



Bella Vista City Council Regular Meeting Agenda

Date/Time: June 23, 2025
6:00 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd.

City Council and Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at <https://bit.ly/bvmeetingslive>.

Mayor:

John D. Flynn

City Clerk:

Wanda Lepillez Krug

Staff Attorney:

Jason Kelley

Council Members:

Ward 1, Position 1 - Travis Harp

Ward 1, Position 2 - Wendy Hughes

Ward 2, Position 1 - Shea Newport

Ward 2, Position 2 - Larry Wilms

Ward 3, Position 1 - Anna Isbell

Ward 3, Position 2 - Craig Honchell

I. Call to Order

This meeting has been given public notice in accordance with Section 25-19-106 of the Arkansas Freedom of Information Act in such form that will apprise the public and news media of subject matter presented for consideration and action.

II. Pledge of Allegiance

III. Roll Call

IV. Citizen Input

Per the rules, there is a 3 minute per person time limit to address the Council on any topic of that person's choosing. The total time allotted for citizen input is 30 minutes. Any time extension beyond the 30-minute total will be at the discretion of the City Council.

V. Council Member Reply

Any Council Members' reply to comments made during Citizen Input Session is limited to comments only and will not be a discussion period.

VI. Reports

A. Monthly Financial Report: April 2025

(The Chair will entertain a motion to suspend the rules of order and procedure to allow all ordinances on the agenda to be read by title only.)

VII. Consent Agenda

B. Approval of Minutes: May 27, 2025, City Council Regular Meeting

VIII. Unfinished Business

IX. New Business

See meeting packet for complete ordinances and resolutions.

C. **ORDINANCE:** AMENDING SECTION 16-30 TEMPORARY PORTABLE STORAGE CONTAINERS OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO REMOVE THE REQUIREMENT FOR A PERMIT, AND FOR OTHER PURPOSES

D. **ORDINANCE:** AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. PZD-2025-58573 (COUNTY PARCEL NO. 16-11099-000) FROM R-3, MULTI-FAMILY RESIDENTIAL, TO PZD, PLANNED ZONING DISTRICT *Staff requests 3rd and final reading*

E. **RESOLUTION:** ESTABLISHING A CODE OF CONDUCT FOR THE BELLA VISTA CITY COUNCIL

F. **RESOLUTION:** AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE ADDITIONAL AMOUNT OF \$3,776,771.53 FOR PURPOSES OF RENOVATION AND REMODELING OF FIRE STATION NO. 1 AND ADMINISTRATIVE OFFICES (PHASES 3 & 4C)

X. Announcements

- Next City Council Work Session: 5:30 pm Monday, July 21 at Bella Vista Police Training Room
- Next City Council Regular Meeting: 6:00 pm Monday, July 28 at Bella Vista District Court
- Planning Commission Special Session for the Code Reform: 4:30 pm Monday, June 30 at Bella Vista District Court
- Planning Commission Work Session: 4:30 pm Thursday, July 3, at Bella Vista District Court

- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, July 14 at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Tuesday, July 8, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

XI. Adjournment

SPECIAL NOTICES TO THE PUBLIC: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request this service, contact City Clerk prior to each meeting at 479-876-1255.

BELLA VISTA CITY COUNCIL REGULAR MEETING

May 27, 2025 6:00 PM

Bella Vista District Court 2483 Forest Hills Boulevard, Bella Vista, AR 72715

MINUTES

Call to Order by Mayor Flynn at 6:00 pm.

Pledge of Allegiance recited.

Roll Call called by Clerk Krug. Council Members Harp, Hughes, Newport, Wilms, Isbell, and Honchell were present. Mayor Flynn was present.

Citizen Input

Gary Elbert, 17 Marykirk Ln. Gary came to speak on behalf of lake property homeowners in a subdivision affected by STRs. He reported that 3 out of 10 homes (30%) are STR business properties with little or no on-site supervision. These businesses disrupt his neighborhood with late-night parties, overflow parking, and no accountability. He believes that neighbors are losing their sense of community, which is based on relationships and shared responsibility. Gary made a request to the Council to strike a balance with these amendments: the cap of 600 reduced to 400 in BV, no more than 5% saturation of STRs in a subdivision to avoid clustering, increase annual application and renewal fee to \$250 with fees funding enforcement staff and management, provide public notice with a 14-day comment period when a new permit application is made, and list STR addresses and violations on the city website for transparency.

Suzanne Saltz, 15 Marykirk Ln. Suzanne came to report on the changes in her neighborhood due to the rising number of STRs. Eleven years ago, when she moved here, there were no STRs in her neighborhood. Now 1/3 of her neighborhood homes are owned and operated by investors who run businesses for profit. She spoke about what happens when investors buy lakefront homes: fewer homes are available for families who want to live here, noise and trash increases with less accountability, and there is gradual erosion of what makes BV feel like a community. She believes the lakefront property is the crown jewel of Bella Vista and asked what the city of BV is doing to protect these communities as places to live, not just to rent. She believes that leaders truly committed to their constituents will put timely, balanced policies in place that put residents first.

Council Member Reply Council Member Honchell asked the citizens who spoke to email written copies of their comments to Council Members. He agreed with what they said, but would like to study their comments and suggestions for change. Council Member Hughes thanked Mr. Elbert and Ms. Saltz for coming and making suggestions to the Council. She, too, would appreciate emailed comments. Council Member Wilms mentioned some history and the lawsuit

against Bella Vista regarding STRs. He elaborated on Arkansas state legislation proposed by legislators (some from NWA) that do not want municipal regulation of STRs that was narrowly defeated this past season. He encouraged citizens to voice their concerns at the state level, as well. He thanked them for coming out, and agreed with their comments. Council Member Newport thanked Mr. Elbert and Ms. Saltz and for sharing their experiences and well-researched suggestions. She appreciated hearing their ideas on what they see as solutions.

Reports

Monthly Financial Report: March 2025

Mayor John Flynn summarized the monthly report ending March 31, 2025. The report was included in the Agenda Packet. It has been consistent with past reports, and looks favorable. City sales tax was up 14.6% for the year and county sales tax was up 7.9%. Revenues in general were up 9.4%. Operating expenses for March were \$807,000 below budget. That nearly wiped out the deficit. There were also several vacancies, which meant lower expenses. He voiced appreciation to the department heads for working so hard to stay within budget.

(The Chair will entertain a motion to suspend the rules of order and procedure to allow all ordinances on the agenda to be read by title only.) *Council Member Wilms made a motion to approve, seconded by Council Member Harp. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.***

Consent Agenda *Council Member Wilms made a request to remove Resolution C. from the Consent Agenda. Mayor Flynn announced that since it takes only one Council Member request, the item would be removed. Mayor Flynn asked for a motion to approve the Consent Agenda. Council Member Hughes made a motion to approve, seconded by Council Member Isbell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.***

Approval of Minutes: City Council Regular Meeting, April 28, 2025

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF ANNA AYALA TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2025, DUE TO A VACANCY

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF ELISSA BLABAC TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2027, DUE TO A VACANCY

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF CHERRI RODRIGUEZ TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2027, DUE TO A VACANCY

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF SUSAN VISSER SAEZ TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2028, DUE TO A VACANCY

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF KRISTIN SLAWINSKI TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2028, DUE TO A VACANCY

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF PARKER STOHLTON TO THE BELLA VISTA LIBRARY ADVISORY BOARD TO COMPLETE AN UNEXPIRED TERM ENDING DECEMBER 31, 2028, DUE TO A VACANCY

Unfinished Business

New Business

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A THREE-YEAR LEASE CONTRACT WITH STRONGHOLD DATA, LLC, IN AN AMOUNT NOT TO EXCEED \$31,269.46, FOR THE LEASE OF DELL COMPUTERS AND ASSOCIATED EQUIPMENT Mayor Flynn read the Resolution. Council Member Wilms pointed out that within Section 11 of the contract there was a paragraph regarding a penalty for the hiring of one of their workers that had not resigned from employment prior to engagement with our city. He wanted to make sure our Council members were aware of this penalty. The second item was in Section 12, which was explained in detail by Staff Attorney Kelley. Council Member Wilms made a motion to approve the resolution, seconded by Council Member Hughes. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

ORDINANCE: AMENDING SECTION 16-30 TEMPORARY PORTABLE STORAGE CONTAINERS OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO ALLOW PERMIT FEES TO BE ADOPTED BY RESOLUTION OF THE CITY COUNCIL, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES Mayor Flynn read the first ordinance under New Business. Mayor Flynn asked if Planning Director Taylor Robertson would come up to comment. Director Robertson clarified several items following discussions during the Work Session. She reiterated that approving this ordinance would not set a fee, and only the Council can set a fee in the future, by resolution, if they so decide. She clarified that the new Act 591 will go into effect in early August. One requirement of that Act is that the City has one master schedule of fees to represent the City. This ordinance is a clean-up which will make it easier for the Council to comply with the new state law. Council Member Wilms asked if there are any regulations on temporary storage containers at present. Director Robertson responded that there is an ordinance stating that one must acquire a permit which is free. The new change is that this regulation will be created by resolution instead of ordinance. The emergency clause is because the City needs to comply with state law by August 5th. It is easier to have one tool or path (resolution), in order to create a master plan. Staff Attorney Kelley reiterated the necessity to pass this resolution with an emergency clause, in order to comply with state law. Council Member Harp stated why he was opposed to this resolution. He

offered his critique of Director Robertson's explanations, saying he found them to be misleading. He said he doesn't support fees for those in difficult circumstances or emergencies, or for new residents, and that he doesn't think there should be a fee. He said if he could vote no twice against this resolution, he would. Council Member Hughes asked for clarification that passing this resolution is not to set a fee, but the Council has the ability to set a fee in the future should they so desire. This is purely changing an ordinance to a resolution. Director Robertson affirmed this as correct, no fee was set by this resolution. Council Member Harp interrupted by saying that he thinks the intent is to set a fee. Council Member Isbell stated that she doesn't think the intent is to set a fee, adding that if a fee is desired, it is up to the Council to set the fee. Council Member Wilms, in response to Council Member Harp's comment on residents in emergency situations, said that the City has the ability to reduce or waive that fee should a true emergency exist. He also asked about moving pods, and if there is a fee from the City for those to sit on the property. Director Robertson said there is no differentiation regarding the type of container. A free permit is required in all residential areas in Bella Vista for any portable storage units. Council Member Honchell addressed the Mayor, who acknowledged him, and said the Council should not demonize Director Robertson. He stated this is a requirement by the state with a deadline of August 5, and Director Robertson was trying to help the city streamline approval. With that being said, he made a motion to approve the ordinance, seconded by Council Member Hughes. Staff Attorney Kelley said it was inappropriate because the ordinance was on first reading. Council Member Hughes made a motion to suspend the rules and waive three readings, seconded by Council Member Honchell. **Roll Call Vote: (Ayes: 4/Nays: 2 Harp, Wilms) Passed 4-2.** The motion to adopt the ordinance was made by Council Member Honchell, seconded by Council Member Hughes. **Roll Call Vote: (Ayes: 4/Nays: Harp, Wilms) Passed: 4-2.** The Mayor requested a motion on the Emergency Clause. Council Member Newport made a motion, seconded by Council Member Isbell. **Roll Call Vote: (Ayes: 4/Nays: Harp, Wilms) Passed: 4-2.**

RESOLUTION: AMENDING THE 2025 CITY BUDGET TO APPROPRIATE AVAILABLE RESERVE FUNDS IN THE AMOUNT OF \$38,500.00 TO FUND AN IMPACT FEE STUDY Mayor Flynn read the resolution. He explained that our city has a history with this company, having used their services in the past. He responded to questions from the Council regarding what would be included in the study. He explained that Tischler-Bise studies the situation in such a way that it will bullet-proof the city from litigation. Council Member Wilms brought up the subject of approved expenditures for the 2025 budget. He was concerned that reserve funds would be used for this study. Council Member Newport made a motion to approve, seconded by

Council Member Wilms. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

Announcements

- Next City Council Work Session: 5:30 pm Monday, June 16, at Bella Vista Police Training Room
- Next City Council Regular Meeting: 6:00 pm Monday, June 23, at Bella Vista District Court
- Planning Commission Work Session: 4:30 pm Thursday, May 29, at Bella Vista District Court
- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, June 9, at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Tuesday, June 10, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

Council Member Isbell made a request to recognize the presence of the new Library Board members at the meeting and thanked them for coming. Mayor Flynn stated his appreciation, as well.

Adjournment Mayor Flynn adjourned the meeting at 6:41 pm.

City Clerk Wanda Lepillez Krug

Mayor John D. Flynn



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
June 23, 2025	Wanda Krug, City Clerk	ORDINANCE: AMENDING SECTION 16-30 TEMPORARY PORTABLE STORAGE CONTAINERS OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO REMOVE THE REQUIREMENT FOR A PERMIT, AND FOR OTHER PURPOSES

AGENDA ITEM # IX.C

ORDINANCE: AMENDING SECTION 16-30 TEMPORARY PORTABLE STORAGE CONTAINERS OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO REMOVE THE REQUIREMENT FOR A PERMIT, AND FOR OTHER PURPOSES

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Ordinance Repeal 16-30 Temp Stor Contain Permits

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING SECTION 16-30 *TEMPORARY PORTABLE STORAGE CONTAINERS* OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO REMOVE THE REQUIREMENT FOR A PERMIT, AND FOR OTHER PURPOSES

WHEREAS, the Subsection 16-30(h) of the Code of Ordinances provides that permits for placement of a temporary portable storage container are required; and

WHEREAS, to date, no fees have been charged for the issuance of said permits; and

WHEREAS, enforcement of restrictions on portable storage containers may be effectively handled without the need for permits;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Subsections (h) and (i) of Section 16-30 *Temporary Portable Storage Containers* of the Code of Ordinances of the City of Bella Vista are hereby repealed.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

JOHN D. FLYNN
MAYOR

ATTEST:

WANDA KRUG
CITY CLERK

Requested by: Council Member Travis Harp
Prepared by: Jason Kelley, Staff Attorney



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
June 23, 2025	Taylor Robertson, Planning and Development Director	ORDINANCE: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. PZD-2025-58573 (COUNTY PARCEL NO. 16-11099-000) FROM R-3, MULTI-FAMILY RESIDENTIAL, TO PZD, PLANNED ZONING DISTRICT <i>Staff requests 3rd and final reading</i>

AGENDA ITEM # IX.D

ORDINANCE: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. PZD-2025-58573 (COUNTY PARCEL NO. 16-11099-000) FROM R-3, MULTI-FAMILY RESIDENTIAL, TO PZD, PLANNED ZONING DISTRICT *Staff requests 3rd and final reading*

BACKGROUND

A public hearing was held before the Planning Commission on June 9th, 2025 on this proposal. Seven members of the public spoke at the public hearing: five in support and two in opposition. A few others were received via email prior to the hearing. Staff recommended approval due to the development meeting several areas of the adopted Comprehensive Plan and being less intense as well as more cohesive with the surrounding land uses and zoning. Following that public hearing, the Planning Commission voted to **recommend approval** to the City Council.

All review information and received public comments via email can be found within the attached exhibits contained herein. See "Public Hearing Staff Report" and "Public Comments."

RECOMMENDATION

Planning Commission and Staff recommend approval of this ordinance.

FISCAL IMPACT

N/A

ATTACHMENTS

City of Bella Vista, Arkansas
City Hall

www.bellavistaar.gov W Town Center P.O.Box Bella Vista, AR 72714

Please Recycle!

1. Ord RZN PZD 58573
2. EXHIBIT A_PZD 58573 Owl Commons
3. PZD 58573 Planning Commission Public Hearing Staff Report
4. Late Public Comment_1
5. Late Public Comment_2

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

**AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO
REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. PZD-
2025-58573 (COUNTY PARCEL NO. 16-11099-000) FROM R-3, MULTI-
FAMILY RESIDENTIAL, TO PZD, PLANNED ZONING DISTRICT**

WHEREAS, a rezoning petition was properly filed and considered by the Bella Vista Planning Commission according to the requirements of law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from R-3, Multi-Family Residential, to PZD, Planned Zoning District; and

WHEREAS, the City Council is of the opinion that said parcel should be rezoned as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF BELLA VISTA, ARKANSAS:**

SECTION 1: The Bella Vista Zoning Ordinance and Map are hereby amended to rezone property described in rezoning petition No. PZD-2025-58573 (County Parcel No. 16-11099-000) from R-3, Multi-Family Residential to PZD, Planned Zoning District.

SECTION 2: The legal description of the parcel is attached to this Ordinance as Exhibit “A” and incorporated herein as if set out word-for-word.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

Mayor John D. Flynn

ATTEST:

City Clerk Wanda Krug

Requested by Mayor; Planning Commission
Prepared by Jason Kelley, Staff Attorney

EXHIBIT A

(contains 34 pages)

Owl Commons - Planned Zoning District

I. General Provisions

The purpose of the Planned Zoning District (PZD) is to establish regulations for a Residential mixed-use development known as Owl Commons, which promotes a combination of single-family residential dwellings, a community common house and office/studio, while incorporating open space/recreation area and innovative design elements that are not achievable through conventional zoning districts.

The Owl Commons PZD encompasses approximately 7.69 acres located on parcel 16-11099-000 in Bella Vista, AR. The development is designed to include 23 single-family residential units.

II. Zoning Districts

Open Space/Recreation -

The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land. Open Space shall be preserved and maintained for conservation and recreational purposes as delineated in the restrictive covenants for Owl Commons. A Homeowners' Association (HOA) shall be responsible for the improvement, operation, and maintenance of all open space areas.

Residential Single Family -

The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.

Community Facility -

The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use. The HOA shall establish policies to regulate usage and hours for these facilities.

No other land uses shall be permitted, and no conditional use permits shall be requested for uses other than those listed below.

Table of Uses for Owl Commons PZD			
Use Category	Abbreviation	Acreage	Definition
Open Space/ Recreation	OS/R	4.06	The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land.
Residential Single Family	RSF	2.10	The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.
Community Facilities	CF	.14	The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use.

Vehicle and Pedestrian Circulation Owned by HOA			
Private Access Easement	N/A	1.39	Private access road and pedestrian circulation to be dedicated to and owned by the community HOA.

III. Development Standards

Density - A maximum of four (4) dwelling units per gross acre

Building Setbacks:

1. Minimum front setback from all property lines shall be 0 feet
2. A minimum setback of 0 feet is established parallel to all street right-of-way lines
3. A minimum side setback of 0 feet is established parallel to side property lines.
4. A minimum rear setback of 0 feet is established parallel to side property lines.
5. *Along bodies of water* Lots or parcels with access to bodies of water shall have at least a 25-foot setback from the water's edge in which no primary or accessory structures may be built other than a kayak dock and kayak storage rack.
6. *Along Golf Course* Lots or parcels adjoining a golf course the minimum Building Setback is 20 feet.

*Note that a zoning variance on architectural standards for residential garage placement was approved under ZVR-2024-54679

Height Requirements:

1. The maximum building height for all structures shall be 40 feet

Lot and Area Requirements:

1. The Minimum lot size shall be no less than 2000 Square Feet or .0459 acres
2. The minimum street frontage shall be no less than 0 feet
3. The minimum lot width shall be no less than 0 feet
4. The minimum lot depth shall be no less than 0 feet
5. There shall be no maximum lot coverage
6. The minimum green space coverage within Owl Commons shall be 50 percent

Landscaping, Screening, and Buffering:

The purpose of this article is to ensure a maximum of open space and green area and to maintain and provide Native Habitat.

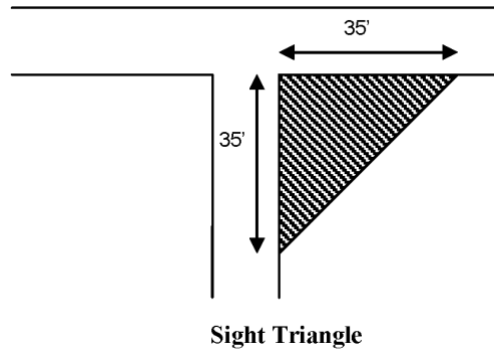
Soil and climatic conditions. Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for their growth habits. Plants used in the landscape design shall to the greatest extent be:

1. Appropriate to the conditions in which they are to be planted.
2. Native and have non-invasive growth habits
3. Encourage low Maintenance, high-quality design
4. Wildflower yards and Native Grasses are highly encouraged while stone yards and/or lawn grass are strongly discouraged
5. Vegetative screening will not be required between single family residences and Community Facilities.
6. Native plant materials and existing wooded common areas shall provide the required landscaping, screening and buffering.
7. No minimum plantings are required on individual lots.
8. Landscaping enhances the environmental and visual character of the community.
9. Green space requirements preserve and stabilize the area's ecological balance by establishing a healthier environment
10. Green areas help to mitigate the negative effects of air and noise pollution by using trees and plants as buffers.

General provisions:

Sight distances:

1. Safe sight distances at intersections and points of access must be maintained.
2. No landscaping between 30 and 60 inches in height shall be placed within the sight triangle of an intersection.



Parking Requirements:

1. Single-family residential dwelling units shall have a minimum of one (1) off-street parking space per dwelling unit
2. Parking for Community Facilities shall be provided at a minimum ratio of 1 space per 1,000 square feet of gross finished floor area and include ADA space.
3. Total parking shall maintain at least 1.5 parking spaces per residential dwelling unit
4. Parking space dimensions shall be 9 feet by 19 feet
5. Bicycle parking and loading space shall be provided at the Common House.
6. Off-street parking shall be paved and spaces not on residential lots shall include barriers and appropriate striping. These spots shall be used solely for operable vehicles and not for storage.
7. Accessible spaces shall comply with ADA requirements.

Subdivision Standards

1. Owl Loop is related appropriately to the existing topography to produce buildable lots and is of reasonable gradient. Street grades and alignment conform reasonably to the original topography. Sudden and frequent changes in grade are avoided.
2. The Street design is appropriate for the type of development proposed and integrated with the street system in the adjoining subdivisions.
3. Owl Loop is designed to permit efficient drainage and utility systems and require the minimum pavement length needed to provide convenient and safe access to property. Street intersections to be laid out to achieve right angles or as close to a right angle as possible.
4. The private road shall be maintained by the Owl Commons HOA.
5. Street loop has no distance greater than 650' from point of access to nearest point of furthest lot.
6. The Owl Commons private road shall be named Owl Loop and shall have a grade of less than 12%. Approximate design speed shall be 15-20 mph; minimum paved width shall be 20'.
7. Addressing Plan is included on Page C 3.1 of Plan Documents.

Easements

1. No side, front or rear property line easements shall be provided except where drainage easements are required.
2. Utility easements shall be provided as required by utility providers - all utilities shall be underground with possible exception of one pole to bring power onto the western side of the main parcel.

Lots

1. Lots shall not abut a public road.
2. There shall be no minimum lot size, lot widths or lot depth to width ratios.
3. The minimum building setback line shall be zero on all lots, including corners, with the exception of 20' building setback along golf course property.

Signage Requirements:

1. Maximum total square footage per parcel: 125 square feet
2. Awning: maximum area of 25% of awning, must be flat against surface, two feet minimum from the back of curblin of street or parking area, fabric may not extend more than one foot below its rigid mount, must maintain 8 feet vertical clearance above a public right of way or front yard setback
3. Roof: maximum area of 25% of roof surface, may not project above the height of the building or roof, are limited to a single roof surface, and multiple roof signs are prohibited

Monument/Freestanding Signage:

1. Maximum height 8 feet
2. Maximum area 25 square feet

Signage Landscaping Required:

1. A defined, bordered, landscaped area at the base of the sign
2. The required landscaped area shall be parallel to the face of the sign
3. The required landscaped area shall be at least 50 square feet in area, be kept neat, weed-free and in compliance with the original site plan
4. For signs with multiple faces, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face
5. The required landscaped area shall contain living plant materials covering at least 50 percent of the defined landscaped area. Artificial plant materials are not authorized for use
6. A plan of the landscaped area with the name, quantity, and spacing of plant materials shall be included as a part of the sign permit application.

Fencing

1. Fence installation shall secure any required permits from the City of Bella Vista and/or the Architectural Control Committee (ACC).
2. The finished surface for all fences shall face outward from the property. Materials can be split rail, picket, chain link, aluminum, post and rail or wood privacy fence.
3. Front yard fences shall not exceed 36" in height and cannot be chain link. All other fences shall not exceed 6'.
4. Fencing on golf course lots (lots 9,10,11 and 12) must remain 20' from rear property line.

Lighting

1. The direct or reflected light from any light fixture shall not create a traffic hazard to operators of motor vehicles or to operators of aircraft, and no colored lights may be used in such a way as to be confused or construed as street traffic or air traffic control devices.
2. No blinking, flashing, or fluttering lights, or other illuminated device that has a changing light intensity, brightness, or color, is permitted.
3. All outdoor lighting shall meet the functional security needs of the proposed land use without adversely affecting surrounding properties and the natural environment, meet Dark Sky standards and be energy efficient.
4. All new and replacement light fixtures shall be full cutoff, except that light sources not exceeding 500 lumens for individual light fixtures, 150 lumens for individual lights in a light string (e.g., patio lights), and 3000 Kelvin in color temperature are not required to be full cutoff.
5. Light sources shall be concealed or shielded to minimize the potential for glare and light pollution.
6. Freestanding light fixtures shall be mounted no higher than 20 feet from the ground.

Short Term Rentals-

Short Term Rentals (rentals for 60 days or less) are prohibited by Deed Restriction except as permitted by Community Facility use within the shared common house, for resident/guest use per the HOA.

Implementation

In the event that the zoning and development standards described in this Planned Zoning District are not fully implemented within three years, the undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.

OWL COMMONS

BELLA VISTA, BENTON, ARKANSAS

INDEX OF SHEETS

- C-1.0 COVER SHEET
- C-2.0 ZONING AND DEVELOPMENT PLAN
- C-3.0 MASTER SITE PLAN
- C-3.1 PROPOSED PLATTING & SUBDIVISION OF LAND
- C-3.2 UTILITY PLAN
- C-3.3 PRELIMINARY DRAINAGE PLAN
- C-3.4 BUFFERING & SCREENING

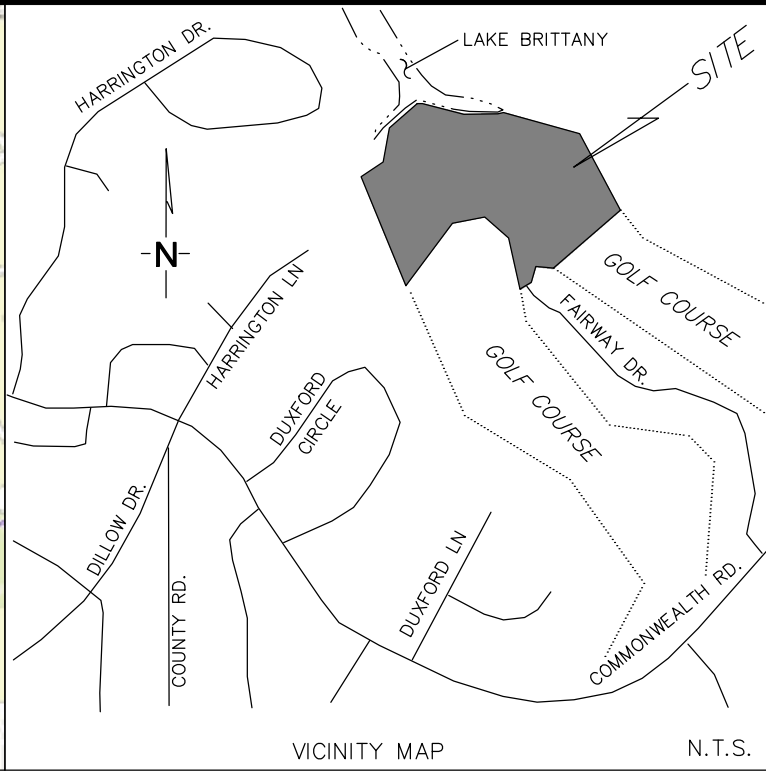
REVISION

REV. NO.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE
& LOCATION OF UNDERGROUND & OTHER UTILITIES IS
NOT GUARANTEED TO BE ACCURATE OR ALL
INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR
MAKING HIS OWN DETERMINATION AS TO THE TYPE &
LOCATION OF UNDERGROUND & OTHER UTILITIES AS
MAY BE NECESSARY TO AVOID DAMAGE THERETO.



