future Land Use Map designation of Walkable Neighborhood. The adjacent properties to the east and west of the subject property are zoned T4.1, Neighborhood General. All of the surrounding properties have a Future Land Use Map designation of Walkable Neighborhood.

Project Details
The applicant has requested a rezoning of the property from R-1, Suburban Single-Family to T4.1, Neighborhood General, which is a standard review request.

Relationship to the Community Plan

Relationship to the Community Plan

The applicant is requesting a standard review rezone for the subject property. The Bentonville Community Plan states that the Walkable Neighborhood place types combine compatibly-scaled single-family homes, townhomes, and apartment buildings in a neighborhood setting. Both R-1 and T4.1 support single-family development, but T4.1 allows for smaller setbacks and more lot coverage. Additionally, a rezone to T4.1 would bring this property into conformity with the zoning alignment policy given that R-1 is not an appropriate zoning for the Walkable Neighborhood place type.

Public Comment

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

Analysis / Waivers

The applicant is requesting that the property at 503 SW 3rd Street be rezoned from R-1 to T4.1. The subject property has a place type of Walkable Neighborhood, which makes this a standard review rezone request under the zoning alignment policy.

Orderly Transition of Intensity

The parcels to the east and west of the subject property are both zoned T4.1.

Be within one transect degree of the zoning of the adjacent properties.

The proposed rezone is the same zoning as the adjacent properties.

Conclusion

Staff recommends approval.

Additional Details



PC Item

R-1

R-1

R-1

SW 3RD ST

T3.2

T4.1

**Fish R-1 to
T4.1 (SR)**

T4.1

R-1

SW E ST

R-1



***RZ26-0026
Rezoning R1 to T4.1
503 SW 3rd ST***



April 23rd, 2026

Bentonville Planning Department
3200 SW Municipal Drive
Bentonville, AR 72712



RE: 503 SW 3rd Street
Rezoning Application – Narrative

To Whom it may concern,

OWN, Inc., on behalf of BVILLE TRAILHOUSE LLC - David D. Fish (the "Owner"), respectfully requests a rezoning for approximately 6,832 square feet of property currently zoned R-1 Suburban Single Family located at 503 SW 3rd Street (Parcel# 01-01767-000). The requested change is to rezone the property to T4.1 Neighborhood General.

A. Reason

The property sits within the Walkable Neighborhood Place Type, and T4.1 is the district recommended by City Planning staff for this parcel. The request is being made ahead of construction of a new single-family residence to align the lot with its applicable place type and with its immediate neighbors.

B. Impact

The rezoning supports the established Walkable Neighborhood character and relies on existing infrastructure. Development under T4.1 will include installation of ROW sidewalk where none currently exists, improving walkability and streetscape along SW 3rd Street.

C. Standard Review Criteria

Per Table 2.1, R-1 is not an appropriate district for the Walkable Neighborhood place type, while T4.1 qualifies as appropriate for Standard Review. The request meets the SR criteria in Sec. 50-709(e)(1) for Transect Districts:

- Orderly transition of intensity: The subject lot is currently an R-1 outlier interrupting the intended place type intensity. Rezoning to T4.1 restores a consistent neighborhood-scale transition.
- Within one transect degree of adjacent zoning: The request is at zero transect degrees from adjacent zoning, as both flanking properties are already T4.1.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in blue ink that reads "Kip Williams". The signature is fluid and cursive, with the first name "Kip" being more prominent than the last name "Williams".

Kip Williams, PE
Team Leader – Land Development
OWN, Inc.



