



**Planning Commission  
Meeting Agenda  
September 15, 2026  
Bentonville City Hall  
305 SW A St  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**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.**

**Registration Link:** <https://us02web.zoom.us/j/89572350661>

**I. Call to Order**

**II. Approval of Minutes**

- |                                             |                                    |
|---------------------------------------------|------------------------------------|
| <b>1. September 1, 2026 Meeting Minutes</b> | <b>Approval of Meeting Minutes</b> |
|---------------------------------------------|------------------------------------|

**III. Consent Agenda**

- |                                                                                                                                                                                               |                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>1. Lot 1 of Oakarine Subdivision</b><br>809 Bella Vista Road (PLA26-0024)                                                                                                                  | <b>Property Line Adjustment</b> |
| <b>2. Lots 4 and 5 of Roth Estates</b><br>4300 SW Windmill Rd. (PLA26-0016)                                                                                                                   | <b>Property Line Adjustment</b> |
| <b>3. Upcoming Public Hearing for a Utility Easement Vacation</b><br>702 SE Yale (VAC26-0042)<br>Approving a Utility Easement Vacation located at Lot 40 of College Place Subdivision Phase 8 | <b>Vacation</b>                 |
| <b>4. Lot 1, Phase 24 of Walmart Campus Subdivision</b><br>SE 10th Street (FP26-0008)                                                                                                         | <b>Final Plat</b>               |

**IV. New Business**

- |                                                                                           |                                |
|-------------------------------------------------------------------------------------------|--------------------------------|
| <b>1. Bentonville Health Care Campus - Night Work</b><br>3401 Blueberry Lane (TUP26-0002) | <b>Temporary Use Permit</b>    |
| <b>2. Botanical Garden</b><br>606 E Central Ave (LSD26-0038)                              | <b>Large Scale Development</b> |

### ***Advertised Public Hearings***

1. **Massary** **Rezoning\***  
201 SW E Street ([RZ26-0044](#))  
**Rezoning:** R-1, Suburban Single-Family to T3.1, Neighborhood Edge (**Standard Review**) within the Walkable Neighborhood Place Type
  2. **Materesa Corporation** **Rezoning\***  
901 E. Central Ave. ([RZ26-0043](#))  
**Rezoning:** R-1, Suburban Single-Family to T3.2, Neighborhood Transition (**Standard Review**) within the Traditional Neighborhood Place Type.
  3. **Palmer Revocable Trust: Public** **Rezoning\***  
**Hearing only (sign posted less than 15 days).**  
501 N Main Street ([RZ26-0042](#))  
**Rezoning:** R-1 Suburban Single-Family to T4.1, Neighborhood General (**Standard Review**) within the Walkable Neighborhood Place Type
- V. **Other New Business**
- VI. **Old Business**
1. **Community Code Amendments** **Ordinance\***  
Amending various section of the BCC.
- VII. **Other Business**
- VIII. **Adjournment**





**Planning Commission  
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**Recording Link:** <https://bentonvillear.portal.civicclerk.com/event/2060/media>

**Commissioners Present:** Dana Davis (chairman), Danny Bennett, Reginald Wright, Elaine Kerr, Eric Hipp, Doug Bryant

**Commissioners Absent:** Ifeoma Ibekwe

**Staff Present:** Tom Adler, Bonnie Bridges (joined via Zoom), Tyler Overstreet, Jacob Gonzales, Casey Hackler

**I. Call to Order**

**II. Approval of Minutes**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>1. August 18, 2026 Meeting Minutes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Approval of Meeting Minutes</b> |
| <ul style="list-style-type: none"><li>• Motion to approve by Bennett, second by Wright.</li><li>• Meeting minutes are approved unanimously on a voice vote.</li><li>• Commissioner Kerr requests, without objection, that Items 1-3 of New Business be moved to the Consent Agenda and that Item 2 include the condition that the development agreement shall specify the conditions for the \$112k fee-in-lieu and the time of payment (prior to pre-con for the project).</li><li>• No objections heard.</li></ul> |                                    |

**III. Consent Agenda**

- |                                                                                                        |                                 |
|--------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>1. Lot 37, Block 18, Demings 2<sup>nd</sup> Addition</b><br>407 NW 7 <sup>th</sup> St. (PLA26-0022) | <b>Property Line Adjustment</b> |
| <b>2. Lots 1 and 2 of Bixby</b><br>804 NE A St. (PLA26-0015)                                           | <b>Property Line Adjustment</b> |
| <b>3. Echelon Subdivision</b>                                                                          | <b>Final Plat</b>               |

- 1602 NW 3<sup>rd</sup> St. ([FP26-0003](#))
4. **Walnut Grove Subdivision Phase IV** **Final Plat**  
Walnut Grove Subdivision Lots 1-82 ([FP26-0004](#))
  5. **Upcoming Public Hearing for a Utility Easement Vacation** **Vacation**  
Approving a Utility Easement Vacation located at Lot 1 of Urban Bentonville ([VAC26-0032](#))
  6. **Upcoming Public Hearing for a Utility Easement Vacation** **Vacation**  
Approving a Utility Easement Vacation located at Lots 1, 2, and 3 of Forrest Oaks Subdivision ([VAC26-0033](#)).
  7. **Bentonville Health Care Campus** **Campus Development Plan**  
South of Central, west of I-49 ([CDP26-0002](#))
  8. **Maningas Surgery Center** **Large Scale Development**  
2607 N. Walton Blvd. ([LSD26-0023](#))
  9. **Lanterns on 4<sup>th</sup> – Night Work** **Large Scale Development**  
919 NW 5<sup>th</sup> St. ([TUP26-0003](#))
    - Mr. Adler provides an overview of the Consent Agenda.
    - The Consent Agenda is approved 6-0.

### ***Advertised Public Hearings***

1. **Jurgens**  
405 NW 5<sup>th</sup> St. ([RZ26-0041](#))  
**Rezoning:** R-1, Suburban Single-Family to T4.2, Neighborhood Node (**Standard Review**) within the Urban Neighborhood Place Type
  - Mr. Adler provides an overview of the staff report.
  - Chairman Davis opens the public hearing.
  - Victoria Hodgeson, resident of 300 NW 5<sup>th</sup> St., speaks in favor of the property owner and developer. Ms. Hodgeson expresses excitement at the new development.
  - Brenda Allison, resident of 412 NW 5<sup>th</sup> St., speaks. Ms. Allison highlights concerns regarding townhomes on C St. and its zoning designation as it relates to surrounding properties and its allowances for greater density and design standards. Ms. Allison also expressed concerns regarding parking and greater density and concerns regarding refuse, citing the rapid growth of the neighborhood has led to some issues.
  - Kate McNeil, 413 NW 5<sup>th</sup> St., speaks. Ms. McNeil expresses concerns about voting on the rezone prior to understanding what the plan is for future development. Ms. McNeil asks that 5<sup>th</sup> St. be planned more thoughtfully. Ms. McNeil expresses concerns regarding parking and safety issues surrounding safety and refuse.
  - Brad Johnson, 415 NW 5<sup>th</sup> St., speaks. Mr. Johnson expresses concerns regarding voting on the rezone prior to knowing what will be developed on the parcel. Mr. Johnson expresses concerns regarding parking and existing infrastructure. Mr. Johnson also

expresses a desire for commercial amenities to be located in downtown, not in residential areas.

- Lina Leeks, 201 NW 5<sup>th</sup> St., speaks. Ms. Leeks expresses concerns regarding traffic and what a commercial property may bring to an already busy neighborhood. Ms. Leeks states that commercial amenities are not why her and her family moved into the neighborhood. Ms. Leeks expressed concerns regarding safety as the area continues to rapidly grow.
- Sherry Adkins, 409 NW 5<sup>th</sup> St., speaks. Ms. Adkins expresses concerns regarding parking and responsible, rapid growth of the neighborhood. Ms. Adkins is seeking to understand who is responsible for addressing the drainage issues: the city or the developer? Ms. Adkins reiterates her concerns and uncertainty regarding commercial amenities in her neighborhood.
- Genie Davidson, 403 NW C St., speaks. Ms. Davidson expresses concerns regarding the alleyway behind her home. Ms. Davidson highlights safety concerns regarding car traffic and pedestrian interactions in the alleyway as well as safety concerns regarding traffic that comes with an increase in population. Ms. Davidson expresses a desire for the city to implement a plan that addresses things like parking, traffic, and stormwater drainage.
- Brandon Nickleish, 410 NW 4<sup>th</sup> St., speaks. Mr. Nickleish expresses concerns regarding commercial amenities in his neighborhood.
- Roland Smith, 406 NW C St., speaks. Mr. Smith expresses concerns regarding building design, site design, traffic, and stormwater management. Mr. Smith cites previous developments by the developer as contributing to the increase in traffic and issues with street parking. Mr. Smith expresses safety concerns regarding traffic and the proximity to two nearby schools and a desire to keep commercial amenities out of the neighborhood. Mr. Smith believes that approving plans for a rezoning may make the city liable in the event of a traffic incident.
- Marie Smith (online), 406 NW C St., speaks. Ms. Smith voices opposition to the rezoning. Ms. Smith believes that the neighborhood is not an appropriate setting for a commercial enterprise, citing the lack of available parking. Ms. Smith believes that a business would not be successful in this neighborhood due to the lack of parking. Ms. Smith also expresses concerns regarding traffic, citing the inconvenience of headlights penetrating the windows of her home.
- Kevin Creany, 403 and 405 NW B St., speaks. Mr. Creany asks where the city “draws the line” as it concerns development and requests the city consider the effects of its planning decisions on residents.
- Mark Haney, 848 NW C St., developer, speaks. Mr. Haney asks whether this rezone is appropriate, cites staff’s recommendation for approval as evidence that it is. Mr. Haney addresses the concerns of his neighbors, states that these concerns are valid, but are not the point of this evening’s meeting. Mr. Haney addresses the desire

to understand what is going to be built, but states that is not the point of this evening's meeting. Mr. Haney reiterates that he believes this rezoning is appropriate and aligned with the city's adopted FLUM.

- Chairman Davis closes public hearing.
- Commissioner Bryant addresses the issue of refuse on adjacent properties, asks Mr. Haney what the plan is to address refuse.
  - Mr. Haney states that nearby Loblolly Lane is designed to accommodate trash bins.
- Commissioner Bryant asks whether height is measured from existing grade or adjacent property grade.
  - Mr. Overstreet advises that height is measured from grade.
- Commissioner Bryant asks what the required parking ratio is per dwelling unit.
  - Mr. Overstreet answers the question.
  - Commissioner Bryant believes that it may be insufficient parking for this area.
- Commissioner Bryant asks another question about parking as it concerns construction.
  - Chairman Davis addresses Commissioner Bryant's concerns and poses a solution be developed to address this increase in traffic and safety of pedestrians.
  - Mr. Overstreet provides insight into how on-street parking is determined, stating that people often park on-street even though approved development plans do not allow it.
- Chairman Davis addresses this rezoning's alignment with the City's adopted FLUM. States that this rezoning may not be the most appropriate rezoning under the FLUM as T3.2 and T4.1 are also considered appropriate rezonings under Standard Review and are classifications the Planning Commission can and should consider. Chairman Davis addresses sewer and traffic capacity issues and states his belief that it may be better to rezone the parcel to something less intensive. Chairman Davis asks Mr. Haney if he has considered less dense rezoning options.
  - Mr. Haney states that he has considered all applicable zoning designations and still believes that this is the most appropriate option.
  - Chairman Davis states that planning staff and the Planning Commission have different roles in the rezoning process.
  - Commissioner Bennett asks to hear from city staff about their reason for the recommendation for T4.2.
    - Mr. Overstreet states that the recommendation is based on the FLUM. Mr. Overstreet states that drainage would be addressed in a drainage report done by the developer, acknowledges the issues with Loblolly Ln.; addresses concerns with traffic and states that a traffic analysis would be conducted and that several spaces would be prescribed based on the density of the development.

- Commissioner Bennett asks Mr. Haney what steps he took to address stormwater management on the nearby Loblolly Ln. development.
    - Mr. Haney states that he hired an engineer to design a system to address this.
    - Commissioner Bryant continues to express concerns regarding stormwater management.
  - Mr. Haney re-emphasizes the benefits of new development while still acknowledging some of the inconveniences that construction may bring, states that he has no desire to negatively impact his neighbors or his neighborhood.
- Chairman Davis asks what can be done to address the issue of parking.
  - Mr. Overstreet states that the answer would need to take the form of an ordinance. Mr. Overstreet states that while the ordinance may be easy to write and pass, it would be difficult to enforce.
  - Mr. Overstreet reminds Commissioners that City Council is set to discuss parking in an upcoming meeting, re-emphasizes how parking is managed and enforced across the city, as these items directly affect each other.
- Commissioner Bryant asks where guests would park if visiting this site.
  - Mr. Haney states that people could park on the street.
  - Mr. Haney states that street parking management is up to the city, and that the people who live in these places will need to adjust to whatever that decision is.
- Commissioner Bryant addresses the issue of trying to “maximize” the parking of each new development, stating that this contributes to the parking issue. States the need to commit to a design standard that is more accommodating to the public concern of parking.
- Chairman Davis asks what the adjacent properties were zoned as prior to the recent city-wide updates.
  - Mr. Overstreet states that city staff would have recognized that zoning and adopted the higher of the classifications.
- Commissioner Wright asks Mr. Overstreet to explain the difference between T4.1 and T4.2.
  - Mr. Overstreet provides an overview of the key differences between the two zoning classifications.
- Chairman Davis acknowledges Commissioner Bennett’s concerns.
  - Commissioner Bennett states that these issues will not be going away.
  - Commissioner Bryant states that the developer is ultimately responsible for stormwater management design.
- Commissioner Wright believes that drainage is not the focus of tonight’s discussion, and that drainage should be talked about on a larger scale. States that the Commission has strayed too far away from the point of tonight’s discussion. Believes it’s not appropriate to discuss approval of a project on an entirely different parcel than

what is before the Commission tonight. Further states that more attention should be paid to the FLUM, citing that the FLUM is in alignment with what Mr. Haney is asking for.

- Chairman Davis states that he disagrees with Commissioner Wright's assessment, states that context area is important in making a determination for tonight's rezoning request.
- Commissioner Kerr states that if Mr. Haney cannot trust the FLUM, then future development is made more difficult. Commissioner Kerr states that the FLUM should be adhered to, as this rezoning request is consistent with it. Commissioner Kerr further states that this development is consistent with what is directly adjacent to the parcel. Commissioner Kerr does not believe that commercial use would be compatible with the existing neighborhood. Commissioner Kerr acknowledges that the concerns of the neighborhood are valid. Questions whether this may be a potentially harmful development, potentially devaluing the surrounding property values. Believes that denser development may be a "slippery slope," and that the key issue here is not so much parking as much as it is building design and fitting into the surrounding neighborhood. States that we must make planning choices that keep the future in mind. Seeks a desire to address the parking along 5<sup>th</sup> St., but notes that there is plenty of parking across the city—it may just not be the most convenient at times.
- Commissioner Hipp believes that this rezoning is consistent with the FLUM and that the focus of tonight should be with consistency.
- The rezone is approved 4-2 with Chairman Davis and Commissioner Bryant voting no.

## **V. Other New Business**

### **1. Old Post Office Commercial Alteration**

**Informational**

201 NE 2<sup>nd</sup> St. ([CALT26-0063](#))

Restoration work

- Mr. Overstreet provides an overview of the project.
- Chairman Davis opens the floor to questions.
- There are no questions.

## **VI. Old Business**

## **VII. Other Business**

## **VIII.**

### **Adjournment**

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



|                                      |
|--------------------------------------|
| <b>Lot 1 of Oakarine Subdivision</b> |
| 809 Bella Vista Road                 |
| <b>PC Date:</b> 9/15/2026            |

## Staff Report Details

|                                                  |                              |
|--------------------------------------------------|------------------------------|
| <b>Project Number</b>                            | (PLA26-0024)                 |
| <b>Applicant / Current Owner</b>                 | David Platz / Joan A. Murphy |
| <b>Site Area</b>                                 | +/- 0.253 Acres              |
| <b>Current Zoning</b>                            | R-1, Single-Family Suburban  |
| <b>Requested Zoning</b>                          | N/A                          |
| <b>Current Future Land Use Map Designation</b>   | Walkable Neighborhood        |
| <b>Requested Future Land Use Map Designation</b> | N/A                          |
| <b>Development Type / Use</b>                    | Single-Family Home           |
| <b>Related projects</b>                          | N/A                          |

## Property Description

|                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Property Line Adjustment: Parcels 01-00474-000 creating New Lot 1 of Oakarine Subdivision, 809 Bella Vista Road, PLA26-0024.</b></p> <p>A property line adjustment of parcels 01-00474-000 creating New Lot 1 of Oakarine Subdivision. This plat is dedicating ROW along Bella Vista Road to comply with the city's Master Street Plan requirements.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Project Details

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## Relationship to the Community Plan

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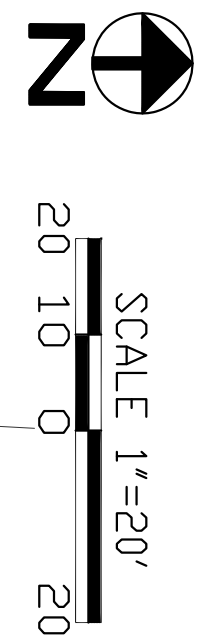
**Public Comment**

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

**Analysis / Waivers****Conclusion****Additional Details**



**P.O.C.** SW CORNER, LOT 19 OF HAPPY HOME SUBD.  
EAST LINE OF CARSON'S SUBD.  
**FLOOD CERTIFICATION**  
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.



- LEGEND**
- S.I.P. SET IRON PIN
  - ⊗ FOUND IRON PIN
  - ⊗ CHISELED "X" IN CONCRETE
  - PROPERTY LINE
  - CENTERLINE
  - ADJ. PROPERTY LINE
  - UTILITY EASEMENT
  - ⊕ POWER POLE
  - ⊕ SEWER MANHOLE
  - ⊕ CABLE PEDESTAL
  - ⊕ WATER METER
  - ⊕ EASEMENT & R.O.W. AREAS

**P.O.B.** 01-01648-000 BERRY, TERRY LOUIS JR & CARISSA JOYCE P.O. BOX 961009 FORT WORTH, TX 76161-9982  
EX. CHAIN LINK FENCE  
N87°50'23"W 149.02'  
10' SEWER EASEMENT (BOOK 383, PAGE 449)

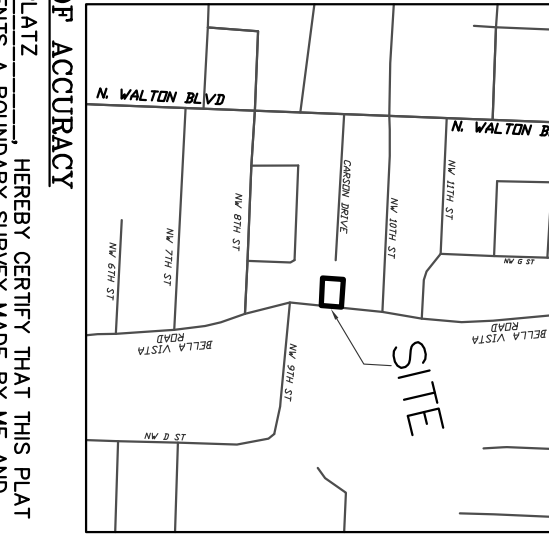
01-00475-000 HENDERSON, STACY N 811 BELLA VISTA ROAD BENTONVILLE, AR 72712-4628

CARSON DRIVE  
EX. CHAIN LINK FENCE  
N-753,155.47 E-659,472.41  
LOT 1  
11,020.47 sq. ft.  
0.253 Acres  
N-753,080.70 E-659,470.28  
EX. CHAIN LINK FENCE  
S87°51'10"E 145.72'

15' UTILITY EASEMENT TO BE DEDICATED PER THIS PLAT  
N04°09'42"E 74.81' (NEW BOUNDARY)  
S03°57'48"W 74.80' (OLD BOUNDARY)  
BENCHMARK NAIL IN P.V.M.T 1273.44  
BELLA VISTA ROAD (COLLECTOR DOWNTOWN) 65' R.O.W.

01-00473-000 POEMOCEAH REVOCABLE TRUST-K MARCUS & RUTH S & POEMOCEAH, DAVID ASENAP & POEMOCEAH, DANIEL NORMAN 16545 N MOUNT OLIVE ROAD GRAVETTE, AR 72736-9488  
EX. DRIVEWAY  
3.28'

**SURVEYOR NOTES:**  
1. PARENT DEED FILED IN BOOK 12025 AT PAGE 42771.  
2. PROPERTY IS COUNTY TAX PARCEL #01-00474-000.  
3. THE CURRENT ZONING FOR THE PROPERTY IS DOWNTOWN (DN-2). 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.  
4. OUR LIMITED RESEARCH COULD ONLY FIND THE EXISTING SEWERLINE EASEMENT ON THE PARENT TRACT. A MORE INDEPTH SEARCH IS NEEDED TO VERIFY ANY ADDITIONAL EASEMENTS THAT MIGHT EXIST.  
5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

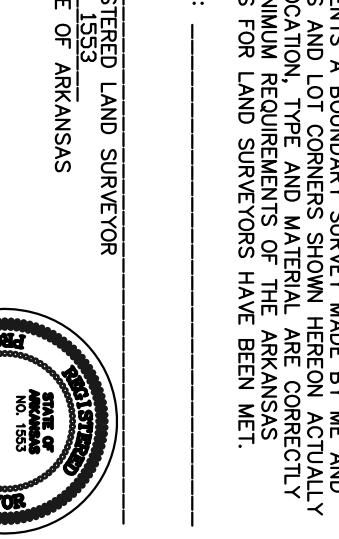


**PROPERTY DESCRIPTION (PARENT LOT)**  
PART OF THE SOUTH 1/2 OF THE FRACTIONAL NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 19, HAPPY HOME SUBDIVISION, SAID POINT ALSO BEING BY DESCRIPTION 1340.72 FEET SOUTH AND 1034 FEET EAST OF THE NW CORNER OF SAID FRACTIONAL NW 1/4 OF SECTION 30; THENCE SOUTH 01°37'56" WEST ALONG THE EASTERLY LINE OF CARSON'S SUBDIVISION 75.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'56" WEST ALONG SAME LINE 74.80 FEET; THENCE SOUTH 87°51'10" EAST 149.00 FEET; THENCE NORTH 03°57'48" WEST ALONG THE WEST LINE OF BELLA VISTA ROAD, 74.80 FEET; THENCE NORTH 87°50'23" WEST 152.04 FEET TO THE POINT OF BEGINNING. TRACT IS SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF BENTONVILLE FOR A SANITARY SEWER SHOWN IN DEED RECORD BOOK 383 AT PAGE 449, OFFICE OF THE RECORDED, BENTON COUNTY, ARKANSAS.

**PROPERTY DESCRIPTION (LOT 1)**  
PART OF THE SOUTH 1/2 OF THE FRACTIONAL NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 19, HAPPY HOME SUBDIVISION, SAID POINT ALSO BEING BY DESCRIPTION 1340.72 FEET SOUTH AND 1034 FEET EAST OF THE NW CORNER OF SAID FRACTIONAL NW 1/4 OF SECTION 30; THENCE SOUTH 01°37'56" WEST ALONG THE EASTERLY LINE OF CARSON'S SUBDIVISION 75.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'56" WEST ALONG SAME LINE 74.80 FEET; THENCE SOUTH 87°51'10" EAST 145.72 FEET; THENCE NORTH 04°09'42" EAST ALONG THE WEST LINE OF BELLA VISTA ROAD, 74.81 FEET; THENCE NORTH 87°50'23" WEST 149.02 FEET TO THE POINT OF BEGINNING. TRACT IS SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF BENTONVILLE FOR A SANITARY SEWER SHOWN IN DEED RECORD BOOK 383 AT PAGE 449, OFFICE OF THE RECORDED, BENTON COUNTY, ARKANSAS.

**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.

**CITY REQUIRED NOTES:**  
1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.  
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.  
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.  
4. 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.  
5. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.  
6. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.



**NOTARY PUBLIC SIGNATURE**

**PROPERTY LINE ADJUSTMENT**

**REVISIONS**

**OWNER CONTACT INFO:**  
BLACK OAK BUILDERS  
C/D MITCHELL HUMBARO

**DAVID B. PLATZ**  
LAND SURVEYOR  
P.O. BOX 223  
BENTONVILLE, AR 72712

ATLAS PAGE 361 BENTONVILLE PROJECT #: PLA26-0024



## Lots 4 and 5 of Roth Estates

4300 SW Windmill Rd.

**PC Date:** 9/15/2026

### Staff Report Details

|                                                  |                           |
|--------------------------------------------------|---------------------------|
| <b>Project Number</b>                            | PLA26-0016                |
| <b>Applicant / Current Owner</b>                 | Justin Reid / Randy Roth  |
| <b>Site Area</b>                                 | +/- 6.67 Acres            |
| <b>Current Zoning</b>                            | R-1                       |
| <b>Requested Zoning</b>                          | N/A                       |
| <b>Current Future Land Use Map Designation</b>   | Walkable Corridor         |
| <b>Requested Future Land Use Map Designation</b> | N/A                       |
| <b>Development Type / Use</b>                    | Single-Family Residential |
| <b>Related projects</b>                          | N/A                       |

### Property Description

A property line adjustment to accommodate the move of an existing well head to the adjacent property.

### Project Details

A wellhead currently sits on Lot 2 of Roth Estates. The landowners want to move the well to Lot 3. This property line adjustment will allow for the wellhead to move, creating new lots 4 and 5 in the process. The wellhead will be situated on Lot 5 of Roth Estates.