GENERAL VICINITY
MAP (1/4 MILE RADIUS)
1" = 1000'



PROJECT LOCATION MAP
NOT TO SCALE

- i. General Provisions
- ii. Authority
1. This planned zoning district (PZD) master development plan is authorized by the City of Bella Vista Zoning Code. The provisions of this PZD master development plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by the master development plan, as amended and approved by the city council.
- iii. Adoption
1. The adoption of this PZD master development plan shall evidence the findings and decision of the city council that this planned zoning district for Owl Commons is in general conformity with the city's future land use plan, master street plan, and other policy documents in force at the time of its adoption.
 2. The provisions of this PZD master development plan shall prevail and govern the development of Owl Commons, provided, however, that where the provisions of this master development plan do not address a particular subject, the relevant provisions of the City's Code, as amended, or any other applicable resolutions or regulations of the City, shall be applicable.
- iv. Reversion.
1. In the event that the zoning and development standards described in the planned zoning district's zoning description(s), master development plan, and architectural elevations are not fully implemented within three years, those undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.
- v. Enforcement.
1. To further the mutual interests of the residents, occupants, and owners of the PZD master development plan and of the public in the preservation and integrity of the plan, the provisions of this plan relating to the use of land, statements of commitments, development and architectural standards, and the location of common open space shall run in favor of the city and shall be enforceable at law or in equity by the city without limitation on any power or regulation otherwise granted by law.
- vi. Conflict
1. Where there is more than one provision within the PZD master development plan that covers the same subject matter, the provision which is most restrictive or imposes
- vii. Maximum Level of Development
1. The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the land use category(ies) is the maximum development requested for platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the City Code."

ADJACENT PROPERTIES WITHIN 100 FEET OF SUBJECT PROPERTY				
	Parcel ID	Owner	Zoning	Acreage
1	16-11100-000	BVPOA	P1	21.72
2	16-11101-000	BVPOA	P1	6.83
3	16-14199-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	11.26
4	16-14189-000	RYAN & MARY BETHANY HOLLIS	R1	0.37
5	16-14190-000	HARRINGTON LANE PROPERTIES LLC	R1	0.33
6	16-14191-000	HARRINGTON LANE PROPERTIES LLC	R1	0.37
7	16-14192-000	VISTAVA INC	R1	0.33
8	16-14132-000	MCELHONE, SEAN & TRACY	R1	0.31
9	16-14133-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.37
10	16-14134-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.57
11	16-77993-000	BVPOA	P1	42.58
12	16-11769-000	BVPOA	P1	10.17
13	16-11703-000	MIKE & JOSIE FAMILY TRUST - MORRISON, MICHAEL & DEDUSSI, JOSEPHINE	R1	0.37
14	16-11704-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.32
15	16-11705-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.34
16	16-11706-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.50
17	16-11707-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.47
18	16-05173-000	BVPOA	P1	14.77
19	16-05038-000	ADAMS, TIMOTHY DANIEL & AMIEE MICHELLE	R1	0.32
20	16-05037-000	SOULES, TIMOTHY M	R1	0.30
21	16-05036-000	SOULES, TIMOTHY M	R1	0.40
22	16-34656-000	BV TOWNHOUSE ASSOC	P1	2.31
23	16-34676-000	KKG INC	R2	0.06
24	16-34675-000	LEWIS PHILLIP J & KATHERINE M	R2	0.06
25	16-11099-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	0.21

CONTACT INFORMATION

CITY OF BELLA VISTA PLANNING AND DEVELOPMENT
101 TOWN CENTER
PO BOX 5655
BELLA VISTA, AR 72714
TAYLOR ROBERTSON
479-855-8285

UTILITIES INFORMATION

ELECTRIC
CARROLL ELECTRIC
920 HWY 62 SPUR
PO BOX 4000
BERRYVILLE, AR 72616
DALTON MOORE
800-432-9720 EXT 1168

WATER
BELLA VISTA PROPERTY OWNERS
ASSOCIATION
51 HUNTLEY LANE
BELLA VISTA, AR 72715
479-855-8000

SEWER
VILLAGE WASTE WATER
380 BELLA VISTA WAY
BELLA VISTA, AR 72714
FRANK KNIGHT
479-855-7613

DESIGN TEAMS

DEVELOPER
OWL COMMONS
LINDA LLOYD
479-855-2280

DEVELOPMENT SERVICES
RST DEVELOPMENT SERVICES
TAYLOR SIZEMORE
928-814-4191

CIVIL ENGINEERING
ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
JASON ECKHART P.E.
417-800-2500

ARCHITECT
ARCHITECTS 226, INC.
RUSSELL RUDZINSKI, AIA
russell@a226.com

FLOOD ZONE

X

BFE

N/A

COMMUNITY

BELLA
VISTA,
CITY OF

ZONING INFORMATION

RESIDENTIAL - R3

LEGAL DESCRIPTION

Survey Description:

LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS

SW CORNER OF THE SW CORNER OF S29 T21N R30W



REVISIONS	NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

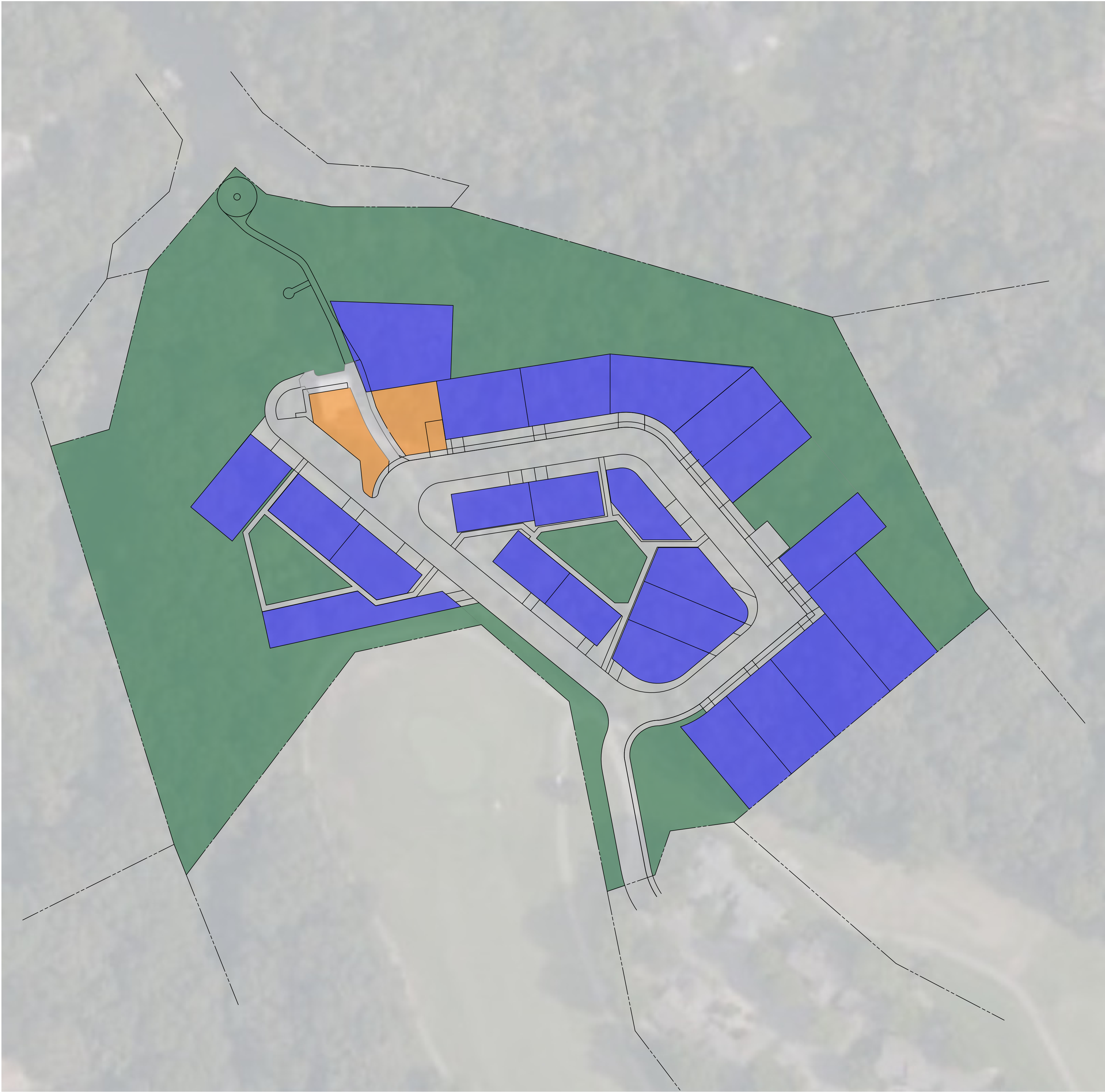
C-1.0

COVER SHEET

PROJECT NUMBER:
230082
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



LAND USE CATEGORIES		
USE TYPE	ZONING DISTRICT	ACREAGE
OPEN SPACE / RECREATION	OS/R	4.06 AC
RESIDENTIAL SINGLE FAMILY	RSF	2.10 AC
COMMUNITY FACILITY	CF	0.14 AC
LEGEND		
VEHICLE PEDESTRIAN CIRCULATION		1.39 AC



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

C-2.0
ZONING AND
DEVELOPMENT PLAN
PROJECT NUMBER:
230082
DATE:
03/28/2025

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

REVISIONS		
NO.	DESCRIPTION	DATE





- LEGEND
- PARKING ZONES
 - TRAFFIC CIRCULATION PATTERN NOTATION
 - PEDESTRIAN CIRCULATION PATTERN NOTATION
 - WATER MAIN
 - 3"Ø SEWER PRESSURE MAIN
 - PROPOSED UTILITY / ACCESS EASEMENTS
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENTS
 - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES
 - PROPOSED FENCING

OPEN SPACE REQUIREMENTS:

TOTAL ACREAGE: 7.69 AC
REQUIRED ACREAGE FOR OPEN SPACE: 1.54 AC
PROVIDED OPEN SPACE: 4.06 AC

COMMON OPEN SPACE SHALL BE LAND DEVOTED TO CONSERVATION OR RECREATIONAL PURPOSES AND SHALL BE DESIGNATED TO REMAIN UNDEVELOPED, EXCEPT WITHIN THE PROVISIONS PROVIDED BELOW. COMMON OPEN SPACE SHALL BE OPEN TO OWNERS, TENANTS, AND CUSTOMERS WITHIN THE PLANNED ZONING DISTRICT, AND SHALL ADHERE TO THE FOLLOWING REQUIREMENTS:

1. MINIMUM AREA. A MINIMUM OF 20 PERCENT OF THE TOTAL PROJECT AREA, EXCLUSIVE OF RIGHTS-OF-WAY, SHALL BE DEVOTED TO COMMON OPEN SPACE.
2. OPEN SPACE TO BE DISTRIBUTED THROUGHOUT THE PLANNED ZONING DISTRICT IN RELATIONSHIP TO THE DWELLING UNITS OR OTHER USE AREAS THAT ARE INTENDED TO BE SERVED BY THE COMMON OPEN SPACE.
3. OPEN SPACE CALCULATIONS MAY INCLUDE (IF PRESENT): WETLANDS AND WATER BODIES, INCLUDING THE NORMAL POOL ELEVATION SURFACE AREA OF RETENTION PONDS; ACTIVE DETENTION PONDS; IDENTIFIED FLOODPLAINS AND FLOODWAYS IN THE CURRENTLY EFFECTIVE FEMA FLOOD MAPS ADOPTED BY THE CITY; VEGETATED AND LANDSCAPED AREAS, EXCLUDING REQUIRED PARKING LOT LANDSCAPING REQUIREMENTS; NATURAL BUFFER AREAS BETWEEN THE PLANNED ZONING DISTRICT AND ADJACENT PROPERTIES; PUBLIC PLAZAS AND HARD SURFACE RECREATION AREAS; AND PEDESTRIAN PATHS, TRAILS, AND SIDEWALKS, EXCLUSIVE OF THOSE REQUIRED BY THE SUBDIVISION CODE.

STRUCTURE DATA			
NO.	HOUSE TYPE* (AS SHOWN)	HEIGHT (AS SHOWN)	MAXIMUM HEIGHT
①	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
②	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
③	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
④	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑤	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑥	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑦	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑧	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑨	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑩	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑪	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑫	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑬	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑭	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
⑮	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑯	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑰	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑱	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑲	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑳	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉑	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉒	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "

HOUSE TYPES LISTED ABOVE ARE AS SHOWN ON THE PLANS AS EXAMPLES ONLY. IT IS THE INTENT OF THE DEVELOPMENT TO ALLOW FOR A SELECTION BETWEEN THE 6 HOUSE TYPES (A1, A2, A3, B1, B2, B3) FOR EACH LOT, AS AVAILABLE ACCORDING TO SETBACK, EASEMENT, AND UTILITY REQUIREMENTS. MAXIMUM HOUSE HEIGHT OF 16'-3 ¹¹/₁₆".



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

C-3.0
MASTER SITE PLAN

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

 PROPOSED UTILITY / ACCESS EASEMENT
 PROPOSED ACCESS EASEMENT
 PROPOSED DRAINAGE EASEMENT
 EXISTING EASEMENTS
 PROPOSED PROPERTY LINES
 EXISTING PROPERTY LINES

ADDRESSING PLAN	
NO.	PROPOSED ADDRESS
①	101 OWL LOOP
②	103 OWL LOOP
③	111 OWL LOOP
④	115 OWL LOOP
⑤	121 OWL LOOP
⑥	123 OWL LOOP
⑦	137 OWL LOOP
⑧	139 OWL LOOP
⑨	102 OWL LOOP
⑩	104 OWL LOOP
⑪	106 OWL LOOP
⑫	108 OWL LOOP
⑬	110 OWL LOOP
⑭	114 OWL LOOP
⑮	116 OWL LOOP
⑯	118 OWL LOOP
⑰	120 OWL LOOP
⑱	122 OWL LOOP
⑲	136 OWL LOOP
⑳	134 OWL LOOP
㉑	132 OWL LOOP
㉒	128 OWL LOOP
㉓	126 OWL LOOP
㉔	124 OWL LOOP (COMMUNITY FACILITY)
	128 OWL LOOP (COMMON HOUSE)

[illegible]

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

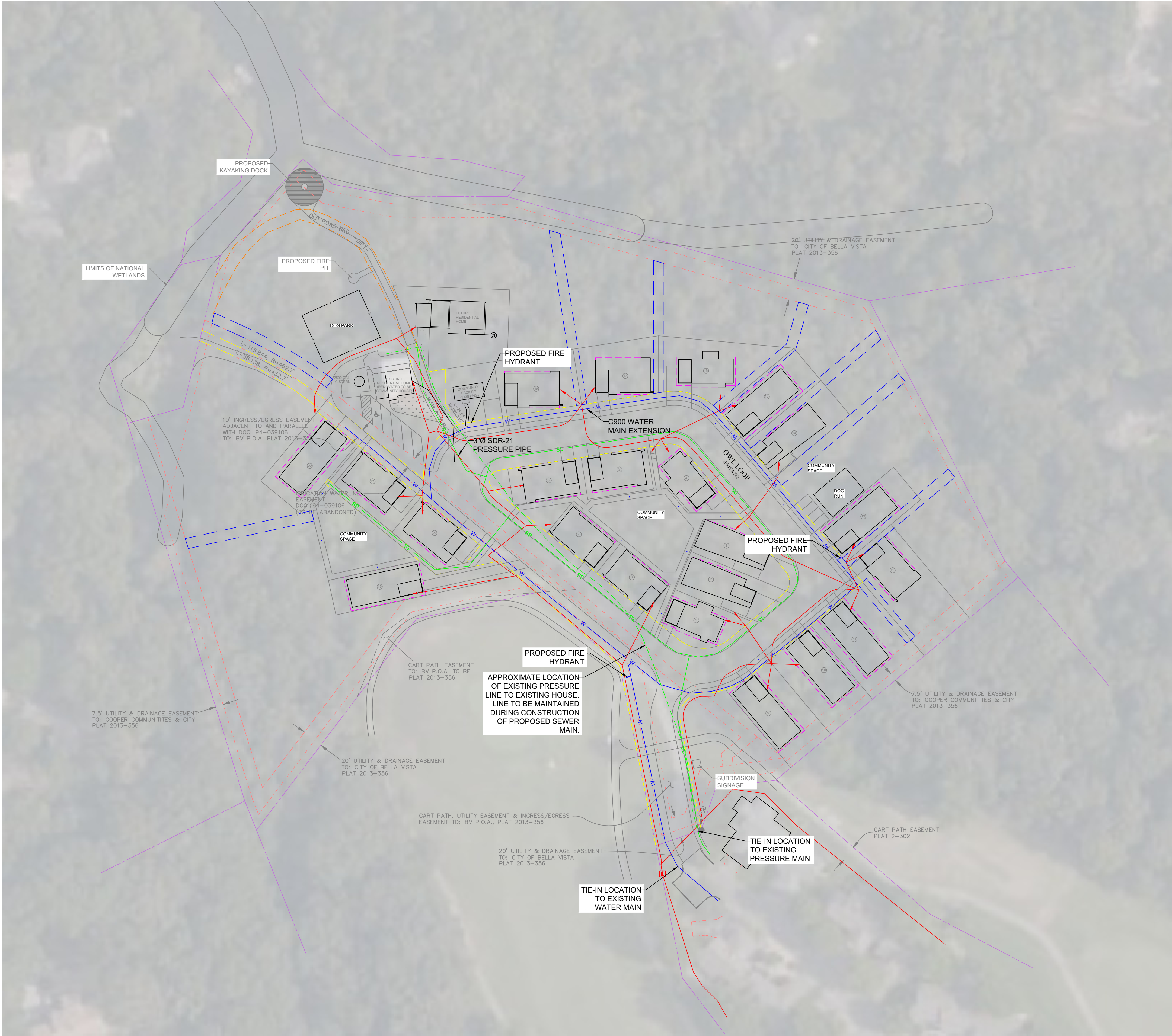
C-3.1

PROPOSED PLATTING /
SUBDIVISION OF LAND

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



- LEGEND
- W WATER MAIN
 - SS 3"Ø SDR-21 SEWER PRESSURE MAIN
 - PRELIMINARY ELECTRIC SERVICE
 - PROPOSED UTILITY AND ACCESS EASEMENT
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENT
 - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES

NOTE:

ELECTRICAL INFORMATION IS PRELIMINARY AND ONLY SHOWN FOR REFERENCE. FINAL LAYOUT AND ELECTRICAL PLANS WILL BE PROVIDED BY CARROLL ELECTRIC COOPERATIVE CORPORATION.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.2
UTILITY PLAN

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



NOTES:

SITE DRAINAGE IS TO UTILIZE EXISTING DRAINAGE EASEMENTS ALONG THE NORTHERN EDGE OF THE PROPERTY LIMITS. THE SITE'S TOPOGRAPHY NATURALLY DRAINS TO THESE SWALES INTO LAKE BRITTANY.

INTERNAL DRAINAGE IS EITHER TO BE GRADED TO VEGETATIVE SWALES, DENOTED AS "MAJOR SITE DRAINAGE SWALE" OR SHEET FLOW TO THE EXISTING DRAINAGE EASEMENTS TO TAKE ADVANTAGE OF THE EXISTING VEGETATION TO PREVENT ADDITIONAL SEDIMENTATION FROM FLOWING INTO LAKE BRITTANY.

THE SITE IS NOT EXPECTED TO UTILIZE BELOW GRADE STORMWATER DETENTION STRUCTURES.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.3
PRELIMINARY
DRAINAGE PLAN
PROJECT NUMBER:
230082
03/28/2025





- LEGEND**
- PINE TREE (TO BE RETAINED)
 - MISC. TREES (TO BE RETAINED)
 - TREE COVERED AREAS (TO BE RETAINED AS PERMITTED BY GRADING).

NOTES:

THE SITE IS CONSIDERED TO BE HEAVILY WOODED WITH A NUMBER OF TREES OVER 6" OR MORE IN SIZE. TREES DESIGNATED ABOVE ARE MARKED OUT AS THOSE PLANNED TO BE RETAINED POST-CONSTRUCTION.

SITE DESIGN AND CONSTRUCTION ARE TO BE DESIGNED IN SUCH A WAY TO LIMIT THE CUTTING DOWN OF AS MANY TREES AS POSSIBLE. FINAL PLANS WILL SHOW LIMITS OF GRADING.

MISC. TREES AS SHOWN ARE WITHIN A HEAVILY WOODED AREA. EXACT TREES WHICH REMAIN MAY VARY.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

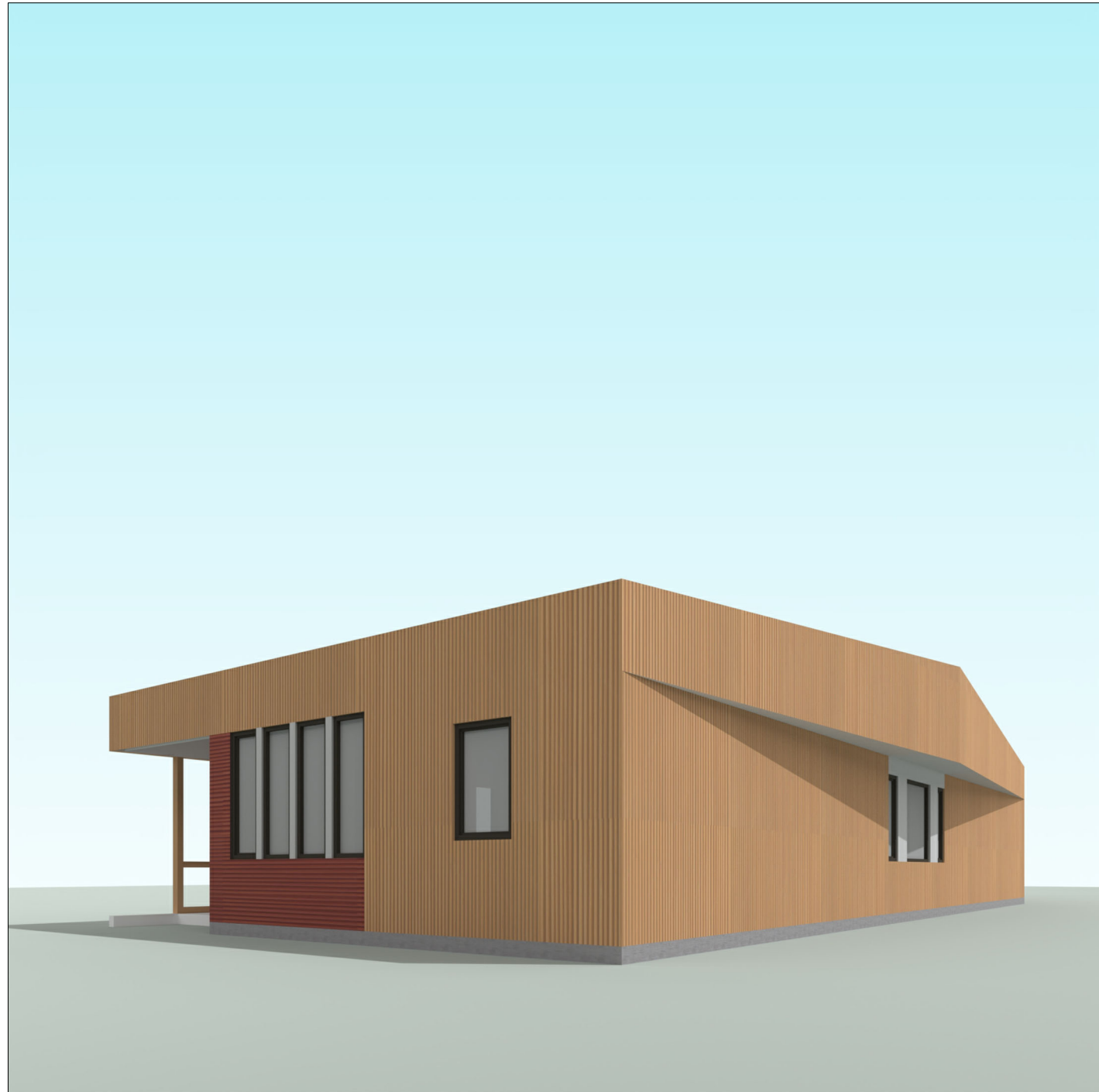
102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.4
BUFFERING &
SCREENING
PROJECT NUMBER:
230082
03/28/2025