Srnn

5036 SW Shell Road

PC Date: 6/16/2026

Staff Report Details

Project Number	(RZ26-0027)
Applicant / Current Owner	Swope / Sopheak Srnn
Site Area	+/- [5.26] Acres
Current Zoning	R-1, Suburban Single-Family
Requested Zoning	T3.2, Neighborhood Transition
Current Future Land Use Map Designation	Suburban Neighborhood
Requested Future Land Use Map Designation	N/A
Development Type / Use	Duplex
Related projects	RZ24-0004 (withdrawn), PP24-0008 (expired)

Property Description

The subject property is near the intersection of Shell Rd. and N Rainbow Farm Rd. and is just over half a mile from SW Regional Airport Blvd. It is in close proximity to job centers along SW Regional. The property has direct access to Shell Rd. which is a Collector per the M.S.P. The current zoning of the property R-1, Suburban Single-Family, with a Future Land Use Map designation of Suburban Neighborhood. The adjacent property to the east is Centerton and all other surrounding properties are zoned R-1 with T2.1 directly to the north. The surrounding properties have a Future Land Use Map designation of Suburban Neighborhood and a small portion of Neighborhood Center at the intersection.

Project Details

Planning Commission approved a single-family detached subdivision for the property on May 6, 2025 ([link here](#)). The preliminary plat has expired and now the applicant is proposing a new duplex subdivision which requires a rezone to T3.2. This rezone request from R-1, Suburban Single-Family to T3.2, Neighborhood Transition is an enhanced review.

Relationship to the Community Plan

The applicant is requesting an enhanced review rezone for the subject property. The Bentonville Community Plan states that the Suburban Neighborhood place type primarily consists of larger lots and single-family homes that are relatively removed from the convenience of nearby commercial amenities. The Suburban Neighborhood can also have some two-family dwellings which is an allowed use in T3.2.

Public Comment

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

Analysis / Waivers

The following criteria is evaluated under enhanced review:

Orderly transition: The subject property is adjacent to agricultural Centerton property to the east and R-1 zoning to the south, west, and north. The surrounding place types are Suburban Neighborhood except for some adjacent Neighborhood Center at the intersection of Shell Rd. and N Rainbow Farm Rd.

Within 1 transect of adjacent zones: T3.2 can be considered one transect degree away from R-1.

Utility capacity: BWU noted that a sewer study may be required.

Place type boundary: The subject property is Suburban Neighborhood and is adjacent to Neighborhood Center. T3.2 is the highest zone allowed in Suburban Neighborhood and T4.1 is the lowest zone allowed in Neighborhood Center.

Proximity to transit and jobs: The property is .60 mi from SW Regional Airport Blvd. and .90 mi from the nearest job center with sidewalks along Shell Rd. and SW Regional that support walkability and bikeability.

Pattern for future development: The proposed zone of T3.2 and use of duplexes is compatible with the surrounding R-1 single-family subdivisions and vacant land directly to the east which could be developed as a duplex subdivision in the future. The proximity to the intersection of 2 Collector roads makes this an ideal location for a slightly higher-intensity development.

Surrounding development: The primary development type is single-family within the suburban Neighborhood place type. Duplexes and single family homes are compatible building types.

Conclusion

Staff recommends approval.

Additional Details

BWU comments: This is an enhanced review, downstream sewer constraints may exist and future development may require sewer studies and associated downstream upgrades.



PC Item

T2.1

SW NATICK ST

R1

SW LAKEVILLE AVE

Shell Rd
Rezone R-1
to T3.2

SW BLACKSTON AVE

SW SHELL RD

SW GOLDEN EAGLE AVE

SW KITE DR

SW GREY

HAWK DR



RZ26-0027

Srunn (R-1 to T3.2)

5036 SW SHELL RD



April 30th, 2026

City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

RE: Rezone Request Narrative
Shell Rd, R-1 to T3.2

Property is currently zoned R-1 and owner is requesting a rezone to T3.2 so they can develop a duplex subdivision.

Consistency with the Future Land Use Map:

This property is listed as Suburban Neighborhood, for which T3.2 is compliant under Enhanced Review.

Impact on the community:

Allowing a duplex subdivision on this land will have limited impact on the community. The property is surrounded by the county, a collector road, and is within 180' of the intersection with another collector road.

Compatibility with the surrounding context:

The proximity of this site to a major intersection (Shell Road and N Rainbow Farm Road), and its frontage with Shell Road, both contribute to good compatibility.

Intensity of the zoning type requested:

The intensity of the request is for 2-family homes as allowed in T3.2 zoning.