### 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**









### City of Bentonville, Arkansas Agenda Item Form

#### Item Details

|                              |                                   |                           |                |
|------------------------------|-----------------------------------|---------------------------|----------------|
| <b>Council Meeting Date:</b> | 9/8/2026                          | <b>Submitted By:</b>      | Tracy Billings |
| <b>Phone:</b>                | 479-696-0229                      | <b>For Department(s):</b> | Planning       |
| <b>Email:</b>                | tracy.billings@bentonville.ar.gov |                           |                |

#### Item Type (Check all that apply)

|                                            |                                                |                                                  |                                           |
|--------------------------------------------|------------------------------------------------|--------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Informational     | <input type="checkbox"/> Bid Award             | <input type="checkbox"/> Enter into an Agreement | <input type="checkbox"/> Change Order     |
| <input type="checkbox"/> Recognizing Funds | <input type="checkbox"/> Budget Adjustment     | <input type="checkbox"/> Waiver of Bid           | <input type="checkbox"/> Emergency Clause |
| <input type="checkbox"/> Ordinance         | <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Informational           |                                           |

#### Title, Recommendation & Justification

|                                                          |                                                                                                                                                                          |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Title:</b>                                            | Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26-0042)                                                                                         |
| <b>Action Recommendation &amp; Justification:</b>        | Approve a Resolution to set a Public Hearing for September 22, 2026 for a Utility Easement Vacation located at Lot 40 of College Place Subdivision Phase 8 (VAC26-0042). |
| <b>Additional Comments for Consideration (Optional):</b> |                                                                                                                                                                          |
| <b>Amount for Approval:</b>                              | \$                                                                                                                                                                       |

#### Budget Impact

Is this Item Budgeted? ☐ YES ☐ NO ☒ ITEM HAS NO COST ☐ OTHER: \_\_\_\_\_

#### Budget Adjustment (to be completed by Finance when applicable)

| Account Number (ORG-OBJECT) | Account Description | Expense | Revenue |
|-----------------------------|---------------------|---------|---------|
| Account Number (ORG-OBJECT) | Account Description | Expense | Revenue |
| Account Number (ORG-OBJECT) | Account Description | Expense | Revenue |
| Account Number (ORG-OBJECT) | Account Description | Expense | Revenue |
| Account Number (ORG-OBJECT) | Account Description | Expense | Revenue |

#### Fund(s) Impacted

(check all that apply)

☐ General Fund ☐ Utility Fund ☐ Street Fund ☐ Other(s): \_\_\_\_\_

Budget Impact Notes for Consideration (Optional):

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

www.bentonvillear.com

Please Recycle!



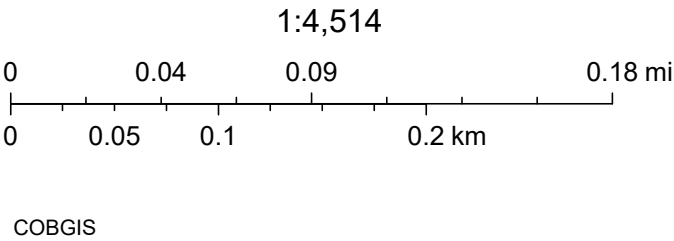
Vicinity Map VAC26-0042



9/2/2026, 12:57:19 PM

 Tax Parcels

702 SE Yale



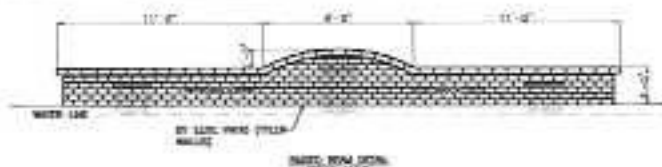


NOT TO SCALE

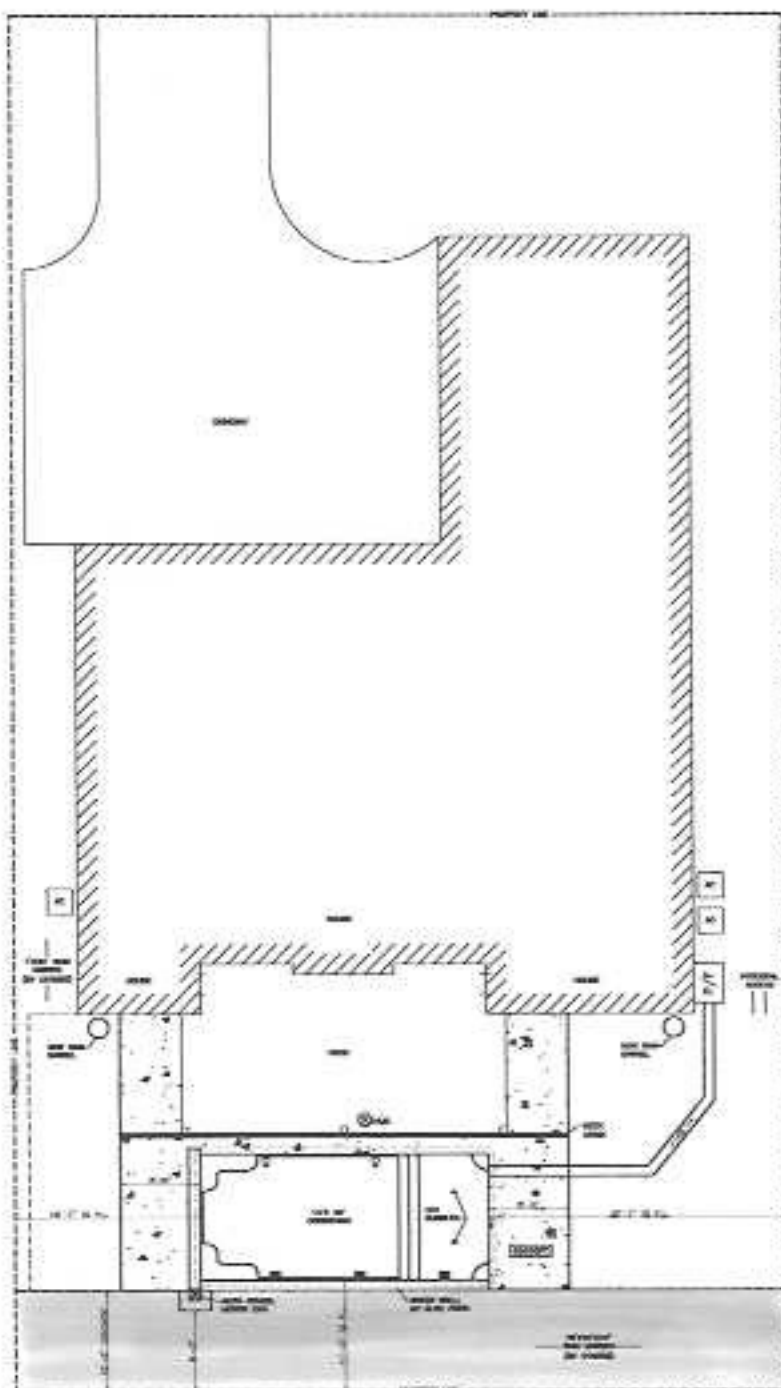
-  Well Point  
 Gear Box  
 Diving Board

Changes may result in additional charges.

HOMESOWNER APPROVAL (AS-IS):



- BARRIER REQUIREMENTS TO MEET 2021 ISPS SECTION 305 w/SELF-CLOSING GATES
- CONCRETE WASHOUT, CONSTRUCTION TRASH BIN, AND PORTABLE TOILET WILL BE ON SITE DURING CONSTRUCTION
- ALL POOL FACING DOORS & WINDOWS TO HAVE CHIME ALARM IN ACCORDANCE w/UL 2017
- SAFETY COVER FOR POOL IN ACCORDANCE w/ASTM F1346
- BONDING AROUND THE WATER'S EDGE
- POOL TYPE - NONCONDUCTIVE FIBERGLASS
- NO NEW WATER
- CRANE DELIVERY
- 30" L X 2'-3" TALL X 1' DEEP WATER WALL
- ALL DECK IS BROOM FINISH CONCRETE
- 3'X3'X3'X3' PLUS 344SQFT CONCRETE (SEE C/O #1)
- TIER (2) YARD
- FENCE WILL HAVE SELF-LATCHING GATES (BY OTHERS) - ANTI-CLIMB DESIGN
- AUTO-COVER ATSM CERTIFIED F1346
- HOMEOWNER WILL APPLY FOR VARIANCE



Proposed  
Variation 6  
Environment

www.burtonpools.com

**RESOLUTION NO. \_\_\_\_\_**

**IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

WHEREAS, a petition was duly filed by Christopher Graves with the City of Bentonville, Arkansas requesting a utility easement vacation (VAC26-0042) within the City of Bentonville, Arkansas be vacated, which said utility easement is described as follows:

A 10-foot wide utility easement lying along and adjacent to the west boundary line of Lot 40, College Place Subdivision Phase 8, Bentonville, Benton County, Arkansas, as shown on the plat thereof recorded in Plat Cabinet 1, Page 23, Instrument No. 2007-82 & 2007-83, records of Benton County, Arkansas, extending the full length of said west boundary line from the south line to the north line of said Lot 40, said west line bearing North 02°27'11" East, a distance of 80.00 feet.

WHEREAS, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bentonville, Arkansas, that the petition to close the above described utility easement is set for a hearing September 22, 2026, at 6:00 p.m. in the City Council Chambers of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the \_\_\_\_ day of \_\_\_\_\_ 2026 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

\_\_\_\_\_  
**Malorie Marrs, City Clerk**  
Bentonville, Arkansas

\_\_\_\_\_  
**Stephanie Orman, Mayor**  
City of Bentonville, Arkansas





## Lot 1, Phase 24 of Walmart Campus Subdivision

SE 10th Street

**PC Date:** 9/15/2026

### Staff Report Details

|                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <b>Project Number</b>                            | (FP26-0008)                                       |
| <b>Applicant / Current Owner</b>                 | CEI Engineering / NORTH ARKANSAS WHOLESALE CO INC |
| <b>Site Area</b>                                 | <b>4.35</b> Acres                                 |
| <b>Current Zoning</b>                            | Planned Unit Development (PUD)                    |
| <b>Requested Zoning</b>                          |                                                   |
| <b>Current Future Land Use Map Designation</b>   |                                                   |
| <b>Requested Future Land Use Map Designation</b> |                                                   |
| <b>Development Type / Use</b>                    |                                                   |
| <b>Related projects</b>                          | PP21-0010                                         |
| (FP26-0008)                                      |                                                   |

### Property Description

#### **Final Plat of Lot 1, Walmart Campus Subdivision, Phase 24, FP26-0008**

A final plat of Lot 1 of Walmart Campus Subdivision, Phase 24. There are no dedications being made with this plat. This area is a parking lot. No waivers or variances are associated with this final plat.

### Project Details

### Relationship to the Community Plan

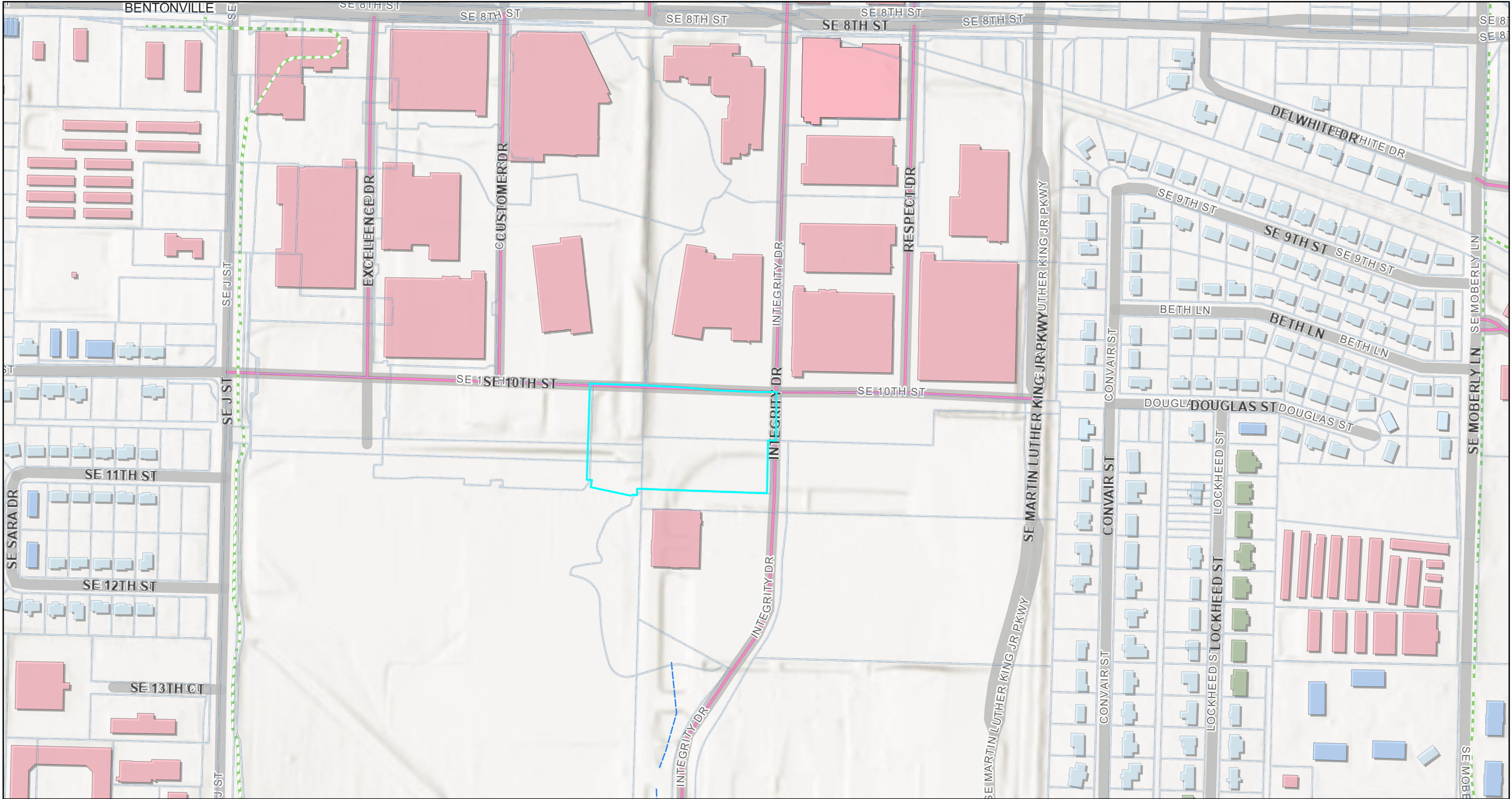
### Public Comment

**Public Comment**

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

**Analysis / Waivers****Conclusion****Additional Details**

# FP26-0008 Vicinity Map

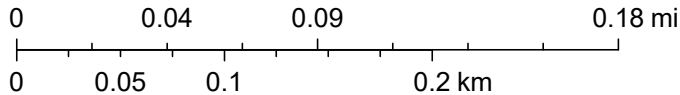


9/4/2026, 10:07:35 AM

## New Subtype

## Tax Parcels

1:4,514



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, COBGIS

# Final Plat of Lot 1, Walmart Campus Subdivision, Phase 24 Walmart Campus

SE 10th Street  
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This plat represents a Final Plat of Lot 1, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212, Lot 1 and Part of a Vacated Street of Wal-Mart Subdivision Number 3 per Plat Book 2011, Page 55, Lot 1 and the Remainder of Lot 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 961 in the public records of Benton County, Arkansas.
2. 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.
3. 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.
4. 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.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
7. 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.
8. 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.
9. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
10. 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
11. 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.
12. 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](http://www.bentonvilleplanning.com) or call the Planning Department @ 479-271-3122.
13. 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
14. There may not be fences or any other structures built in any drainage easements.
15. 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.
16. 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.
17. All structures must maintain minimum of 20' clearance from all electric lines.
18. 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.
19. 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.
20. Relocation of any existing electrical facilities shall be at the owner's expense.
21. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
22. Subject areas are subject to public utility, drainage, and emergency access easements as shown at Deed Instrument #L202110326.
23. 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.
24. There are no waivers, variances and/or conditional uses at the time of preparing this plat.
25. 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.
26. 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 01-09122-000,  
01-09123-000, 01-16538-000,  
01-19579-000, & 01-19580-001  
Wal-Mart Stores Inc.  
814 Respect Drive  
Bentonville, AR 72712-8050  
Contact: Joe Albright, (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. 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

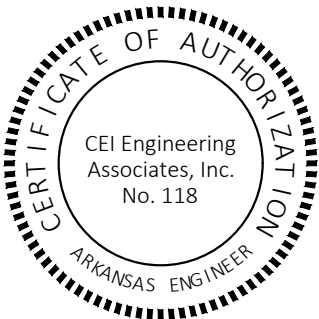
Signed: City Clerk, City of Bentonville

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



REVISION

| NO. | DESCRIPTION       | DATE       |
|-----|-------------------|------------|
| Δ   | 1st Sub. Comments | 08/24/2026 |
|     |                   |            |
|     |                   |            |
|     |                   |            |

ATLAS PAGE: 404

City of Bentonville Project # FP26-0008

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 24  
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                   | 8/24/2026 |
| REVISION               | REV-1     |

Cover Sheet

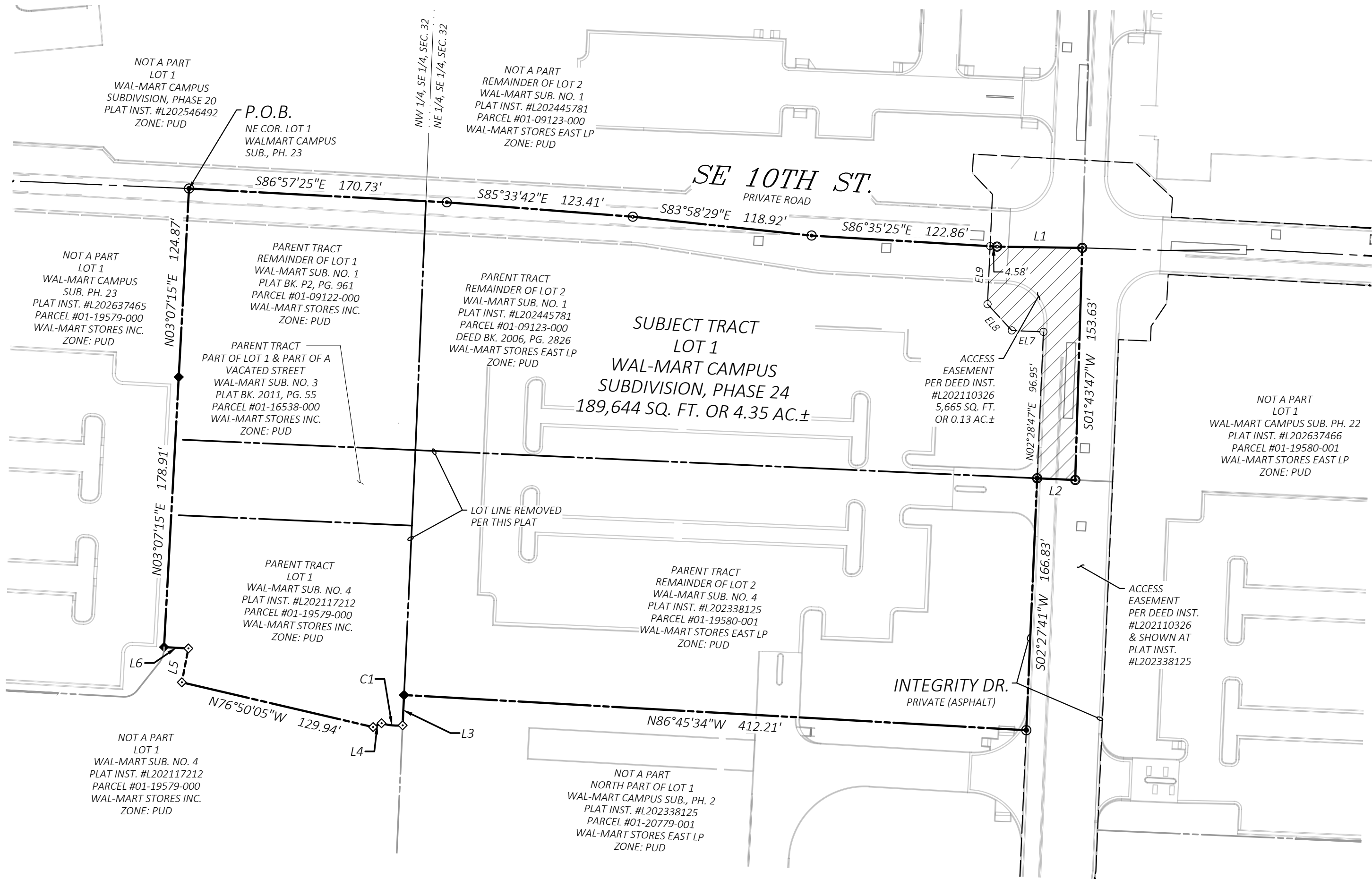
SHEET TITLE

SHEET NUMBER

1 OF 2



DRAWING LOCATION - S:\31000\31470\DRAWINGS\SURVEY\31470FP SL13.DWG -- SAVED BY - WPIERSON



LOT 1 DESCRIPTION:

The Remainder of Lots 1 & 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 961, Part of Lot 1 and a Vacated Street of Wal-Mart Subdivision Number 3 per Plat Book 2011, Page 55, Part of Lot 1 and the Remainder 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 magnail with washer "LS1618" found at the Northeast Corner of Lot 1, Wal-Mart Campus Subdivision, Phase 23 per Plat Instrument #L202637465;

THENCE along the Centerline of SE 10<sup>th</sup> Street (Private Road) the following five (5) courses:

1. South 86°57'25" East, 170.73 feet to a magnail with washer "LS1618";
2. South 85°33'42" East, 123.41 feet to a magnail with washer "LS1618";
3. South 83°58'29" East, 118.92 feet to a magnail with washer "LS1618";
4. South 86°35'25" East, 122.86 feet to a magnail with washer "LS1618";
5. South 89°09'04" East, 56.36 feet to a magnail with washer "LS1618";

THENCE along the Centerline of Integrity Drive (Private Road) South 01°43'47" West, 153.63 feet to a magnail with washer "LS1618" set on the North Line of Lot 1, Wal-Mart Campus Subdivision, Phase 2 per Plat Instrument #L202338125;

THENCE along the North Line of said Lot 1 the following

1. North 87°24'08" West, 25.24 feet to a magnail with washer "LS1618";
2. South 02°27'41" West, 166.83 feet to a magnail with washer "LS1618";
3. North 86°45'34" West, 412.21 feet to a 5/8-inch rebar with cap "LS1618";

THENCE along the West Line of said Lot 1, South 02°39'12" West, 20.09 feet to a 5/8-inch rebar with cap "LS1618";

THENCE departing said West Line, Westerly along the arc of a curve to the right 14.16 feet, having a radius of 34.60 feet, through a central angle of 23°26'42", having a chord bearing and distance of North 84°13'33" West, 14.06 feet to a 5/8-inch rebar with cap "LS1618";

THENCE South 65°09'11" West, 6.11 feet to a 5/8-inch rebar with cap "LS1618";

THENCE North 76°50'05" West, 129.94 feet to a 5/8-inch rebar with cap "LS1618";

THENCE North 10°54'59" East, 22.87 feet to a 5/8-inch rebar with cap "LS1618";

THENCE North 86°52'46" West, 16.12 feet to a 5/8-inch rebar with cap "LS1618" found on the East Line of Lot 1, Wal-Mart Campus Subdivision, Phase 23 per Plat Instrument #L202637465;

THENCE along said East Line, North 03°07'15" East, 178.91 feet to a 5/8-inch rebar with cap "LS1618";

THENCE continuing along said East Line, North 03°07'15" East, 124.87 feet to the POINT OF BEGINNING containing 189,644 square feet or 4.35 acres, more or less.

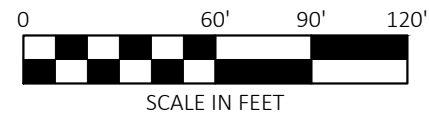
| Property Line Table |             |        |
|---------------------|-------------|--------|
| Line #              | Direction   | Length |
| L1                  | S89°09'04"E | 56.36' |
| L2                  | N87°24'08"W | 25.24' |
| L3                  | S02°39'12"W | 20.09' |
| L4                  | S65°09'11"W | 6.11'  |
| L5                  | N10°54'59"E | 22.87' |
| L6                  | N86°52'46"W | 16.12' |

| Property Curve Table |        |        |           |               |                |
|----------------------|--------|--------|-----------|---------------|----------------|
| Curve #              | Radius | Length | Delta     | Chord Bearing | Chord Distance |
| C1                   | 34.60' | 14.16' | 23°26'42" | N84°13'33"W   | 14.06'         |

| Easement Line Table |             |          |
|---------------------|-------------|----------|
| LINE                | BEARING     | DISTANCE |
| EL7                 | N87°31'55"W | 21.00'   |
| EL8                 | N42°34'49"W | 23.68'   |
| EL9                 | N02°35'43"E | 38.37'   |

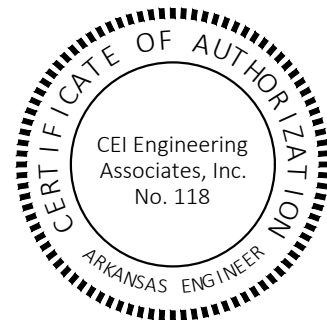
PARENT TRACT DESCRIPTION:

The Remainder of Lots 1 & 2, Wal-Mart Subdivision Number 1 per Plat Book P2, Page 961, Part of Lot 1 and a Vacated Street of Wal-Mart Subdivision Number 3 per Plat Book 2011, Page 55, Part of Lot 1 and the Remainder of Lot 2, Wal-Mart Subdivision Number 4 per Plat Instrument #L202117212 in the public records of Benton County, Arkansas.



Legend

|  |                                                     |
|--|-----------------------------------------------------|
|  | Boundary Line                                       |
|  | Adjoining Boundary Line                             |
|  | Easement Line                                       |
|  | Section Line                                        |
|  | 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                           |
|  | Access Easement (AE)                                |



ATLAS PAGE: 404

City of Bentonville Project # FP26-0008

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 24  
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                   | 8/24/2026 |
| REVISION               | REV-1     |

Final Plat

SHEET TITLE

SHEET NUMBER

2

OF

2



## Bentonville Health Care Campus - Night Work

3401 Blueberry Lane

**PC Date:** 9/15/2026

### Staff Report Details

|                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <b>Project Number</b>                            | (TUP26-0002)                                      |
| <b>Applicant / Current Owner</b>                 | Arts and Wellness Enterprises / Flintco           |
| <b>Site Area</b>                                 | +/- 105 Acres                                     |
| <b>Current Zoning</b>                            | T6, Urban Center                                  |
| <b>Requested Zoning</b>                          |                                                   |
| <b>Current Future Land Use Map Designation</b>   | Regional Center                                   |
| <b>Requested Future Land Use Map Designation</b> |                                                   |
| <b>Development Type / Use</b>                    | Healthcare Campus / temporary use for night pours |
| <b>Related projects</b>                          | CDP26-0002                                        |

### Property Description

#### **Temporary Use Permit: Bentonville Healthcare Campus ("BHCC") Night Work, 3401 NE Blueberry Lane, TUP26-0002**

The applicant (Flintco) is requesting to do nighttime and early morning concrete placement operations associated with the construction of both the North Parking Garage and Building 1 (CASC), where the tower crane is currently installed. Work is anticipated to occur intermittently beginning September 2026 with operating hours between 12:00 AM and 7:00 AM. The applicant further states that actual start and completion times may be based on weather conditions, concrete quantities, safety consideration, and operational requirements.