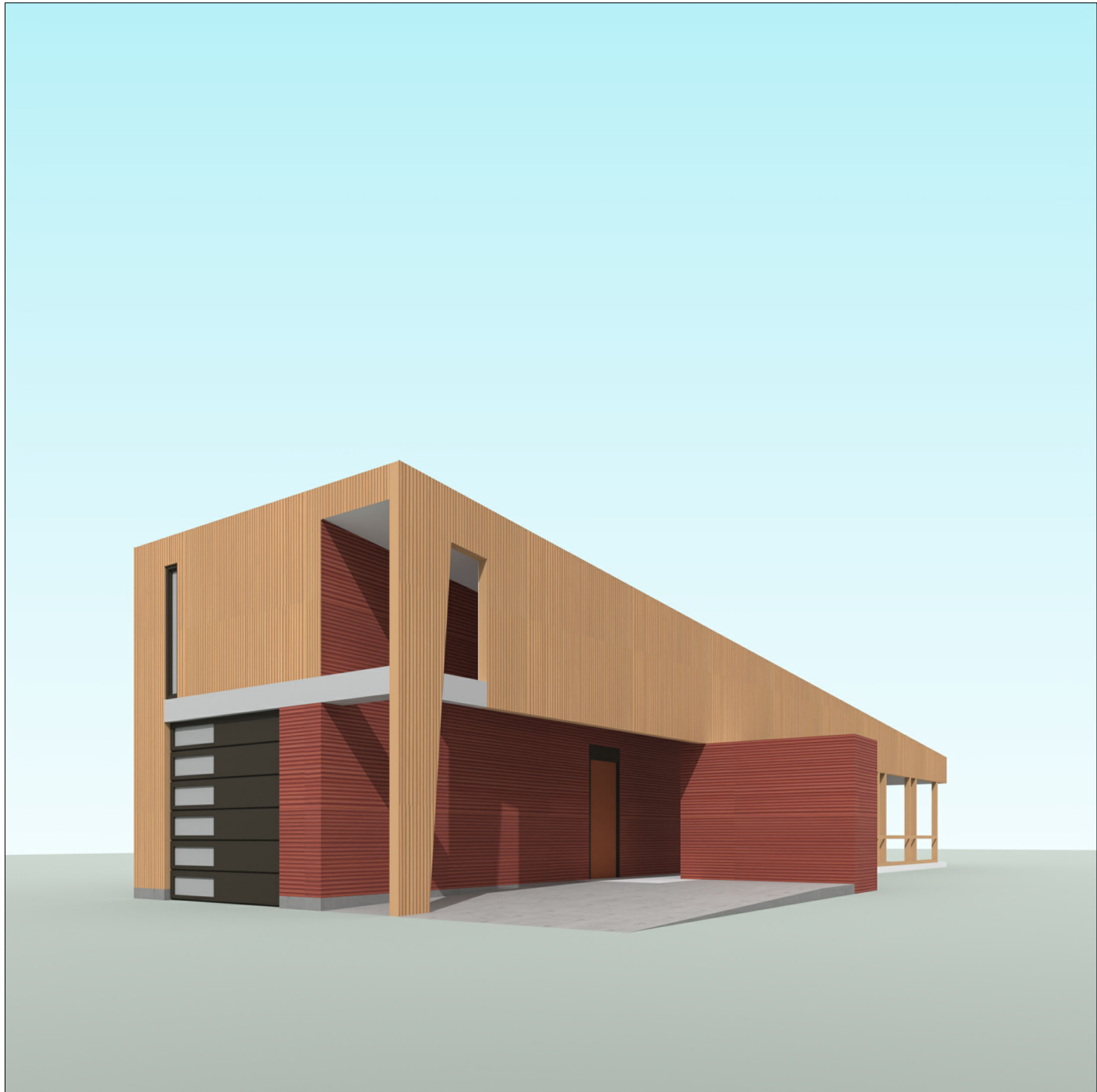
VIEW 4



VIEW 3



VIEW 2



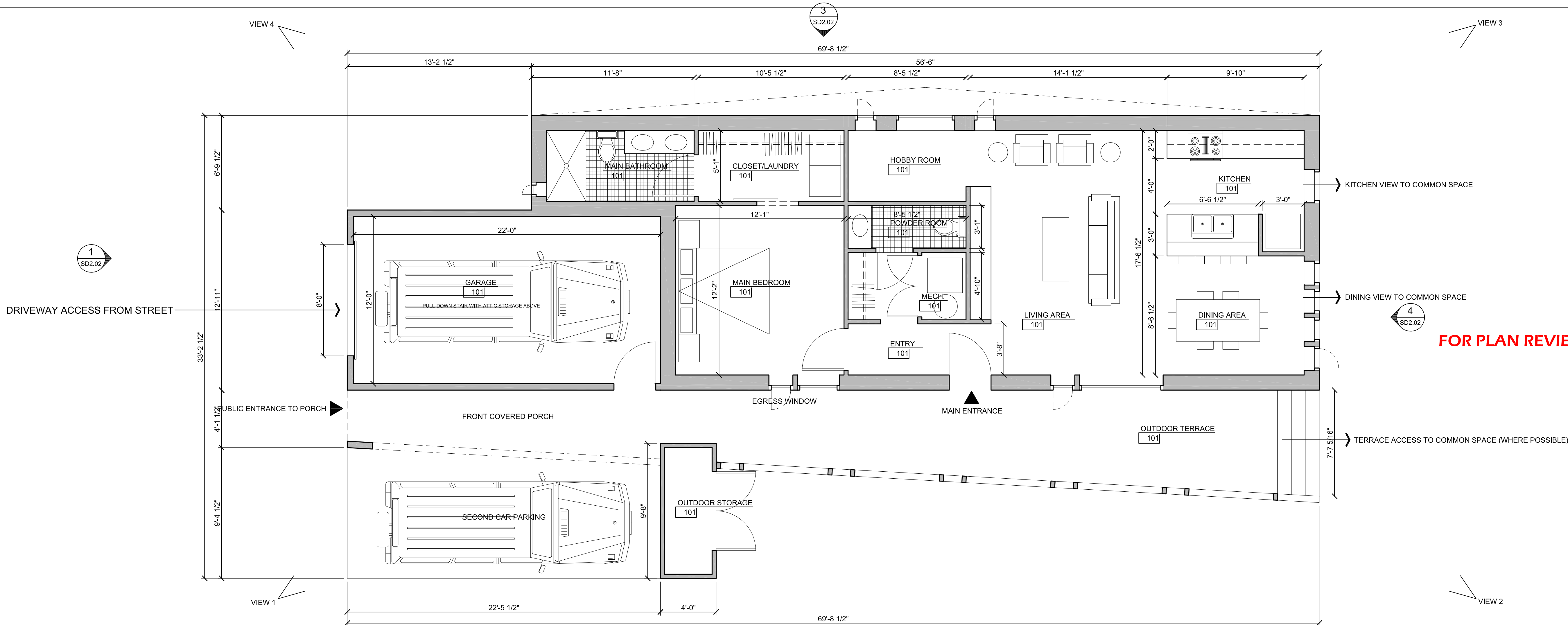
VIEW 1

COLORS ARE APPROXIMATIONS OF "RUSTIC" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A1 - 1- BEDROOM PLUS - NARROW FACE TOWARD STREET - EXTERIOR VIEWS

SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A1 - 1-BEDROOM PLUS - 998 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 838 SF INTERIOR FLOOR AREA

SCALE: 1/4" = 1'-0"

REVISIONS

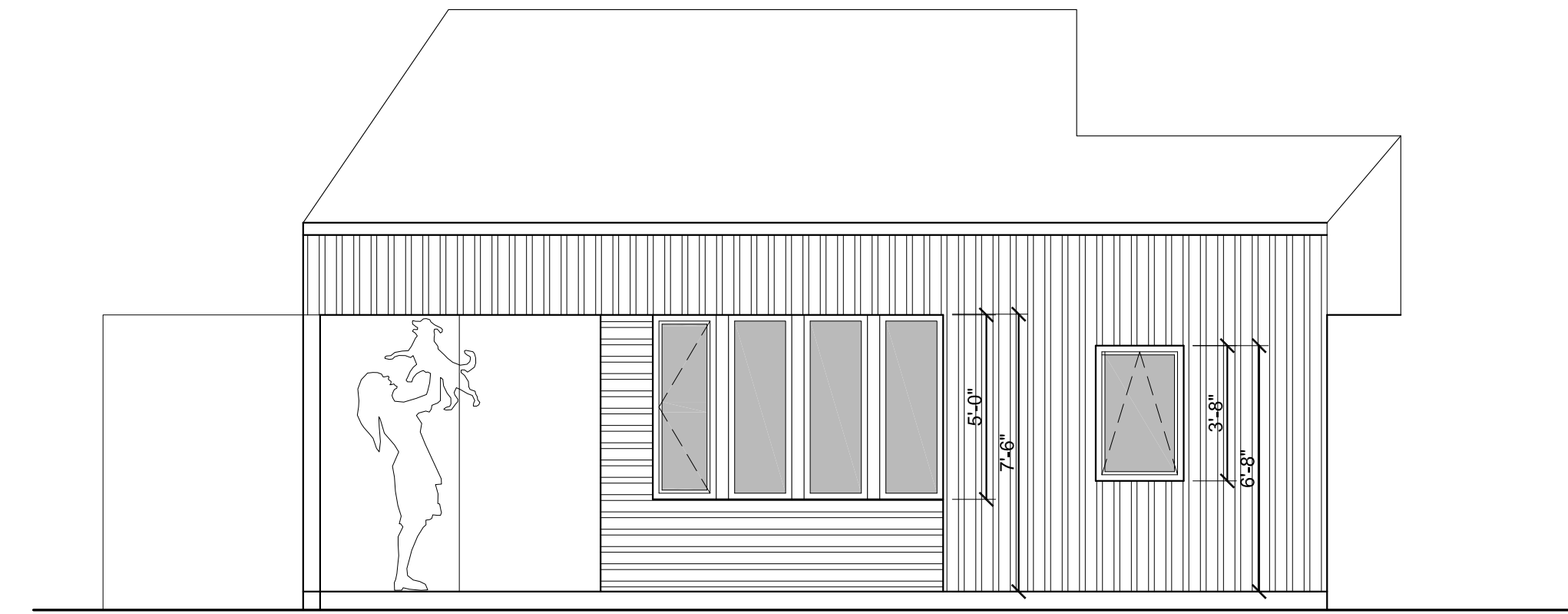
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

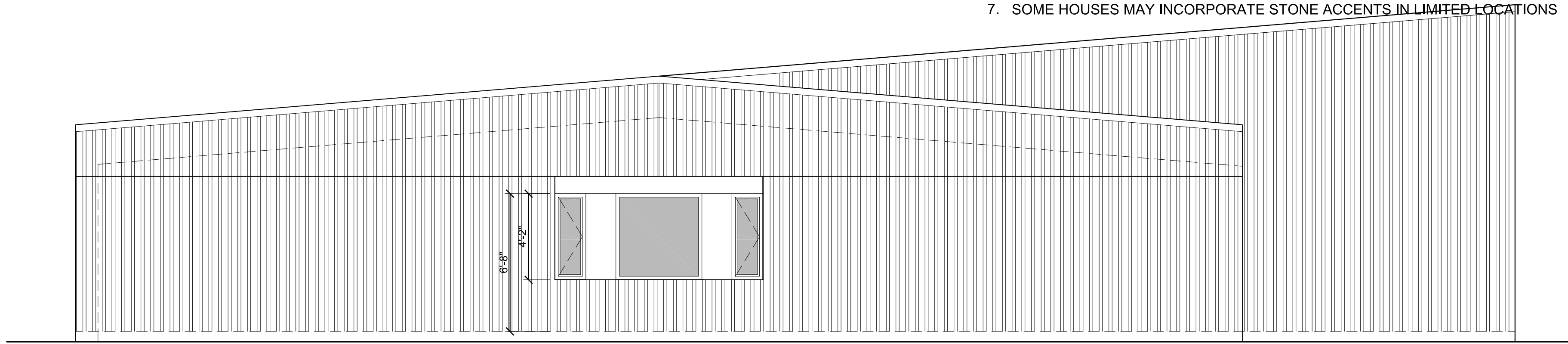


PLAN TYPE A1
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

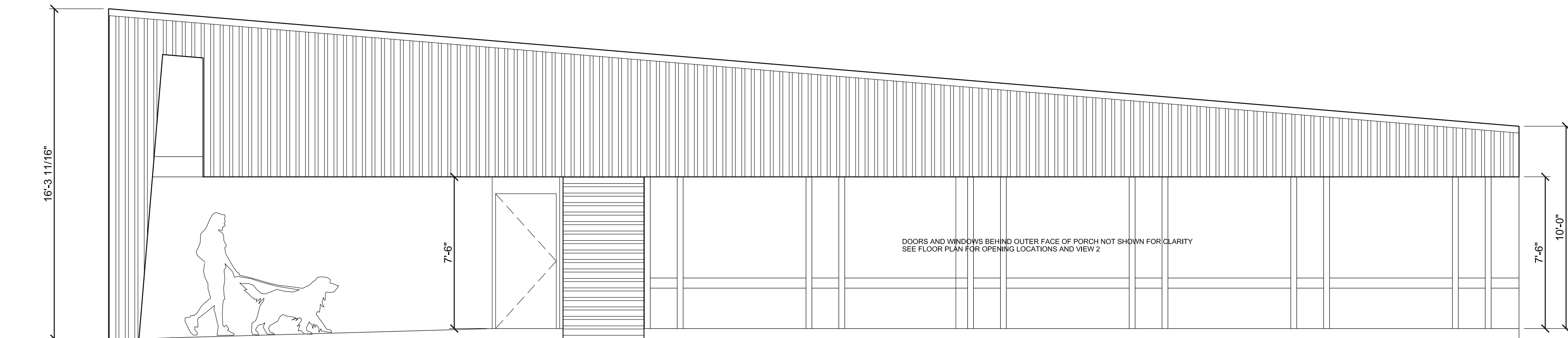
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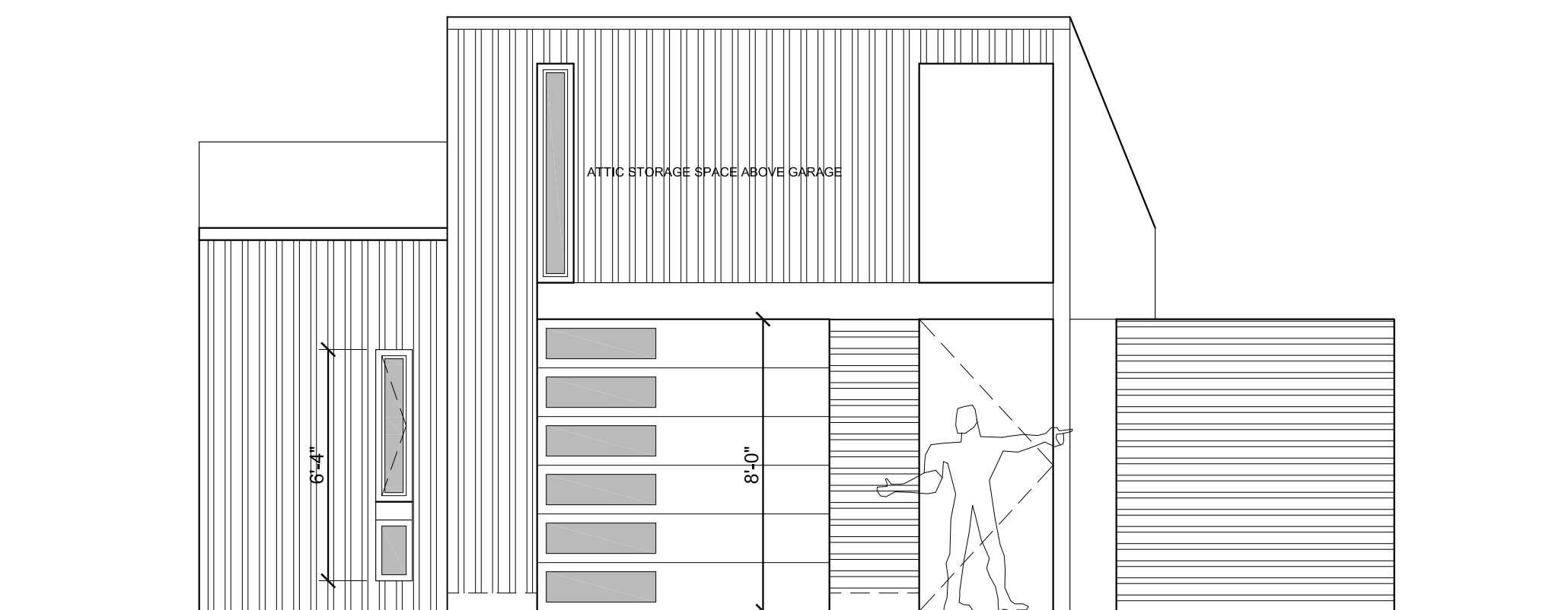
4 TYPE A1 - 1-BEDROOM PLUS - WOODS/Common SPACE ELEV.
SD2.02 SCALE: 1/4" = 1'-0"



3 TYPE A1 - 1-BEDROOM PLUS - PRIVATE SIDE ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



2 TYPE A1 - 1-BEDROOM PLUS ONE STORY - PORCH ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



1 TYPE A1 - 1-BEDROOM PLUS ONE STORY - STREET ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

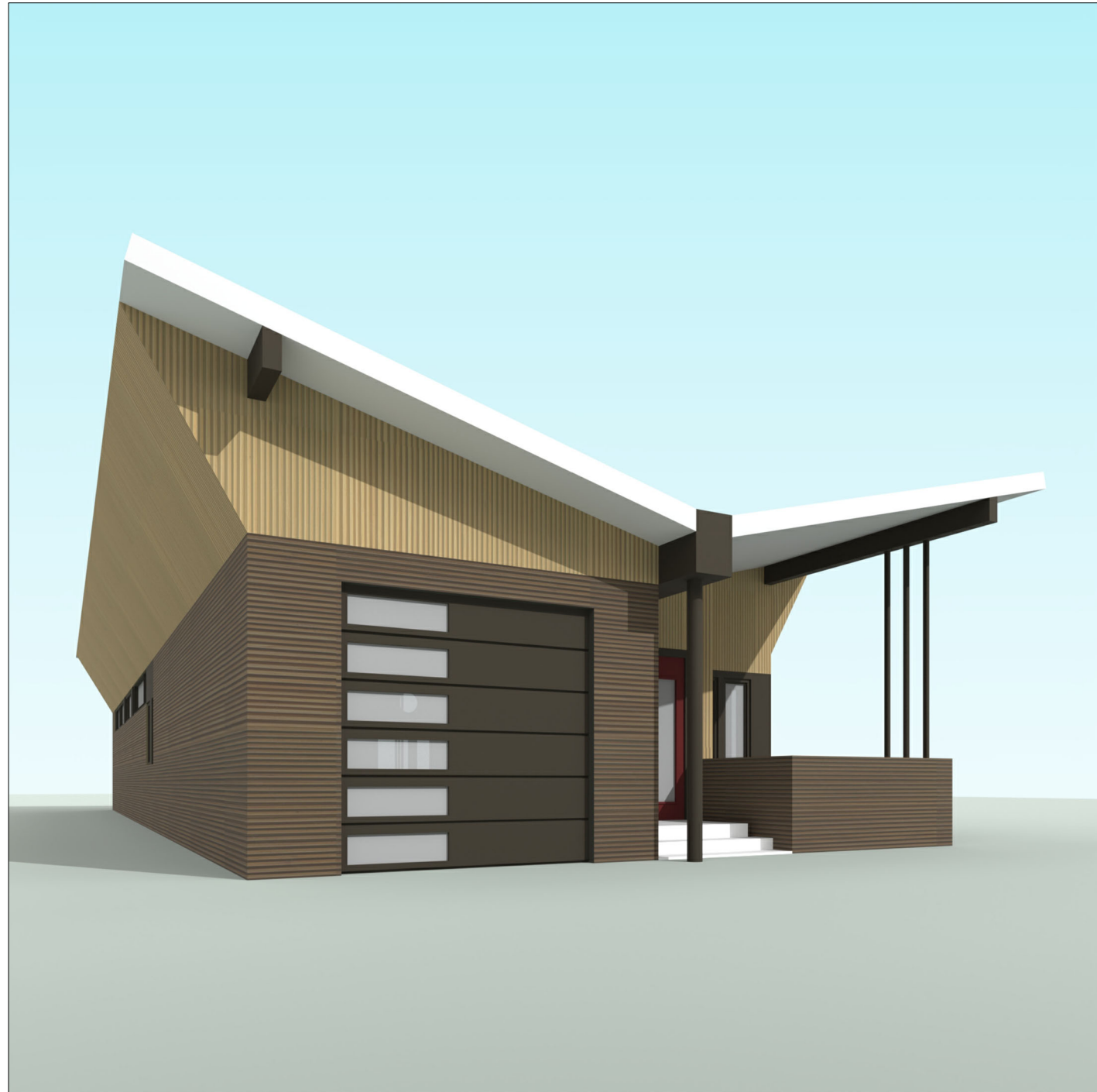
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE A1
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

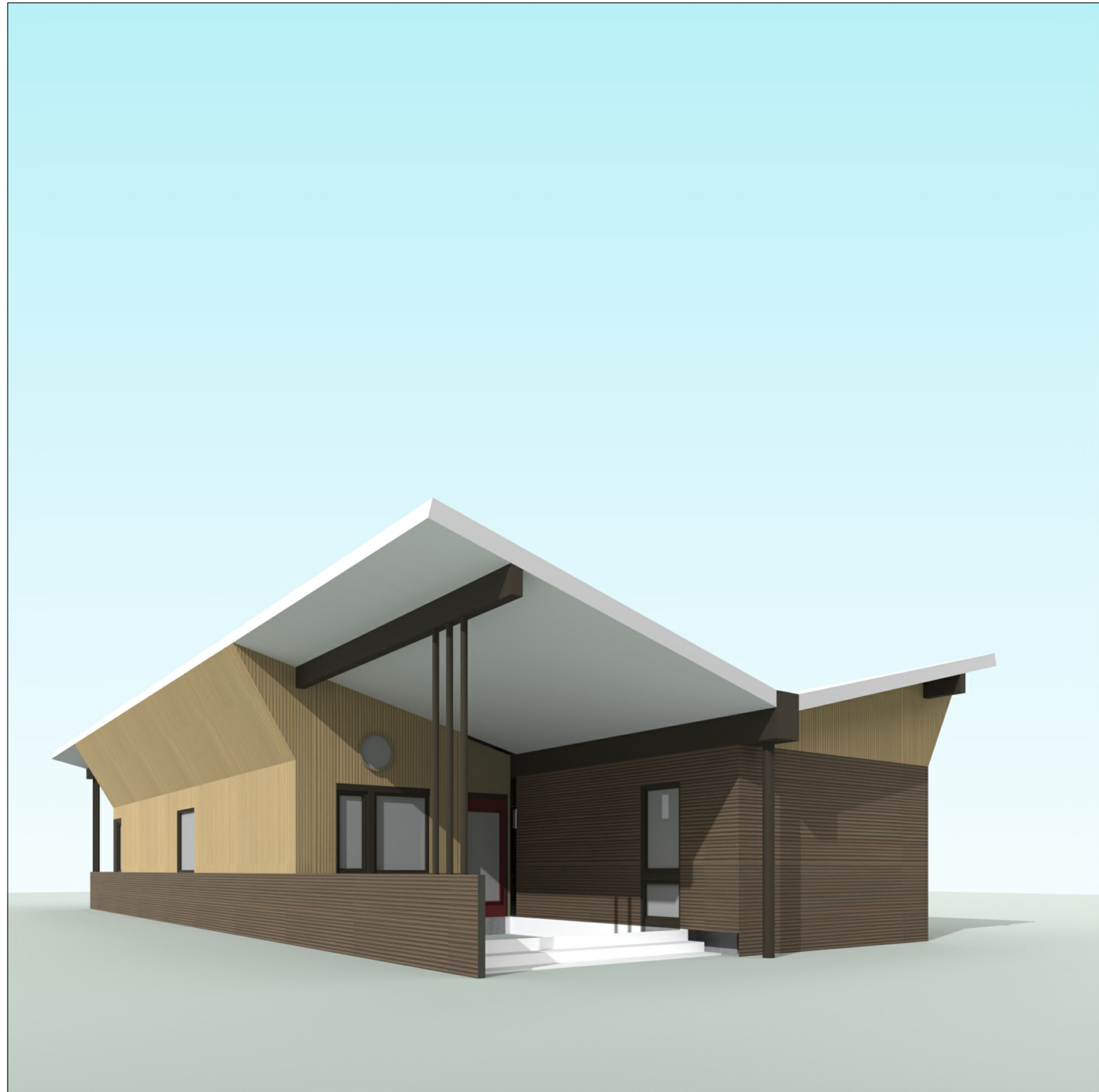
SD2.02



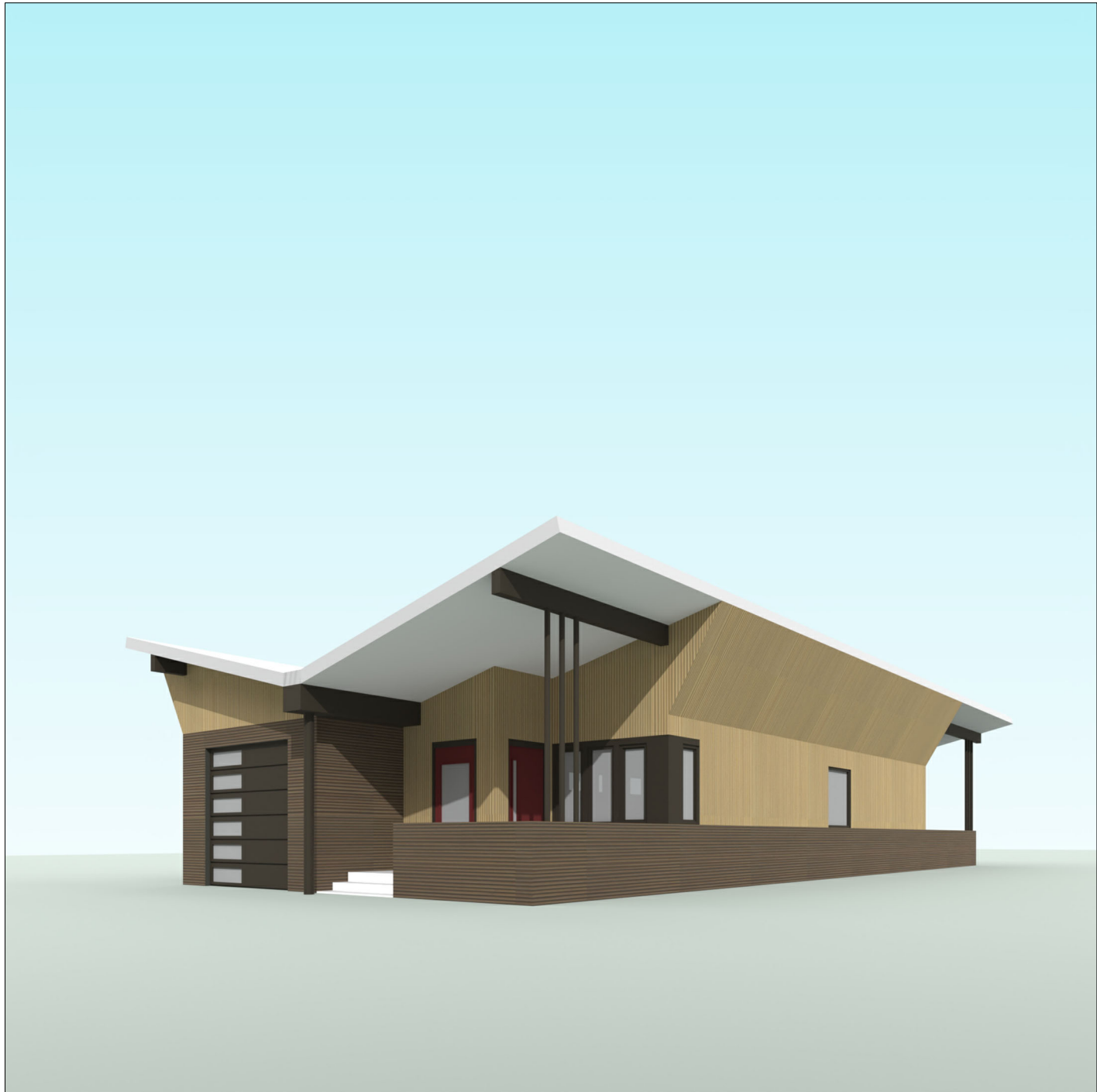
VIEW 4



VIEW 3



VIEW 2

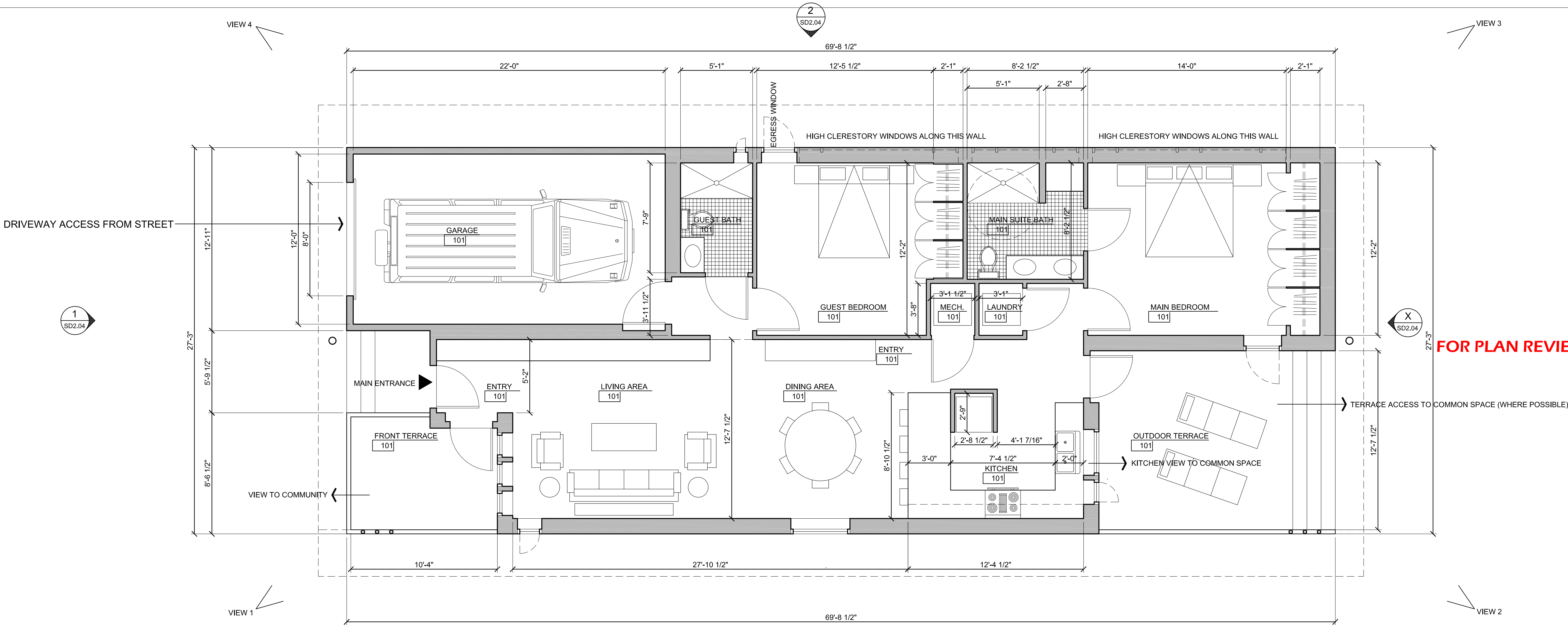


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURNISHED SLATE" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