How the zoning addresses an Orderly Transition of land use within the growth of the city:

T3.2, duplex, zoning allows for an orderly transition by providing higher intensity along the collector. This is a prime example of a "missing middle" development, which allows a transition from a major road back to lower intensity. Since lower intensity is not ideal along a collector road, this transitional zoning helps bridge the gap.

Circulation of People and Goods:

The proposed T3.2 rezoning and duplex subdivision will be well supported by the existing transportation network and will not adversely impact circulation of people and goods in the area. The property fronts Shell Road, a collector roadway designed to accommodate higher traffic volumes and multiple access points. The site is located within approximately 180 feet of the intersection with N. Rainbow Farm Road, another collector, providing strong regional connectivity and efficient ingress and egress.

The limited scale of the proposed duplex development will generate only a modest increase in local traffic, well within the functional capacity of the surrounding collector road system. Vehicular access can be safely and efficiently managed along Shell Road without introducing cut-through traffic into lower-intensity residential areas.

Pedestrian circulation is also appropriate for this development type. The site's frontage along a collector roadway supports walkability and short local trips, consistent with Neighborhood Center land use principles. Emergency vehicles, service providers, and deliveries will have uninterrupted access to the site via existing public streets, with no anticipated disruption to goods movement.

Overall, the rezoning improves circulation efficiency by placing moderate-density residential use in a location already intended to support higher traffic volumes, while preserving the function and safety of surrounding roadways.

Appropriate and Best Use of Land:

The requested T3.2 zoning represents an appropriate and efficient use of land given the property's location, frontage, and surrounding transportation context. Duplex residential development is well suited for this site due to its direct frontage on a collector roadway and proximity to an intersection of two collectors. This zoning allows residential use that is consistent with the scale and function of the surrounding corridor while avoiding underutilization of land along an arterial network. The development pattern balances neighborhood-scale housing with the need for modestly higher density near collector roads, aligning with the intent of Neighborhood Center place types.

Efficiency and Economy in the Development Process:

The proposed rezoning supports efficiency and economy by allowing a form of residential development that can be served by existing infrastructure and public services without requiring significant extensions or upgrades. Duplex development makes more efficient use of land and infrastructure compared to single-family zoning, reducing per-unit costs for utilities, roadway access, and public services. This efficiency benefits both the developer and the City by minimizing long-term maintenance costs while providing additional housing units within the existing urban framework.

Adequate Public Utilities and Facilities:

Public utilities and facilities are available or can be extended to serve the proposed development in an efficient manner. Existing water, wastewater, electric, and public safety services currently serve the surrounding area and a full design was already completed for a similar layout- with no complications. This area is capable of accommodating the limited increase in demand associated with a duplex subdivision. The collector roadway network provides adequate access for emergency response, waste collection, and service vehicles. No extraordinary public facility investments are anticipated as a result of this rezoning.

Enhanced Review Criteria:

a. If the property is on the boundary of a place type, does the requested Zoning District match a Zoning District on either side of the property;

The subject property is located at or near a transition between land use intensities. The requested T3.2 zoning aligns with zoning districts appropriate on collector corridors and serves as a transitional district between higher-intensity roadway-oriented areas and lower-intensity interior residential areas. This zoning matches and supports appropriate districts on either side of the property.

b. If the property is within ¼ mile of transit, a four-lane road, or is trail proximate, would additional mobility needs be absorbed by existing infrastructure;

The property fronts a collector roadway and is located near an intersection of two collectors, which are designed to absorb additional vehicular traffic. The modest increase in mobility demand created by duplex development can be absorbed by the existing roadway infrastructure. The location is supportive of multi-modal access consistent with City mobility goals.

c. Is the property within 1 mile of a job center so that alternative transportation is possible;

The site is located within approximately one mile of employment and commercial areas along SW Regional Airport Boulevard, allowing for alternative transportation options such as walking, cycling, or short vehicular trips. This proximity supports workforce housing options and reduces reliance on long-distance commuting.

d. If the property is adjacent to vacant land, setting the stage for future development of a similar character;

There is vacant land to the north and east, which is likely to support similar developments, or R-1 where sufficient far away from Shell Road.

e. If the rezone request is consistent with the development pattern in the area;

The rezoning is consistent with existing development patterns in the area, particularly along collector roads where increased density and attached residential forms are common and appropriate. Duplex housing represents a logical continuation of the City's approach to incremental density increases along primary transportation corridors.

f. Does the proposed rezone further advance the goals stated in the Comprehensive Plan.