#### **Measures to minimize noise and other impacts**

The applicant states that they will be implementing the following measures to minimize impacts on neighboring properties and surrounding area:

- Limiting nighttime work activities to those directly associated with concrete placement operations.
- Scheduling overnight pours only when operationally necessary.
- Positioning equipment and staging activities to maximize distance from adjacent properties where practical.
- Keeping equipment properly maintained to minimize unnecessary noise.

### Property Description

- Organizing truck arrivals and departures to minimize traffic impacts.
- Directing temporary lighting toward active work areas and away from adjacent properties to reduce light spill.
- Maintaining safe pedestrian and vehicle circulation throughout construction activities
- Ensuring all temporary equipment and operations comply with applicable building, fire, health, and safety requirements.

Please see the narrative for proposed night pour schedule and site map for pour and laydown locations.

### Project Details

### Relationship to the Community Plan

### Public Comment

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

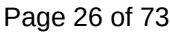
### Analysis / Waivers

### Conclusion

Staff recommends approval with the following condition from BWU: *Existing easements along East Central to remain clear for emergency maintenance.*

### Additional Details







# Temporary Use Permit Narrative

## Description of Proposed Temporary Use

The Bentonville Health Care Campus team is seeking a Temporary Use Permit through the City of Bentonville's established public process to allow certain overnight concrete placements that are necessary for safe and successful construction. Seeking this permit reflects the project's commitment to transparency, regulatory compliance, and being a considerate neighbor while advancing a health care campus that will serve Northwest Arkansas and the broader region for generations to come.

This Temporary Use Permit request is submitted to allow nighttime and early morning concrete placement operations associated with the construction of the Center for Advanced Specialty Care building and North Parking Garage within the Bentonville Health Care Campus.

Due to the size and complexity of several structural concrete placements, certain pours must occur continuously once initiated and cannot be safely or effectively interrupted. These activities include vault slabs, core slabs, vault lids, tunnel lids, slab-on-grade placements, parking slabs, and elevated floor slab placements. Construction activities will include operation of concrete pumps, concrete delivery trucks, finishing equipment, portable lighting, and supporting construction equipment necessary to complete the placements.

Night and early-morning work is anticipated to occur intermittently beginning September 2026 and continuing through February 2027 based on project sequencing requirements. Individual pouring operations are expected to occur primarily between **12:00 AM and 7:00 AM**, although actual start and completion times may vary based on weather conditions, concrete quantities, safety considerations, and operational requirements. It is our intent to make a minimum of one to two pours per week which will vary week by week. As temperatures drop in the winter, we may also push our start times back to 2:00AM or 4:00AM depending on the weather.

## Compatibility with Surrounding Land Uses

The proposed temporary use is directly related to an active construction project and is necessary to facilitate large structural concrete placements. While temporary noise impacts may occur during overnight operations, these activities will be intermittent, limited to specific concrete placement dates, and confined to the project site.

The requested temporary use will not create permanent impacts on surrounding properties. Upon completion of the construction activities requiring nighttime concrete placement, all work will return to normal construction operations in accordance with applicable City regulations.

## Measures to Minimize Noise and Other Impacts

The contractor will implement reasonable measures to minimize impacts on neighboring properties and the surrounding area, including:

- Limiting nighttime work activities to those directly associated with concrete placement operations.
- Scheduling overnight pours only when operationally necessary.
- Positioning equipment and staging activities to maximize distance from adjacent properties where practical.
- Keeping equipment properly maintained to minimize unnecessary noise.
- Organizing truck arrivals and departures to minimize traffic impacts.
- Directing temporary lighting toward active work areas and away from adjacent properties to reduce light spill.
- Maintaining safe pedestrian and vehicle circulation throughout construction activities.
- Ensuring all temporary equipment and operations comply with applicable building, fire, health, and safety requirements.

## Site Restoration and Compliance

All temporary activities associated with these nighttime concrete placements will remain within the approved construction site. The contractor will maintain the site in accordance with approved construction plans and all applicable codes and regulations. Any temporary staging or work areas will be restored as construction progresses.

## Example Night Pour Schedule

The following schedule identifies an example of concrete placements that may require nighttime or early-morning operations. These dates are preliminary and may be adjusted due to weather conditions, material availability, inspection requirements, safety considerations, or changes in project sequencing.

### CASC

#### Date of Placement

|                           |                         |                             |
|---------------------------|-------------------------|-----------------------------|
| Sept. 8, 2026 Vault Slab  | Nov. 11, 2026 Core Slab | Dec. 23, 2026 LL B Core SOG |
| Sept. 18, 2026 Vault Slab | Nov. 18, 2026 Vault Lid | Dec. 28, 2026 Tunnel Lid    |
| Sept. 29, 2026 Vault Slab | Nov. 23, 2026 Vault Lid | Jan. 5, 2027 Tunnel Lid     |
| Oct. 8, 2026 Vault Slab   | Dec. 4, 2026 Vault Lid  |                             |
| Nov. 4, 2026 Core Slab    | Dec. 11, 2026 Vault Lid |                             |

### PARK1

#### Date of Placement

|                              |                              |                                   |
|------------------------------|------------------------------|-----------------------------------|
| December 7, 2026 Vault Slab  | December 28, 2026 Vault Slab | January 26, 2027 Vault Lid        |
| December 10, 2026 SOG Pour 1 | January 5, 2027 Vault Lid    | February 5, 2027 L1 South Pour 1  |
| December 14, 2026 Vault Slab | January 7, 2027 SOG Pour 3   | February 17, 2027 L1 South Pour 2 |
| December 21, 2026 Vault Slab | January 13, 2027 Vault Lid   |                                   |
| December 23, 2026 SOG Pour 2 | January 20, 2027 Vault Lid   |                                   |



**Site Plan**



|                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|
|  | <b>Botanical Garden</b>   |
|                                                                                   | 606 E Central Ave         |
|                                                                                   | <b>PC Date:</b> 9/15/2026 |

| Staff Report Details                             |                                                        |
|--------------------------------------------------|--------------------------------------------------------|
| <b>Project Number</b>                            | (LSD26-0038)                                           |
| <b>Applicant / Current Owner</b>                 | Crafton Tull / Peel Compton Foundation                 |
| <b>Site Area</b>                                 | +/- <b>[6.93]</b> Acres                                |
| <b>Current Zoning</b>                            | R-1, Suburban Single-Family                            |
| <b>Requested Zoning</b>                          | N/A                                                    |
| <b>Current Future Land Use Map Designation</b>   | Rec and Outdoor Entertainment                          |
| <b>Requested Future Land Use Map Designation</b> | N/A                                                    |
| <b>Development Type / Use</b>                    | Botanical garden                                       |
| <b>Related projects</b>                          | CU25-0023, LSD26-00348 half-street improvements waiver |

| Property Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Large Scale Development: Botanical Garden, Peel Compton Foundation, 606 E Central Ave, Large-scale Development, LSD226-0038</b></p> <p>A large scale development for a botanical garden at 606 E Central Ave. This project includes modifications to the existing structure to create a cafe/restaurant space and the addition of a greenhouse and shed near the eastern property line. The site will maintain the existing drive off of E Central. There is an additional parking area in the north-east corner, a parking lot south of SE Henry Street, and an additional loop drive for fire access off of SE F Street. This project will eventually feature a trail connection to the Greenway which is not a part of this approval as it is awaiting a floodplain development permit. The applicant proposes an improved Greenway crossing on SE Henry Street, a fountain/ water feature near the primary structure, parking, benches, bike racks and diverse landscaping throughout the property are aloe provided.</p> <p>This project has received a CUP under the old code for botanical garden use in R-1 and a waiver for the half-street improvements on E Central, SE F, and SE Henry.</p> <p>Materials will be consistent with the existing structure including replacing vinyl siding on the garage with</p> |

### Property Description

wood siding and a masonry dumpster enclosure will be added near SE Henry St.

### Project Details

### Relationship to the Community Plan

### Public Comment

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

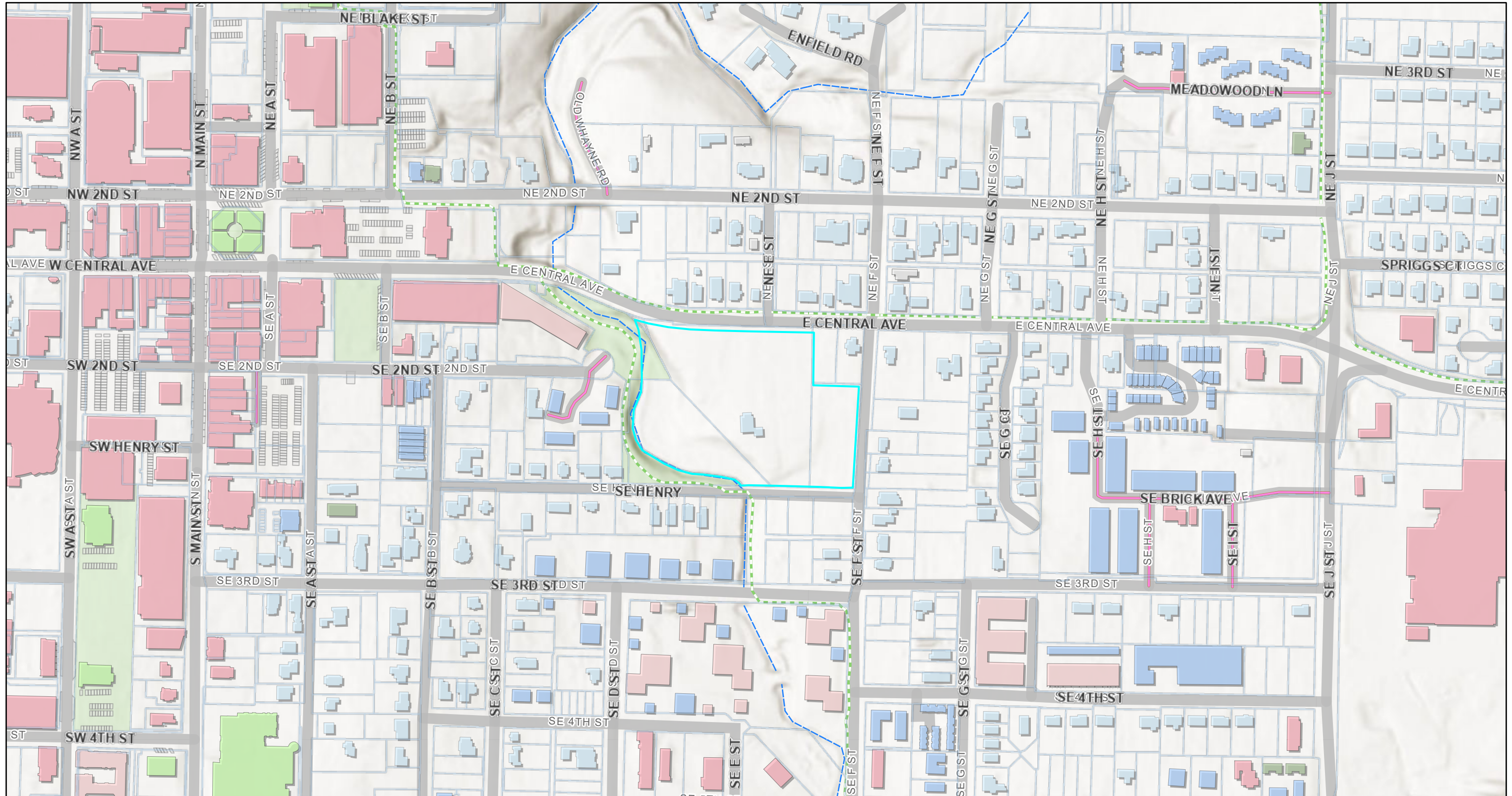
### Analysis / Waivers

### Conclusion

Staff recommends approval.

### Additional Details

# LSD26-0038 Vicinity Map

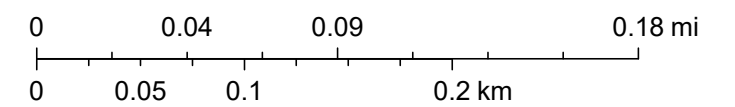


9/8/2026, 12:20:22 PM

New Subtype

Tax Parcels

1:4,514



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyselsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, COBGIS



Dirtworks

561 SEVENTH AVENUE FLOOR 11  
NEW YORK, NY 10018  
(212) 589 2263

901 WEST THIRD STREET  
LITTLE ROCK, AR 72201  
(501) 374 5300

CONSULTANTS

CIVIL ENGINEERS  
CRAFTON TULL  
901 N. 47TH STREET, SUITE 400  
ROGERS, AR 72756  
(479) 636 4838

MEP ENGINEERS  
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322 S STATE STREET, STE 201  
LITTLE ROCK, AR 72201  
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STRUCTURAL ENGINEERS  
ENFRA TME, LLC  
BUILDING 2, 1 ALLIED DRIVE, STE 2600  
LITTLE ROCK, AR 72202

KITCHEN CONSULTANT  
MCKAY CONSULTANT LTD  
1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR | DATE |
|---|------------|------|
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KEY PLAN

|       |                                          |
|-------|------------------------------------------|
| L-600 | LANDSCAPE PLAN – SITE                    |
| L-601 | LANDSCAPE PLAN – NORTHWEST               |
| L-602 | LANDSCAPE PLAN – NORTH                   |
| L-603 | LANDSCAPE PLAN – SOUTHWEST               |
| L-604 | LANDSCAPE PLAN – EAST                    |
| L-605 | LANDSCAPE PLAN – SOUTH                   |
| L-606 | LANDSCAPE PLAN – SCHEDULE                |
| A200  | MAIN HOUSE EXTERIOR ELEVATIONS           |
| A201  | MAIN HOUSE EXTERIOR ELEVATIONS           |
| A502  | DUMPSTER ENCLOSURE DETAILS               |
| A810  | MAINTENANCE BUILDING EXTERIOR ELEVATIONS |
| A901  | GREENHOUSE ELEVATIONS                    |
| A904  | GARDEN SHED PLANS AND ELEVATIONS         |
| G002  | BUILDING CODE ANALYSIS                   |
| G003  | LIFE SAFETY ANALYSIS                     |

SHEET TITLE

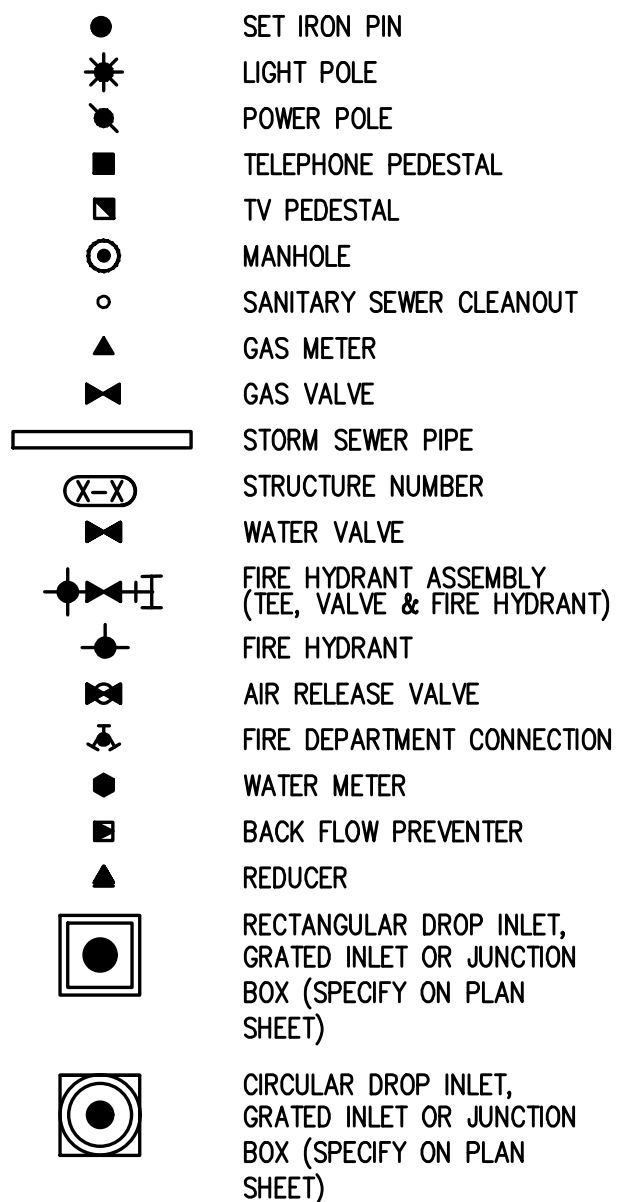
COVER SHEET

SHEET NUMBER  
LS26-0038

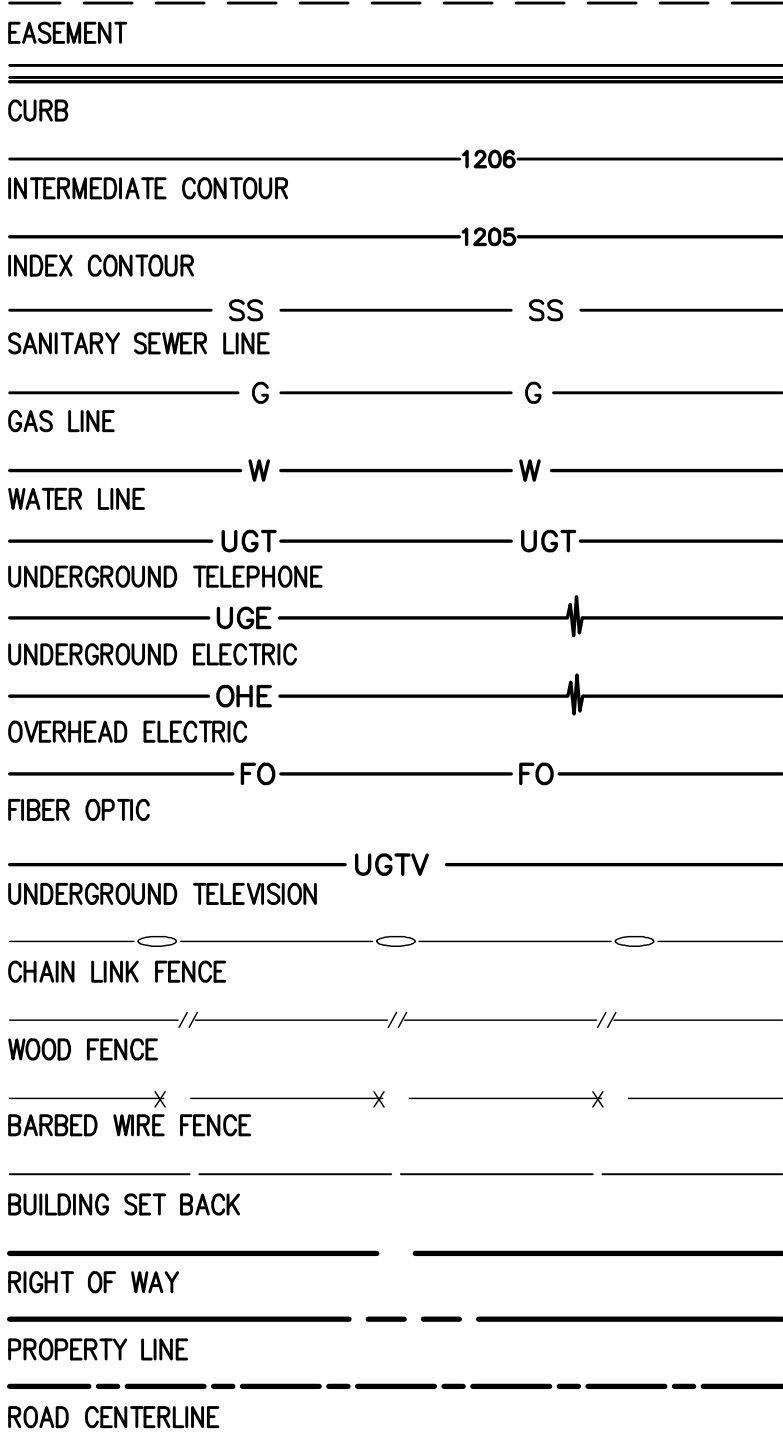
C-001

LEGEND (CONSTRUCT)

SYMBOLS

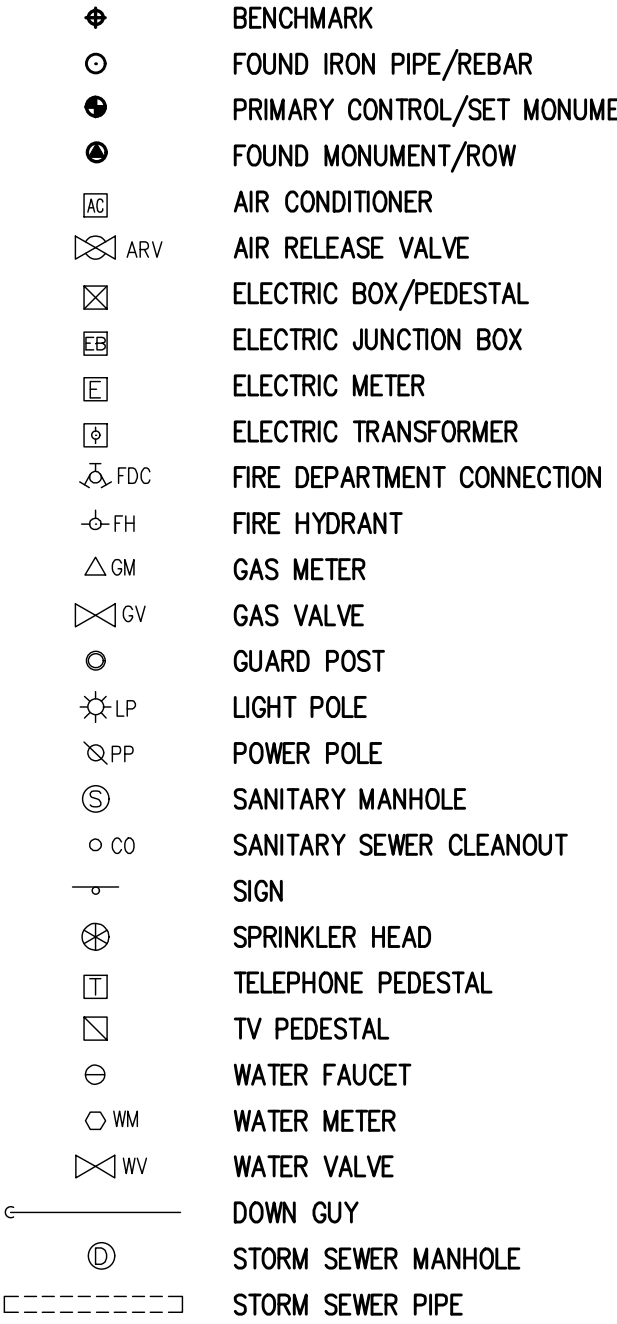


LINEWORK

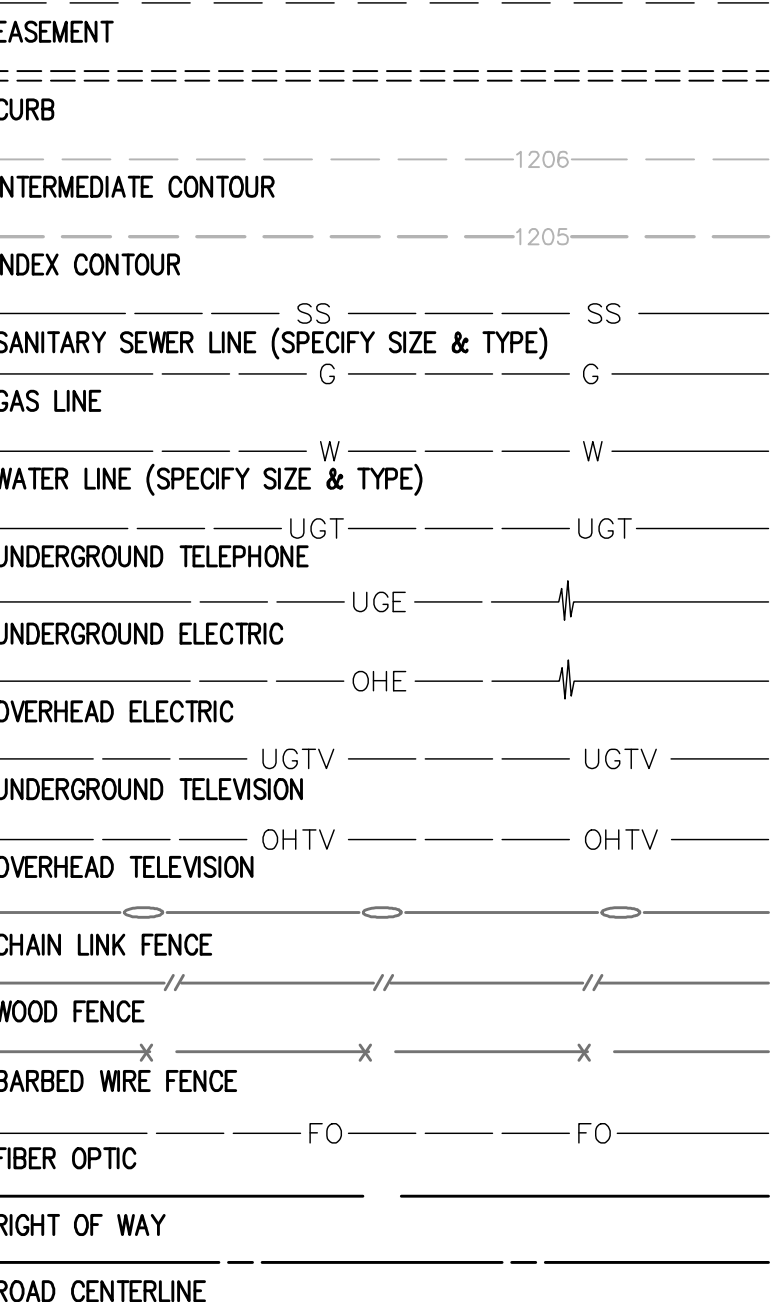


LEGEND (EXISTING SYMBOLS)