2 TYPE A2 - 2- BEDROOM - ONE STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE

SEE FLOOR PLAN FOR VIEW LOCATIONS



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A2 - 2-BEDROOM - ONE STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,092 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

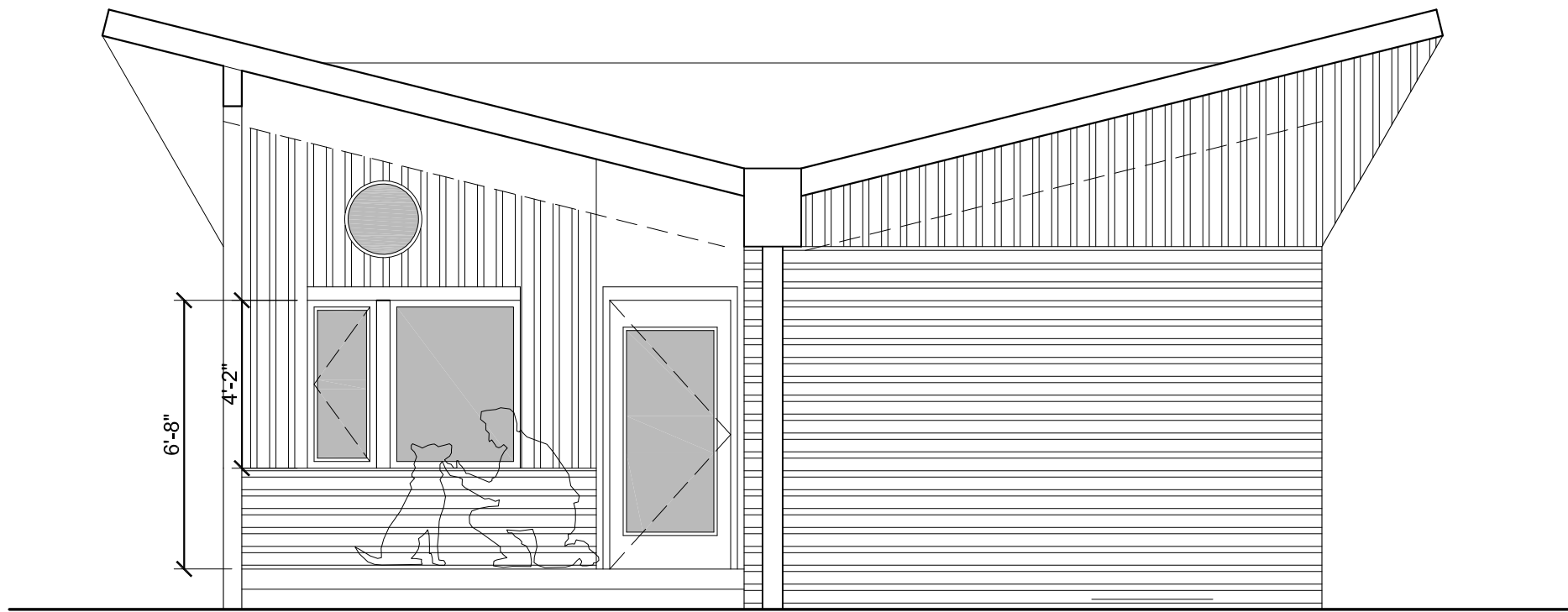
REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

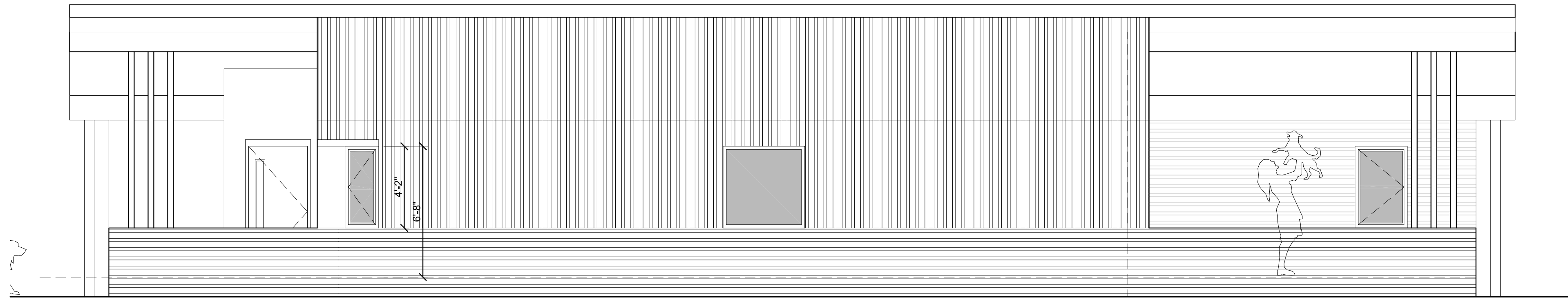
Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

226
architects 226 inc
PLAN TYPE A2
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

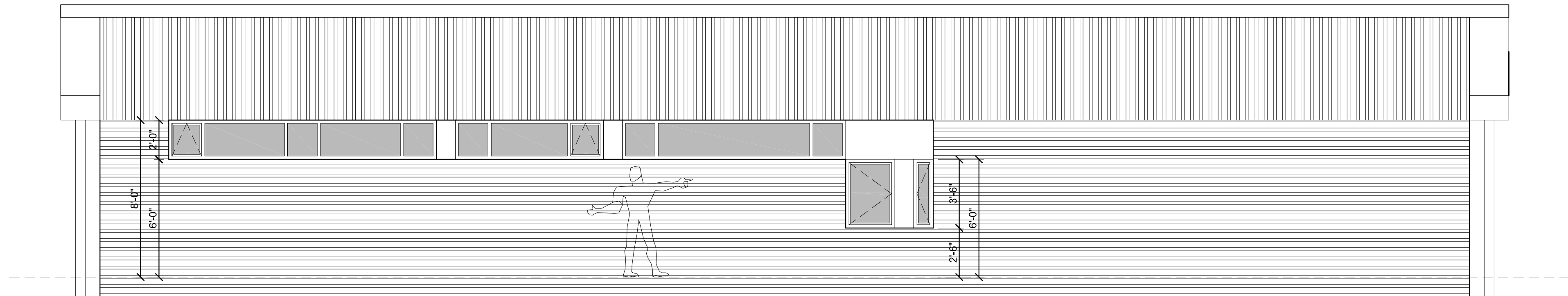
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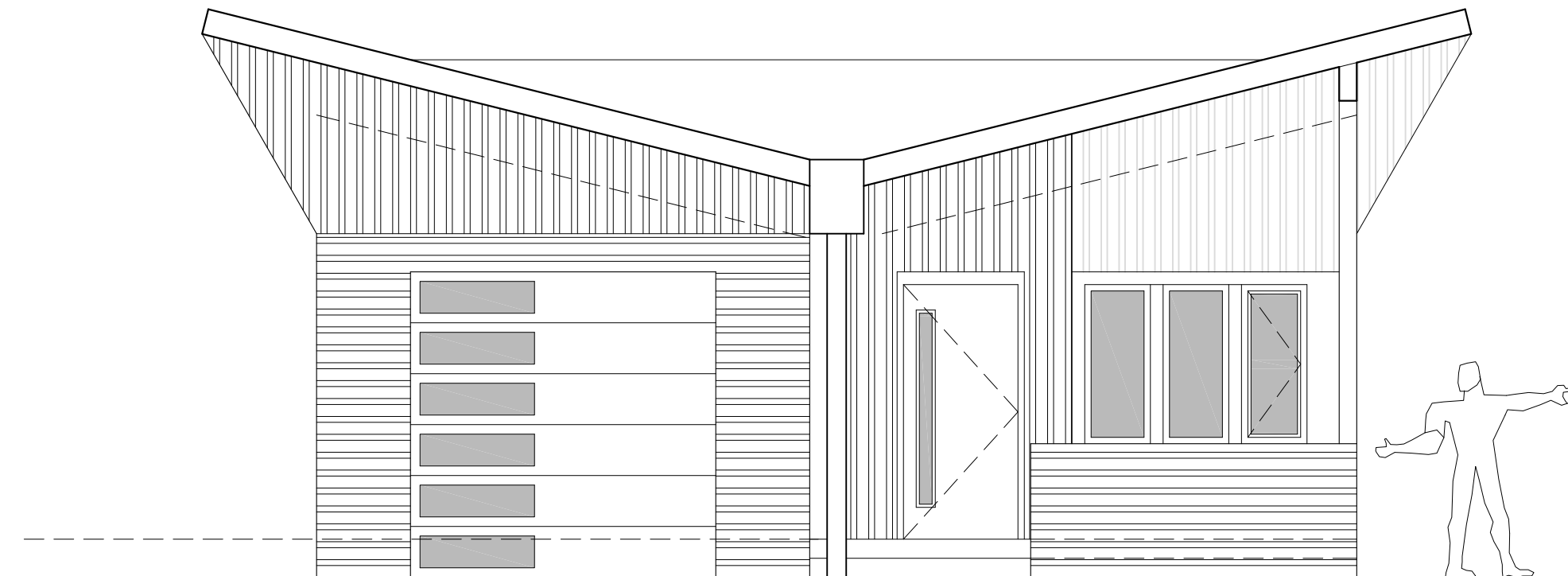
4 TYPE A2 - 2-BEDROOM - ONE STORY - COMMON SPACE ELEV.
SD2.04 SCALE: 1/4" = 1'-0"



3 TYPE A2 - 2-BEDROOM ONE STORY - PRIVATE SIDE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



2 TYPE A2- 2-BEDROOM - ONE STORY - PRIVATE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



1 TYPE A2 - 2-BEDROOM ONE STORY - STREET ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

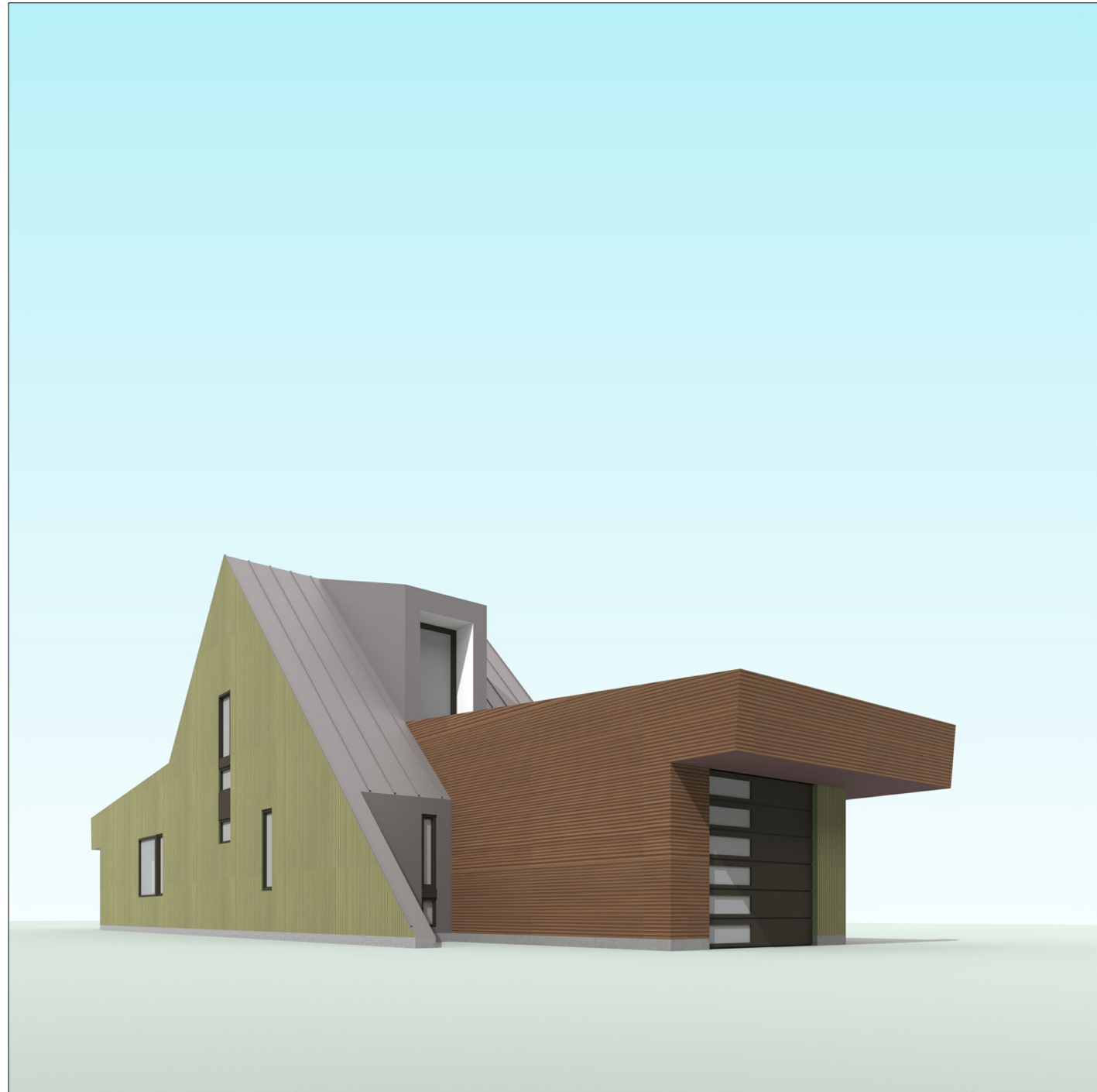
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
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PLAN TYPE A2
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

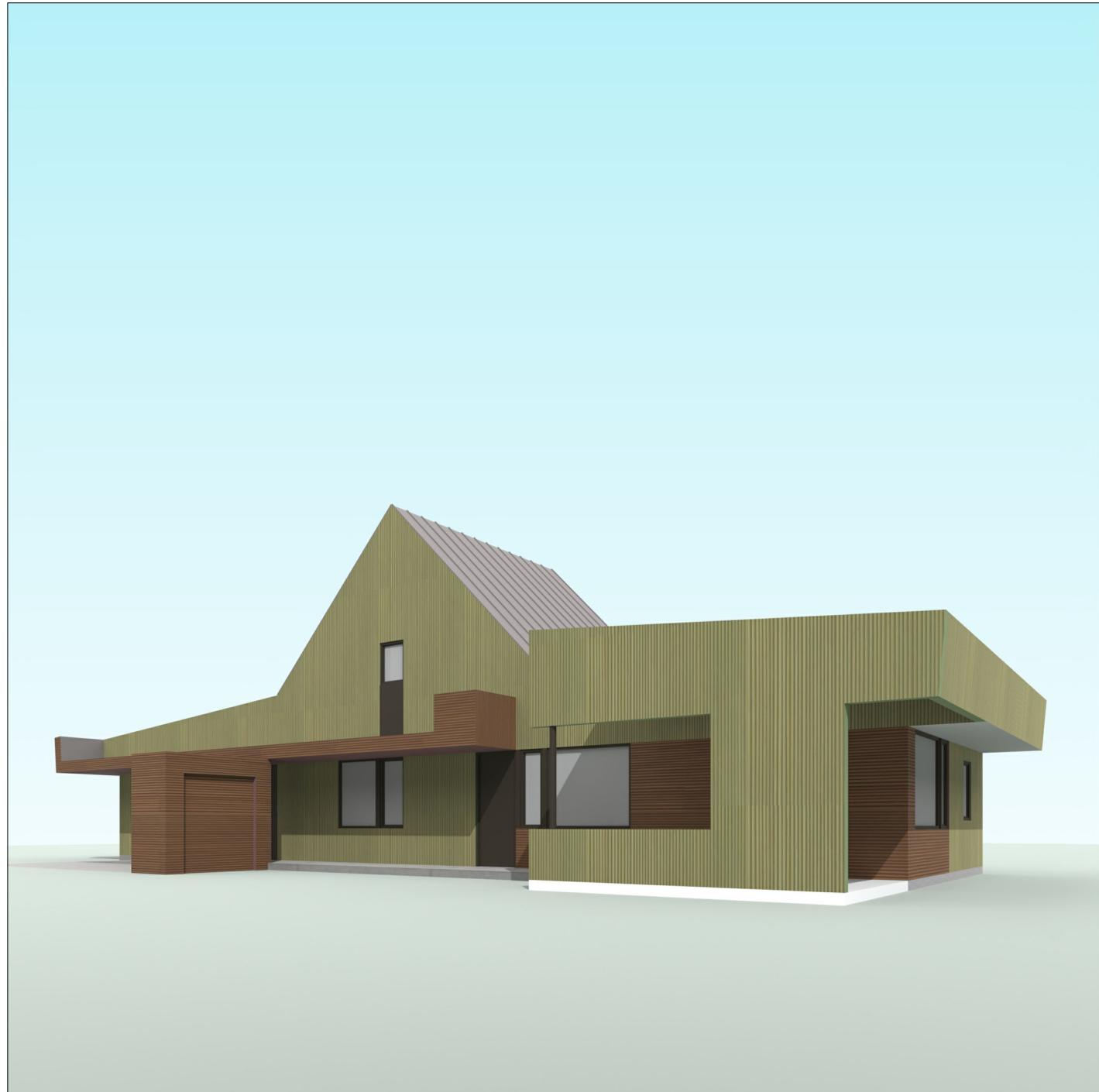
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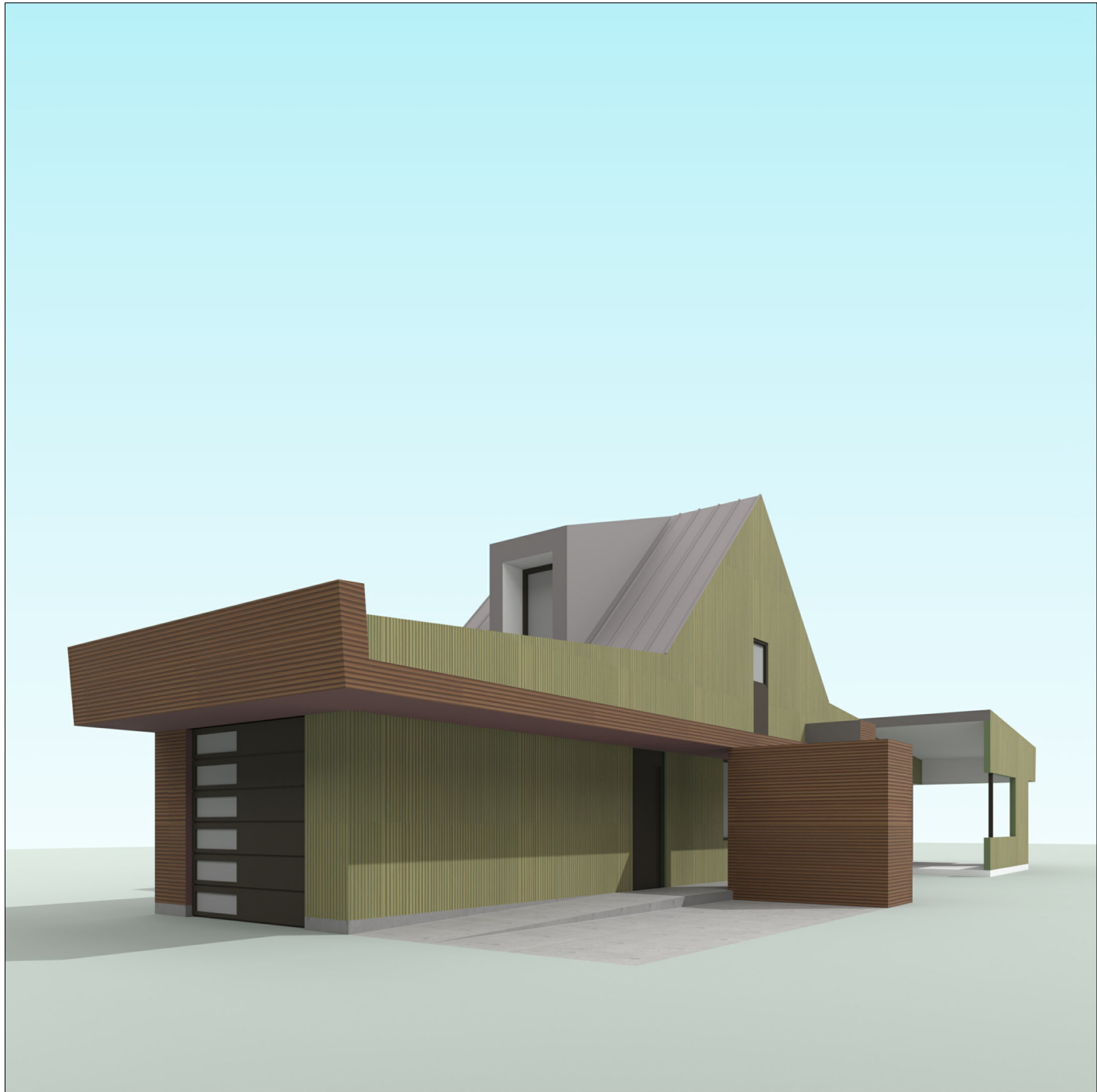
VIEW 4



VIEW 3



VIEW 2

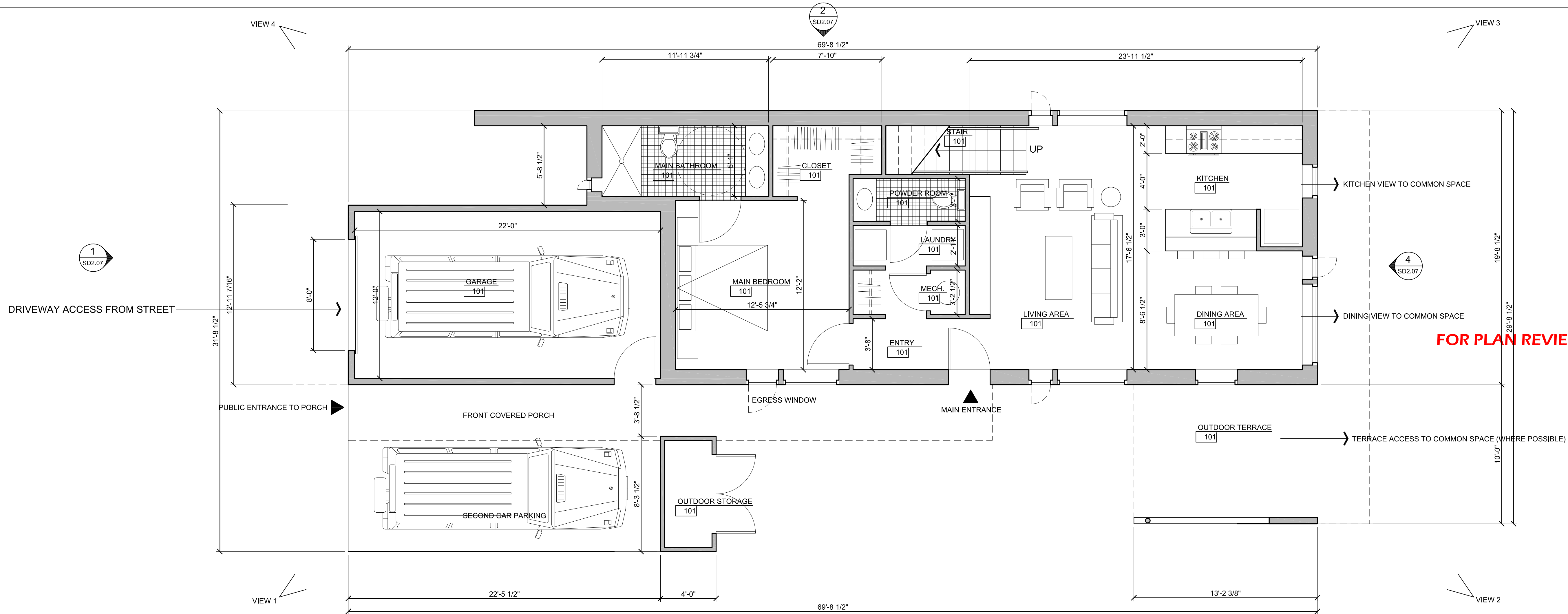


VIEW 1

COLORS ARE APPROXIMATIONS OF "COLONY" AND "BROWN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A3 - 2-BEDROOM - TWO STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A3 - 2-BEDROOM - TWO STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,043 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
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PLAN TYPE A3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