The proposed rezoning advances key goals of the City's Comprehensive Plan by supporting missing-middle housing, efficient land use, infrastructure efficiency, and orderly growth. By placing moderate-density residential development in a location designed to support it, the rezoning reinforces policies intended to balance growth, transportation, and neighborhood character.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with the first name "Phil" and last name "Swope" clearly distinguishable.

Phil Swope, PE
Project Engineer

FLUM



Date: May 27, 2026

To: City of Bentonville Planning Commission

From: David Miner

Property Address: 3699 North Rainbow Farm Road, Bentonville Arkansas 72713

Regarding Case Number: RZ26-0027

Dear Planning Commission Members,

I am writing to formally register my strong opposition to the proposed rezoning of the property directly behind my home from R-1 (Single-Family Residential) to T3.2 (Neighborhood Transition). As an immediately adjacent property owner whose home sits directly in the path of the proposed development layout, I object to this change based on zoning instability, severe privacy violations, and critical public safety hazards.

1. Recent Zoning History and Neighborhood Unpredictability

This parcel was recently and deliberately zoned to R-1. My neighbors and I relied on that decision, expecting the property to develop under stable, lower-density single-family standards matching our existing neighborhood character. Constantly flipping zoning classifications creates extreme unpredictability, erodes property owner confidence, and disrupts the established residential fabric.

2. Severe Headlight Glare Nuisance and Privacy Violation

The development map provided with the notification letter details a new street alignment that terminates directly into my backyard property line. My family utilizes an inground swimming pool and outdoor living area in this exact location.

If this rezoning is approved, the increased density will force a layout where oncoming vehicular traffic will point directly at my primary outdoor recreation space and the rear windows of my house. Every vehicle traveling down this street at night will cast direct, unfiltered **headlight glare** into my backyard, pool area, and home. This creates a permanent, severe nuisance, completely strips away our residential privacy, and destroys our ability to quietly enjoy our property. The standard setback and buffer limits of the T3.2 district are entirely inadequate to mitigate an impact of this scale.

3. Extreme Public and Vehicular Safety Hazards

In addition to the privacy nuisance, this proposed street alignment poses an unacceptable safety risk to my family and the public. The map shows a roadway terminating directly in line with my residential structure and swimming pool. Should a motorist suffer a medical emergency, drive under the influence, speed, or lose braking control down this new corridor, there is no structural buffer to prevent an out-of-control vehicle from crashing through my rear fence and plunging directly into our swimming pool or colliding with the

rear of my house. This creates an immediate, catastrophic physical danger to my family, as well as a severe liability for the city's traffic design. The high-density T3.2 layout forces an unsafe street geometry that R-1 zoning naturally prevents.

4. Explicit Demand for Structural Crash and Light Buffering

Because a standard residential wooden fence or basic landscaping will not stop a moving vehicle or block high-beam glare from elevated trucks and SUVs, standard zoning protections are insufficient here. If the Planning Commission considers approving this application despite these hazards, I demand that a **certified traffic safety buffer** be made a mandatory, developer-funded condition of approval. This must consist of crash-rated structural barriers (such as reinforced masonry walls or safety bollards) paired with dense, mature, evergreen landscaping to protect my home, pool, and family from catastrophic impact and light pollution.

For these critical safety and quality-of-life reasons, I respectfully request that the Planning Commission uphold the current R-1 zoning and **DENY** this request.

I explicitly request that this objection be formally entered into the public record for project # RZ26-0027 and that its contents, specifically regarding the severe structural safety hazards and headlight glare nuisances, be presented or noted during the public hearing portion of the upcoming Planning Commission meeting.

Sincerely,

David Miner

479-621-1227

dtminer34@yahoo.com