SYMBOLS



LINEWORK



SITE STABILIZATION AND CERTIFICATION

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

CONDITIONAL USE (CU25-0023)  
FOR BOTANICAL GARDEN APPROVED  
AT PLANNING COMMISSION ON  
OCTOBER 7, 2025

DETERMINATION OF WETLANDS BY  
THE ARMY CORPS OF ENGINEERS IS  
IN PROGRESS

| CITY MONUMENT CONTROL POINT |           |           |           |                |
|-----------------------------|-----------|-----------|-----------|----------------|
| POINT #                     | NORTHING  | EASTING   | ELEVATION | DESCRIPTION    |
| 3                           | 751173.73 | 667083.97 | 1292.16   | CTL BNTV MON 3 |

STAMP LOCATION

# 606 E CENTRAL

## BENTONVILLE, ARKANSAS

LSD26-0038



VICINITY MAP (NTS)

UTILITY CONTACTS

PROJECT INFORMATION

|                             |                                                                                                                                              |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SETBACK:           | FRONT 20'<br>SIDE SETBACK 20'<br>SIDE 7'<br>REAR 25'                                                                                         |
| SITE AREA:                  | ±5.61 AC. (±244,373.81 SQ.FT.)                                                                                                               |
| EXISTING BUILDING SIZE:     | ±4,774 SQ. FT.                                                                                                                               |
| PROPOSED NEW BUILDING SIZE: | ±4,957 SQ. FT.                                                                                                                               |
| BUILDING USAGE:             | MIXED USE                                                                                                                                    |
| FINISHED FLOOR ELEVATION:   | SEE GRADING PLAN                                                                                                                             |
| ZONING:                     | R-1                                                                                                                                          |
| AIRPORT ZONING:             | ZONE C (3) OUTER SAFETY ZONE (05Z)                                                                                                           |
| PROPERTY USAGE:             | BOTANICAL GARDEN<br>(CULTURAL USE UNDER SEC. 50-503)                                                                                         |
| BUILDING HEIGHT:            | 27'-0"                                                                                                                                       |
| ADDRESS:                    | 606/612 E. CENTRAL ST.<br>BENTONVILLE, ARKANSAS 72712                                                                                        |
| OWNER/DEVELOPER:            | PEEL COMPTON FOUNDATION<br>312 N MAIN STREET<br>BENTONVILLE, AR 72712<br>ATTN: CHERYL HUMANN<br>(479) 254-3870<br>CHUMANN@PEELOFFICE.COM     |
| SITE ENGINEER:              | CRAFTON TULL<br>LIBBY TOPPING P.E.<br>901 N. 47TH ST., SUITE 400<br>ROGERS, AR 72756<br>479-636-4838<br>LIBBY.TOPPING@CRAFTONTULL.COM        |
| REQUIRED PARKING:           | 4 PER 1,000 SQ FT BUILDING AREA<br>TABLE 5.9 (CULTURAL USE)<br>6,094 / 1,000 = 6<br>6 * 4 = 24 REQUIRED STALLS<br>26 STANDARD PARKING STALLS |
| PROVIDED PARKING:           | 0.5 SPACES PER 1,000 SQ. FT.<br>FOR FOOD AND BEVERAGE<br>±6,095 SQ. FT. = 3 SPACES                                                           |
| PROVIDED BIKE RACKS:        | 4 SPACES PROVIDED                                                                                                                            |

CITY ENGINEER

CITY OF BENTONVILLE  
JARROD BRIGHTWELL  
3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-8675

STREET DEPARTMENT

CITY OF BENTONVILLE  
DANIEL CLARDY  
3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-3130

WATER DEPARTMENT

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

ELECTRIC DEPARTMENT

CITY OF BENTONVILLE  
ALISON WEST  
3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-3135 EXT. 2

WASTEWATER DEPARTMENT

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

AT&T

BRENT BALDWIN  
1133 E. HAROLD ST.  
FAYETTEVILLE, AR. 72701  
PHONE: (479) 200-9022  
(479) 571-6609  
BB6585@ATT.COM

FIRE DEPARTMENT

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

COX COMMUNICATIONS

TIMOTHY GOSS  
4901 S. 48TH ST.  
SPRINGDALE, AR. 72762  
PHONE: (479) 651-55832  
TIMOTHY.GOSS@COX.COM

BUILDING & FIRE SAFETY

CITY OF BENTONVILLE  
TODD PEARCE  
305 SW A STREET  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-3108

PLANNING DEPARTMENT

CITY OF BENTONVILLE  
TYLER OVERSTREET  
3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-3122

STORMWATER DEPARTMENT

CITY OF BENTONVILLE  
ALISON WEST  
3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR. 72712  
PHONE: (479) 271-6719

GAS UTILITIES

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

GAS UTILITIES

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

FLOOD NOTE:

THIS PROPERTY IS IN IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE 06/05/2012, PER LOMR 11-06-0823P EFF. 11/11/2011

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

WAIVERS

-WAIVER APPROVED ON HALF STREET  
IMPROVEMENT REQUIREMENTS.

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GENERAL NOTES

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



Dirtworks

561 SEVENTH AVENUE FLOOR 11  
NEW YORK, NY 10018  
(212) 589 2263

901 WEST THIRD STREET  
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CONSULTANTS

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ROGERS, AR 72756  
(479) 636 4838

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INSIGHT ENGINEERING  
322 S STATE STREET, STE 201  
LITTLE ROCK, AR 72201  
(501) 237 3077

STRUCTURAL ENGINEERS  
ENFRA TME, LLC  
BUILDING 2, 1 ALLIED DRIVE, STE 2600  
LITTLE ROCK, AR 72202

KITCHEN CONSULTANT  
MCKAY CONSULTANT LTD  
1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

PROJECT TITLE

606 E CENTRAL  
BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR | DATE |
|---|------------|------|
|   |            |      |
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KEY PLAN

SIGN & SEAL

DRAWN BY

CHECKED BY

SHEET TITLE

OVERALL SITE PLAN (C)

SHEET NUMBER  
LS26-0038

C-101

STAMP LOCATION

- ①  
PARCEL #01-00397-000  
CLAY & CARRIE PORTER LIVING TRUST  
503 E. CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

④  
PARCEL #01-00397-000  
CLAY & CARRIE PORTER LIVING TRUST  
509 E. CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑦  
PARCEL #01-03241-000  
AVIS A. BAILEY TRUST  
CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑩  
PARCEL #01-01882-001  
MARC MUND & MACARENA GARCIA  
502 SE HENRY  
BENTONVILLE, AR  
ZONING: R1

⑬  
PARCEL #01-01883-001  
JOSHUA JON & MERRIL POPE  
508 SE HENRY  
BENTONVILLE, AR  
ZONING: R1
- ②  
PARCEL #01-00379-000  
AVALON ON CENTRAL LLC  
505 E. CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑤  
PARCEL #01-00385-000  
BRENMAR PROPERTIES LLC  
511 E. CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

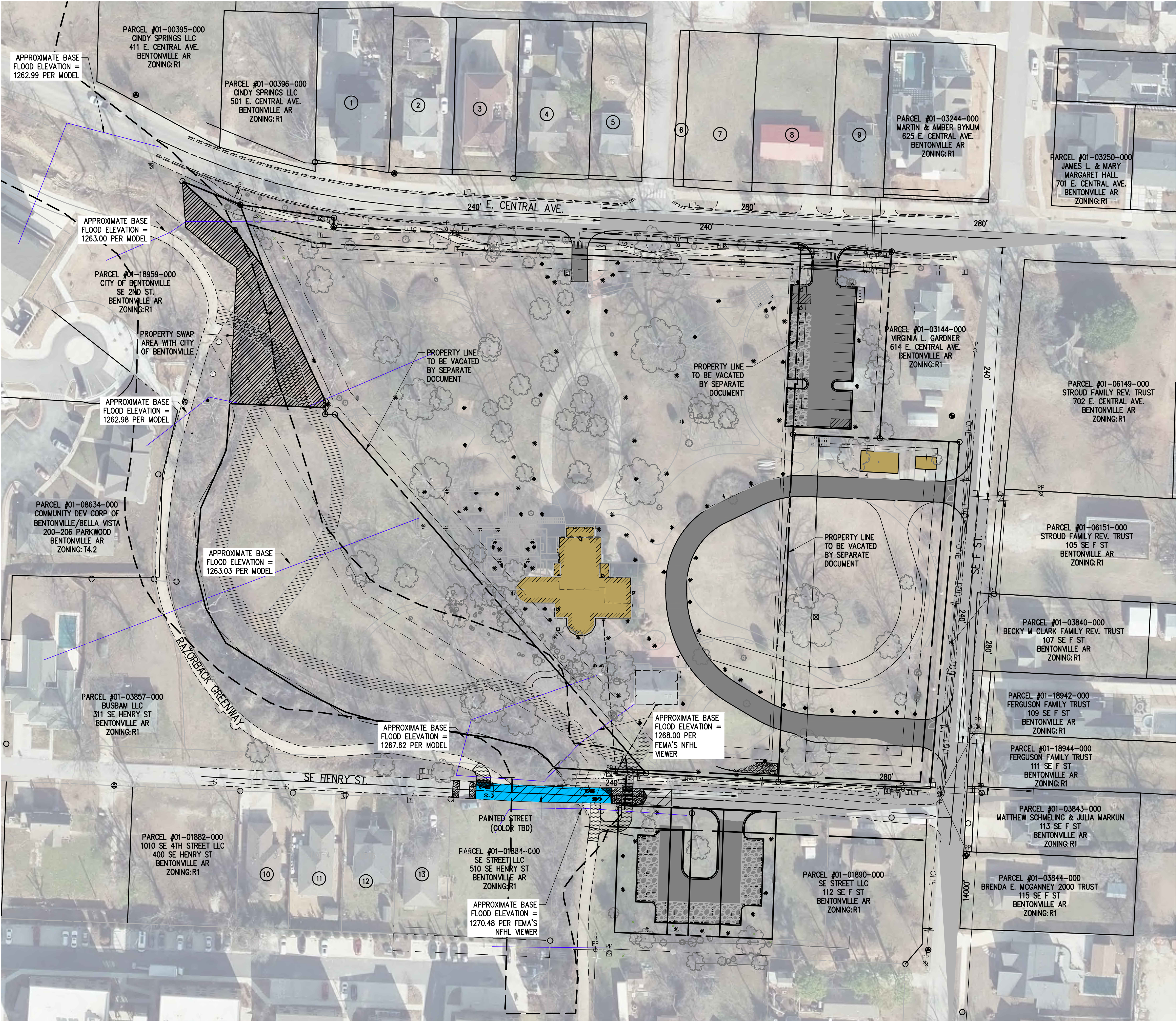
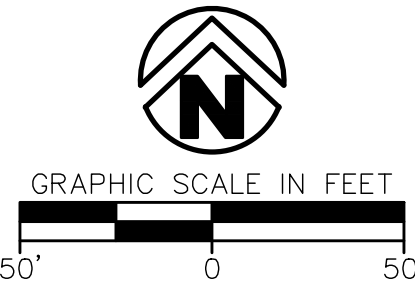
⑧  
PARCEL #01-03242-000  
SERENITY P LLC  
611 CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑪  
PARCEL #01-01882-002  
MICHAEL & LISA WAKEFIELD TRUST  
504 SE HENRY  
BENTONVILLE, AR  
ZONING: R1
- ③  
PARCEL #01-00380-000  
MLC INC.  
507 E. CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑥  
PARCEL #01-03309-020  
CITY OF BENTONVILLE  
E. CENTRAL AVE  
BENTONVILLE, AR

⑨  
PARCEL #01-03243-000  
SERENITY P LLC  
613 CENTRAL AVE  
BENTONVILLE, AR  
ZONING: R1

⑫  
PARCEL #01-01883-000  
RAMONA STEIN  
506 SE HENRY  
BENTONVILLE, AR  
ZONING: R1





## CONSULTANTS

**CIVIL ENGINEERS**  
**CRAFTON TULL**  
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ROGERS, AR 72756  
(479) 636 4838

MEP ENGINEERS  
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1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

## PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

[illegible]

## KEY PLAN

## SIGN &amp; SEAL

DRAWN BY

CHECKED BY

## SHEET TITLE

## SITE PLAN

SHEET NUMBER  
LS26-0038

C-102

 SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER, IF APPLICABLE. THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.
13. NO KNOWN SIGNAGE AT THIS TIME. A SEPARATE SIGN PERMIT WILL BE REQUIRED.
14. PROPOSED BENCH WILL BE A MINIMUM OF 6' IN LENGTH AND BE A VECTOR STANLEY "CLASSIC" (MODEL# C-10) OR APPROVED EQUAL.
15. BIKE RACK DESIGN MUST FOLLOW RULES SET FORTH IN SECTION 50-503 (G)(3)(B).
16. THIS PROJECT IS IN BENTONVILLE MUNICIPAL AREA ZONE C. NO STRUCTURE WILL BE CONSTRUCTED EXCEEDING 1,446' ABOVE SEA LEVEL AND NO USES WILL BE MADE OF LAND OR WATER TO VIOLATE THE USE RESTRICTIONS LISTED IN SEC. 401.12.
17. THE RIGHTS OF WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION.
18. ALL CROSSWALKS TO MEET CITY STANDARDS PER SEC. 800.06(B) OF THE 2024 STREET SPECIFICATIONS.
19. ALL SIGN SUPPORTS WITHIN THE RIGHT OF WAY THAT WILL BE MAINTAINED BY THE CITY OF BENTONVILLE WILL NEED TO CONFORM TO THE MINIMUM REQUIREMENTS OF THE REGULATIONS LISTED IN SEC. 800.066(B)(5) OF THE 2024 STREET SPECIFICATIONS.



LEGEND (CONSTRUCT)

## SYMBOLS

- SET IRON PIN
- ☀ LIGHT POLE
- ☑ POWER POLE

LINEWORK

- 
- Diagram illustrating various property lines and easements:
- EASEMENT: Represented by a line with a small circle on one side.
  - CURB: Represented by a line with a small semi-circle on one side.
  - CHAIN LINK FENCE: Represented by a line with a small rectangle on one side.
  - WOOD FENCE: Represented by a line with a small square on one side.
  - MASONRY FENCE: Represented by a line with a small square on one side.
  - BUILDING SET BACK: Represented by a line with a small square on one side.
  - RIGHT OF WAY: Represented by a line with a small rectangle on one side.
  - PROPERTY LINE: Represented by a line with a small square on one side.
  - ROAD CENTERLINE: Represented by a line with a small square on one side.

 LEGEND (EXISTING SYMBOLS)

## SYMBOLS

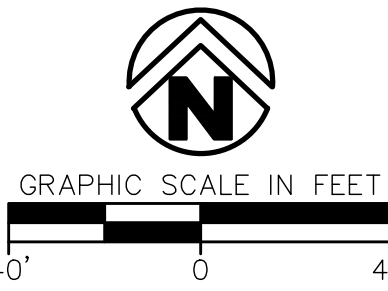
-  BENCHMARK  
 FOUND IRON PIPE/REBAR  
 PRIMARY CONTROL/SET MONUMENT  
 FOUND MONUMENT/ROW  
 SIGN  
 DOWN GUY  
 TREE

LINEWORK

-



REFER TO L-220 TO L-224  
FOR DETAILED LIGHTING DESIGN



| FLOW REQUIREMENT TABLE |       |             |                        |                 |                       |
|------------------------|-------|-------------|------------------------|-----------------|-----------------------|
|                        | UNITS | PERSON/UNIT | AVG. GALLON/PERSON/DAY | GALLONS PER DAY | AVERAGE FLOW (G.P.M.) |
| EXISTING               | 3     | 2.64        | 100                    | 792             | 0.55                  |
| FOOD SERVICE USE       | 46    | 1           | 40                     | 1,840           | 1.28                  |
| OFFICE USE             | 15    | 1           | 15                     | 225             | 0.16                  |

STAMP LOCATION

## LEGEND (CONSTRUCT)

| SYMBOLS | LINEWORK             |
|---------|----------------------|
|         | EASEMENT             |
|         | CURB                 |
|         | SANITARY SEWER LINE  |
|         | GAS LINE             |
|         | WATER LINE           |
|         | UNDERGROUND ELECTRIC |
|         | OVERHEAD ELECTRIC    |
|         | CHAIN LINK FENCE     |
|         | WOOD FENCE           |
|         | BUILDING SET BACK    |
|         | RIGHT OF WAY         |
|         | PROPERTY LINE        |
|         | ROAD CENTERLINE      |
|         |                      |
|         |                      |
|         |                      |
|         |                      |
|         |                      |

## LEGEND (EXISTING SYMBOLS)

| SYMBOLS | LINEWORK                                  |
|---------|-------------------------------------------|
|         | EASEMENT                                  |
|         | CURB                                      |
|         | SANITARY SEWER LINE (SPECIFY SIZE & TYPE) |
|         | GAS LINE                                  |
|         | WATER LINE (SPECIFY SIZE & TYPE)          |
|         | UNDERGROUND TELEPHONE                     |
|         | UNDERGROUND ELECTRIC                      |
|         | OVERHEAD ELECTRIC                         |
|         | CHAIN LINK FENCE                          |
|         | WOOD FENCE                                |
|         | BARBED WIRE FENCE                         |
|         | RIGHT OF WAY                              |
|         | ROAD CENTERLINE                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |
|         |                                           |

## UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET, WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
- THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE BWJ 2026 SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
- THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
- CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS.
- ENERGIZED ELECTRICAL LINE SAFETY WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- RETRIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO DISCHARGE INTO THE BENTONVILLE SANITARY SEWER SYSTEM.

| PAVER CELL | PROPOSED VOLUME |
|------------|-----------------|
| A          | 1,767 CU. FT.   |
| B          | 969 CU. FT.     |
| C          | 1,766 CU. FT.   |
| D          | 2,266 CU. FT.   |
| E          | 1,752 CU. FT.   |

# Dirtworks

561 SEVENTH AVENUE FLOOR 11  
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901 WEST THIRD STREET  
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(501) 374 5300

## CONSULTANTS

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MEP ENGINEERS  
**INSIGHT ENGINEERING**  
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LITTLE ROCK, AR 72201  
(501) 237 3077

STRUCTURAL ENGINEERS  
**ENFRA TME, LLC**  
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LITTLE ROCK, AR 72202

KITCHEN CONSULTANT  
**MCKAY CONSULTANT LTD**  
1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

## PROJECT TITLE

**606 E CENTRAL**  
BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR | DATE |
|---|------------|------|
|---|------------|------|

## KEY PLAN

## SIGN & SEAL

## DRAWN BY

## CHECKED BY

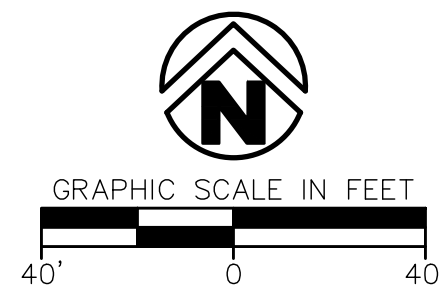
## SHEET TITLE

UTILITY PLAN (C)

SHEET NUMBER  
LS26-0038

**C-103**





STAMP LOCATION

E. CENTRAL AVE.

EX. 60' ADJUT. R/W  
PER JOB # 9147, Z-95

GRAVEL  
(TYP.)

FIRE ACCESS ROUTE

SE F. ST.

SE HENRY ST.

SEE PAVING DETAILS  
FOR TRAIL CROSSING ON  
SHEET C-205

VEHICULAR ACCESS PAVING  
(TYP.)

GRAVEL  
(TYP.)

| PAVER CELL | PROPOSED VOLUME |
|------------|-----------------|
| A          | 1,767 CU. FT.   |
| B          | 969 CU. FT.     |
| C          | 1,766 CU. FT.   |
| D          | 2,266 CU. FT.   |
| E          | 1,752 CU. FT.   |

LEGEND (CONSTRUCT)

LINEWORK

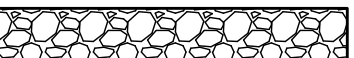
CURB

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE



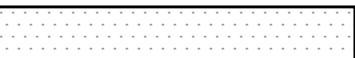
GRAVEL



VEHICULAR ACCESS PAVING



HEAVY DUTY DRIVEWAY CONCRETE  
REFER TO DETAIL ON SHEET XXX



CONSTRUCT SIDEWALK



REGULAR DUTY CONCRETE

LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

RIGHT OF WAY

ROAD CENTERLINE

REFER TO MATERIALS PLANS FOR PAVING AND  
LANDSCAPING NOT SHOWN ON THIS PLAN.

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KITCHEN CONSULTANT  
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## PROJECT TITLE

606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR | DATE |
|---|------------|------|
|---|------------|------|

## KEY PLAN

SIGN & SEAL

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## SHEET TITLE

PAVING PLAN

SHEET NUMBER  
LS26-0038

C-105





A6 SOUTH ELEVATION - PRESENTATION  
3/16" = 1'-0"



A11 WEST ELEVATION - PRESENTATION  
3/16" = 1'-0"

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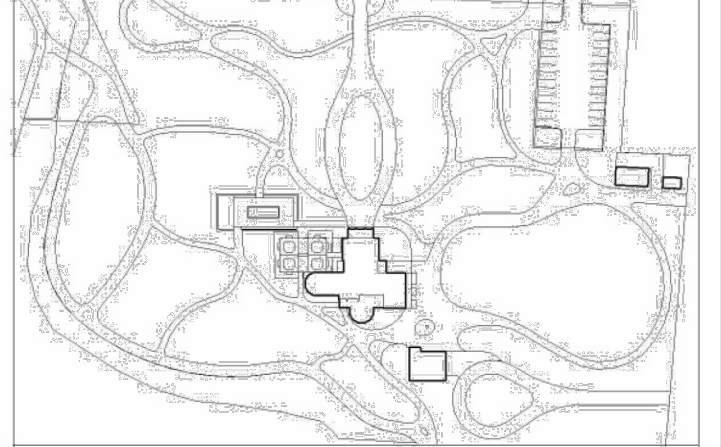
PROJECT TITLE

**606 E CENTRAL**  
BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR         | DATE   |
|---|--------------------|--------|
|   | DESIGN DEVELOPMENT | 6/5/26 |
|   |                    |        |
|   |                    |        |
|   |                    |        |
|   |                    |        |

KEY PLAN



SIGN & SEAL

**NOT FOR  
CONSTRUCTION**

DRAWN BY

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SHEET TITLE

**EXTERIOR ELEVATIONS**

SHEET NUMBER

**A201**



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## WER ARCHITECTS

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### PROJECT TITLE

## 606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR         | DATE   |
|---|--------------------|--------|
|   | DESIGN DEVELOPMENT | 6/5/26 |

### KEY PLAN

### SIGN & SEAL

NOT FOR  
CONSTRUCTION

### DRAWN BY

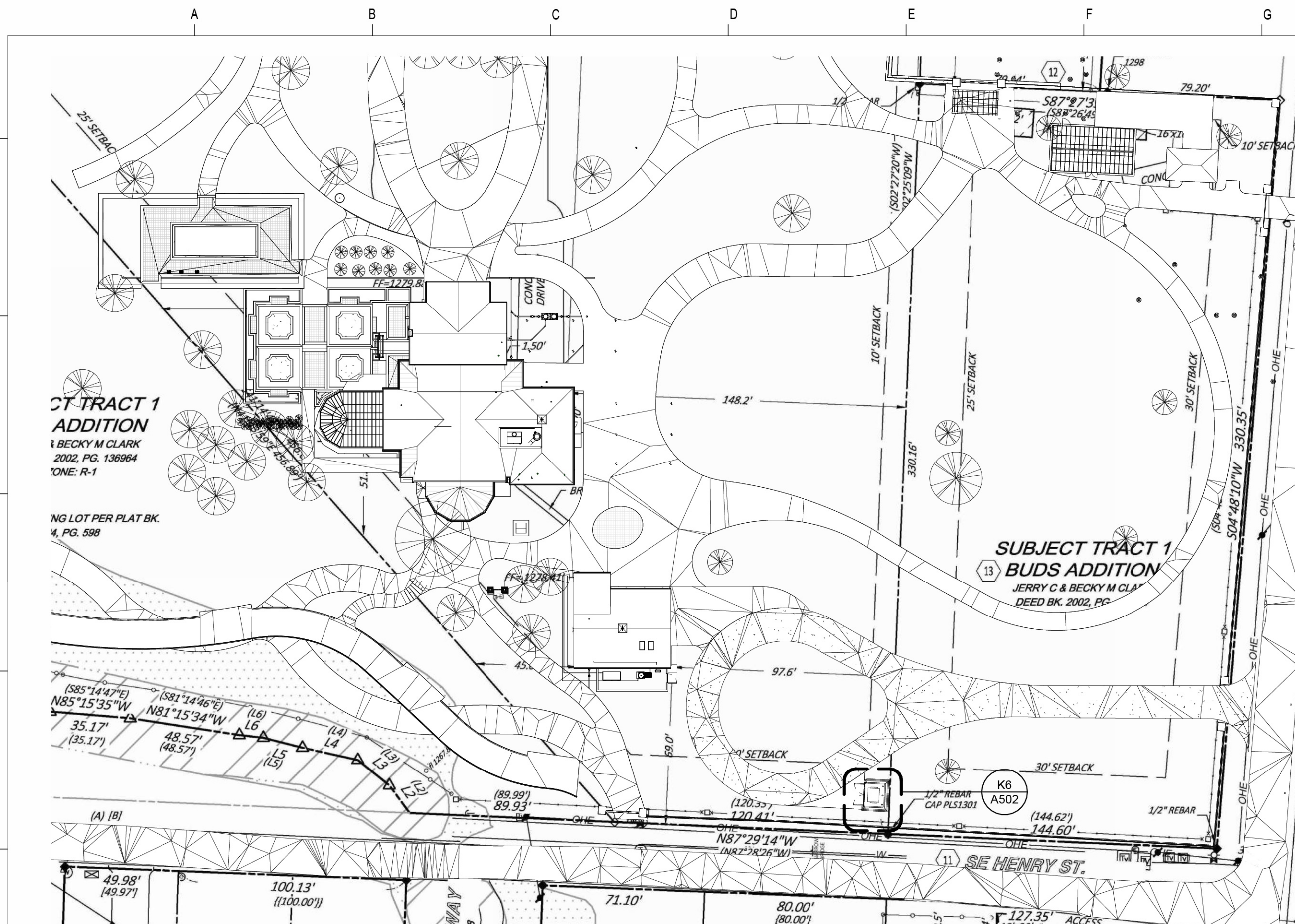
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### SHEET TITLE