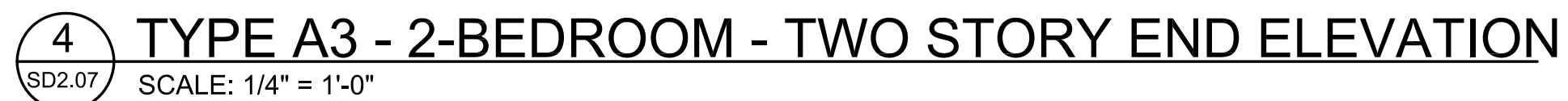
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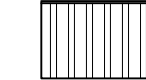
**OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)**

SD2.06

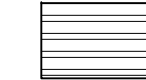
1 TYPE A3 - 2-BEDROOM - TWO STORY - SECOND FLOOR PLAN
SD2.06 SCALE: 1/4" = 1'-0"



GENERAL NOTES ON ELEVATIONS:



METAL PANELS OF COLOR "A"



METAL PANELS OF SECOND COLOR

1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS



GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

**OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714**

Project #
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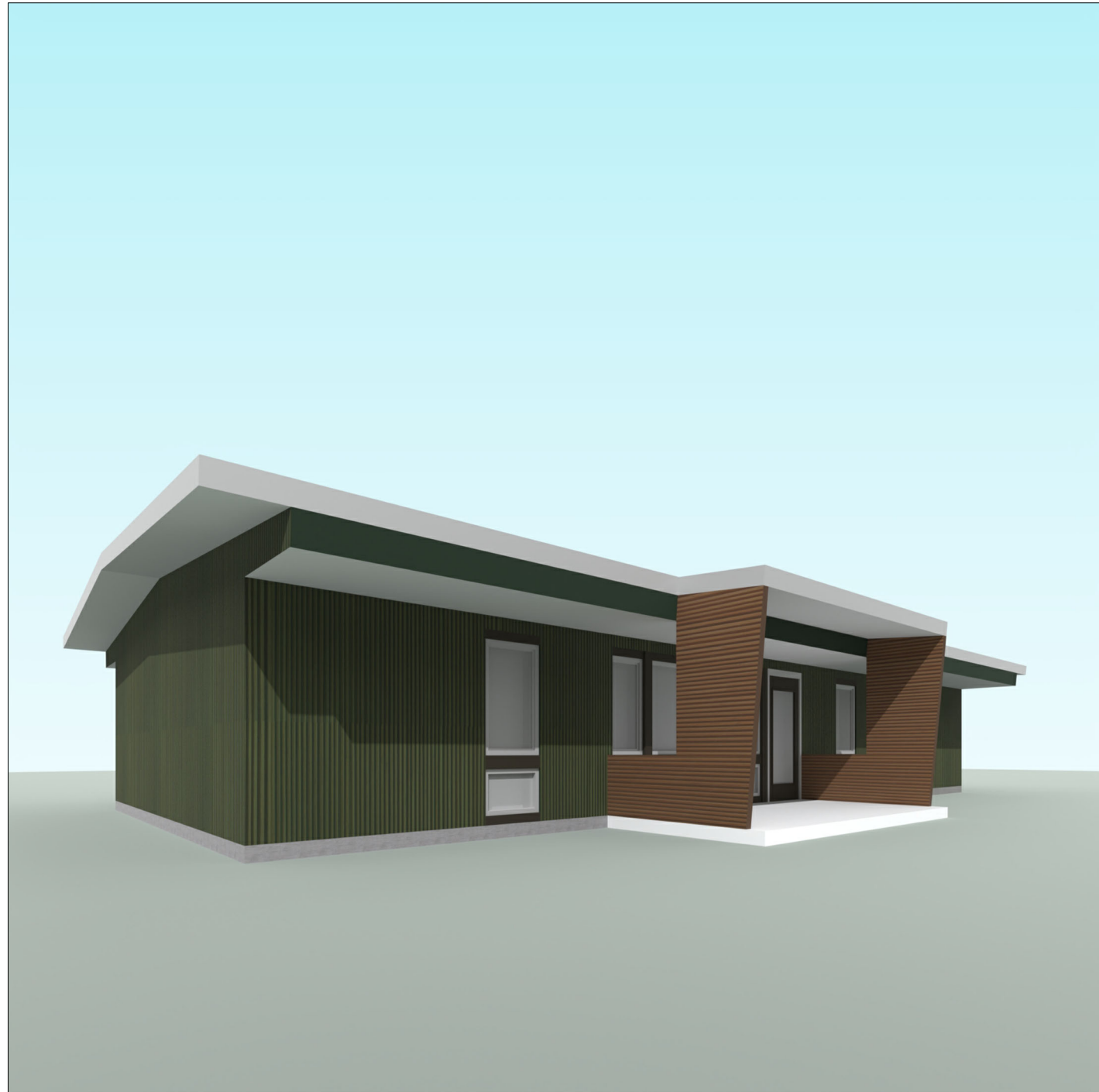
PLAN TYPE A3
PRELIM. ELEVATIONS

SCHEMATIC DESIGN 02

SD2.07



VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

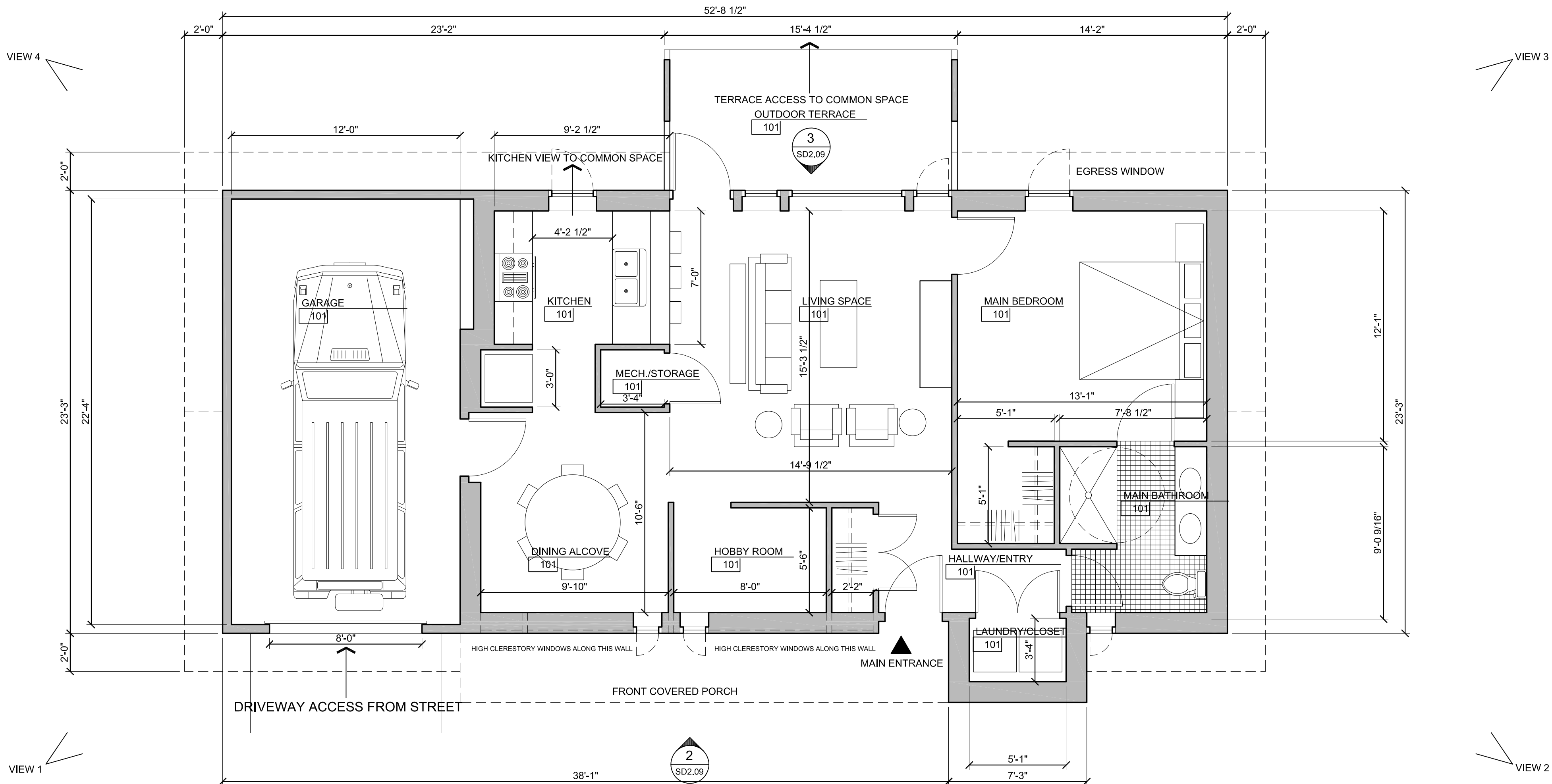


VIEW 1

COLORS ARE APPROXIMATIONS OF "FERN" AND "BROWN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B1 - 1 BEDROOM PLUS - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B1 - 1-BEDROOM PLUS - 956 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 816 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

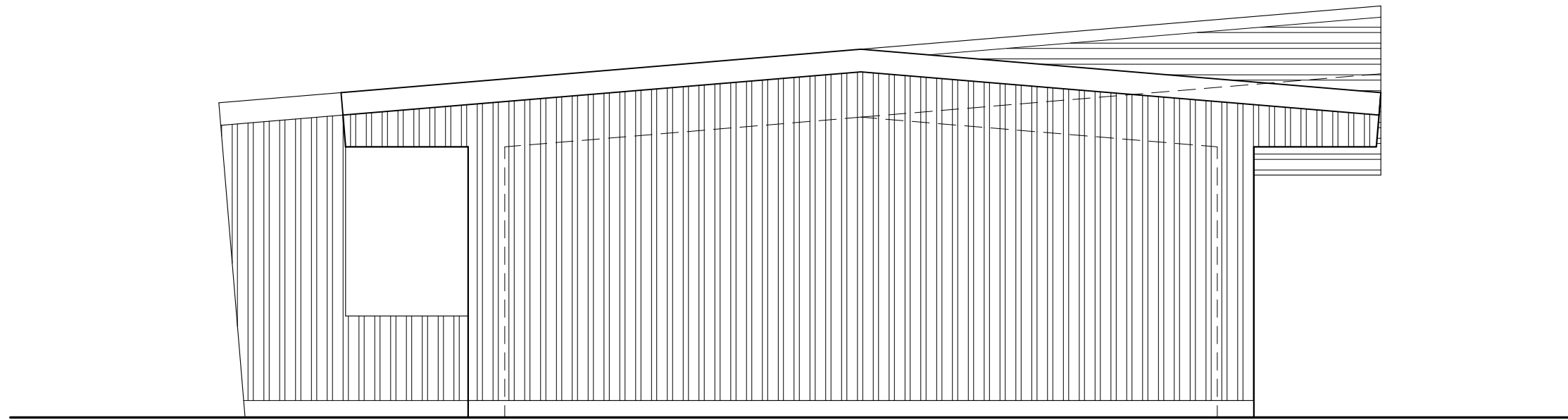
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
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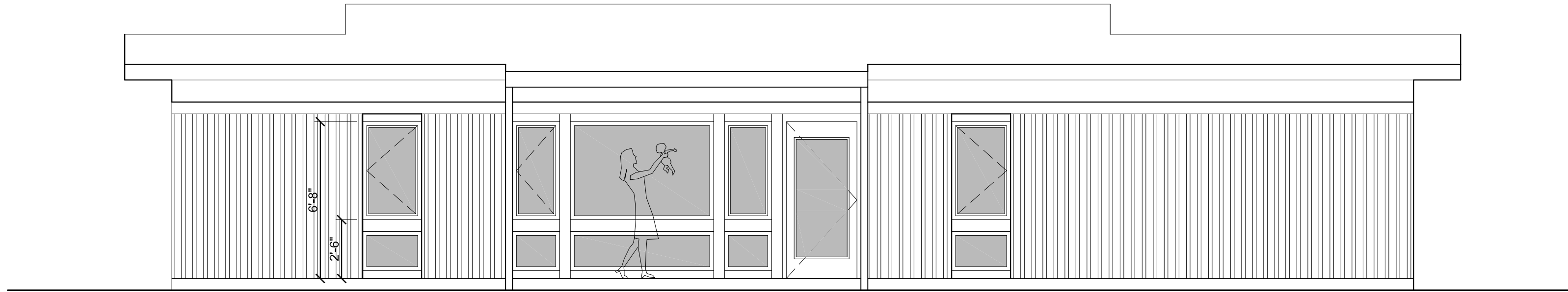


PLAN TYPE B1
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

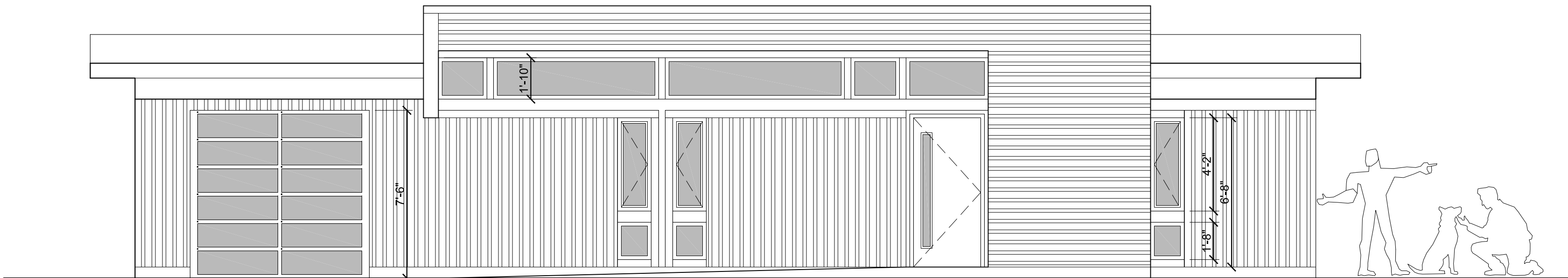
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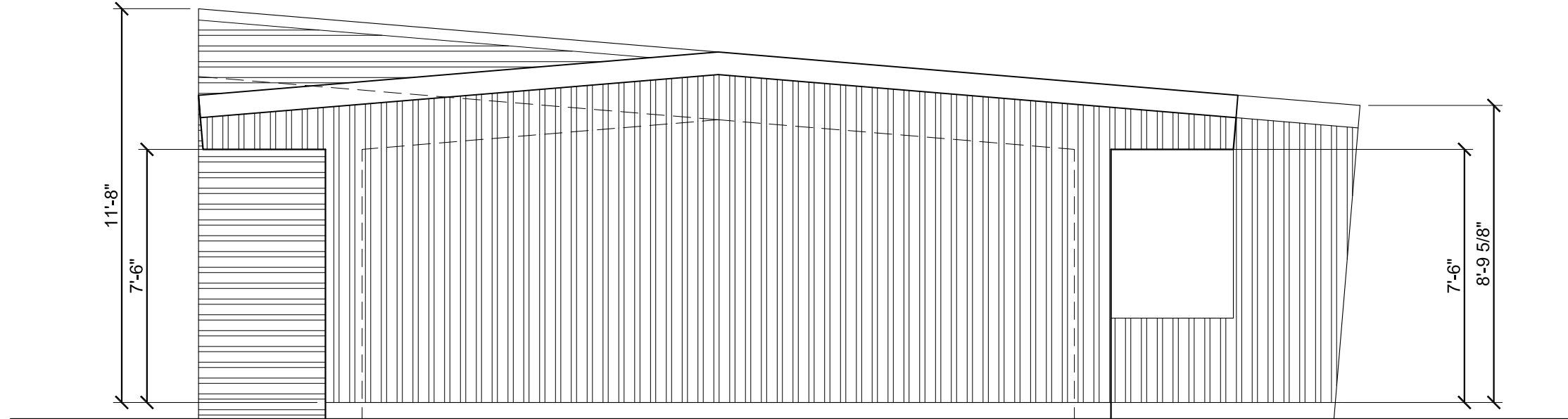
4 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



3 TYPE B1 - 1-BEDROOM PLUS - ELEVATION FACING COMMON AREAS
SD2.09 SCALE: 1/4" = 1'-0"



2 TYPE B1 - 1-BEDROOM PLUS - STREET-FACING ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



1 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
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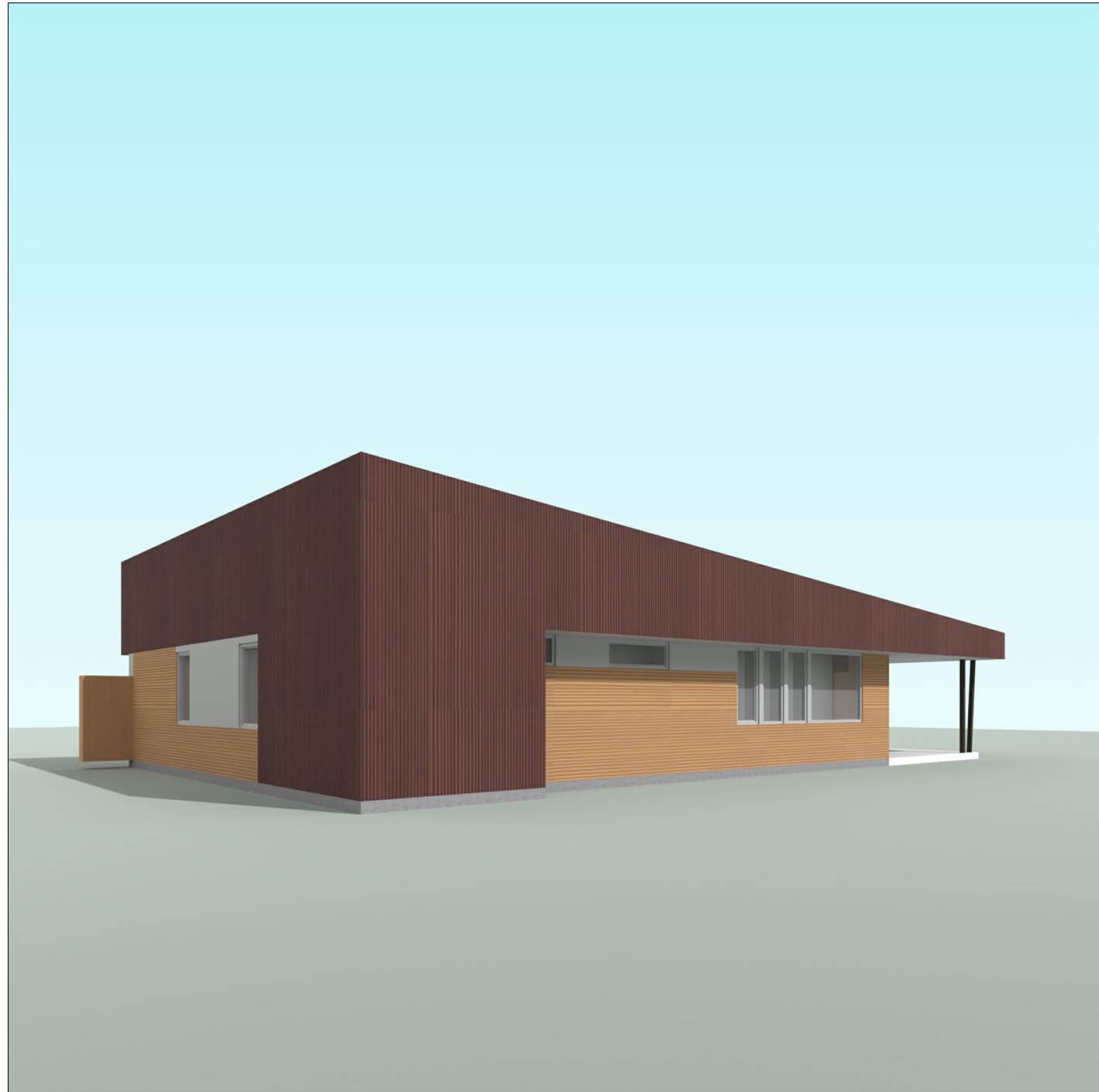


PLAN TYPE B1
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

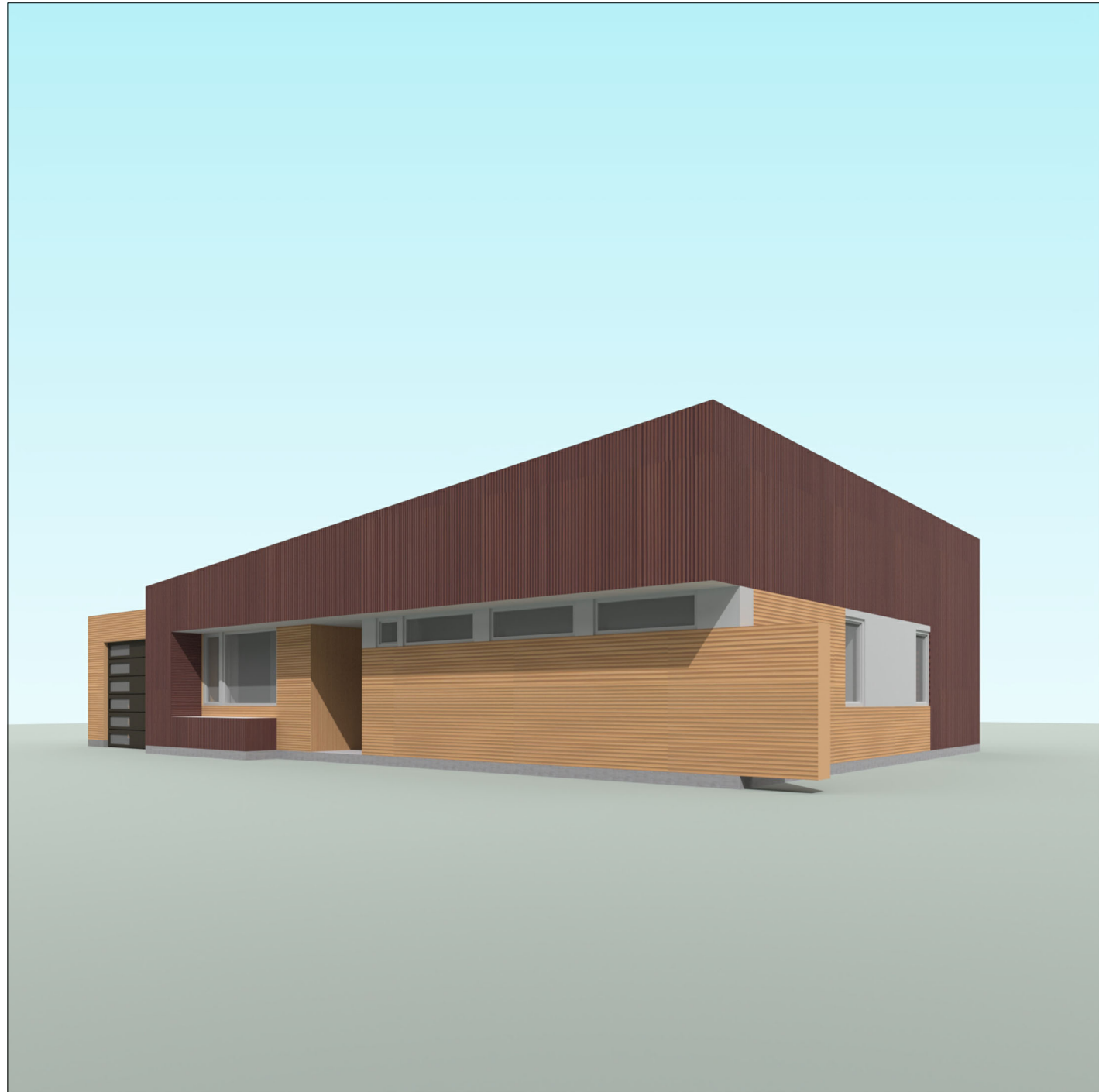
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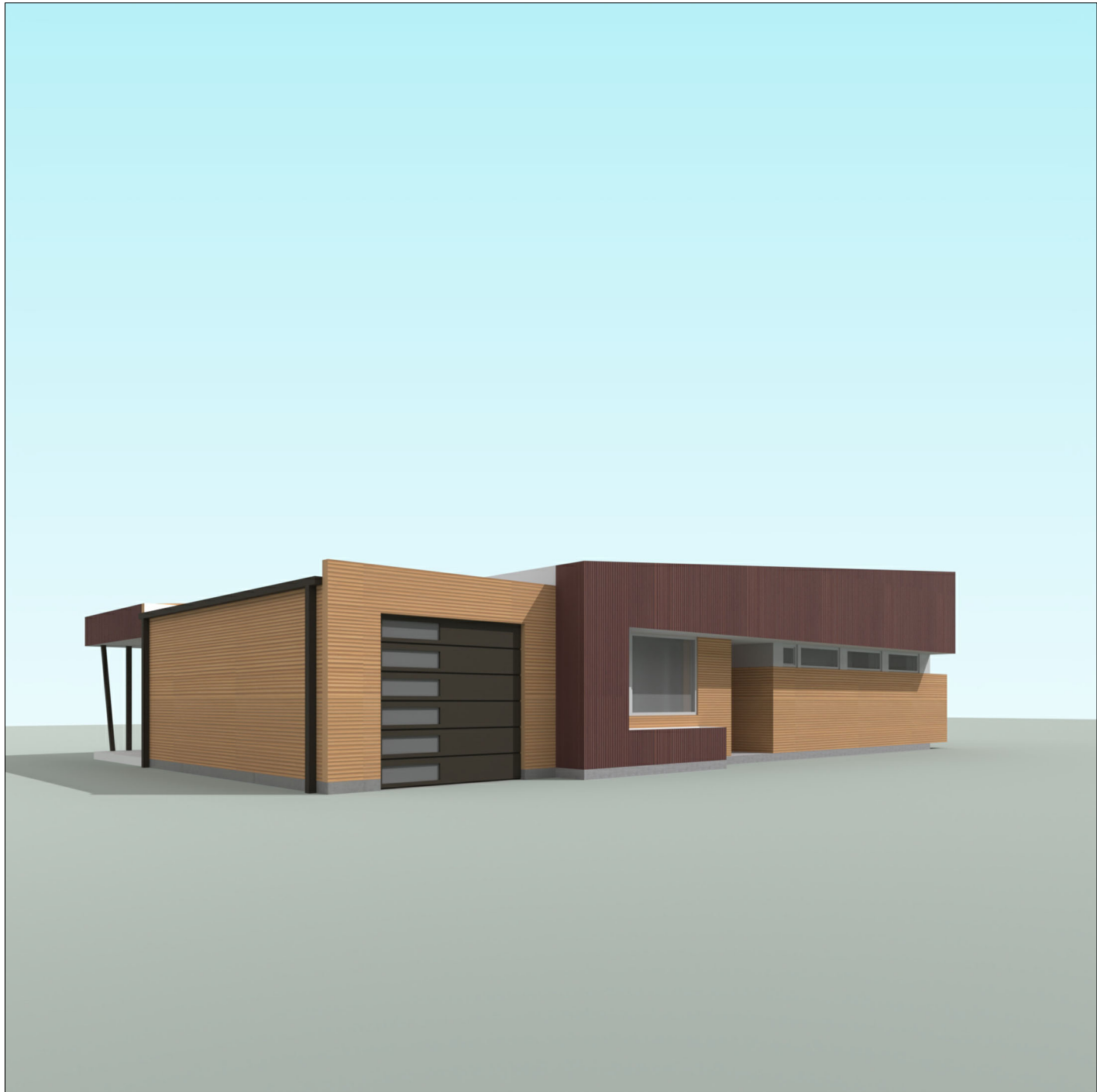
VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