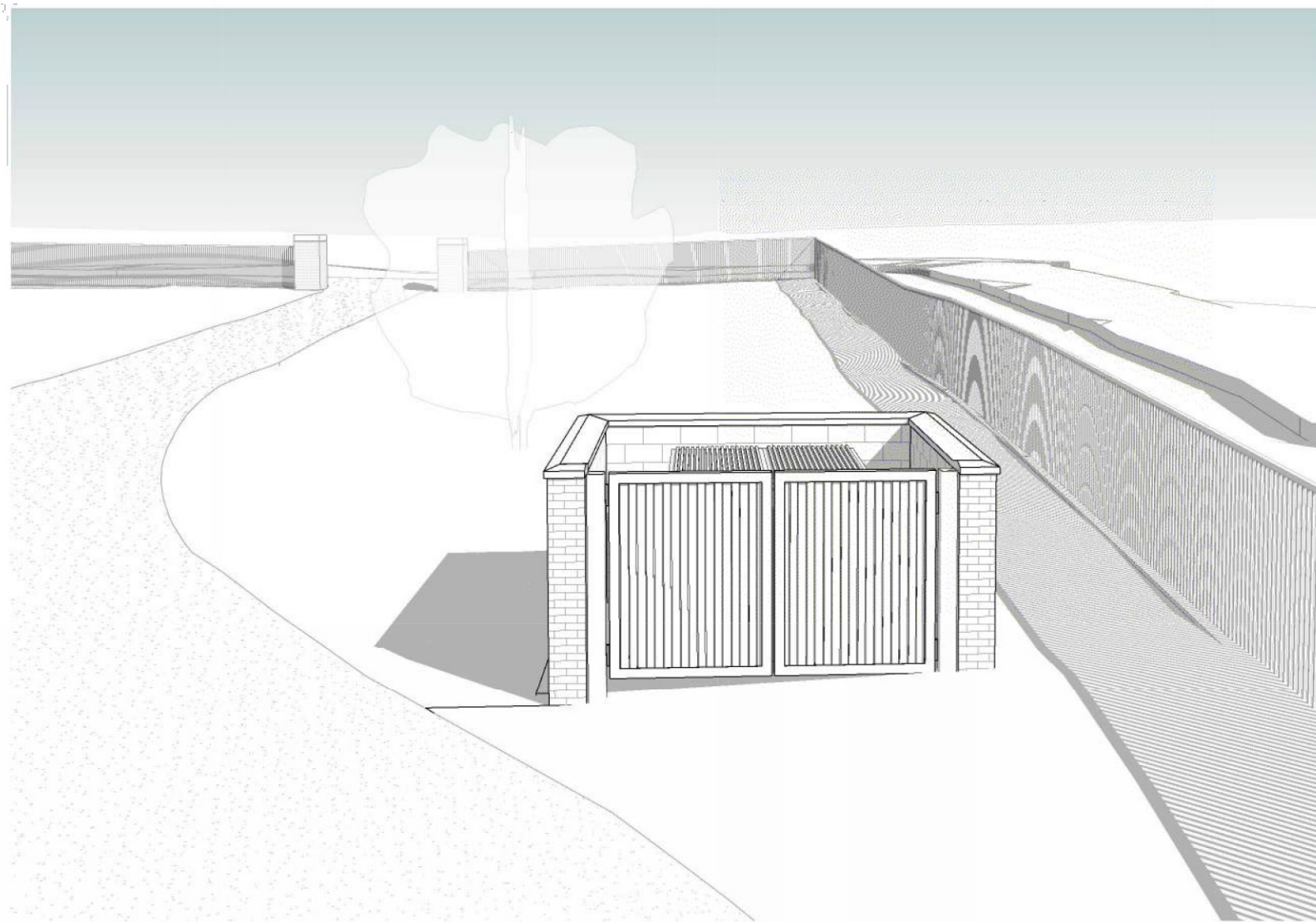
## DUMPSTER ENCLOSURE DETAILS

### SHEET NUMBER

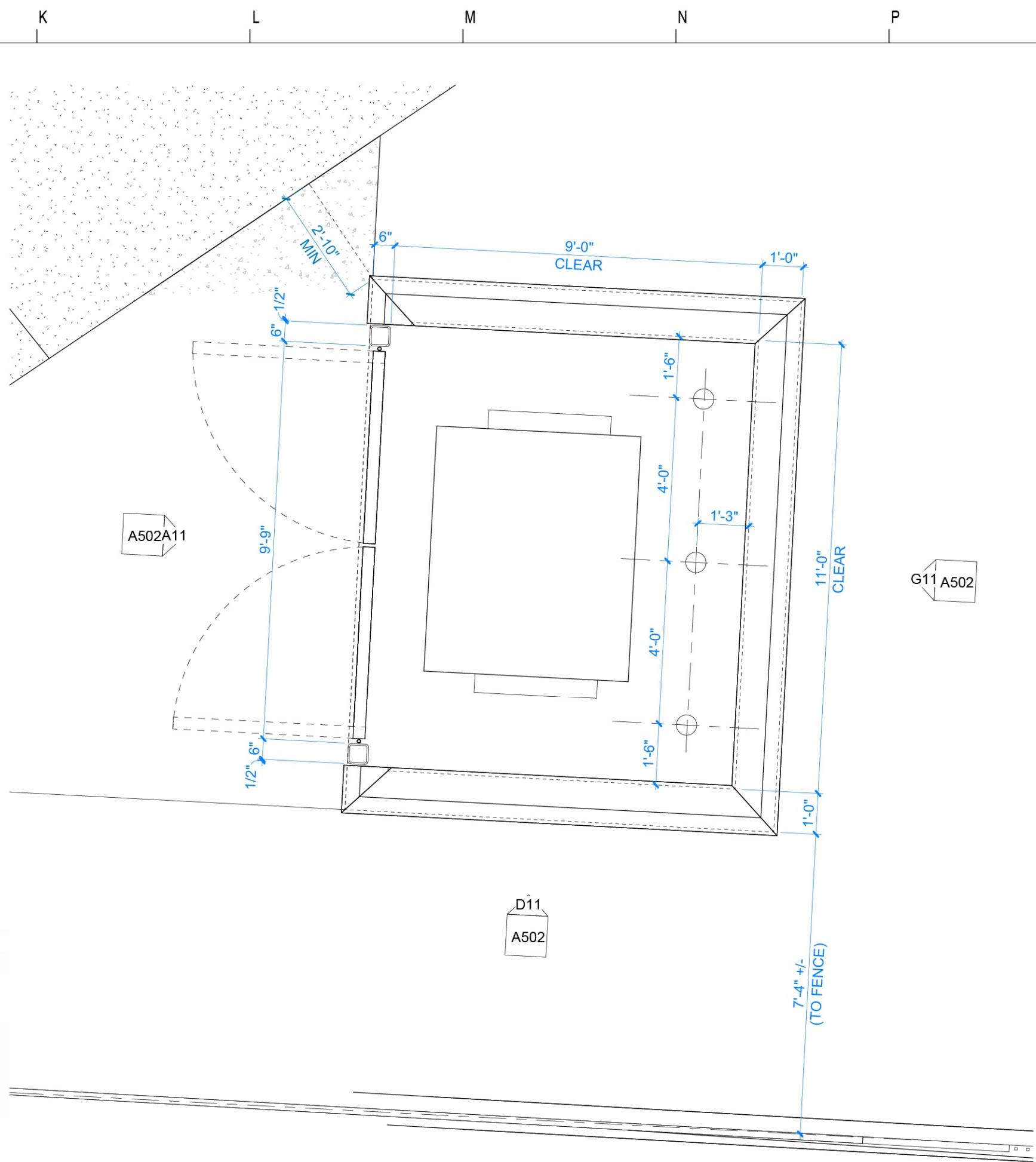
# A502



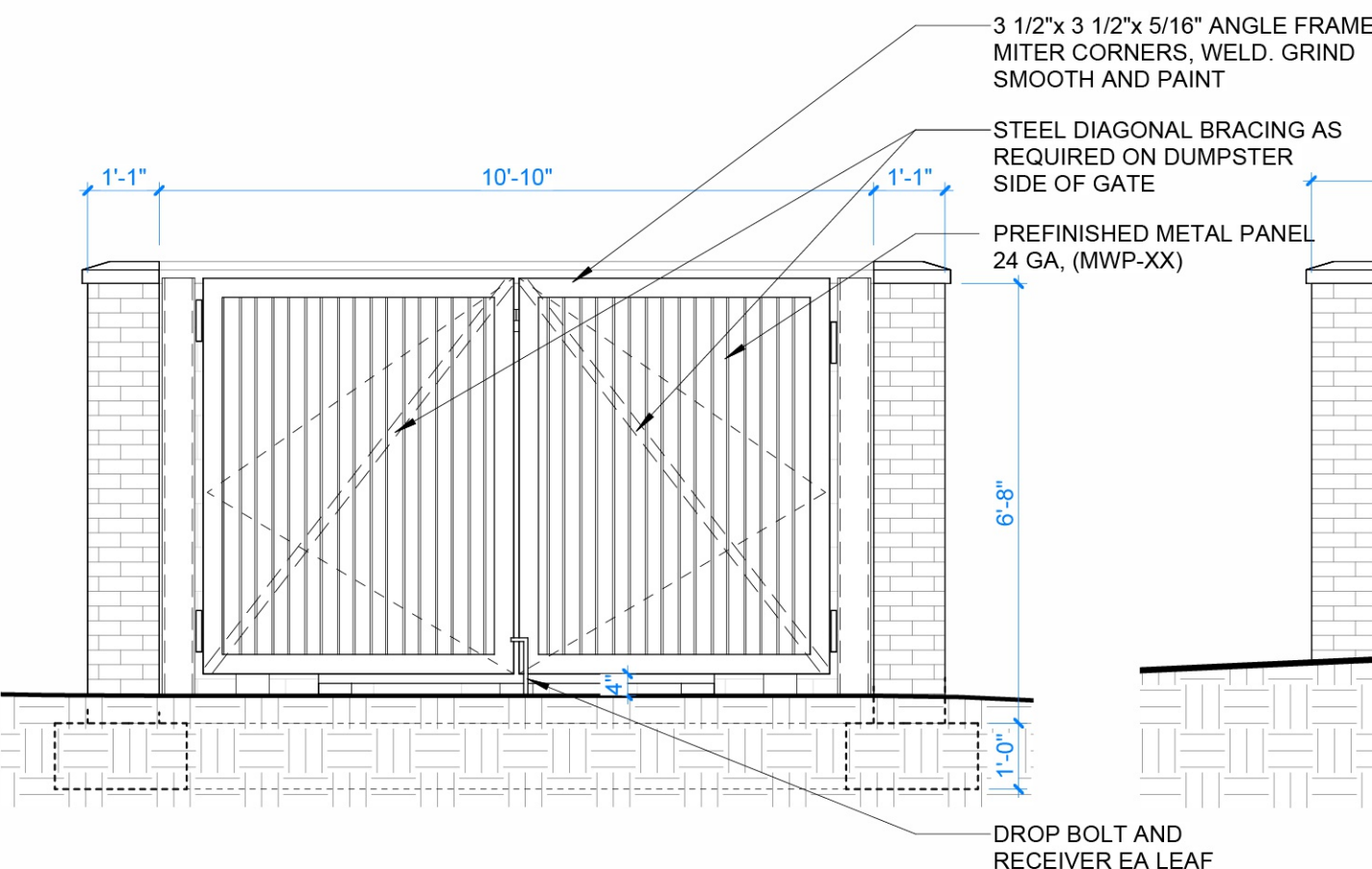
A5 SITE PLAN  
1" = 40'-0"



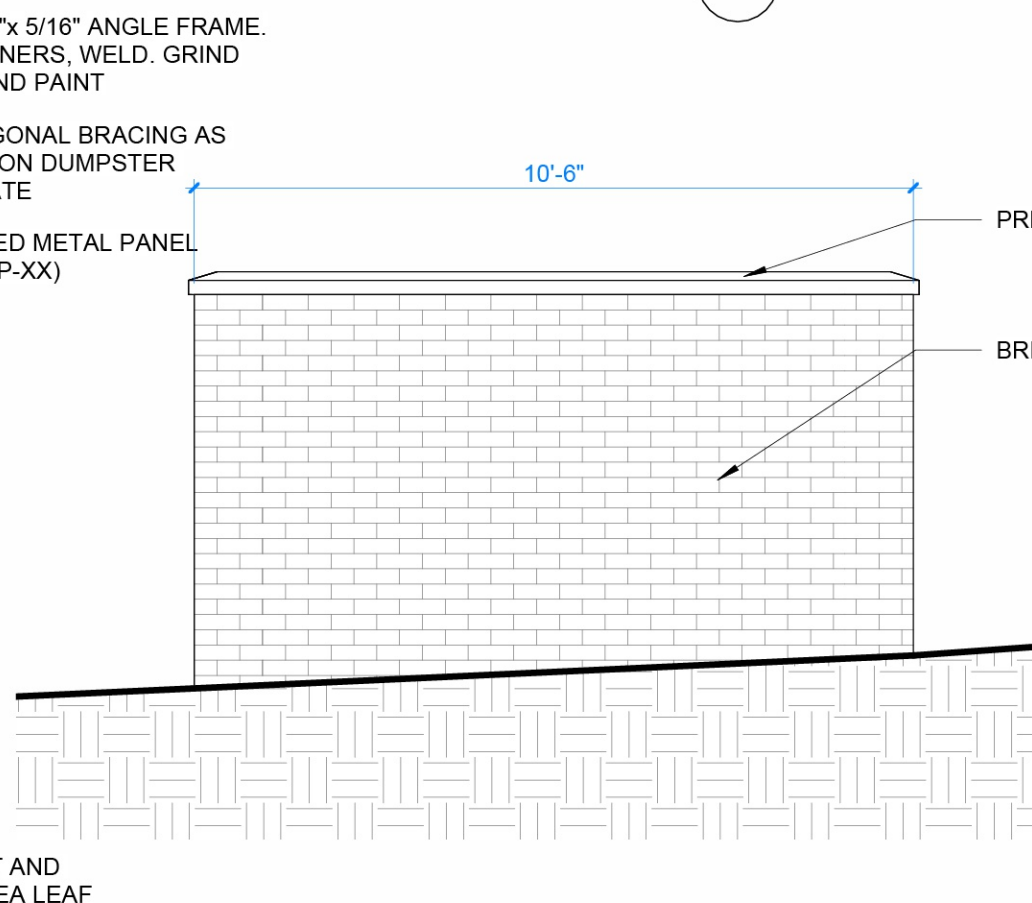
2 3D - DUMPSTER ENCLOSURE



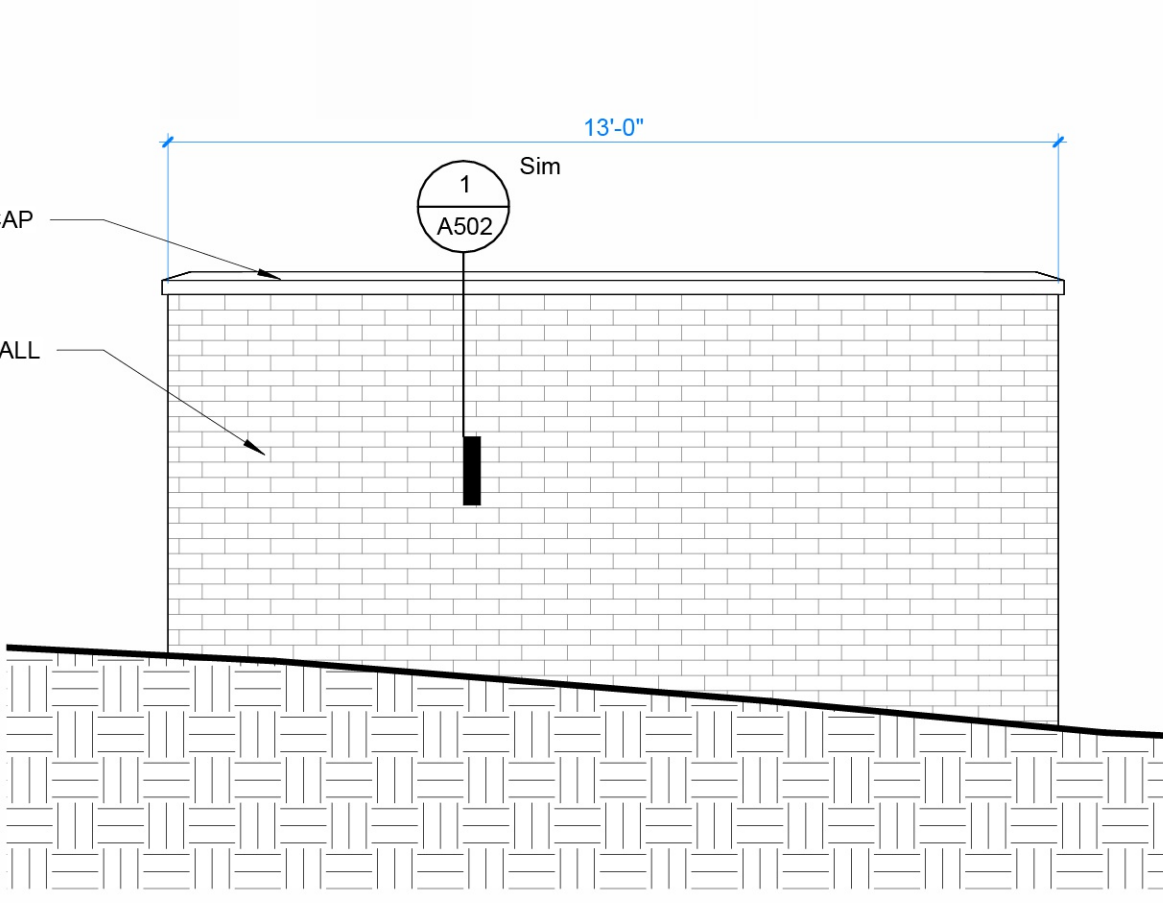
K6 EP - DUMPSTER ENCLOSURE  
3/8" = 1'-0"



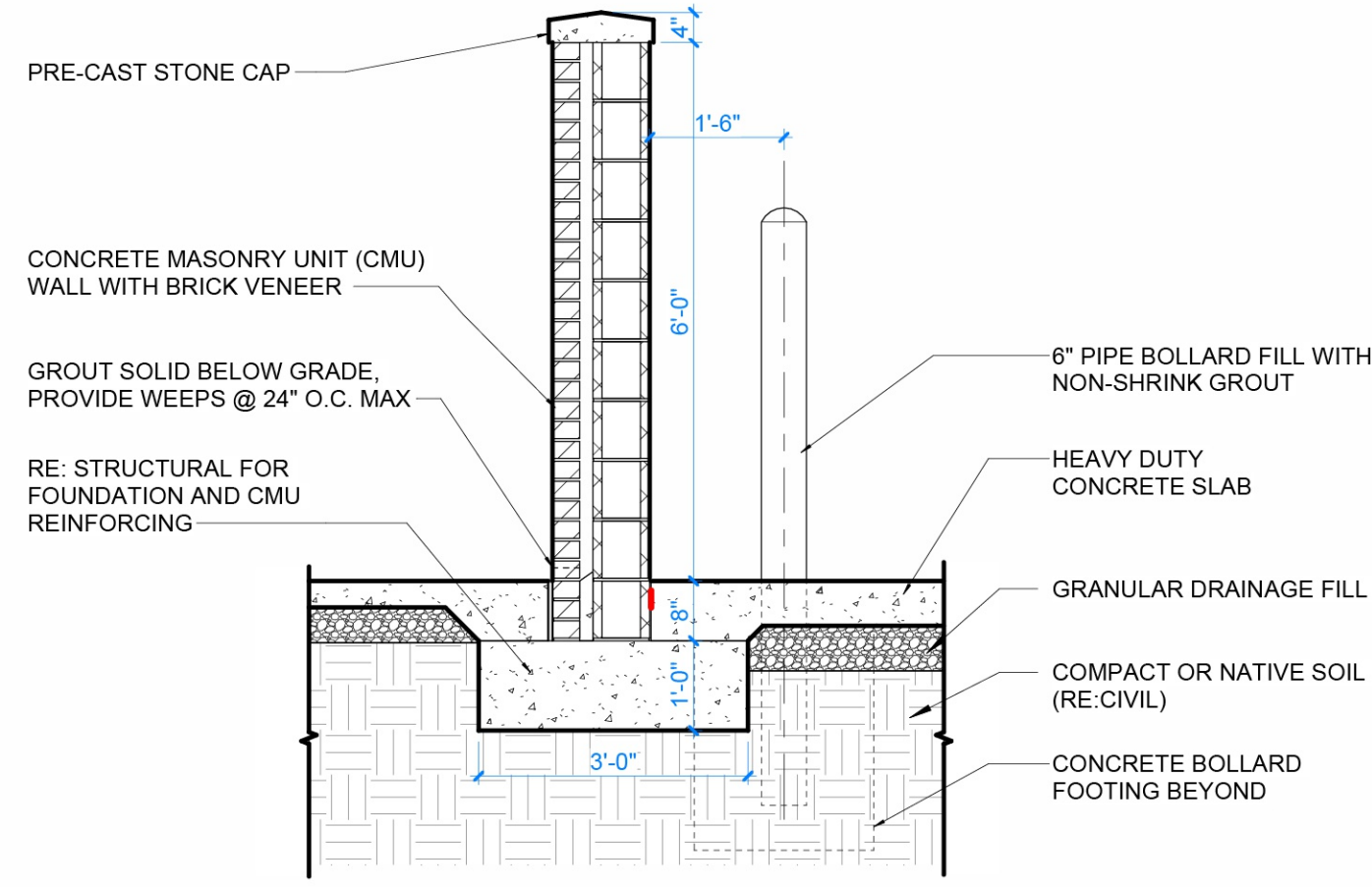
A11 ELEVATION - DUMPSTER ENCLOSURE (WEST)  
3/8" = 1'-0"



D11 ELEVATION - DUMPSTER ENCLOSURE (SIDES)  
3/8" = 1'-0"



G11 ELEVATION - DUMPSTER ENCLOSURE (EAST)  
3/8" = 1'-0"



1 DUMPSTER ENCLOSURE WALL  
1/2" = 1'-0"



# Dirtworks

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### PROJECT TITLE

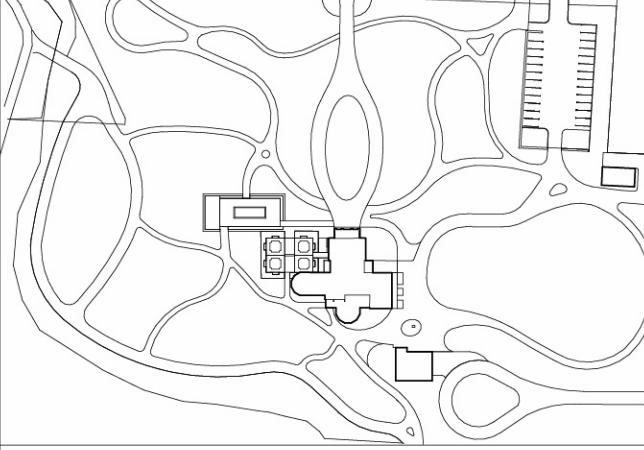
## 606 E CENTRAL

BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR         | DATE   |
|---|--------------------|--------|
|   | DESIGN DEVELOPMENT | 6/5/26 |