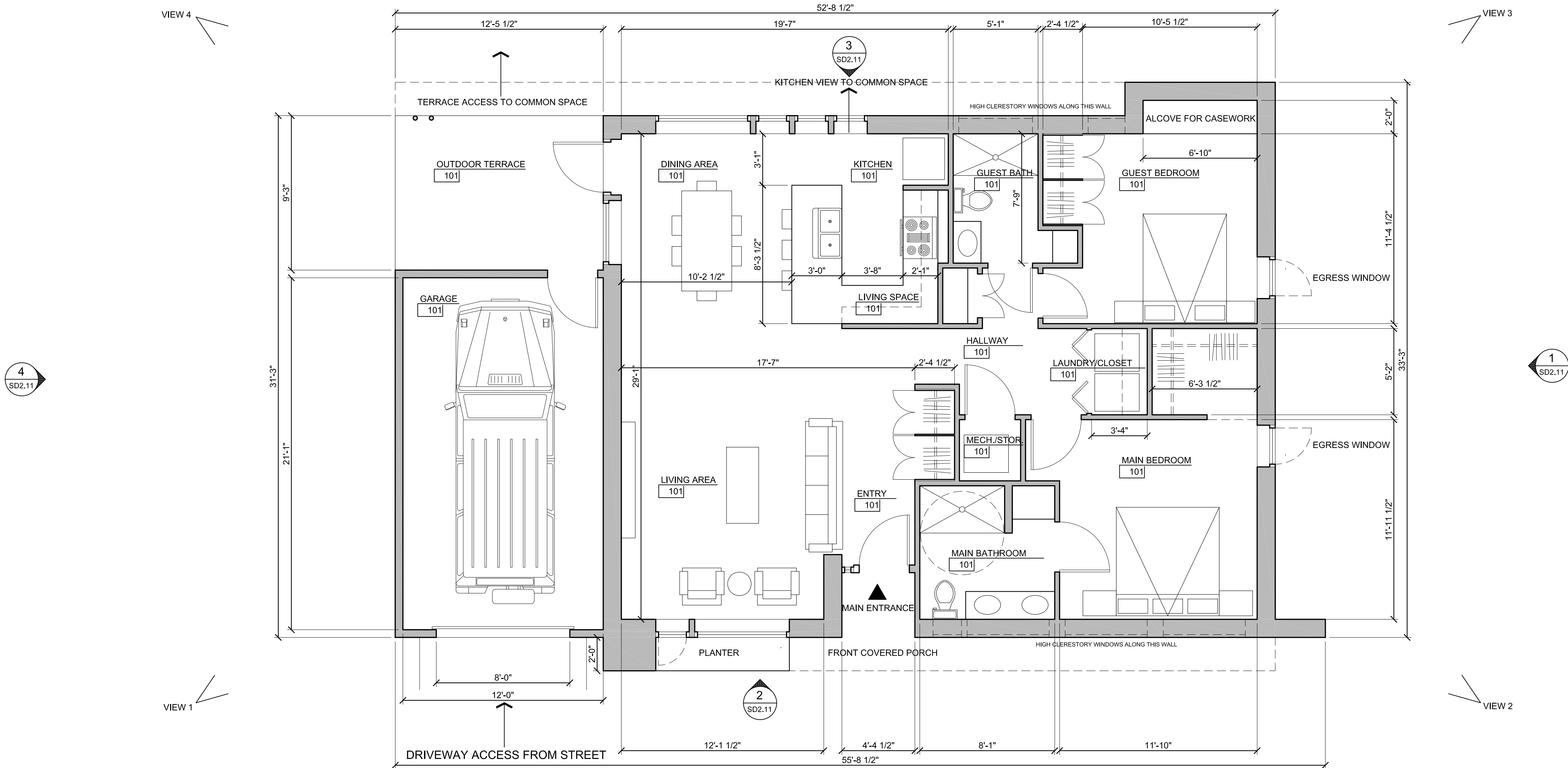


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURGUNDY" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B2 - 2- BEDROOM ONE STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B2 - 2-BEDROOM - ONE STORY - 1,258 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,102 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

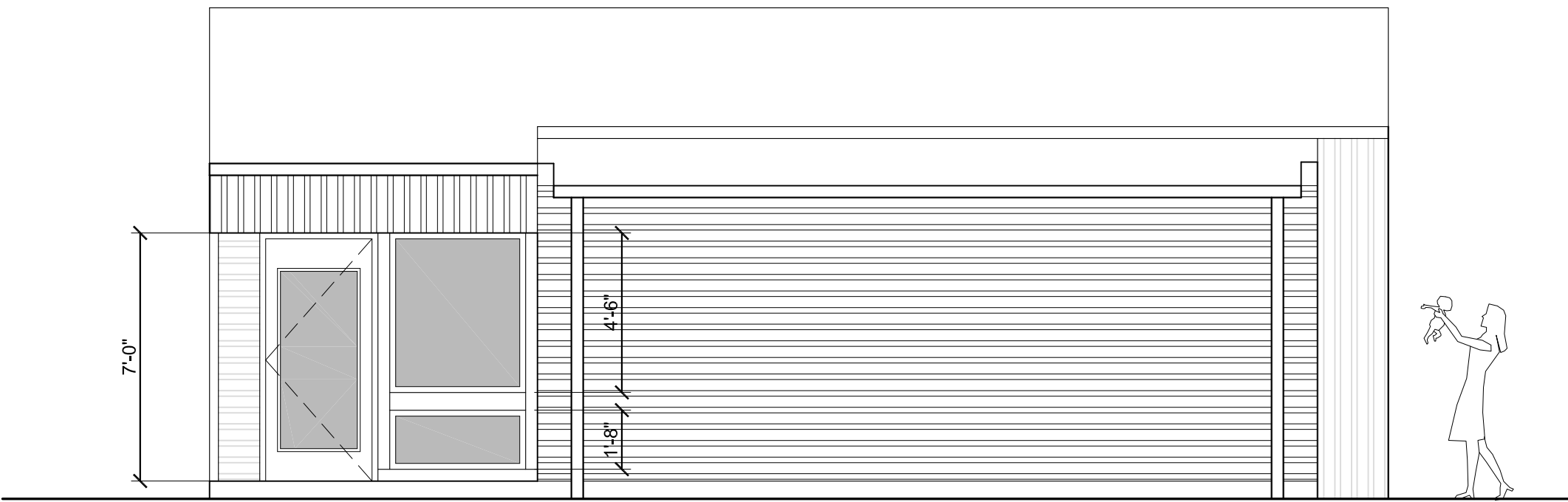
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

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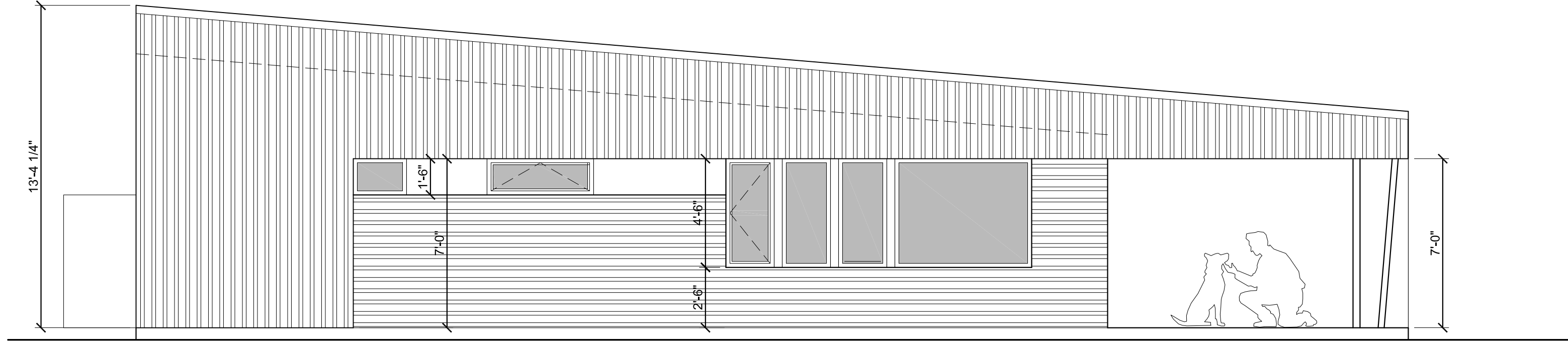


PLAN TYPE B2
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

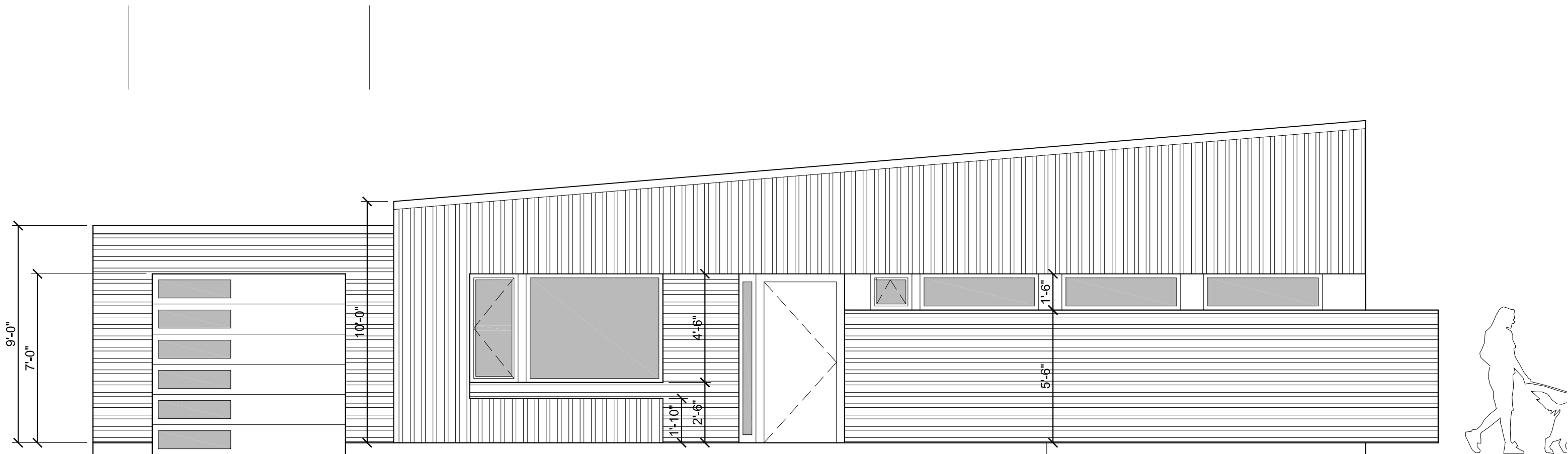
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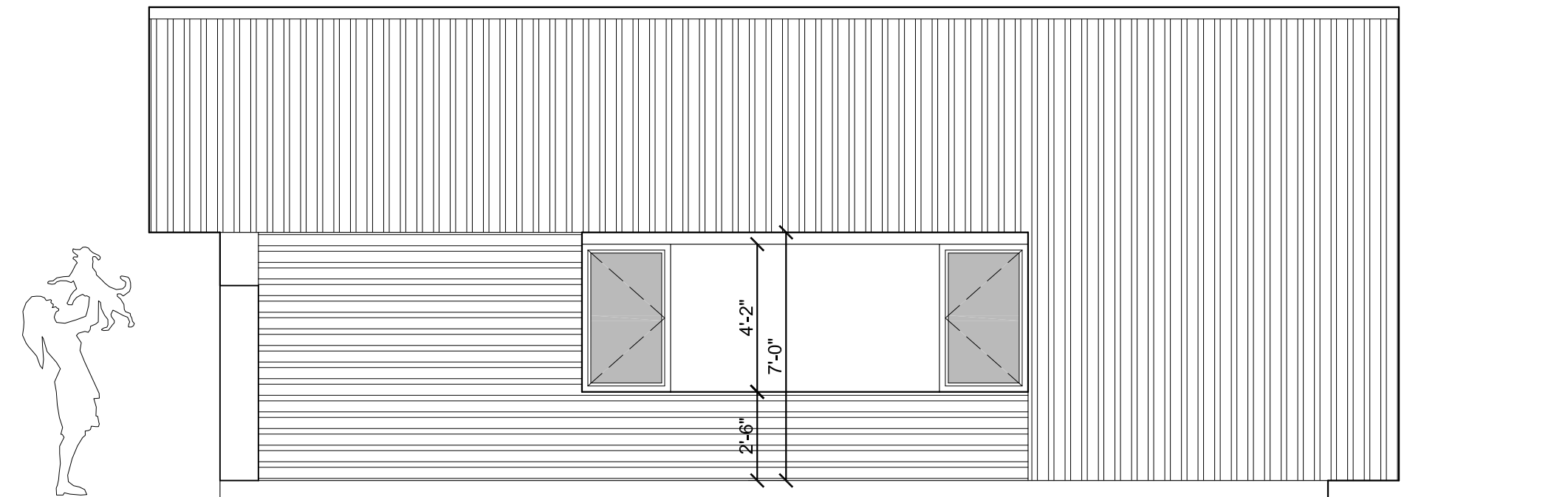
4 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



3 TYPE B2 - 2-BEDROOM - ONE STORY - ELEVATION FACING COMMON AREAS
SD2.11 SCALE: 1/4" = 1'-0"



2 TYPE B2 - 2-BEDROOM - ONE STORY - STREET-FACING ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



1 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
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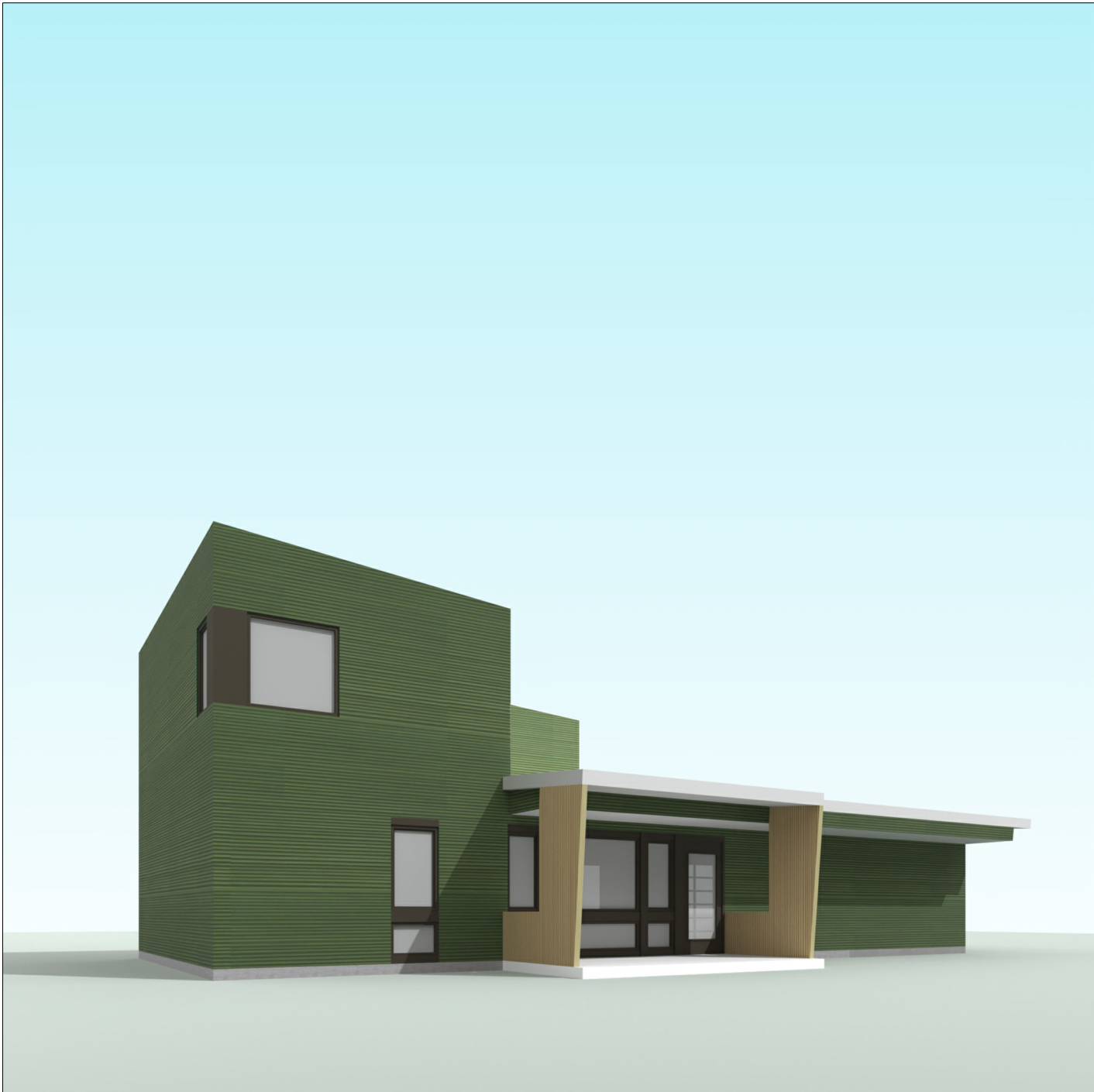


PLAN TYPE B2
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

SD2.11



VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

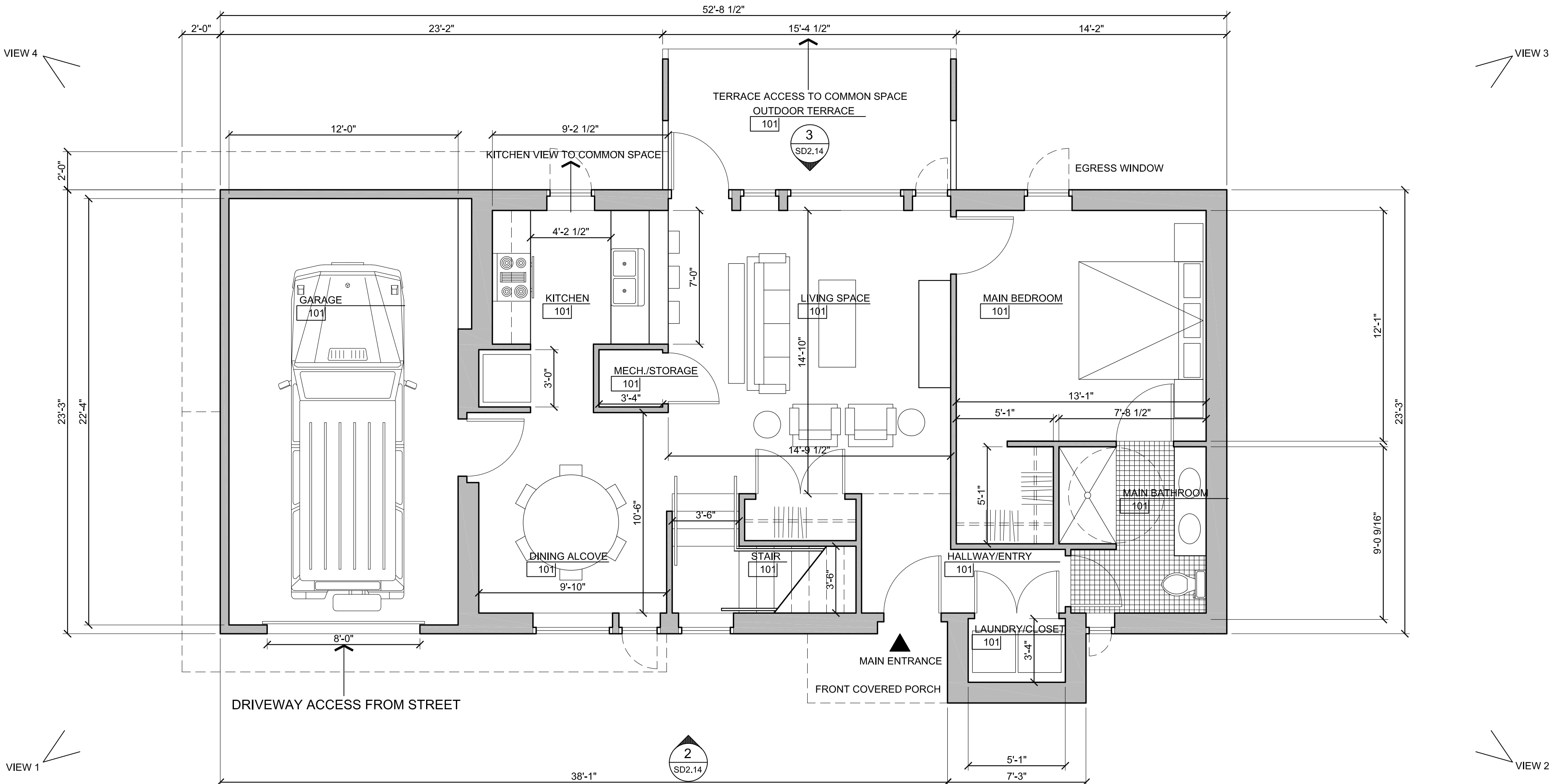


VIEW 1

COLORS ARE APPROXIMATIONS OF "FOREST" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B3 - 2-BEDROOM - TWO STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



1 TYPE B3 - 2-BEDROOM - TWO STORY - 1,349 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,171 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
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PLAN TYPE B3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

SD2.12



1
SD2.13

SCALE: 1/4" = 1'-0"

Project #
DATE: MAR. 30, 2025
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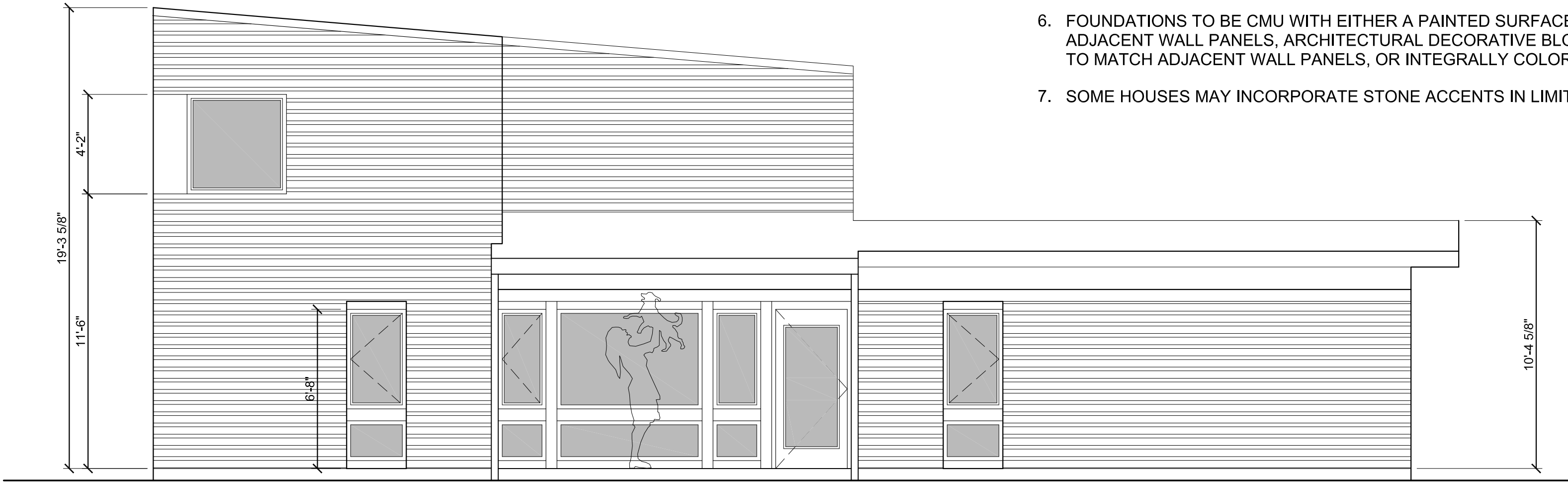
PLAN TYPE B3
SECOND FLOOR PLAN

SCHEMATIC
DESIGN 02

SD2.13



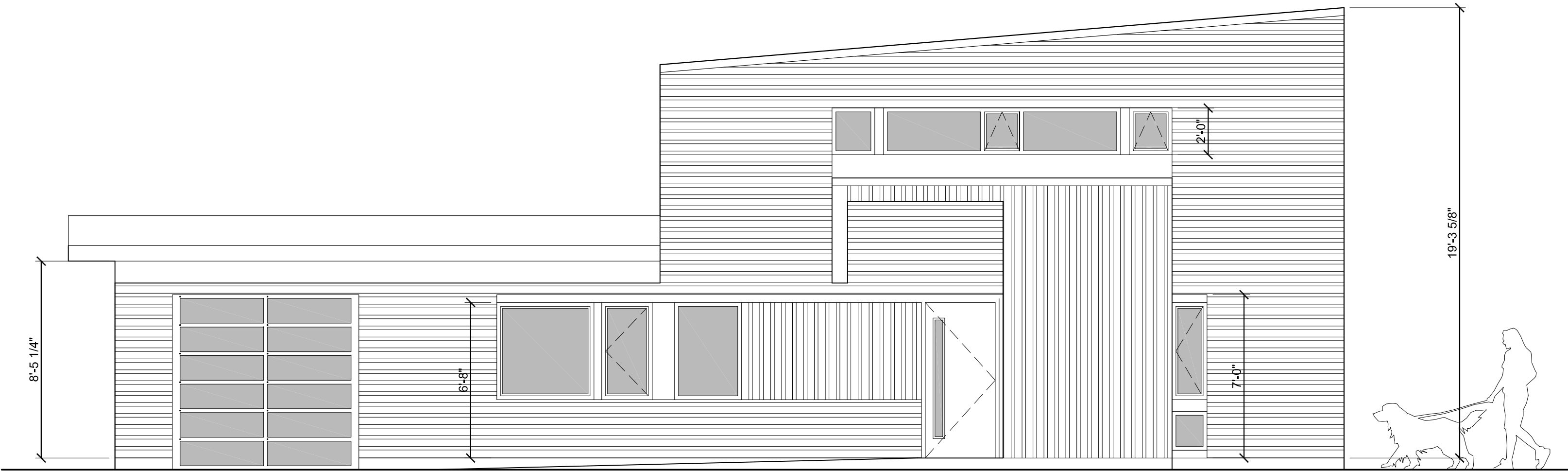
4 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