### KEY PLAN



### SIGN & SEAL

NOT FOR  
CONSTRUCTION

### DRAWN BY

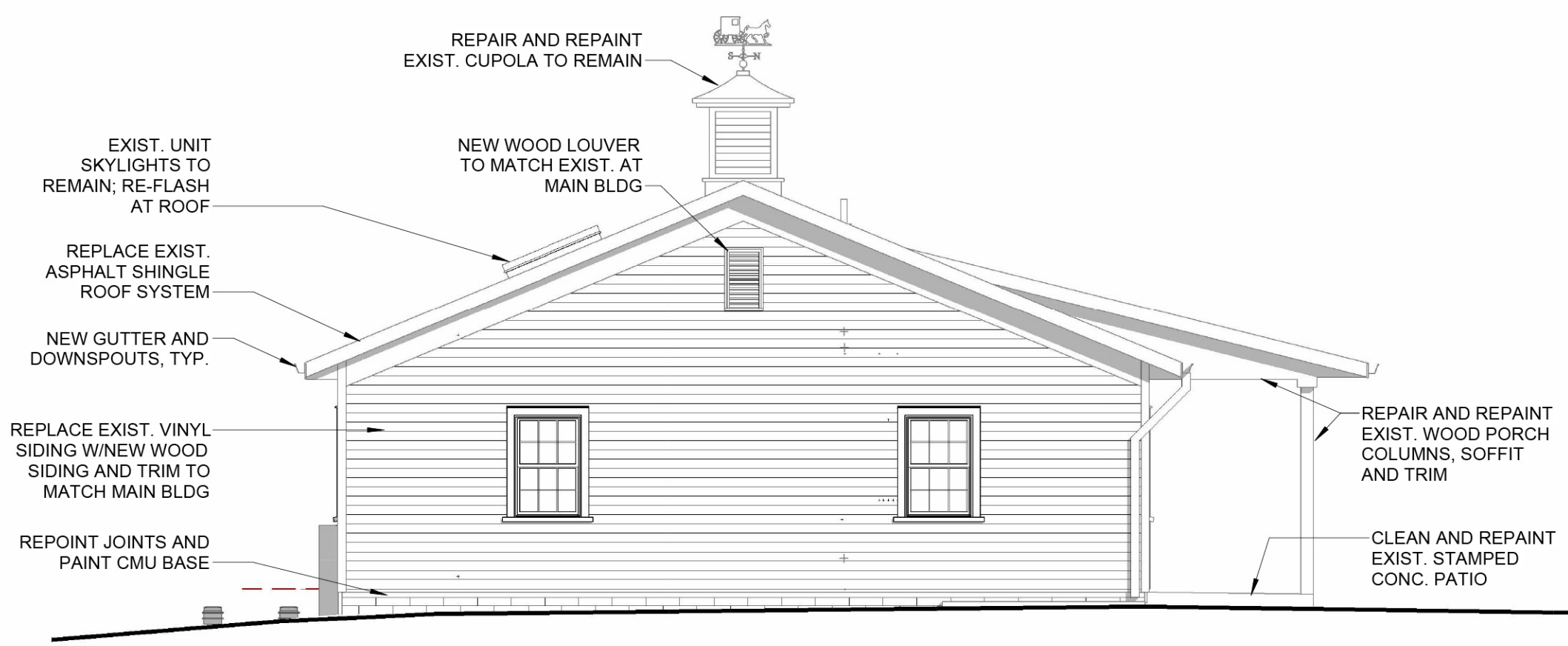
### CHECKED BY

### SHEET TITLE

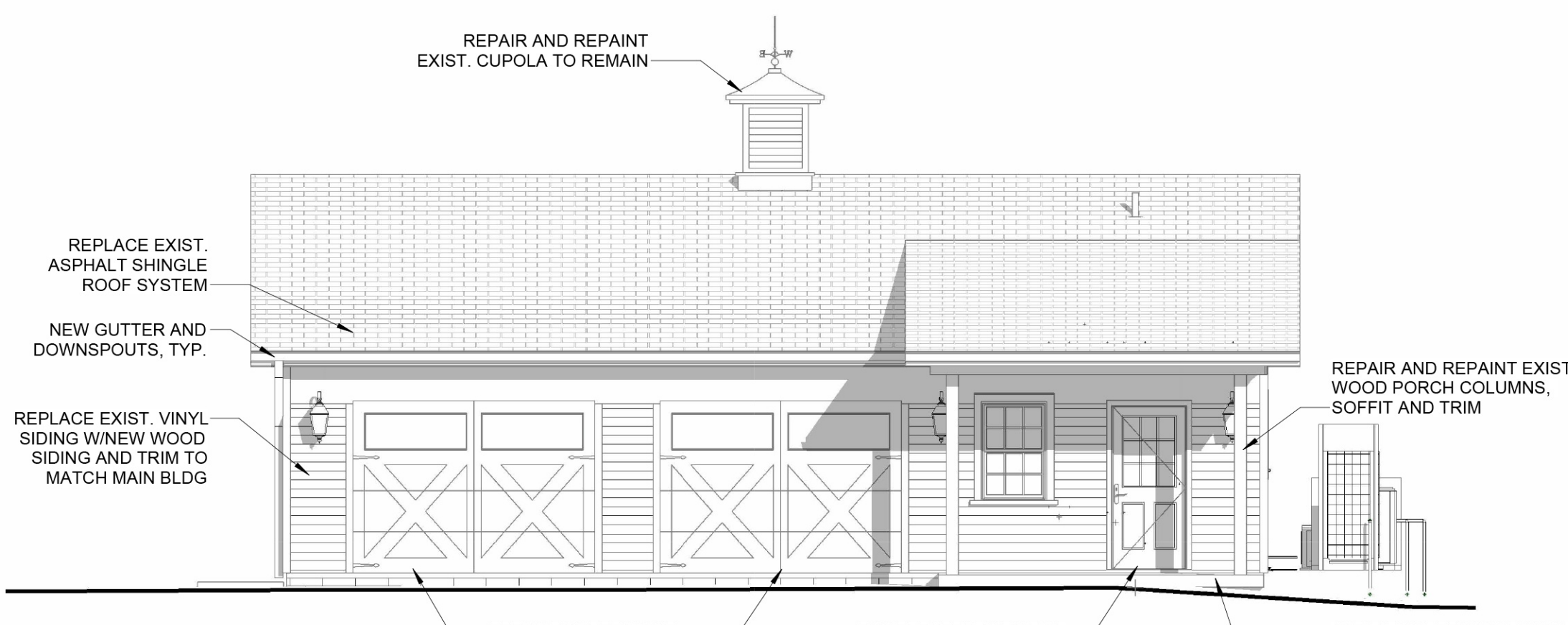
MAINTENANCE BUILDING  
EXTERIOR ELEVATIONS

### SHEET NUMBER

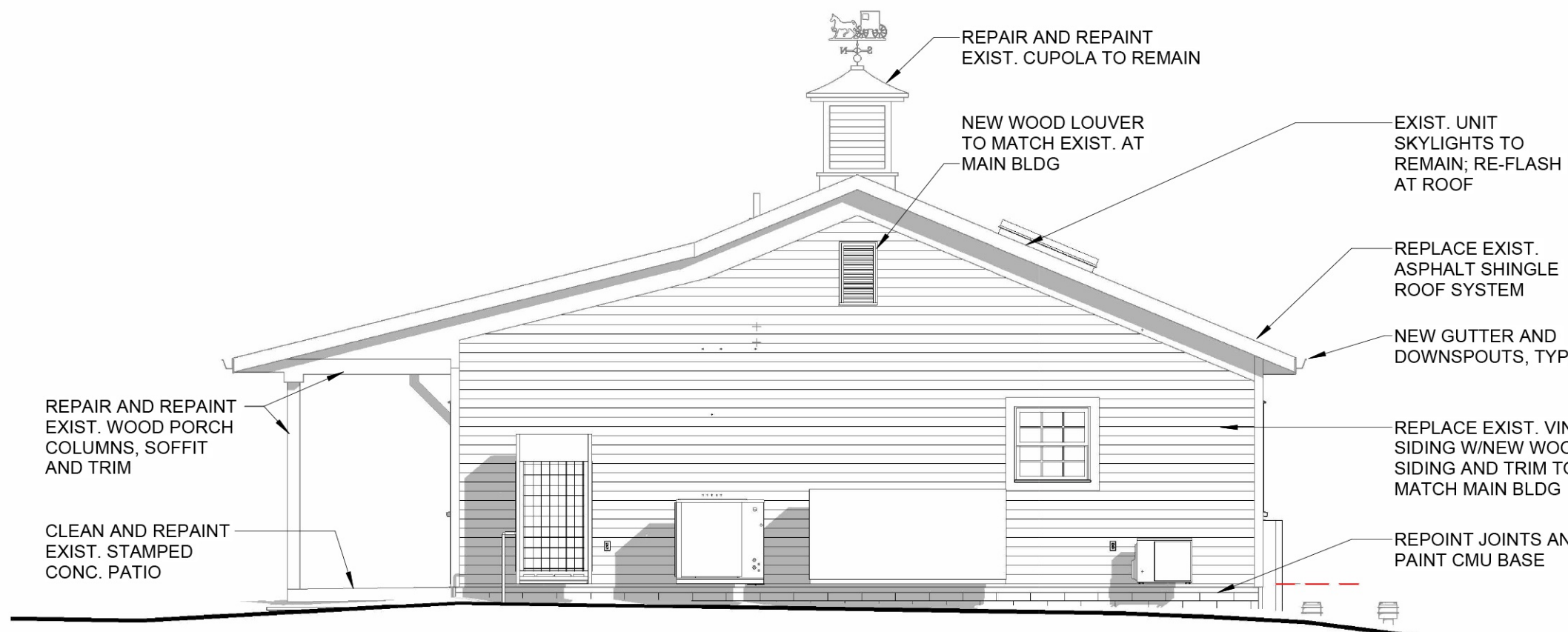
# A810



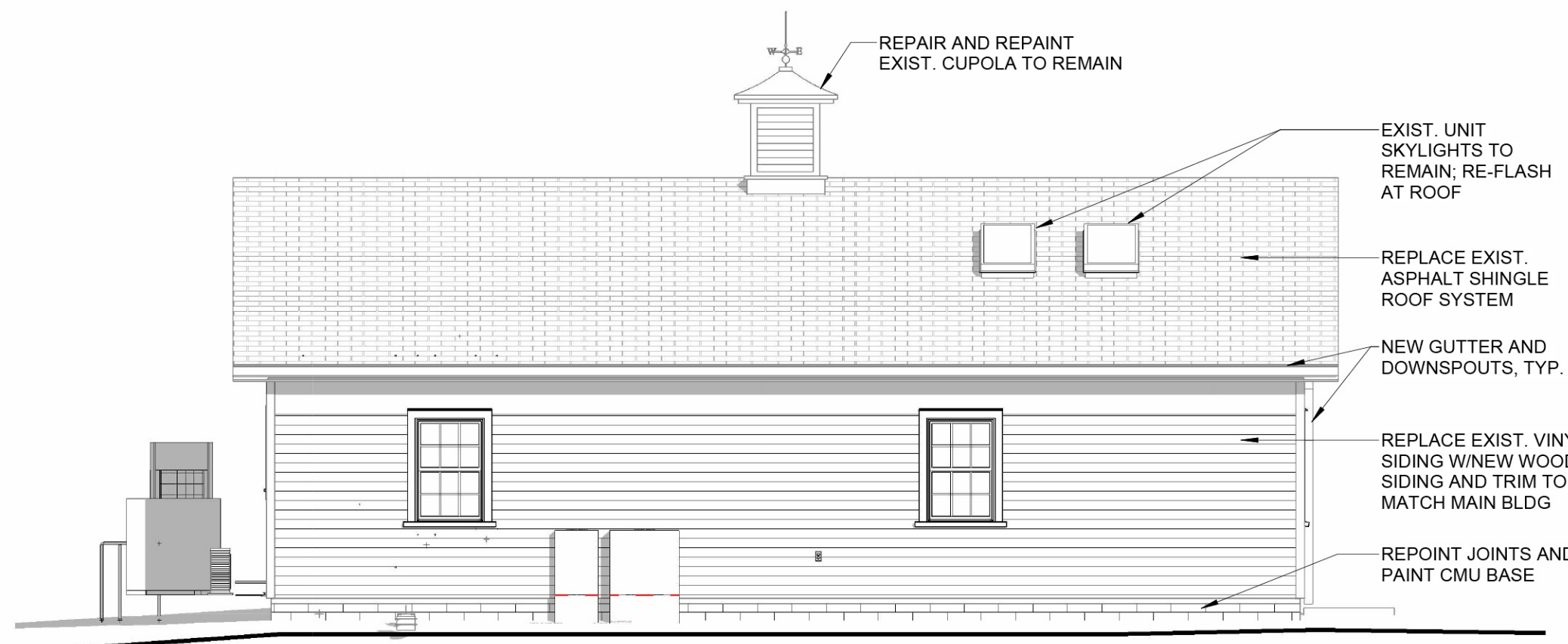
C4 GARAGE ELEVATION - EAST  
3/16" = 1'-0"



J4 GARAGE ELEVATION - NORTH  
3/16" = 1'-0"



C8 GARAGE ELEVATION - WEST  
3/16" = 1'-0"



J8 GARAGE ELEVATION - SOUTH  
3/16" = 1'-0"



A B C D E F G H J K L M N P

1

2

3

4

5

6

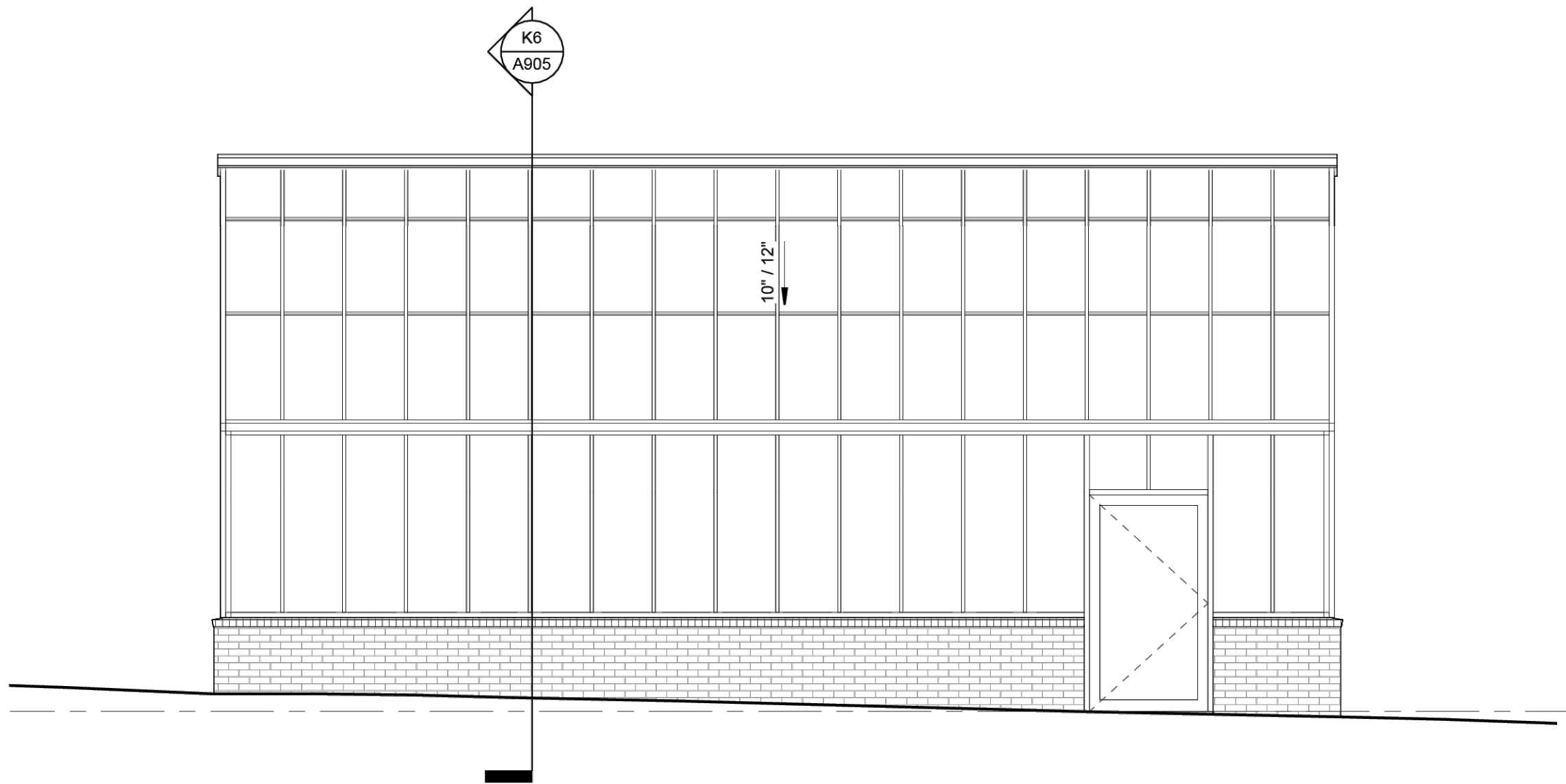
7

8

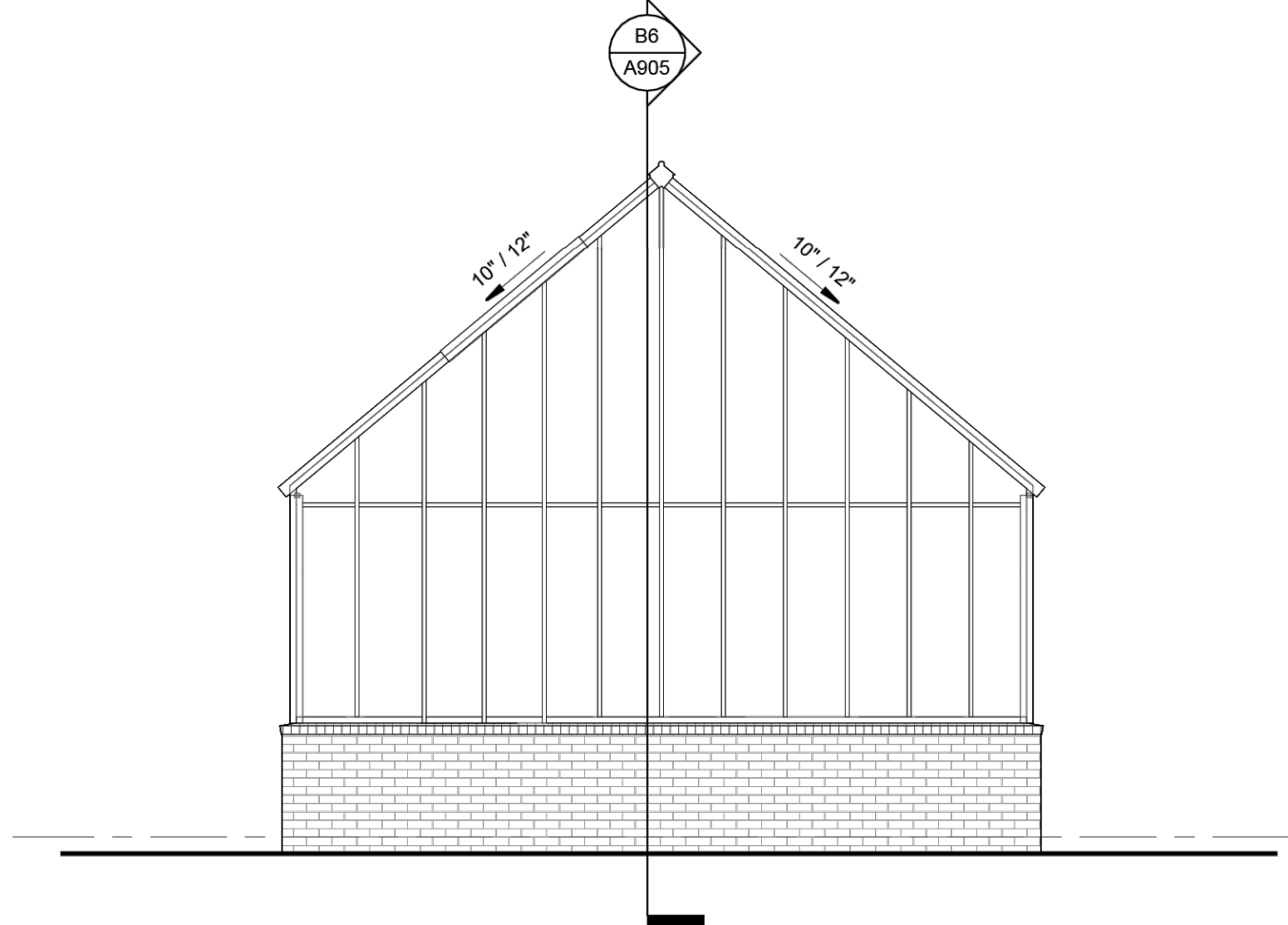
9

10

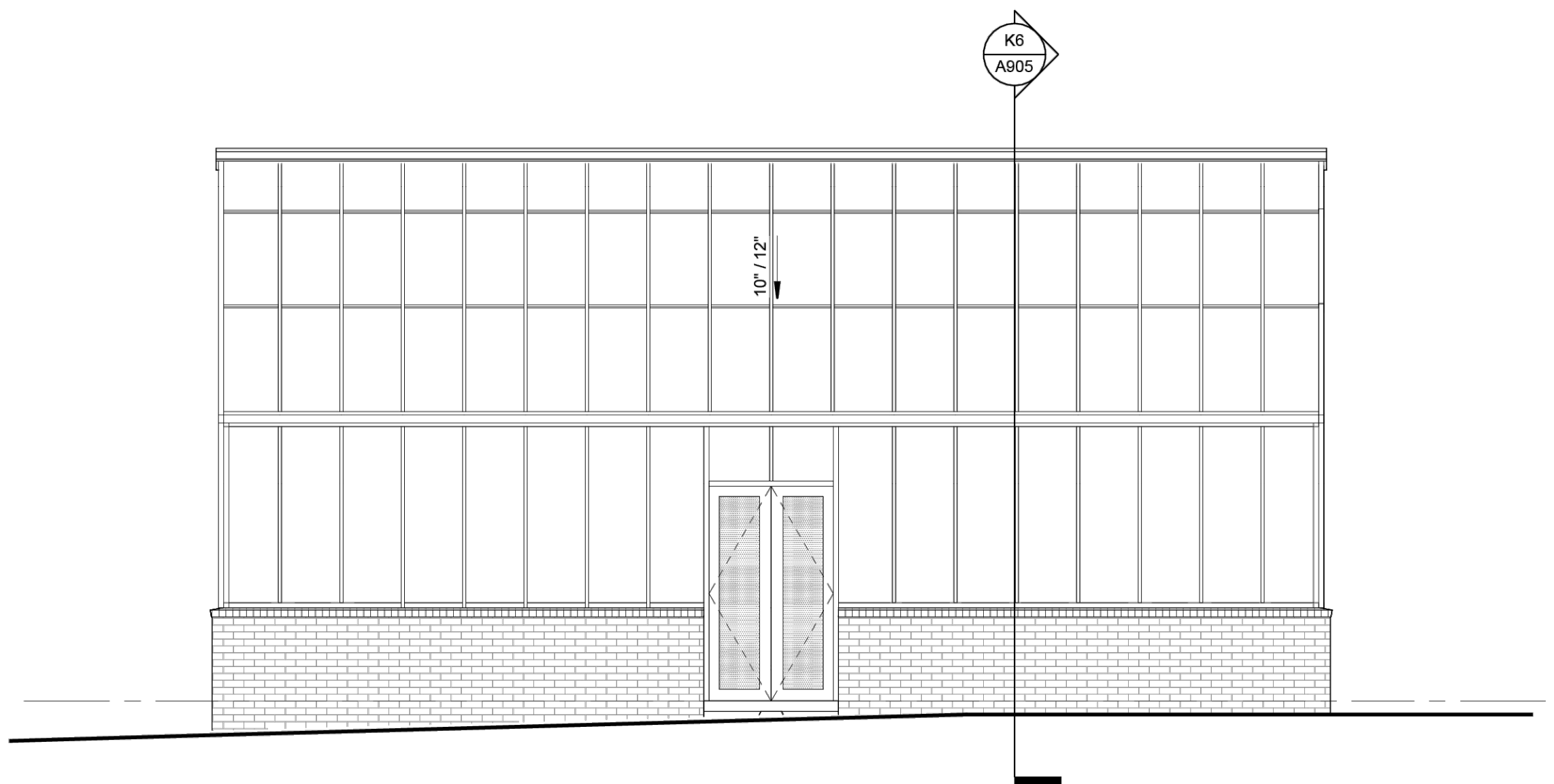
11



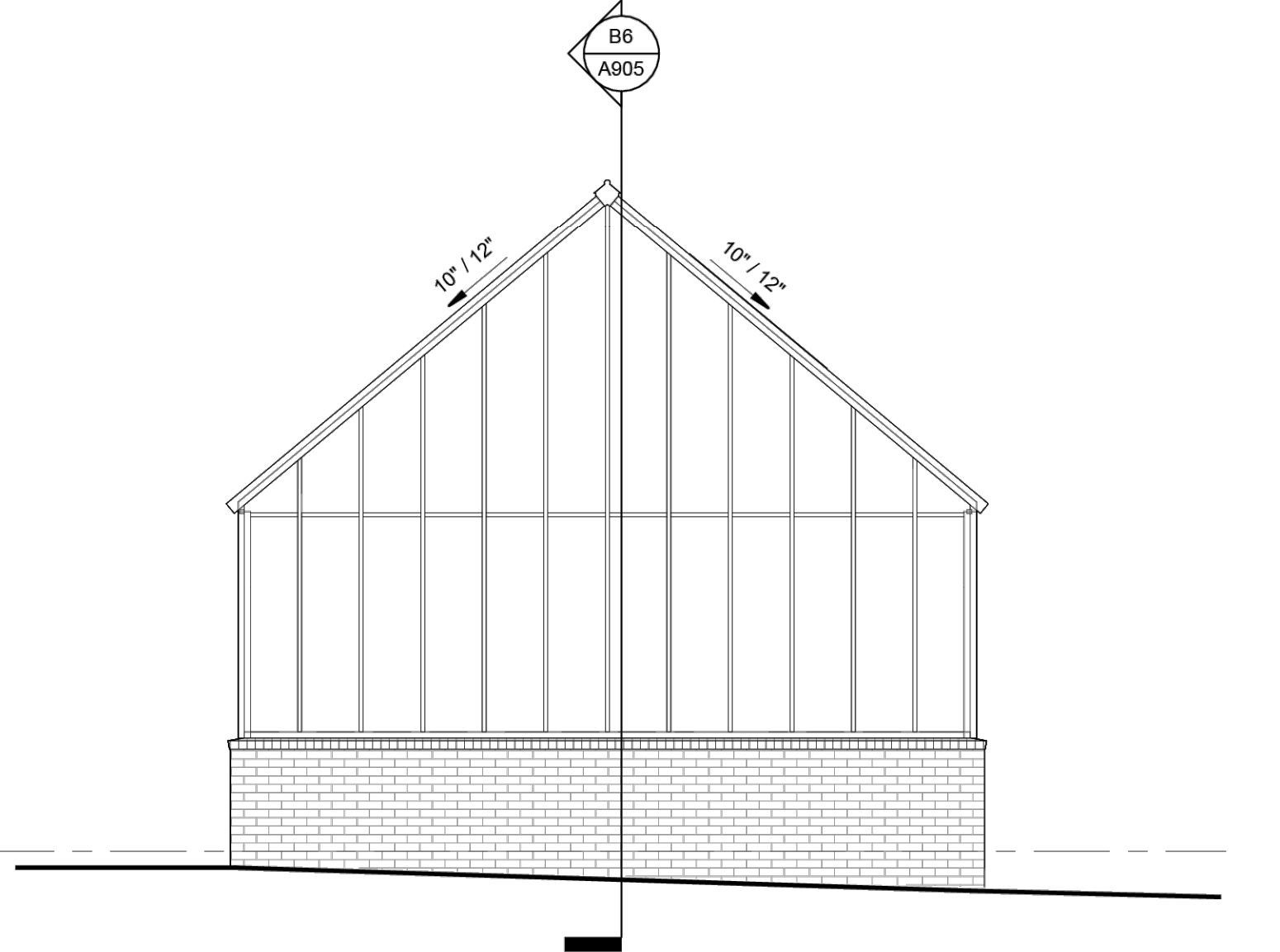
B6 GREENHOUSE ELEV - NORTH  
1/4" = 1'-0"



J6 GREENHOUSE - EAST  
1/4" = 1'-0"



B11 GREENHOUSE ELEV - SOUTH  
1/4" = 1'-0"



J11 GREENHOUSE - WEST  
1/4" = 1'-0"

A B C D E F G H J K L M N P

**Dirtworks**

561 SEVENTH AVENUE FLOOR 11  
NEW YORK, NY 10018  
(212) 589 2263

**WER**  
ARCHITECTS

901 WEST THIRD STREET  
LITTLE ROCK, AR 72201  
(501) 374 5300

CONSULTANTS

CIVIL ENGINEERS  
**CRAFTON TULL**  
901 N. 47TH STREET, SUITE 400  
ROGERS, AR 72756  
(479) 636 4838

MEP ENGINEERS  
**INSIGHT ENGINEERING**  
322 S STATE STREET, STE 201  
LITTLE ROCK, AR 72201  
(501) 237 3077

STRUCTURAL ENGINEERS  
**ENFRA TME, LLC**  
BUILDING 2, 1 ALLIED DRIVE, STE 2600  
LITTLE ROCK, AR 72202

KITCHEN CONSULTANT  
**MCKAY CONSULTANT LTD**  
1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

PROJECT TITLE

**606 E CENTRAL**  
BENTONVILLE, AR

PROJECT NUMBER: 31483

| # | ISSUED FOR         | DATE   |
|---|--------------------|--------|
|   | DESIGN DEVELOPMENT | 6/5/26 |

KEY PLAN

SIGN & SEAL

DRAWN BY

**NOT FOR  
CONSTRUCTION**

CHECKED BY

SHEET TITLE

**GREENHOUSE  
ELEVATIONS (BASE  
OPTION)**

SHEET NUMBER

**A901**



Dirtworks

561 SEVENTH AVENUE FLOOR 11  
NEW YORK, NY 10018  
(212) 589 2263

WER  
ARCHITECTS

901 WEST THIRD STREET  
LITTLE ROCK, AR 72201  
(501) 374 5300

CONSULTANTS

CIVIL ENGINEERS  
**CRAFTON TULL**  
901 N. 47TH STREET, SUITE 400  
ROGERS, AR 72756  
(479) 636 4838

MEP ENGINEERS  
**INSIGHT ENGINEERING**  
322 S STATE STREET, STE 201  
LITTLE ROCK, AR 72201  
(501) 237 3077

STRUCTURAL ENGINEERS  
**ENFRA TME, LLC**  
BUILDING 2, 1 ALLIED DRIVE, STE 2600  
LITTLE ROCK, AR 72202

KITCHEN CONSULTANT  
**MCKAY CONSULTANT LTD**  
1807 DODSON AVE  
FT. SMITH, AR 72901  
(479) 629 4572

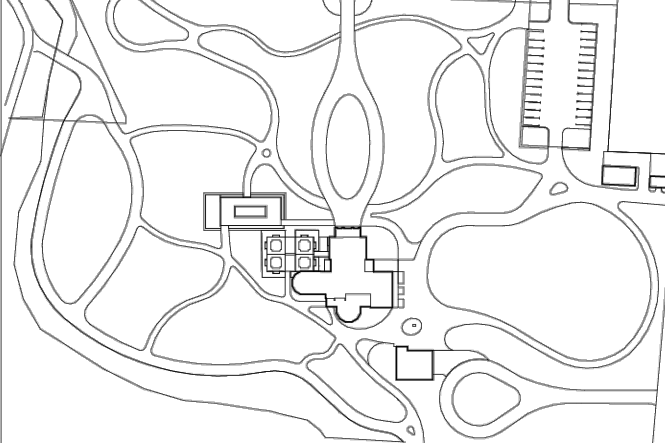
PROJECT TITLE

606 E CENTRAL  
BENTONVILLE, AR

PROJECT NUMBER: 31483

|   |                    |        |
|---|--------------------|--------|
| # | ISSUED FOR         | DATE   |
|   | DESIGN DEVELOPMENT | 6/5/26 |

KEY PLAN



SIGN & SEAL

NOT FOR  
CONSTRUCTION

DRAWN BY

CHECKED BY

SHEET TITLE

GARDEN SHED PLANS  
AND ELEVATIONS

SHEET NUMBER

A904

E7 GARDEN SHED - FLOOR PLAN  
1/4" = 1'-0"

K7 GARDEN SHED - ROOF PLAN  
1/4" = 1'-0"

A11 GARDEN SHED ELEVATION - SOUTH  
1/4" = 1'-0"

E11 GARDEN SHED ELEVATION - EAST  
1/4" = 1'-0"

H11 GARDEN SHED ELEVATION - NORTH  
1/4" = 1'-0"

M11 GARDEN SHED ELEVATION - WEST  
1/4" = 1'-0"



|                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|
|  | <b>Massary</b>            |
|                                                                                   | 201 SW E Street           |
|                                                                                   | <b>PC Date:</b> 9/15/2026 |

| Staff Report Details                             |                              |
|--------------------------------------------------|------------------------------|
| <b>Project Number</b>                            | (RZ26-0044)                  |
| <b>Applicant / Current Owner</b>                 | Dominic Massary              |
| <b>Site Area</b>                                 | +/- <b>[Site_Area]</b> Acres |
| <b>Current Zoning</b>                            | R-1, Suburban Single-family  |
| <b>Requested Zoning</b>                          | T3.1, Neighborhood Edge      |
| <b>Current Future Land Use Map Designation</b>   | Walkable Neighborhood        |
| <b>Requested Future Land Use Map Designation</b> | N/A                          |
| <b>Development Type / Use</b>                    | Single Family Home           |
| <b>Related projects</b>                          | N/A                          |

| Property Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Planning Commission <u>considered</u> a rezone to T4.1 on August 4th of this year which failed for lack of majority (3-3). The current rezone application is for a T3.1 zoning district.</p> <p>The subject property is located on Southwest E Street and Southwest 2nd Street, both local downtown roads. The current zoning of the property is R-1, Suburban Single-family, with a Future Land Use Map designation of Walkable Neighborhood. Surrounding properties are mostly zoned R-1 with T4.1, Neighborhood General, present in the immediate East and across the street to the West of the property. All surrounding and nearby properties have a Future Land Use Map designation of Walkable Neighborhood which ranges from T3.1 to T4.1 under standard review. Surrounding uses are single-family residential.</p> |

| Project Details                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The applicant is requesting this rezone to accommodate improvements to the footprint of the property and to take advantage of the more appropriate setback lines.</p> |

## 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 type combines compatibly-scaled single-family homes, town homes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. They also support some small neighborhood shops and are often near Neighborhood Centers and parks, making it easy to walk and bike for frequent trips. A rezone to T3.1 would be in compliance with this neighborhood place type.

## Public Comment

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

## Analysis / Waivers

The following criteria are evaluated under a standard review:

**Orderly Transition** The subject property is bordered by local downtown streets to the north and west. The property to the direct east is zoned T4.1 along with the property across the street to the west. The property to the direct south is zoned R-1 and so is the property across the street to the north. The northern properties are within the Traditional Neighborhood place type while the others are within the Walkable Neighborhood place type.

**Be within one transect degree of the zoning of the adjacent properties** The proposed rezone is within 1 transect degree of the surrounding properties.

## Conclusion

Staff recommends approval.

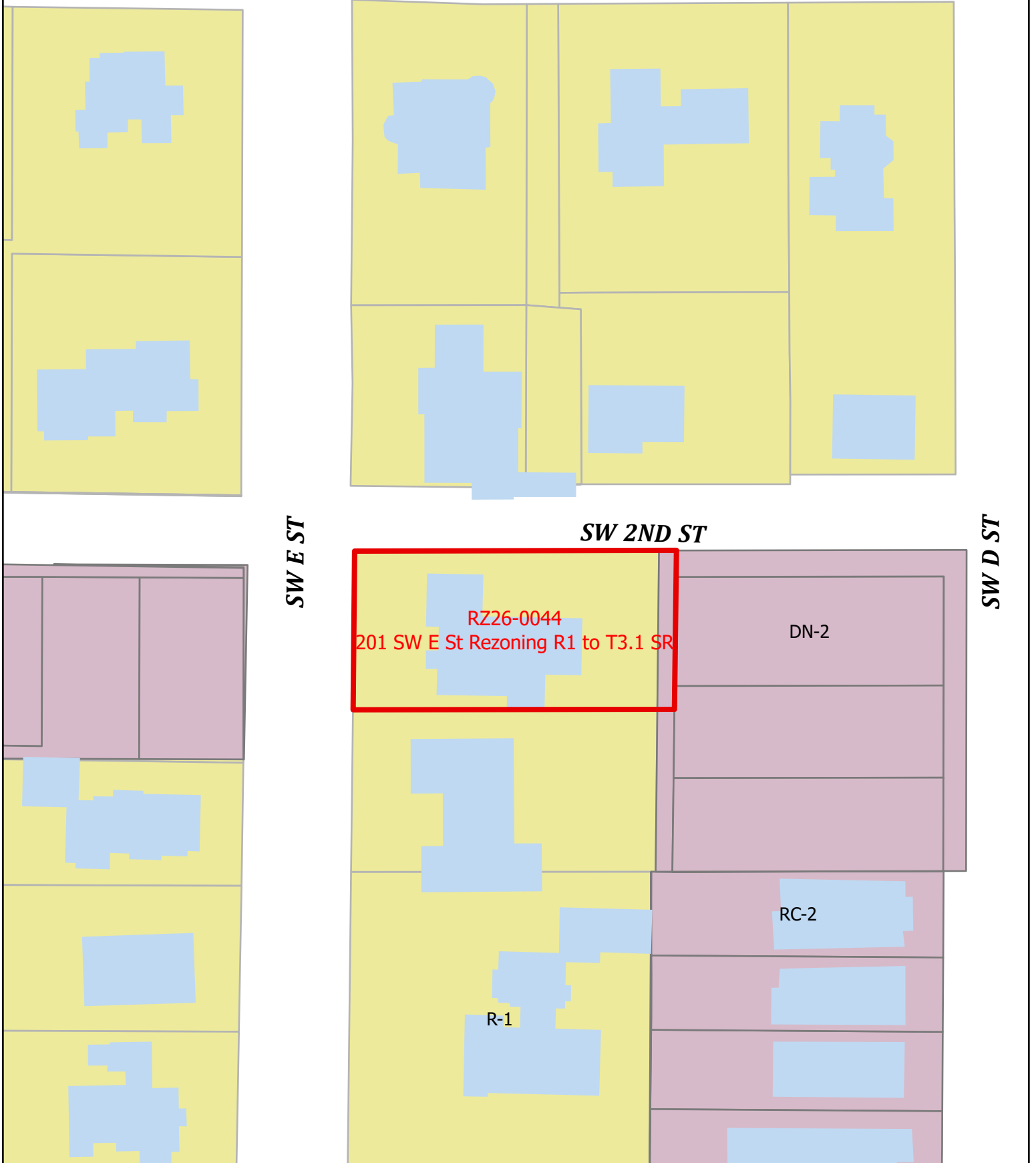
## Additional Details





PC Item

CENTRAL AVE NW  
D ST



**RZ26-0044**  
**201 SW E St Rezoning R1 to T3.1 SR**





## Narrative for the rezoning request of 201 SW E St. Bentonville

Dominic and Mary Massary  
201 SW E St  
Bentonville, AR 72712  
[Massary.2@gmail.com](mailto:Massary.2@gmail.com)

### Members of the Planning Commission

I am the owner of the residential property located at 201 SW E street and am writing to request a rezoning of this property from its current R1 classification to T3.1. This request is being made to accommodate improvements to the footprint of the property, taking advantage of the more appropriate setback lines. The rezoning also conforms to the zoning of immediately adjacent neighboring properties to the east and west which are zoned T4.1. There are no anticipated negative impacts to the community or infrastructure regarding utilities, roads, traffic, neighborhood compatibility, or public services as the property will remain a single-family residence. Per the Future Land Use Map and Table 2.1 Place Type Correlation with Zoning Districts 201 SW E St falls within Walkable Neighborhoods districts and rezoning to T3.1 General Neighborhood would fall under the standard review criteria.

Thank you for your time

Dominic and Mary Massary





## Materesa Corporation

901 E. Central Ave.

**PC Date:** 9/15/2026

## Staff Report Details

|                                                  |                                         |
|--------------------------------------------------|-----------------------------------------|
| <b>Project Number</b>                            | RZ26-0043                               |
| <b>Applicant / Current Owner</b>                 | CMI Construction / Materesa Corporation |
| <b>Site Area</b>                                 | +/- 0.25 Acres                          |
| <b>Current Zoning</b>                            | R-1                                     |
| <b>Requested Zoning</b>                          | T3.2                                    |
| <b>Current Future Land Use Map Designation</b>   | Traditional Neighborhood                |
| <b>Requested Future Land Use Map Designation</b> | N/A                                     |
| <b>Development Type / Use</b>                    | Single-Family Residential               |
| <b>Related projects</b>                          | N/A                                     |

## Property Description

The subject property is located at the intersection of NE H St. and E. Central Ave., a Downtown Local and Downtown Collector, respectively. The current zoning of the property is R-1, Suburban Single-Family, with a Future Land Use Map designation of Traditional Neighborhood. Adjacent properties to the north, east, and west are R-1 in the Traditional Neighborhood Place Type, with single-family homes throughout. To the south there is R-1 and the Apple Jack PRD, within the Urban Neighborhood Place Type. 300 feet to the east is the Walkable Neighborhood place type with T5 zoning districts on all corners of the intersection of Central and J Street.

## Project Details

The applicant is requesting this rezone to bring the property into alignment with the City's Future Land Use Plan.

## Relationship to the Community Plan

The Community Plan characterizes the Traditional Neighborhood Place Type as a bridge between denser,



## Relationship to the Community Plan

more mixed-use walkable neighborhoods and more dispersed, automobile-oriented suburban neighborhoods. The viability of walking and biking for many trips is still maintained throughout this place type. The rezone request of T3.2 is considered a "standard review" for the subject property pursuant to Table 2.1 of the Bentonville Community Code.

## Public Comment

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

## Analysis / Waivers

The following criteria are evaluated under a Standard Review:

**Establishment of an orderly transition from the center to the edge of the place type.** The subject property is bordered by a downtown local to the west and a downtown collector to the south. The properties directly to the north, east, and west are zoned R-1, while to the south lies a mix of R-1 and PRD. A T3.2 zone would provide for an orderly transition from denser development to the south to less dense development to the north, and east..

**Being within one (1) transect degree of the zoning of the adjacent properties.**

The proposed rezone to T3.2 falls within the one (1) transect degree of adjacent properties, as is required per the outlined standard review procedure.

## Conclusion

Staff recommends approval.

## Additional Details

**BWU Comments:** This request is consistent with future land use map under the standard review requirements. The subject site has an existing credit for one unit. Any proposed additional units that add any discharge to the sewer system would not be permitted until the downstream interceptor lines are upsized.



PC Item

R-3

**NE 2ND ST**

DN-1

R-1

**NE H ST**

**NE I ST**

RZ26-0043

901 E Central Conforming R1 to T3.2

C-3

**E CENTRAL AVE**

**SE G CT**

**SE H ST**

PUD

PRD

**SE APPLEJACK CT**



**RZ26-0043**  
**901 E Central Ave**







PO Box 8797  
Springdale, Arkansas 72766  
# 479-717-2677 Fax # 479-717-2679

**8/8/2026**

**To:** City of Bentonville Development Services & Planning Commission

**From:** James Hall Owner CMI Construction on behalf of Materesa Corporation authorized representative Joseph Shen

**Subject:** Request for Rezoning from R-1 (Suburban Single-Family) to T3.2 (Neighborhood Transition)

**Property Address / Parcel ID:** 901 E Central Avenue / 01-03268-000

**Executive Summary**

I am formally requesting a rezoning for the property located at **901 E Central** from **R-1 (Suburban Single-Family)** to **T3.2 (Neighborhood Transition)**. The property is currently designated as **Traditional Neighborhood** on the City of Bentonville Future Land Use Map (FLUM). The requested T3.2 transect zone is a conforming zoning district for this Place Type, and this reclassification directly aligns the property's underlying zoning with the City's adopted vision for walkable, context-sensitive residential growth.

**1. Direct Alignment with the Future Land Use Map (FLUM)**

Under the Bentonville Community Code, the **Traditional Neighborhood** Place Type specifically identifies **T3.2 (Neighborhood Transition)** as a conforming residential zone designed to serve low-to-medium intensity neighborhoods. Rezoning this site from conventional R-1 suburban zoning to the T3.2 transect zone transitions the property into full alignment with the City's comprehensive plan, eliminating land use non-conformities and establishing appropriate form-based standards.

**2. Neighborhood Transition & Contextual Scale**

The T3.2 zone maintains the low-intensity, human-scaled character of the surrounding residential fabric while providing improved site development flexibility. With a building height limit capped at 36 feet and strict dimensional standards, T3.2 ensures that future construction will match the scale of the existing Traditional Neighborhood, acting as an intentional, harmonious bridge between suburban single-family lots and core neighborhood corridors.

**3. Enhanced Design Flexibility & Infrastructure Efficiency**

Transitioning to T3.2 allows for modern, walkable neighborhood design utilizing existing city infrastructure. T3.2 supports lot efficiency (minimum lot widths of 50 ft, or 40 ft with alley access), reduced setback requirements, and flexible parking arrangements. These dimensional standards enable quality single-family development with traditional streetscape appeal.

**4. Community Compatibility & Service Impact**

Reclassifying this parcel will not adversely impact municipal services, traffic patterns, or adjacent properties. The primary land use remains residential. By applying T3.2 standards, any future development will enhance the physical form, pedestrian edge, and architectural cohesion of the surrounding streetscape.

Thank you for your time and consideration of this conforming rezoning request.

Sincerely,

**James B Hall, CMI Construction**



**Palmer Revocable Trust: Public Hearing only (sign posted less than 15 days).**

501 N Main Street

**PC Date:** 9/15/2026

## Staff Report Details

|                                                  |                             |
|--------------------------------------------------|-----------------------------|
| <b>Project Number</b>                            | (RZ26-0042)                 |
| <b>Applicant / Current Owner</b>                 | Palmer Revocable Trust      |
| <b>Site Area</b>                                 | +/- <b>[.35]</b> Acres      |
| <b>Current Zoning</b>                            | R-1, Suburban Single-Family |
| <b>Requested Zoning</b>                          | T4.1, Neighborhood General  |
| <b>Current Future Land Use Map Designation</b>   | Walkable Neighborhood       |
| <b>Requested Future Land Use Map Designation</b> | N/A                         |
| <b>Development Type / Use</b>                    | Single-family dwelling      |
| <b>Related projects</b>                          | N/A                         |

## Property Description

The subject property is located at 501 N Main Street. There is existing R-1 to the north, east, and south. Directly west and south west of the property is T4.1. The property is on the southern border of the Walkable Neighborhood place type with the more intense place type, Urban Neighborhood, across NW 5 Street and continuing south to the square. The applicant is requesting to rezone this property to T4.1 which is considered standard review for the Walkable Neighborhood place type.

Within this place type T3.1, T3.2, and T4.1 are authorized under standard review. T4.1 allows for a variety of housing types up to 4 dwellings per building and the height is limited to 3 stories or 40ft.

## Project Details

The applicant states that this rezone would optimize site efficiency while preserving more private backyard space for a proposed single-family residence

## Relationship to the Community Plan



## Relationship to the Community Plan

The Community Plan sets forth the vision and goals for the entire community and has mapped this area with a "Walkable Neighborhood" place type. Table 2.1 of the Bentonville Community Code classifies T4.1 as being appropriate for the Walkable Neighborhood place type. This rezone request on a corner lot, fronting a Downtown Collector (NW 5th), a Downtown Local (Main St) and the higher intensity place type of Urban Neighborhood, is consistent with the Community Plan, and lends itself well for a T4.1 Zoning District.

## Public Comment

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

## Analysis / Waivers

The following criteria is evaluated under standard review:

**Orderly transition:** A T4.1 zoning district is an orderly transition when starting from the south (the city center) to the northerly, less intense place types (and transects). Proceeding from west to east, the transition is orderly in that directly west is a T4.1 zoning district and the Recreation Outdoor and Entertainment place type is further east (Compton Gardens and the Greenway).

**Within 1 transect of adjacent zones:** R-1 is considered as T3 for zone transitions. T4.1 is within 1 transect of adjacent properties.

## Conclusion

Staff recommends approval of the T4.1 rezone.

## Additional Details

BWU comments: The proposed zoning to T4.1 falls within the standard review category for this place type. This property is located within the Townbranch sewer basin and has one existing residential unit to be used as a credit for the wastewater development fee. If this property is redeveloped and more than one unit is proposed, a wastewater development fee will be applied for each additional unit.



PC Item



**RZ26-0042**  
**Palmer (R-1 to T4.1 SR)**







---

Aug 6, 2026

Dear Bentonville Planning Commission,

We are submitting a formal request to rezone the property located at 501 N Main St from R-1 to T4.1 (Neighborhood General). This proposed change directly aligns with the Bentonville Future Land Use Plan, which designates this parcel within a Walkable Neighborhood, with T4.1 approvable Standard Review.

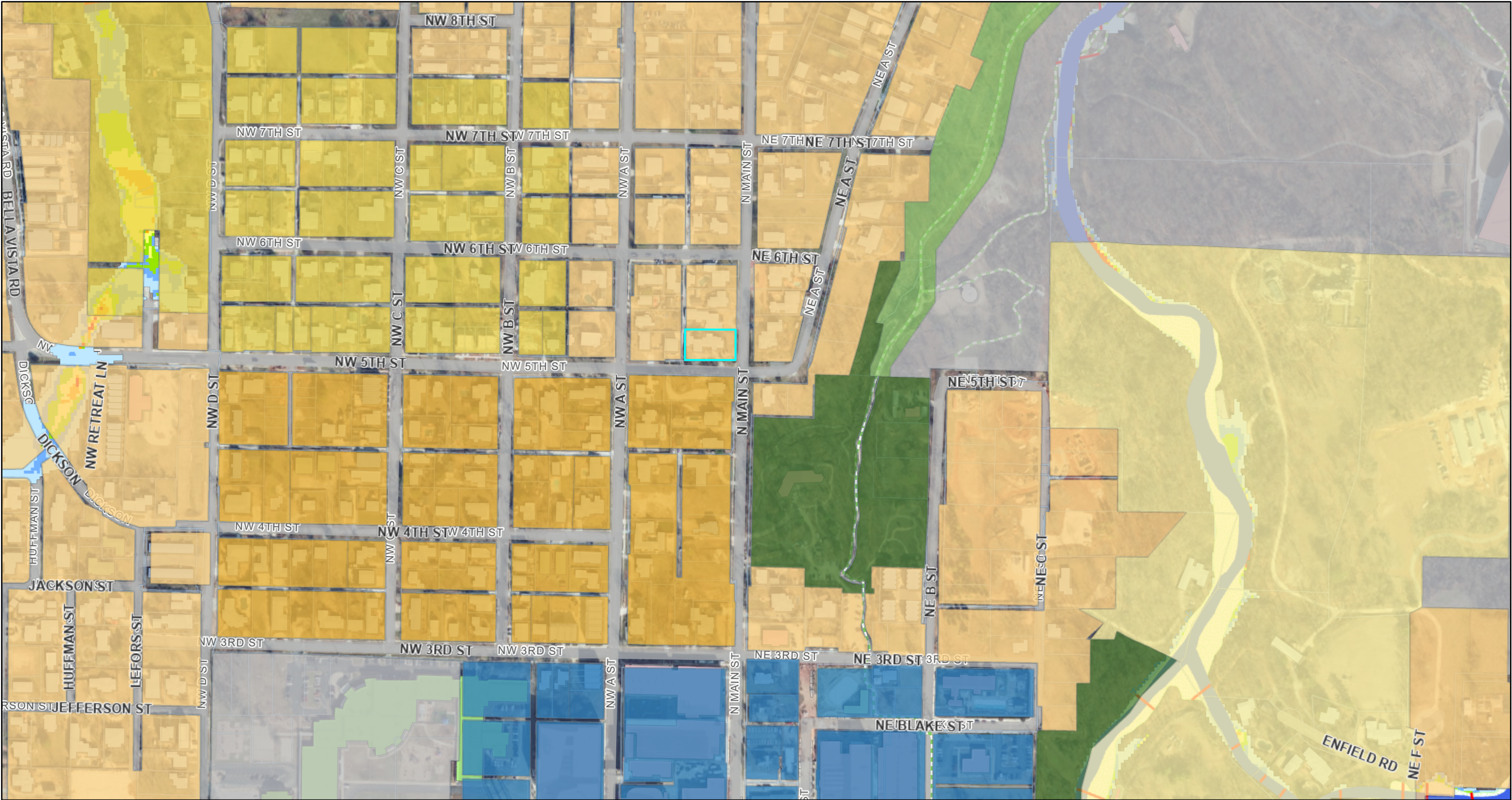
The surrounding area includes single-family homes, duplexes, townhomes, and small multi-family. Transitioning 501 N Main St to T4.1 allows for 12-foot front and corner side setbacks, enabling a design footprint that optimizes site efficiency while preserving more private backyard space for a proposed single-family residence.

Thank you for your time and consideration of this request.

Respectfully,  
Mark Haney



RZ26-0042 FLUM



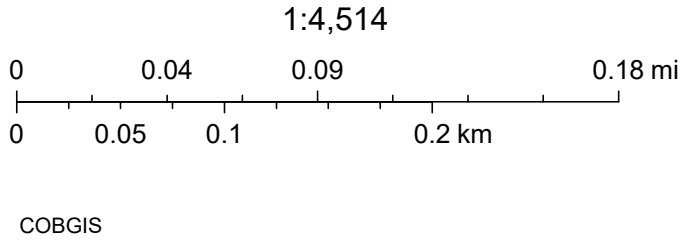
9/4/2026, 11:12:18 AM

2025 Land Use Plan

- Neighborhood Suburban
- Neighborhood Walkable
- Neighborhood Urban
- Center City
- Neighborhood Traditional

- Recreation Outdoor and Entertainment
- Recreation Parks and Public Space
- Other Civic and Institutional
- Tax Parcels
- BLE-Flood Depth 1% (Benton County)
- 0 - 1ft

- 1-2ft
- 2-3ft
- 3-4ft
- 4-5ft
- >5ft
- Drainage Structures
- Special Flood Hazard Area
- AE,
- FLOODWAY
- Base Flood Elevation







## Community Code Amendments

**PC Date:** 8/18/2026

### Staff Report Details

|                                                  |          |
|--------------------------------------------------|----------|
| <b>Project Number</b>                            | 2026-862 |
| <b>Applicant / Current Owner</b>                 |          |
| <b>Site Area</b>                                 |          |
| <b>Current Zoning</b>                            |          |
| <b>Requested Zoning</b>                          |          |
| <b>Current Future Land Use Map Designation</b>   |          |
| <b>Requested Future Land Use Map Designation</b> |          |
| <b>Development Type / Use</b>                    |          |
| <b>Related projects</b>                          |          |

### Property Description

These code amendments are proposed to fill in some gaps that were missed with the adoption of the new code such as adding back in the Bentonville Airport zones and the common signage plan. Other amendments are proposed as the new regulation appears to have gone too far, such as the limit on development of slopes over 30% and the height limits of parking structures. Finally, there are amendments that provide more clarity such as which transect aligns to each special district and that temporary use permits are not needed for staging on site.

### Project Details

### Relationship to the Community Plan

Please see the outline below for a summary of the proposed amendments.

## **Relationship to the Community Plan**

### **Parking (Sec 50-405 and Sec. 50-503)**

1. Add qualifiers for the parking reduction for being an 1/8 mile from the greenway.
2. Allow alternative paving options, including LID design.
3. Limit the use of compact spaces to 50% of total spaces required.
4. Amended parking ratio requirements for religious assembly in all zoning districts (to allow more parking).
5. Increase required parking in T5 and T6.
6. Revise maximum height for parking structures in T5.1 from 35 ft to 40 ft. to match the transect maximum height.
7. Revise maximum height for parking structures in T6 from 70 ft to 96 ft. to match the transect maximum height.