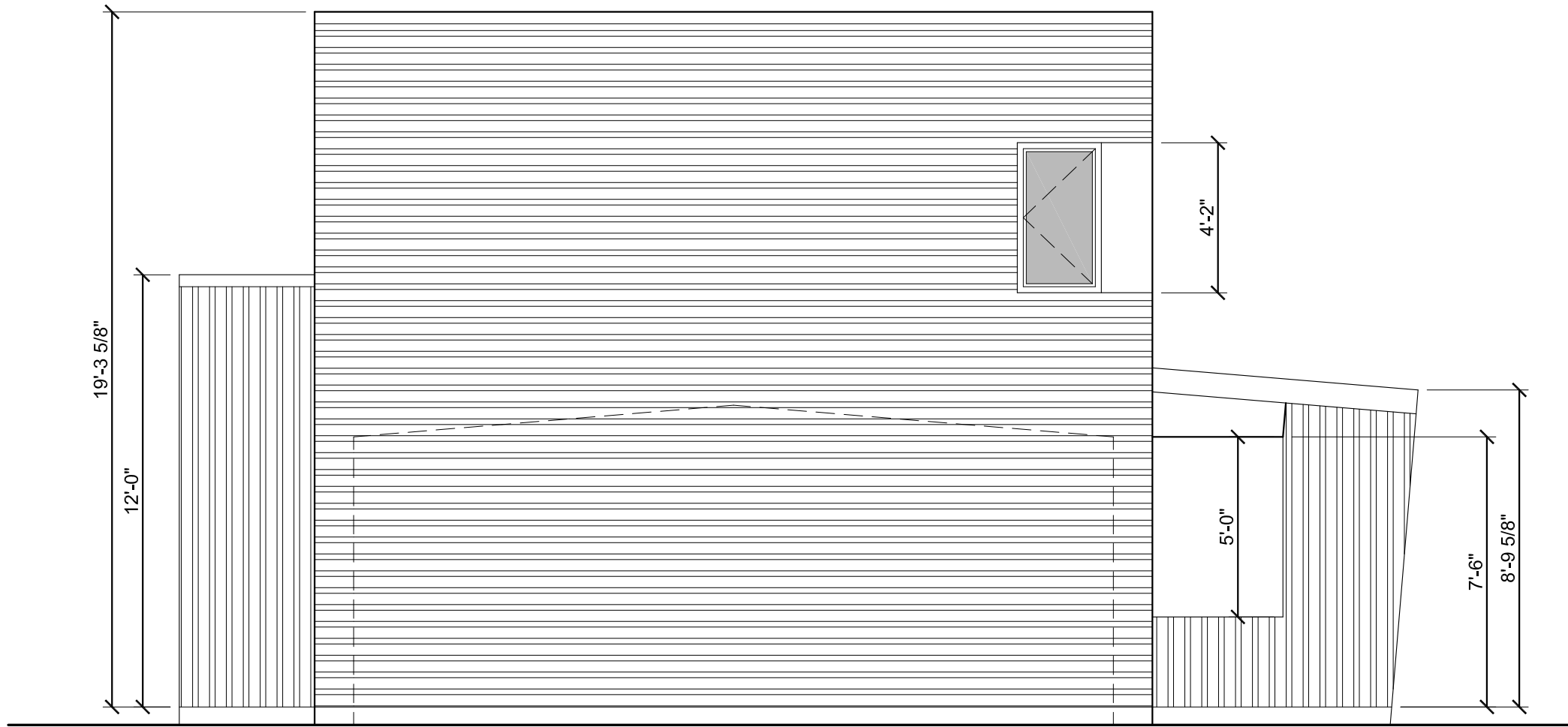
3 TYPE B3 - 2-BEDROOM - TWO STORY - WOODS/Common SPACE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS



2 TYPE B3 - 2-BEDROOM - TWO STORY - STREET-FACING ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

1 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

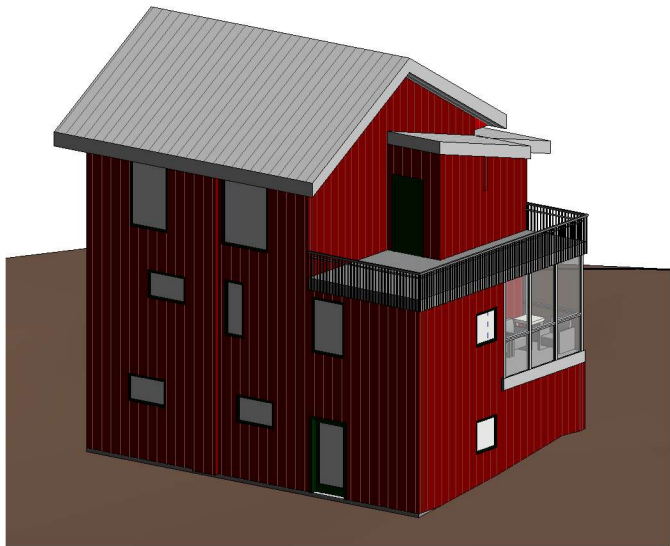
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PLAN TYPE B3
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

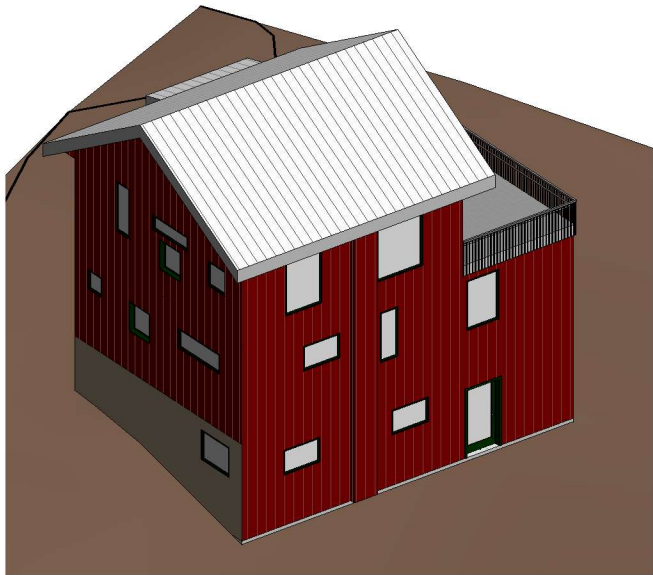
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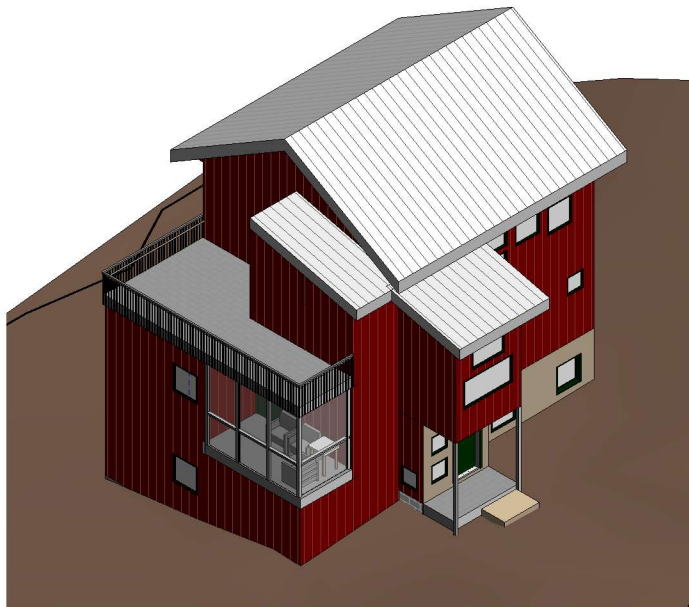
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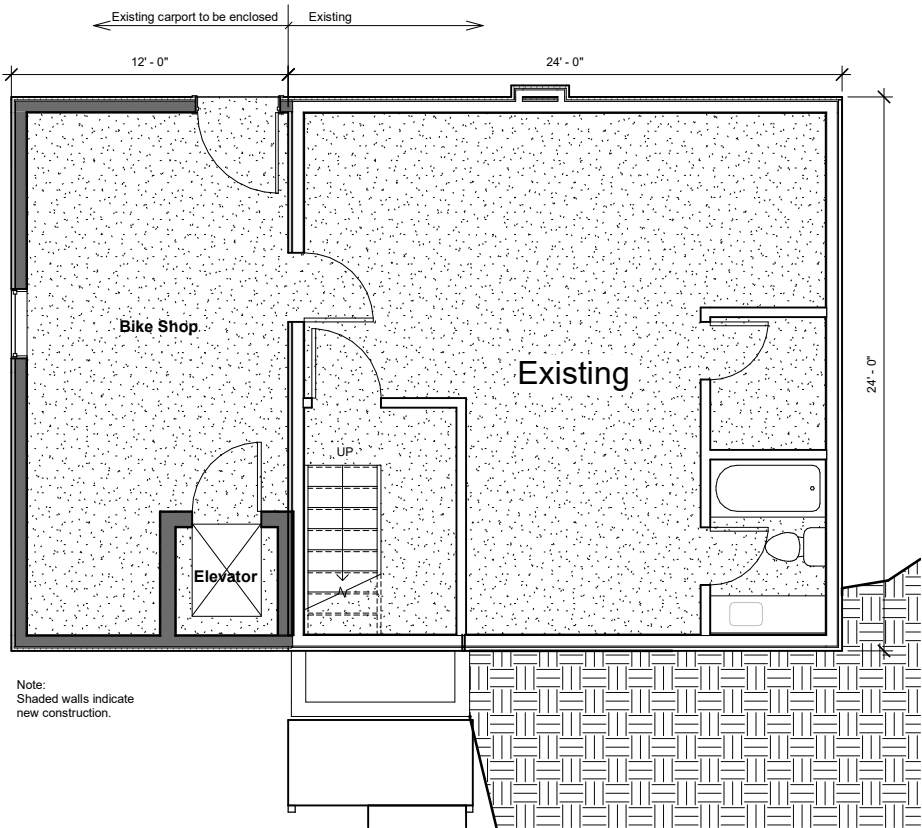
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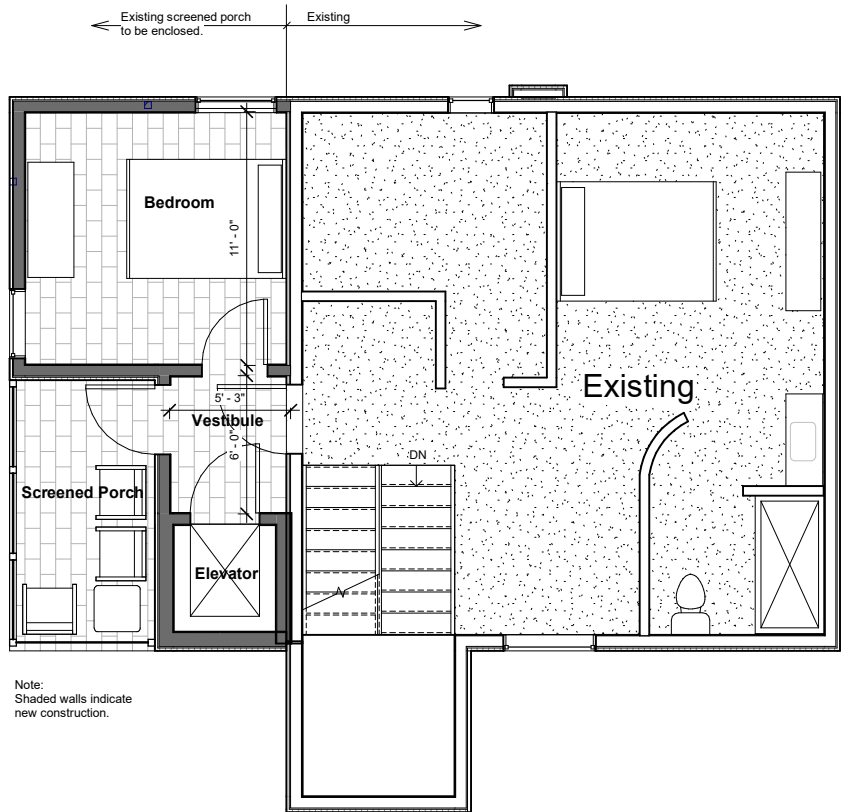
9 Axon 3



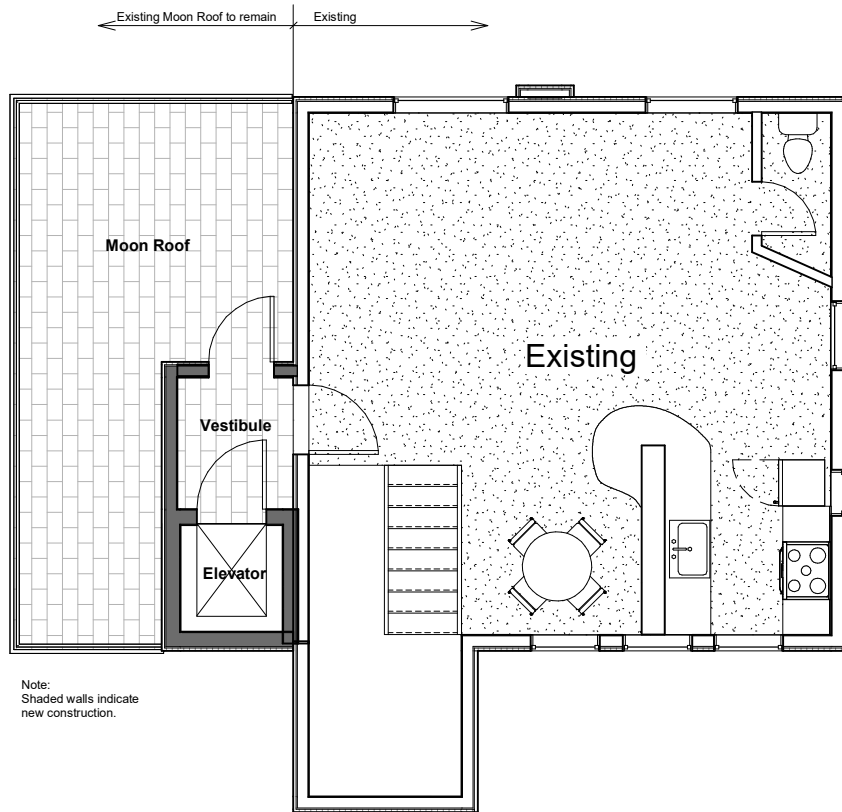
10 Axon 4



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



3 Level 3
1/4" = 1'-0"

COMMON HOUSE

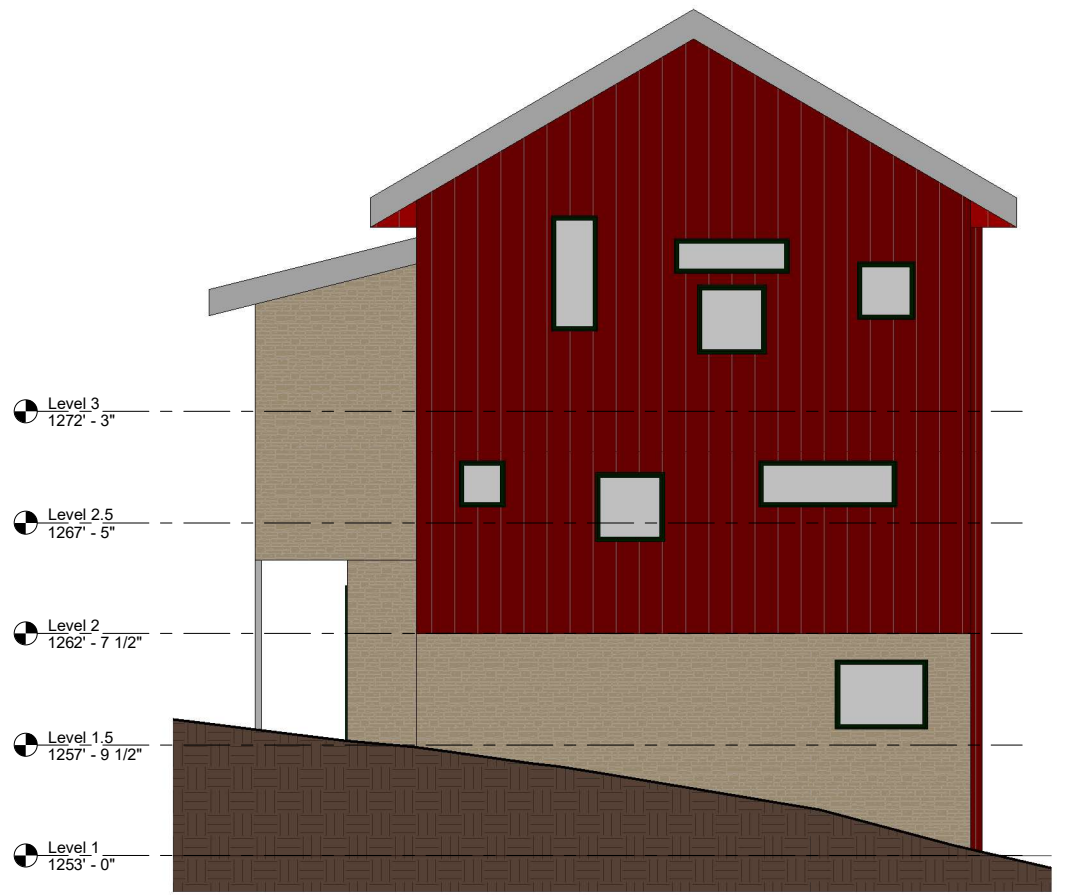
OWL COMMONS
Bella Vista, Arkansas



Project Number
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Author
Checker

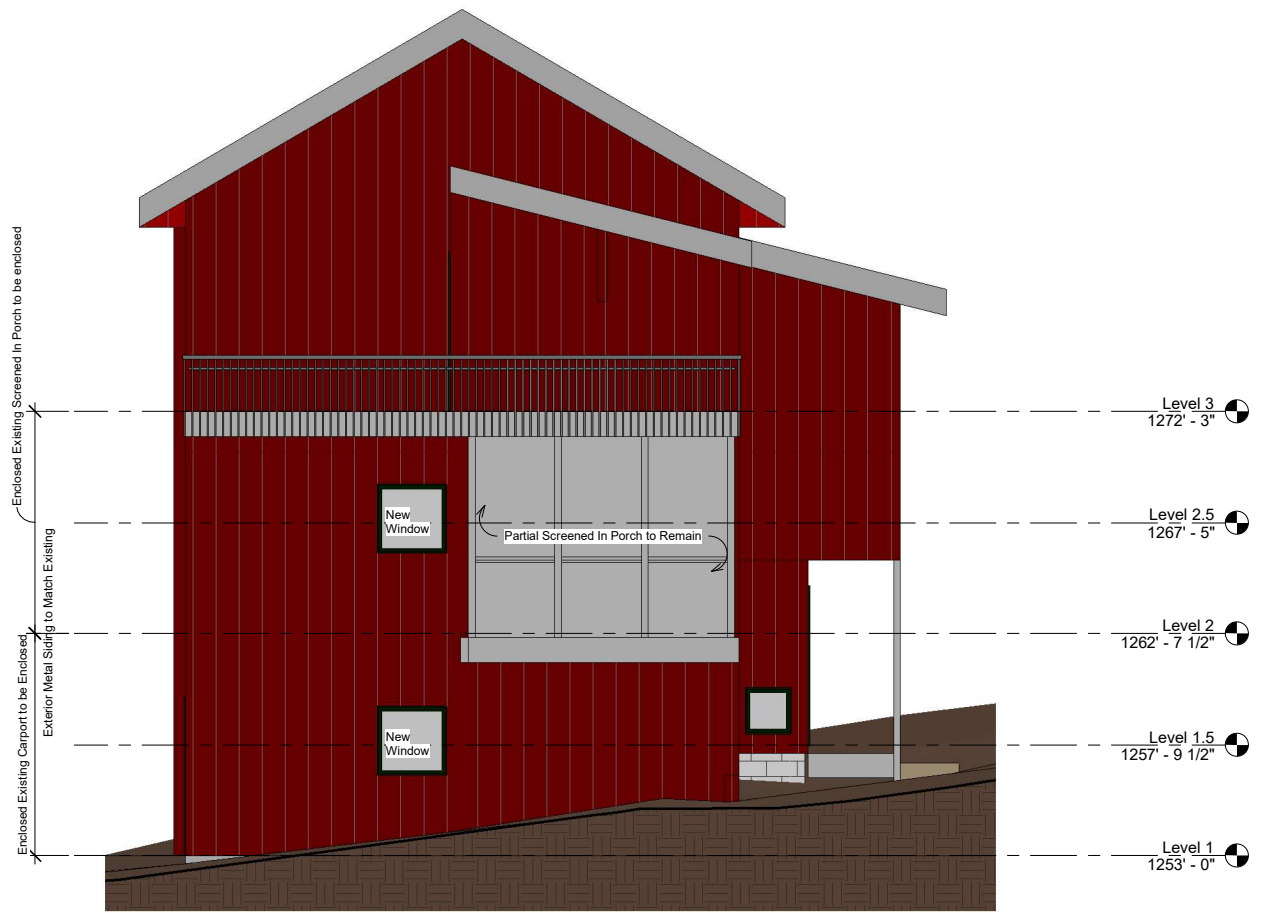
Floor Plans

A1

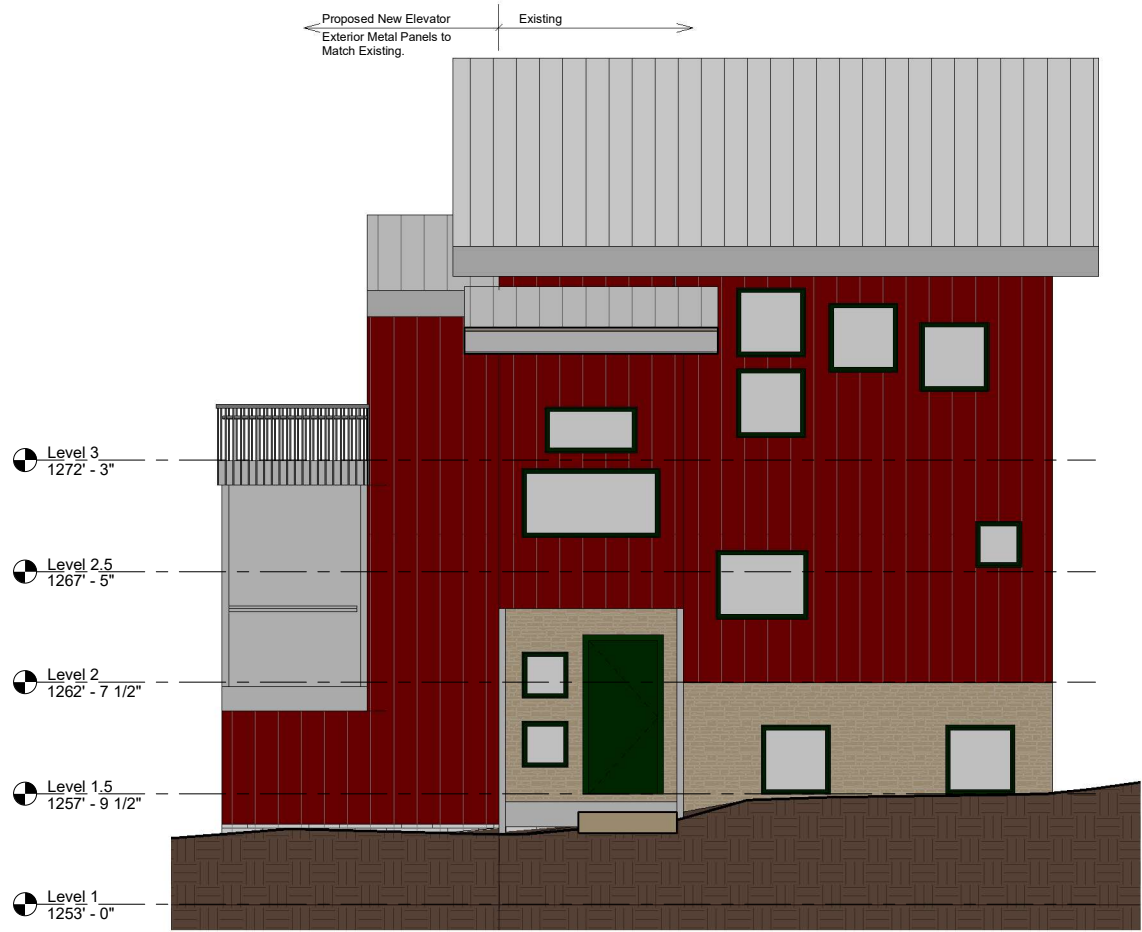


① East Elevation
1/4" = 1'-0"

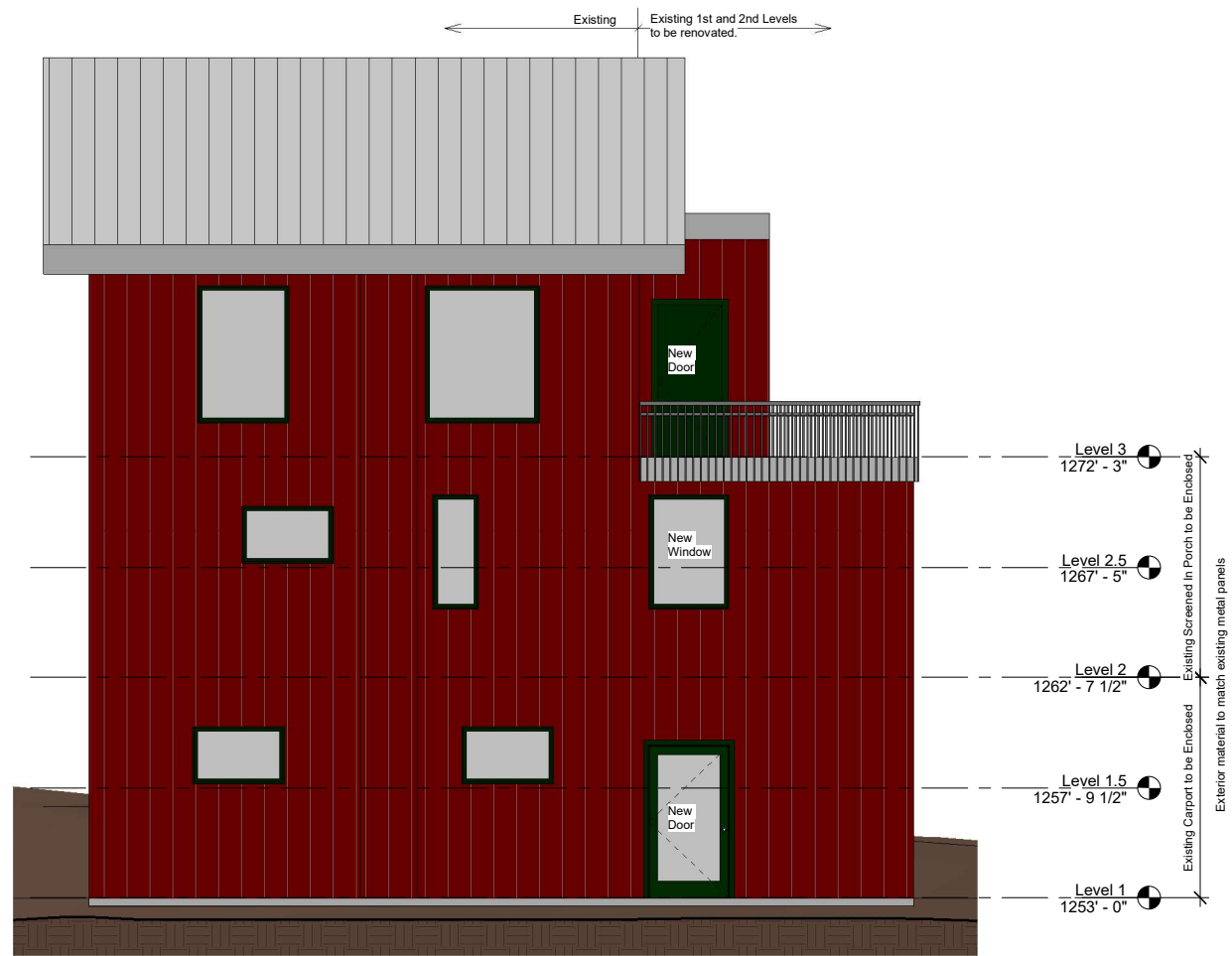
Existing, no change



④ West Elevation
1/4" = 1'-0"



③ South Elevation
1/4" = 1'-0"



② North Elevation
1/4" = 1'-0"

COMMON HOUSE

OWL COMMONS
Bella Vista, Arkansas



Project Number
3/30/2025 8:02:43 PM
Author
Checker

Elevations



OWL COMMONS

nature & community

COLORS

Using the Metal Central Color Chart we propose the following colors as acceptable -

Rustic
Tan
Hunter
Burnished Slate
Burgundy
Brown
Desert
Colony

Forest
Ash
Terratone
Bronze
Evergreen
Taupe
Fern

The standing seam roofing, the gutters, downspouts, soffit and fascia and also the window frames would be in the same colors. Stone accents would be of varying earth tones.