### **Setbacks (Sec 50-405)**

When an easement is larger than the setback, this amendment allows the maximum setback (the build to-line) to be up to 5 ft behind the utility easement. The developer can choose to build right at the back of the easement, but this change allows for more flexibility in design when needed (the code currently places the build-to line a maximum of only 2' away from the easement)

### **Height Transitions (Sec 50-505)**

Add T4.2 to first column of Table 5.12 to require height limitations when abutting R-1.

### **Municipal Airport Zones (Sec. 50-506)**

Added back the description and height requirements from previous code.

### **Signage (Sec 50-508)**

1. Add back the common signage plan from the previous code.
2. Allow incidental signs and signs interior to the site as not requiring a permit.
3. Add definition for incidental signs.
4. Revise the description for the exemption for artwork.

### **Trees (Sec. 50-510)**

1. Tree locations under utilities – added from previous code.
2. Allow Other species not listed on list as approved.
3. Minimum tree size for ornamental trees to be reduce from 2" caliper to 1" caliper.
4. Remove maintenance related items – being added or already addressed in the Property Maintenance Code.

### **Steep Grades (Sec 50-511)**

Remove statement that existing grades greater than 30% are unbuildable.

### **Standard Review for Special Districts (Sec 50-709)**

Clarify how special districts are to be reviewed, tying them to a transect.

### **Temporary Use Permits (Sec 50-71)**

Clarify that a temporary use permit is required for only staging areas that are off-site from the construction site.



**Public Comment**

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

**Analysis / Waivers****Conclusion**

Staff recommends approval.

**Additional Details**

ORDINANCE NO. \_\_\_\_\_

**A ORDINANCE AMENDING THE BENTONVILLE  
MUNICIPAL CODE CHAPTER 50 COMMUNITY CODE;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, City Council adopted the Bentonville Community Code on April 14, 2026, and

**WHEREAS**, since adoption, staff has identified several areas of the code that need clarification or modification.

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

Section 1: That the following sections should be and are hereby amended with the following:

**50-405(c)(3) Maximum Setbacks.**

- d. If an utility or access easement is deeper than the maximum setback, the maximum setback is adjusted to be ~~two (2)~~ five (5) feet behind the edge of the easement.

**50-405, Table 4.1 Standards for Zoning Districts.**

*T5.1: Town Center Low -Parking Structures Height: ~~35~~ 40 ft. max.*

*T6: Urban Center - Parking Structure Height: ~~70~~ 96 ft. max.*

**50-505 Zone Transitions**

*Table 5.12. Height Transitions.*

|                     | <i>Subject Lot</i>                                          |                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |
|---------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Abutting Lot</i> | <i><u>T. 4.2</u>, T5.1, GC</i>                              | <i>T5.2</i>                                                                                                                                                                                                                    | <i>T6</i>                                                                                                                                                                                                               |
| <i>R-1</i>          | <i>Limited to R-1 maximum height within fifty (50) feet</i> | <i>Limited to R-1 maximum height within fifty (50) feet. Between fifty (50) and one hundred (100) feet, two additional stories, not to exceed thirty (30) additional feet are allowed above the R-1 height maximum height.</i> |                                                                                                                                                                                                                         |
| <i>T3</i>           | <i>No limitation</i>                                        | <i>Limited to the maximum height of the abutting lot plus one (1) story, not to exceed fifteen (15) additional feet, within fifty (50) feet</i>                                                                                | <i>The T5.2 limitation applies within fifty (50) feet. Between fifty (50) and one hundred (100) feet, two (2) additional stories, not to exceed thirty (30) additional feet, are allowed above the T5.2 limitation.</i> |
| <i>T4</i>           |                                                             |                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |

**50-511(d) Steep Grades**

- ~~(1) Existing grades greater than thirty percent (30%) are considered unbuildable. They must be designated as open space or included within new lots.~~



## **50-721(i) Temporary Use Permit**

*(1) A temporary use permit is required for:*

- c. *~~Off-site~~ Temporary contractor yards, staging areas, or stockpiles associated with allowed construction;*

Section 2. That Bentonville Municipal Code should be and is hereby amended with the following, three copies of which are on file with the City Clerk and which are hereby adopted by reference as though they were copied herein fully.

- *Exhibit A: Parking Amendments*
- *Exhibit B: Airport Overlay Amendments*
- *Exhibit C: Sign Amendments*
- *Exhibit D: Tree and Landscape Amendments*
- *Exhibit E: Standard Review Criteria Amendments*

Section 3: Section 4 - Severability Provision: If any part of this ordinance is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

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

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**

## EXHIBIT A

### PARKING AMENDMENTS

*Strike-through text to be deleted, red underline text to be added, green double underline moved.*

#### Sec 50-503(h) (6) Required car parking.

- a. Car parking must be provided in the amounts required in Table 5.9 Minimum Car Parking.
- b. Only spaces that follow subsection (9) Car parking location count towards required car parking.
- c. Residential uses in the Traditional Neighborhood place type on the FLUM require two (2) parking spaces for each dwelling.
- d. Parking required for multiple uses within the same building or site are added together for the total site requirement.
- e. The amount of car parking required may be reduced following subsection (7) Car parking reductions.
- f. Applicants may opt to submit a parking study, prepared by a licensed professional, subject to the approval of the Planning Commission, in lieu of the required parking minimums.
- g. Sites within parking management districts must follow parking management district rules and are exempt from required car parking in this section.

**TABLE 5.9 MINIMUM CAR PARKING**

*Exhibit A: Parking Amendments*

<sup>1</sup> Non-residential uses: spaces for every one thousand (1,000) square feet of net building area.

<sup>2</sup> Lodging uses: spaces for each guest room, with restaurants and meeting rooms counted separately.

<sup>3</sup> Residential uses: spaces for each dwelling.

| Use                                | T2 | R-1 | T3 | T4 | T5               | T6               | GC        | LI | LFI            | MH |
|------------------------------------|----|-----|----|----|------------------|------------------|-----------|----|----------------|----|
| <b>Commercial <sup>1</sup></b>     |    |     |    |    |                  |                  |           |    |                |    |
| Child care                         |    | 2   |    |    | <u>1</u>         | <u>1</u>         | 3         |    |                |    |
| Food and beverage                  | 4  |     |    | 2  | <u>2</u>         | <u>2</u>         | 5         |    |                |    |
| Gas station                        | 4  |     |    |    | <u>3</u>         | <u>3</u>         | 3         |    |                |    |
| Hospital                           |    |     |    |    | <u>1 per bed</u> | <u>1 per bed</u> | 1 per bed |    |                |    |
| Medical services                   |    |     |    |    | <u>2</u>         |                  | 3         |    |                |    |
| Office, including medical          |    |     |    | 1  | <u>1</u>         |                  | 3         |    |                |    |
| Retail, including pharmacies       | 4  |     |    | 1  | <u>2</u>         |                  | 4         |    | <del>4</del> 3 |    |
| Service (personal or professional) | 4  |     |    | 1  | <u>1</u>         |                  | 4         |    | <del>4</del> 3 |    |
| <b>Entertainment <sup>1</sup></b>  |    |     |    |    |                  |                  |           |    |                |    |



**TABLE 5.9 MINIMUM CAR PARKING**
*Exhibit A: Parking Amendments*
<sup>1</sup> **Non-residential uses:** spaces for every one thousand (1,000) square feet of net building area.

<sup>2</sup> **Lodging uses:** spaces for each guest room, with restaurants and meeting rooms counted separately.

<sup>3</sup> **Residential uses:** spaces for each dwelling.

| Use                                 | T2                                                                                                                                                                                                                                   | R-1 | T3 | T4                           | T5                                                  | T6 | GC                                             | LI | LFI | MH |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------------------------|-----------------------------------------------------|----|------------------------------------------------|----|-----|----|
| Indoor entertainment facility       | Lesser of 4 or 25% of maximum occupancy                                                                                                                                                                                              |     |    |                              | 2<br><u>Lesser of 4 or 25% of maximum occupancy</u> |    | Lesser of 4 or 25% of maximum occupancy        |    |     |    |
| Outdoor entertainment facility      |                                                                                                                                                                                                                                      |     |    |                              |                                                     |    |                                                |    |     |    |
| Theater, excluding drive-in         |                                                                                                                                                                                                                                      |     |    |                              |                                                     |    |                                                |    |     |    |
| Industrial and Manufacturing 1      |                                                                                                                                                                                                                                      |     |    |                              |                                                     |    |                                                |    |     |    |
| Manufacturing                       |                                                                                                                                                                                                                                      |     |    |                              | 1                                                   |    | 1.75                                           |    |     |    |
| Warehouse and distribution          |                                                                                                                                                                                                                                      |     |    |                              | .25                                                 |    | 0.5                                            |    |     |    |
| Institutional 1                     |                                                                                                                                                                                                                                      |     |    |                              |                                                     |    |                                                |    |     |    |
| Convention or exhibition facilities |                                                                                                                                                                                                                                      |     |    |                              | Lesser of 4 or 25% of maximum occupancy             |    |                                                |    |     |    |
| Cultural (library, museum, gallery) | 4                                                                                                                                                                                                                                    | 4   | 4  | 4                            | 3                                                   | 4  |                                                |    |     |    |
| Event venue                         | Lesser of 4 or 25% occupancy                                                                                                                                                                                                         |     |    | Lesser of 4 or 25% occupancy | 3 <u>Lesser of 4 or 25% of maximum occupancy</u>    |    | <u>Lesser of 4 or 25% of maximum occupancy</u> |    |     |    |
| Religious assembly                  | <u>Lesser of 4 or 25% of maximum occupancy</u>                                                                                                                                                                                       |     |    |                              |                                                     |    |                                                |    |     |    |
| School: K-12                        | Grades 1-9: 1 per classroom + 1 per employee<br>Grades 10-12: greater of 1 per 3 full-time students or 1 per 6 seats in the largest auditorium<br>All: Stacking space for buses and vehicles must be provided<br>Except in T5 and T6 |     |    |                              |                                                     |    |                                                |    |     |    |
| School: post-secondary              |                                                                                                                                                                                                                                      |     |    |                              |                                                     |    | Greater of 3/1000 or 1 space per 3 students    |    |     |    |

**TABLE 5.9 MINIMUM CAR PARKING**

*Exhibit A: Parking Amendments*

<sup>1</sup> **Non-residential uses:** spaces for every one thousand (1,000) square feet of net building area.

<sup>2</sup> **Lodging uses:** spaces for each guest room, with restaurants and meeting rooms counted separately.

<sup>3</sup> **Residential uses:** spaces for each dwelling.

| Use                              | T2 | R-1 | T3 | T4 | T5  | T6 | GC  | LI | LFI | MH |
|----------------------------------|----|-----|----|----|-----|----|-----|----|-----|----|
| <b>Lodging <sup>2</sup></b>      |    |     |    |    |     |    |     |    |     |    |
| 12 rooms or less                 | 1  |     |    | 1  | .75 | .5 | 1   |    |     |    |
| More than 12 rooms               |    |     |    |    | .75 | .5 | 1.1 |    |     |    |
| <b>Residential <sup>3</sup></b>  |    |     |    |    |     |    |     |    |     |    |
| 1 dwelling detached              | 2  |     |    | 1  |     |    |     |    |     |    |
| 1 dwelling attached (town homes) |    |     | 1  |    |     |    |     |    |     |    |
| 2 dwellings per building         |    |     | 1  |    |     |    |     |    |     |    |
| 3 dwellings per building         |    |     |    | 1  |     |    |     |    |     |    |
| 4 or more dwellings per building |    |     |    | 1  |     |    | 1.5 |    |     |    |
| Cottage court                    |    | 1   |    |    |     |    |     |    |     |    |

~~a. <sup>1</sup> **Non-residential uses:** spaces for every one thousand (1,000) square feet of net building area.~~

~~<sup>2</sup> **Lodging uses:** spaces for each guest room, with restaurants and meeting rooms counted separately.~~

~~<sup>3</sup> **Residential uses:** spaces for each dwelling.~~



**Sec 50-503(h)(7) Car parking reductions.**

- a. The required number of car parking spaces may be reduced in several ways. These reductions can be combined when more than one applies.
- b. State-licensed assisted living and senior independent living facilities parking requirements are reduced by fifty percent (50%).
- c. In T5 and T6:
  - 1. The first 3,000 square feet of net commercial square feet on the ground floor are exempt from Table 5.9
  - 2. Table 5.9 shall not apply to existing structures with a change of use.
- d. Sites with reasonable access to ~~near~~ the Northwest Arkansas Razorback Greenway or the loop trail described in the Connecting Bentonville Master Plan may reduce parking based on distance:
  - 1. 1/8 of a mile: Parking requirements are reduced by twenty percent (20%); and
  - 2. 1/4 of a mile: Parking requirements are reduced by ten percent (10%).
- e. Sites ~~near~~ with reasonable access to a premium transit stop may reduce parking based on distance:
  - 1. 1/8 of a mile: No parking is required;
  - 2. 1/4 of a mile: Parking requirements are reduced by fifty percent (50%); and
  - 3. 1/2 of a mile: Parking requirements are reduced by twenty-five (25%).
- f. Parking may be reduced by up to ten percent (10%) for providing bike parking above minimum requirements at a rate of one (1) car parking space for every four (4) short term bike parking spaces or 1 car parking space for every 2 long term bike parking spaces.
- g. Parking may be reduced by up to ten percent (10%) for the purposes of tree preservation, subject to the requirements of Sec. 50-509. Tree Preservation.
- h. Parking requirements may be reduced when two (2) or more uses share the same parking area when:
  - 1. The shared parking must serve uses on the same site or in the same shared facility;
  - 2. Shared parking must follow the Urban Land Institute's Shared Parking Handbook which accounts for different peak hours of use; and
  - 3. A shared use contract between the two (2) properties must be in a form acceptable to the Director and Staff Attorney.

**Sec 50-503(h)(10)(a)** All parking lots must follow these general rules:

1. ADA accessibility standards must be met for all parking spaces and walkways;
2. Parking space and aisle sizes must follow Table 5.10 Parking Space and Aisle Dimensions;
3. Parking lots must be paved or designed with an approved LID design, except that crushed gravel may be used in T2 districts; and
4. Landscaping requirements are located in Sec. 50-510 (g) Parking lot landscape.
5. The use of compact parking spaces shall not exceed 50% of the minimum parking requirement.



## EXHIBIT B

### AIRPORT OVERLAY DISTRICT AMENDMENTS

*Strike-through text to be deleted, red underline text to be added,*

#### 50-506(b) Bentonville Municipal Airport Overlay (BMAO).

(1) *Purpose and intent.*

- a. To protect the Bentonville Municipal Airport and public safety by managing building height, land use, and lighting near airport flight paths.
- b. To reduce risks to aircraft operations, prevent hazardous land use near the airport, and maintain long-term compatibility between airport activity and surrounding development.

(2) *Applicability.*

- a. The overlay applies to all properties located within the airport's designated approach, transitional, horizontal, and conical ~~zones~~ surfaces.
- b. These boundaries are shown on the Official Bentonville Municipal Airport Zoning Map, adopted by reference and kept on file with the City of Bentonville.
- c. The zones are hereby established and defined as follows:

1. Zone A, Runway larger than utility with a visibility minimum greater than 3/4 mile non-precision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
2. Zone B, Transitional Zone. The transitional zones are the areas beneath the transitional surfaces.
3. Zone C, Horizontal Zone. The horizontal zone is established by a swinging arc of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
4. Zone D, Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of 4,000 feet.

(3) *Height limits.*

- a. Structure must not exceed fifty (50) feet in height above ground unless the FAA issues a determination of no hazard to air navigation.
- b. Structures must not exceed the height limit established for the airport surface area in which they are located, based on FAA regulations and the ~~Official Bentonville Municipal Airport Zoning Map~~ following height limits by zone.
  1. Zone A, Runway larger than utility with a visibility minimum greater than 3/4 mile non-precision instrument approach zone. Slopes 34 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

2. Zone B, Transitional Zone. Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation, which is 1,296 feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
3. Zone C, Horizontal Zone. Established at 150 feet above the airport elevation or at a height of 1,446 feet above mean sea level.
4. Zone D, Conical Zone. Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

- c. If a structure exceeds a regulated airport surface, the City may install and maintain warning lights or markings on the structure, consistent with FAA guidance. These improvements are installed at the City's expense.

(4) *Land use restrictions.*

- a. Uses must not:
  1. Cause electronic interference with aircraft communication or navigation;
  2. Make it harder for pilots to see airport lighting;
  3. Produce glare, light, smoke, or air pollution that affects visibility; or
  4. Attract birds or wildlife in a way that creates a risk to aircraft.
- b. Residential and other noise-sensitive uses are only allowed if all of the following conditions are met:
  1. Building design must include soundproofing that reduces indoor noise levels by at least thirty (30) decibels;
  2. Plans must include documentation showing how the sound reduction will be achieved;
  3. An avigation easement given to the city and must be recorded before permits are issued; and
  4. A plat attachment or separate recorded notice must inform current and future owners about overflight activity and potential aircraft noise.

(5) *Administrative procedures.*

- a. Applicants must file FAA Form 7460-1 to determine whether a proposed structure would affect airspace near the airport.
- b. A determination of no hazard to air navigation from the FAA will be required before the City approves a development application.



## EXHIBIT C

### SIGN AMENDMENTS

*Strike-through text to be deleted, red underline text to be added.*

#### **Sec. 50-508(c)(5) ~~Reserved~~ Common Signage Plan**

- a. Applicability. Prior to issuance of any sign permit in a development containing more than one building, business, or establishment, a common signage plan for the development shall be filed with the Building Inspections Department and approved by the Director. In the case of any conflict between an approved signage plan and the zoning ordinance, the approved signage plan shall govern.
- b. Common signage plan proposal. The applicant shall submit a proposed common signage plan that includes drawings, sketches, photographs, and/or written narrative to demonstrate:
  1. Location of signs on buildings and/or property.
  2. Materials, including construction materials and proposed lighting, if any.
  3. Size of all signs, either dimensioned or expressed in square feet at the identified locations.
  4. Standardized visual theme including graphic design elements (i.e. fonts) and color schemes.
- c. Multiple signs. Where more than one sign is located on a property, or where more than one building, establishment, or business is located in a single development project, such as a shopping center, the common signage plan will demonstrate that these elements create graphical design consistency and uniformity among signs within the project. The requirements of a common signage plan shall apply to all buildings, businesses, and establishments within a related project, even if the properties have been subdivided.
- d. Criteria for review and approval. The Director shall use the purpose of this section, Sec 50-508(a) Purpose and Intent, as criteria to review and approve a common signage plan.
- e. Amendments. An addition to or a major alteration of the physical size or layout of the property, structure or signage requires the submittal of a new common signage plan consistent with this section. The Director has the authority to determine if the alteration is significant enough to warrant a new common signage plan. The Director shall use the purpose of this section, Sec 50-508(a) Purpose and Intent, as criteria to determine if a new common signage plan is warranted.
- f. Minor alterations to sign location. Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the Director. The Director shall use the purpose of this section, Sec 50-508(a) Purpose and Intent, as criteria to review and approve minor alterations in sign locations.

#### **Sec. 50-508(c)(9) Artwork exemption.**

- a. ~~Displays are not considered signs if they meet the definition of artwork in Sec. 2-550 of the Bentonville Municipal Code; and~~ Works of art that do not identify a business, establishment, product or service and are not thematically linked to a business, establishment, product or service are not considered a sign regulated by this Article. Thematically linked includes the use of names, titles, taglines, logos, patterns, colors or fonts easily identifiable with the establishment. Such determination will be made by the Planning Director.

**Sec. 50-508(d)(2) *Building-integrated and incidental signs.***

- a. Signs or plaques on a building wall, up to one (1) square foot in area and not lit.
- b. Signs integrated into building design, projecting up to one (1) inch, and not independently lit.
- c. Signs on vending machines, fuel pumps, ATMs, or other similar fixtures, up to six (6) square feet and contained within the fixture.
- d. Incidental or directional signs that do not exceed three (3) square feet.
- e. Signs interior to the site that are not clearly legible from the public right-of-way.

**Sec 50-905 Definitions**

*Sign* means any object or structure that can be seen from outside and is used to show, advertise, or draw attention to a person, place, product, service, event, or business. This includes words, pictures, symbols, colors, lighting, or similar visual features. Signs include the following permitted types:

*Incidental sign* means an onsite sign giving information or direction for the convenience and necessity of the public such as "entrance", "exit", "no admittance", " parking", etc.



## EXHIBIT D

### TREE AND LANDSCAPE AMENDMENTS

*Strike-through text to be deleted, red underline text to be added,*

#### Sec 50-510 (f) Site landscape

- (1) Landscaping must be provided following Table 5.19 Site Landscaping.
- (2) All pervious areas must include ground cover, mulch, shrubs, trees, or other allowed plants.
- (3) ~~All landscaping must follow the utility spacing requirements found in BWU and BEUD Specifications~~ Trees and landscaping shall not be placed where they interfere with site drainage.
- (4) Existing trees must be preserved following Sec. 50-509. Tree Preservation.
- (5) Required trees may be clustered instead of evenly spaced, provided the total number of trees required by this section is provided.
- (6) Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet. See Table 5.21 Approved Tree Species for tree species allowed under overhead utilities.
- (7) Trees with a mature height above twenty (20) feet must be planted a minimum of twenty (2) feet away from the edge of overhead wires.
- (8) Trees must not be planted within five (5) feet from underground utilities.
- (9) Trees and landscaping must not be within ten (10) feet from the sides with doors and three (3) feet from all other sides of all padmount switchgear, primary junction boxes, and all phases of padmount transformers.
- (10) Trees and landscaping may not be within three (3) feet of a secondary junction box.
- (11) Trees and landscaping shall may not be within five (5) feet of a fire hydrant. All landscaping must be maintained to ensure the visibility of the fire hydrant.
- (12) Tree location may be adjusted to avoid conflict with utilities or preserved vegetation, subject to approval by the Director.
- (13) The City reserves the right to remove landscaping if it blocks access to utilities or does not meet the standards in this Section.

**Sec 50-510 (i) Plant materials.**

*(1) Allowed plants.*

- a. Trees must be selected from the Table 5.21 Approved Tree Species, or as approved by the Director.

*(2) Plants not allowed.*

- a. Species in Table 5.22 Plant Species Not Allowed are not allowed.
- b. Species deemed invasive by the Arkansas Natural Heritage Commission are not allowed and must be removed if existing.
- c. Plants with spines, thorns, or needles that may present hazards are not allowed in rights-of-way or within two (2) feet of front and side street facing property lines.

*(3) Size at time of planting.*

- a. Shade trees must be at least two and a half (2.5)-inch caliper and six (6) feet tall.
- b. Ornamental trees must be at least ~~two (2)~~ one (1)-inch caliper and six (6) feet tall.
- c. Evergreen trees must be at least eight (8) feet tall.
- d. Shrubs must be at least three (3)-gallon container size and eighteen (18) inches tall.

**Sec 50-510(j)(7) Landscape Maintenance**

- a. All required on-site trees and landscaping must be maintained by the property owner in a healthy and weed-free living condition and in compliance with Ch. 76 Property Maintenance.
- ~~b. Maintenance of street trees shall be the responsibility of the adjacent property owner, unless:
  - 1.—The street trees are located within the City's published Street Tree Maintenance Area;
  - 2.—The street trees are located within a median on arterial or collector streets;
  - 3.—There is emergency tree work required on arterial or collector streets;
  - 4.—BEUD or BWUD assesses the need for utility line clearance, tree maintenance, or removal; or
  - 5.—The owner has provided an alternate maintenance agreement acceptable to the Director and Staff Attorney.~~
- c. Removal of trees required by this Chapter requires a tree removal permit in accordance with Sec. 50-721(e) Land disturbance permit and replacement in accordance with subsection (d).
- d. Replacement of required trees:
  1. Trees required by this chapter that are removed through an approved tree removal permit must be replaced at a ratio of one (1) replacement tree for each tree removed.
  2. Trees removed without prior tree removal permit approval must be replaced at a ratio of two (2) replacement trees for each tree removed.
  3. Replacement trees must comply with the species and planting size requirements of subsection (i) Plant materials.
  4. Replacement must occur within sixty (60) days of notification by the City, except when this timing falls during winter, in which case planting must occur before the end of April.



- ~~e.—Street trees must be pruned to maintain a minimum vertical clearance of eight (8) feet above sidewalks and trails and fourteen (14) feet above streets. Pruning must preserve natural tree structure and avoid damage to the tree leader, trunk, or major limbs.~~
- f. Landscaping required by this Chapter that dies or becomes diseased or damaged must be removed and replaced with equivalent species within sixty (60) days of notification by the City, except when this timing falls during winter, in which case planting is required before the end of April.
- g. Tree topping is not allowed for trees required by this Chapter. Trees must be maintained using proper pruning techniques as established by the most current ANSI A300 “Standards for Tree Care”.
- h. Rope, wire, signs, posters, handbills, or other items must not be attached to any tree required by this Chapter, except rope lights or temporary support used to stabilize a young or damaged tree or limb.

## EXHIBIT E

### STANDARD REVIEW FOR SPECIAL PURPOSE DISTRICTS

*Strike-through text to be deleted, red underline text to be added.*

#### **Sec 50-709(e)(1) Standard review criteria (SR)**

- a. For districts labeled “SR” in Table 2.1 Place Type Correlation with Zoning Districts, the proposed district must:
  1. In the case of Transect Districts:
    - i. Establish an orderly transition of intensity from the center to the edge of the place type; and
    - ii. Be within one (1) transect degree of the zoning of adjacent properties, except where:
      - Significant natural barriers separate properties;
      - A street classified as an arterial separates the sites; or
      - The subject property is less than six hundred (600) feet deep, abuts an arterial, and is proposed for T5.1 or T5.2.
  2. In the case of Special Purpose Districts:
    - i. Be supported by adequate infrastructure; and
    - ii. Demonstrate that the current zoning is unlikely to result in appropriate development.
    - iii. For the purpose of evaluating intensity and transect degrees only, Special Purpose Districts are evaluated as follows:
      1. R-1 is treated as T3.1
      2. GC is treated as T5.2
      3. LI is treated as T5.2
      4. LFI is treated as T6
      5. MH is treated as T2.1
- b. If the request applies to a site larger than forty (40) acres, the proposed zoning mix must comply with Table 3.1 Zoning Mix for Subdivisions over 40 Acres.