Colors would be used randomly so as to not be repetitive - The soffit, fascia, windows and roof colors would be complimentary to the colors of the body of the house.

This color palette would produce a neighborhood that is welcoming and distinctive while being at home in its rustic woodland setting of Bella Vista and coordinating with the existing structures currently on the property.



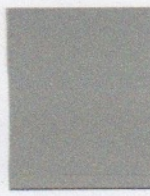
**Burnished
Slate**

PRIME



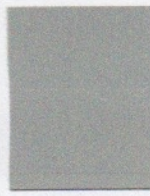
Charcoal

PRIME



Desert

PRIME



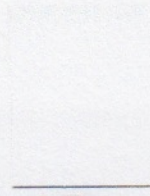
Gray

PRIME



Polar

PRIME



Brilliant

PRIME



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and a lifetime warranty.

Horizon-LocTM

Color Selection Tool

26 GAUGE
CONCEALED FASTENER



Metal CentralTM

METAL BUILDING COMPONENTS

metalcentral.com

† Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_HORN_230120

**PREMIUM
COLOR**

Fluropon® 70% PVDF

Matte Black*

PRIME



**Copper
Metallic†**

PRIME



Clear acrylic coating

Galvalume®‡

PRIME



Brown

PRIME



PRIME



Forest

PRIME



Hunter

PRIME



Colony

PRIME



Crimson

PRIME



Rustic

PRIME



Burgundy

PRIME



Gallery

PRIME



Hawaiian

PRIME



Light Stone

PRIME



Taupe

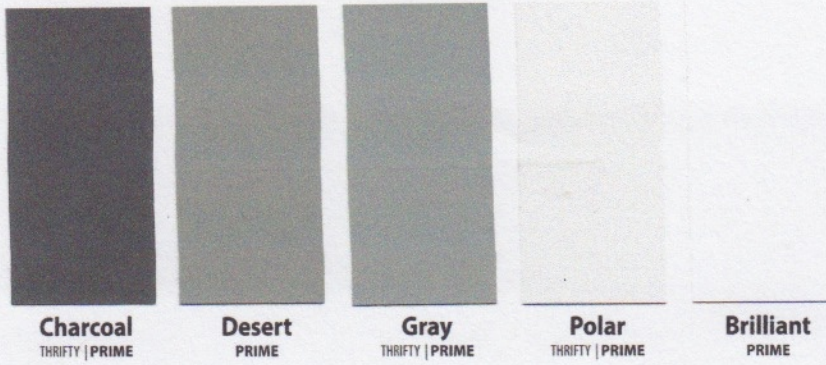
PRIME



Tan

PRIME



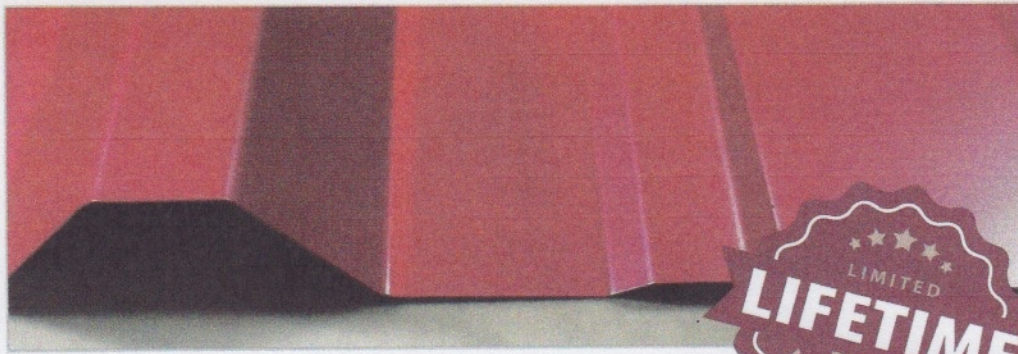


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Commercial

Color Selection Tool

M-Loc™
R-Loc™



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METAL BUILDING COMPONENTS
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*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_COMN_210101

PREMIUM COLOR

Fluoropon™ 70% PVDF
20-year Warranty

Copper Metallic*
PRIME



Clear acrylic coating

Galvalume®†
PRIME



Fern
PRIME



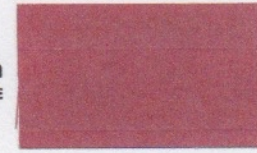
Hunter
THRIFTY | PRIME



Colony
PRIME



Crimson
PRIME



Rustic
THRIFTY | PRIME



Burgundy
PRIME



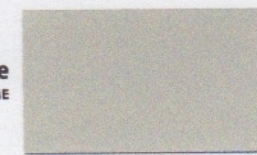
Gallery
PRIME



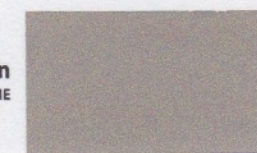
Hawaiian
PRIME



Light Stone
THRIFTY | PRIME



Tan
THRIFTY | PRIME

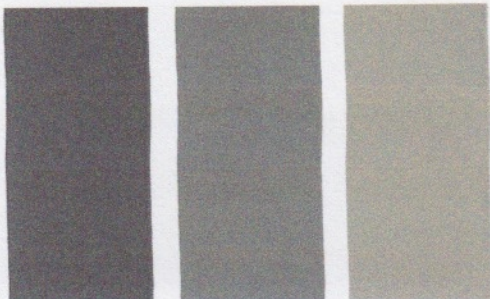


Brown
THRIFTY | PRIME



Burnished Slate
PRIME





Smoke

Slate Gray

Ash

Brite



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Architectural

Color Selection Tool

24 GAUGE



centralstatesco.com

SHERWIN-WILLIAMS.
Coil Coatings

Evergreen

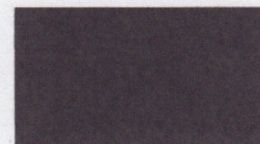


Autumn

FEVE Color



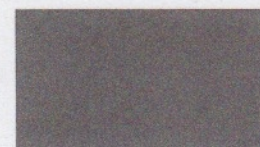
Dark Bronze



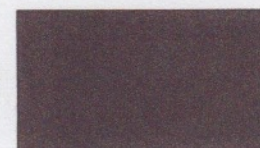
Bronze



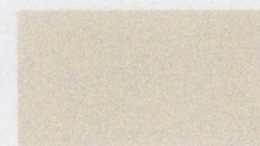
Terratone



Tudor



Sand



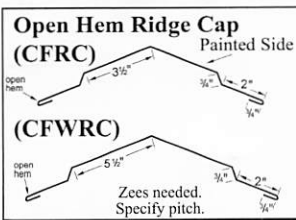
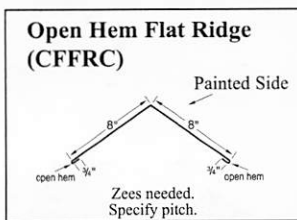
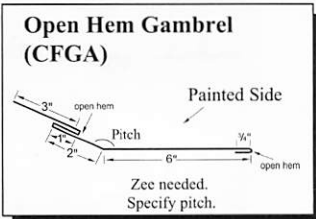
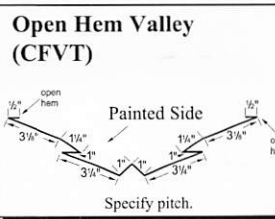
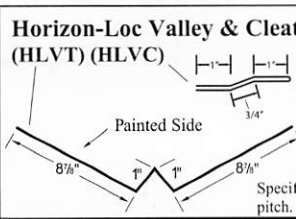
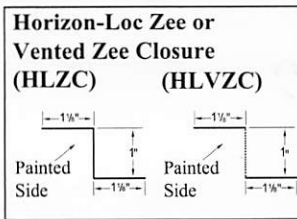
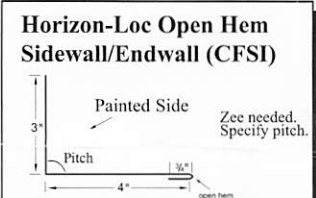
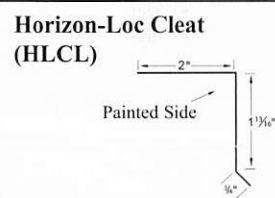
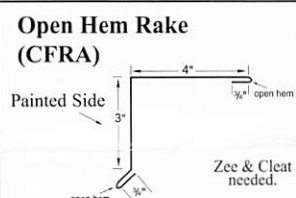
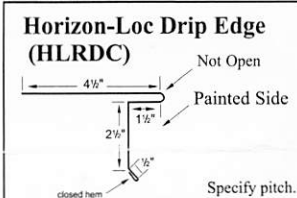
Galvalume^{®†}

Clear acrylic coating

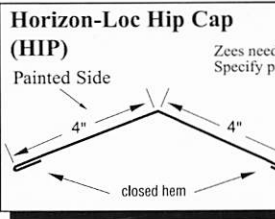
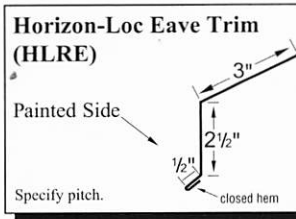
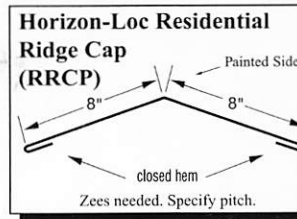
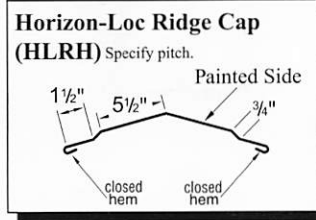
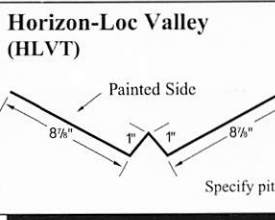
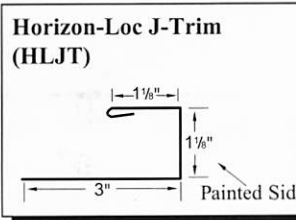
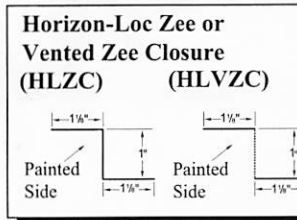
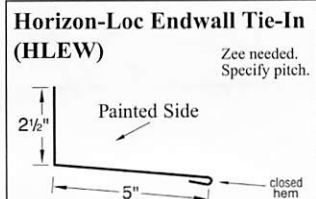
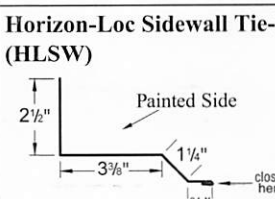
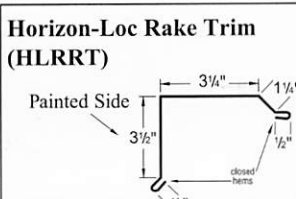
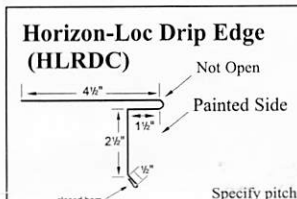


† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

Concealed Fastener Trims



Exposed Fastener Trims





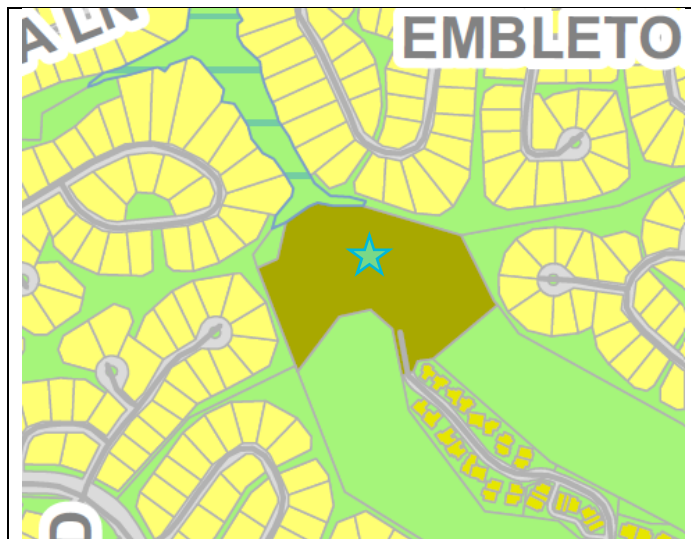
Meeting Information:

2483 Forest Hills Blvd
June 9, 2025 at 4:30 PM

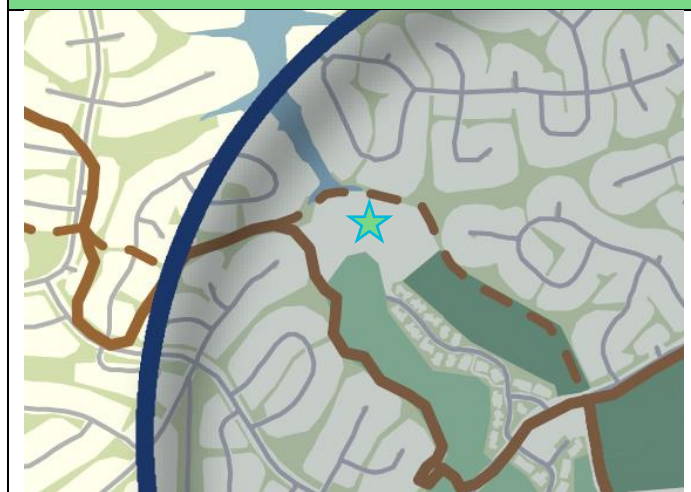
Reviewer:

Taylor Robertson, MPA
Director

Project Number	PZD-2025-58573
Applicant	Linda Lloyd
Address/Location	102 Fairway Drive
Current Zoning	R-3 Multi-Family Residential
Site Area	7.69 acres
Nature of Request	Proposing a New Planned Zoning District



Zoning Map



Future Land Use Plan

Property Description

This property is located in the southeast area of Bella Vista City Limits and is located on Parcel #16-11099-000. Lot 1, Block 6 of the Duxford Subdivision.

Regulation

Sec. 109-86 sets forth Planned Zoning District submittal, review, and approval criteria.

Request

The applicant is proposing a 55+ residential master planned community known as Owl Commons with the subject regulation.

Background

The applicant is proposing a planned zoning district to allow for a master planned community for ages 55 and older to provide a modernized style of architecture and unique low intensity mixed uses to support the residents within the community. This proposal includes 4.06 acres of open recreational green space, 2.10 acres of single-family, and .14 acres of community facility districts with a total of 23 single-family units and two nonresidential buildings. These districts support a combination of uses--single-family residential being the primary use. Several community gathering spaces are being dedicated including a community house, a dog park, a kayak dock, a dog run, and three park spaces. Should this district be approved by the Council, a subdivision review of platting and engineering design will follow. Staff finds that the intent of this Planned Zoning District meets all of the review criteria in 109-86(f). Over half of this property is being dedicated and reserved for recreation and open space (53%) and is less intense than what it is currently zoned (up to 123 units, 14 permitted uses, and 18 conditional uses).

Public Comment

Attached to this report.

Outstanding Technical Comments

PPL certificates need removed.

Recommendation

Staff recommends approval based on the analysis with above so long as the PPL certificates are removed.

Sec. 109-86 Planned Zoning District Procedures

A planned zoning district shall follow all procedures for zoning ordinance amendments outlined in zoning code section 109-40, in addition to the specific requirements contain in this section. Upon rezoning approval and if the planned zoning district requires only easement dedications, the applicant shall prepare and easement dedication plat which shall be reviewed by staff. Upon staff approval, the applicant shall record the easement dedication plat at the county recorder's office and shall provide two file marked copies to the Planning and Development Department. Upon rezoning approval and if the planned zoning district requires rights-of-way to be dedicated to conform with the master street plan and/or to allow dedication of road infrastructure to the public, the applicant shall prepare a right-of-way dedication plat that depicts the required right-of-way and easement reservations. The right-of-way dedication plat shall be reviewed by staff for conformance with the master development plan. Upon staff approval, the applicant may proceed with planned improvements within the proposed right-of-way. Upon completion of planned improvements within the right(s)-of-way, the applicant shall proceed with filing a final plat in accordance with Article IV of the Subdivision Code. All infrastructure improvements that will be dedicated to the public shall be reviewed and approved as provided in Subdivision Code subsections 107-250(a) through 1007-250(h). In cases of conflict, the specific standards of the approved planned zoning district shall prevail. f publicly dedicated improvements will be part of the planning zoning district, building permits may be issued by the City after receipt of a right-of-way dedication plat and adherence to the Arkansas Fire Prevention Code has been determined. Plans for publicly dedicated improvements shall be filed at the same time as building plans.

Sec. 109-86 Planned Zoning District Review Criteria

Property may be rezoned to a planned zoning district subject to a recommendation from the planning commission and affirmative vote of the city council. The planning commission and city council may approve a proposed PZD subject to the following review criteria:

1. The development does not have a negative effect upon the future development of the area;
2. The development provides for compatibility with the surrounding land uses;
3. The development provides for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;
4. The development provides for more usable and suitably located open space, recreation areas, and other common facilities that would not otherwise be required under conventional land development regulations;
5. The development maximizes enhancement or minimally disrupts existing natural features and amenities; and
6. The development utilizes site characteristics such as geographic location, topography, size or shape to achieve the purpose and intent of this section.

The planning commission or city council may impose conditions, restrictions, or more stringent standards when reviewing a planned zoning district so as to minimize or reduce any injurious effects to the public's health, safety, and welfare. In the event that the zoning and development standards described in the planned zoning district's zoning description, master development plan, and architectural elevations are not fully implemented **within three years**, the parcel for which the PZD was proposed shall revert to its re-proposal zoning district. Such reversionary language shall be contained in the ordinance establishing the planned zoning district.

Taylor Robertson

From: Scott King <sking@kendalking.com>
Sent: Tuesday, June 3, 2025 8:12 PM
To: Bella Vista Planning
Subject: PZD 58573 - June 9 Public Hearing Questions/Concerns

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

My name is Scott King. I have the townhome at 68 Fairway Drive which will be the closest in proximity to Linda Lloyd's planned 55+ residential development. You might expect me to be a hostile combatant due to the greenspace and tranquility I will be giving up, but I am actually a proponent of the development as I believe if done well, has the ability to lift up all property values along Fairway Drive. I just have a handful of concerns I would like to bring up at this meeting as I will be out of town and unable to attend in person (I will be live-streaming the hearing):

1. I hope Linda is well capitalized financially to be able to execute fully on her plans without cutting corners or dumbing down the project. As I stated above, if done well, it has the potential to lift everyone up in her immediate proximity. The contrary is also true. If done poorly, it can deteriorate the neighborhood. I am cheering for the former, not the latter. I'm not sure it's within the planning commission's jurisdiction to review this, but I hope Linda will at least hear this comment and perhaps respond. I feel like the neighborhood needs and deserves assurances.
2. The construction traffic during the years this project will take to get fully developed is bound to take its toll on Fairway Drive. I seriously hope the City of Bella Vista is prepared and budgeted to keep our road maintained and safe during the duration of this project. Can someone please address this issue? Again, the neighborhood would like assurances.
3. Once completed, I have some concerns about traffic racing up and down Fairway Drive. Right now it's basically a sleepy dead end, but that will change as the development becomes habitable. Once again, I hope the City of Bella Vista is prepared to take action should this become an issue. Speed bumps could be a possible solution, but there could be other means of deterrents too.

I want our little enclave to thrive and I want people attracted to this street. It's a little gem on the east side of Bella Vista. Linda Lloyd, we are putting our faith in your ability to execute on your plans. There's a lot to like about the project. Should it go through, please keep your fellow residents top of mind as you enact your vision. Thank you for your time and consideration.

Respectfully,

Scott King
68 Fairway Drive
Bella Vista, AR

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Scott King
Founding Partner, CFO

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www.kendalking.com

609 SW 8th St #140 - Bentonville, AR

Taylor Robertson

From: Xyta Lucas <jxlucas@cox.net>
Sent: Monday, June 2, 2025 9:55 PM
To: Bella Vista Planning
Subject: Owl Commons

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

I would like to state my strong support for Linda Lloyd's proposed development, Owl Commons. I believe this development would be welcome in Bella Vista and in fact, depending on my family circumstances at the time, I could see myself living there. I believe the combination of independent living units with a sense of community will definitely appeal to older residents.

Xyta Lucas
42 year property owner and 30 year resident of Bella Vista

Taylor Robertson

From: Karen McAuley <clownkaren@gmail.com>
Sent: Saturday, May 31, 2025 7:04 PM
To: Bella Vista Planning
Subject: Owl Commons

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Hello,

Since I am unable to attend the next formal planning commission meeting, I would like to add my input for this project.

I love living in Bella Vista and am fortunate to be able to afford the home that I would wish for, but not everyone is. Whether financial or restricted mobility concerns, some residents are no longer comfortable in the housing that exists within our community.

I believe that Bella Vista should offer alternative living communities, and the proposed Owl Commons seems to be one way to address this need.

As Owl Commons mission:

“support a variety of living opportunities throughout the City ... that allow residents to “age in place””, should be seriously considered and supported.

Thank you.

Owl Commons - Planned Zoning District

I. General Provisions

The purpose of the Planned Zoning District (PZD) is to establish regulations for a Residential mixed-use development known as Owl Commons, which promotes a combination of single-family residential dwellings, a community common house and office/studio, while incorporating open space/recreation area and innovative design elements that are not achievable through conventional zoning districts.

The Owl Commons PZD encompasses approximately 7.69 acres located on parcel 16-11099-000 in Bella Vista, AR. The development is designed to include 23 single-family residential units.

II. Zoning Districts

Open Space/Recreation -

The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land. Open Space shall be preserved and maintained for conservation and recreational purposes as delineated in the restrictive covenants for Owl Commons. A Homeowners' Association (HOA) shall be responsible for the improvement, operation, and maintenance of all open space areas.

Residential Single Family -

The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.

Community Facility -

The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use. The HOA shall establish policies to regulate usage and hours for these facilities.

No other land uses shall be permitted, and no conditional use permits shall be requested for uses other than those listed below.

Table of Uses for Owl Commons PZD			
Use Category	Abbreviation	Acreage	Definition
Open Space/ Recreation	OS/R	4.06	The Open Space/Recreation (OS/R) is designed to protect and enhance vital natural resources such as exceedingly steep topography, woodlands, and wildlife habitat. Further, this district serves to restrict development in areas not suitable for or capable of sustaining development, while allowing certain recreational uses which are not detrimental to the land.
Residential Single Family	RSF	2.10	The Residential Single-Family District (RSF) provides for single-family development supported by open space, and shared community amenities. This serves as the primary neighborhood pattern in Owl Commons.
Community Facilities	CF	.14	The Community Facility District (CF) provides for a community Common House and an office/studio building to serve as central gathering and amenity spaces for residents and their guests. Permitted activities include resident meetings, community meals, social events, recreational activities, and temporary guest accommodations. The Community Facilities are not intended for non-resident commercial use.

Vehicle and Pedestrian Circulation Owned by HOA			
Private Access Easement	N/A	1.39	Private access road and pedestrian circulation to be dedicated to and owned by the community HOA.

III. Development Standards

Density - A maximum of four (4) dwelling units per gross acre

Building Setbacks:

1. Minimum front setback from all property lines shall be 0 feet
2. A minimum setback of 0 feet is established parallel to all street right-of-way lines
3. A minimum side setback of 0 feet is established parallel to side property lines.
4. A minimum rear setback of 0 feet is established parallel to side property lines.
5. *Along bodies of water* Lots or parcels with access to bodies of water shall have at least a 25-foot setback from the water's edge in which no primary or accessory structures may be built other than a kayak dock and kayak storage rack.
6. *Along Golf Course* Lots or parcels adjoining a golf course the minimum Building Setback is 20 feet.

*Note that a zoning variance on architectural standards for residential garage placement was approved under ZVR-2024-54679

Height Requirements:

1. The maximum building height for all structures shall be 40 feet

Lot and Area Requirements:

1. The Minimum lot size shall be no less than 2000 Square Feet or .0459 acres
2. The minimum street frontage shall be no less than 0 feet
3. The minimum lot width shall be no less than 0 feet
4. The minimum lot depth shall be no less than 0 feet
5. There shall be no maximum lot coverage
6. The minimum green space coverage within Owl Commons shall be 50 percent

Landscaping, Screening, and Buffering:

The purpose of this article is to ensure a maximum of open space and green area and to maintain and provide Native Habitat.

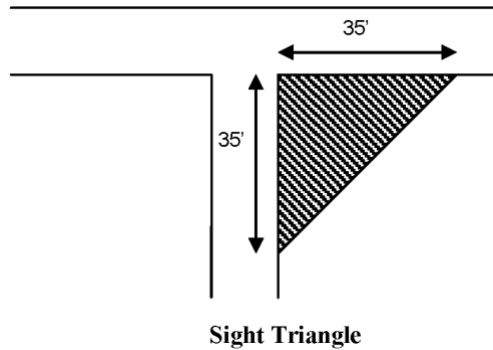
Soil and climatic conditions. Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for their growth habits. Plants used in the landscape design shall to the greatest extent be:

1. Appropriate to the conditions in which they are to be planted.
2. Native and have non-invasive growth habits
3. Encourage low Maintenance, high-quality design
4. Wildflower yards and Native Grasses are highly encouraged while stone yards and/or lawn grass are strongly discouraged
5. Vegetative screening will not be required between single family residences and Community Facilities.
6. Native plant materials and existing wooded common areas shall provide the required landscaping, screening and buffering.
7. No minimum plantings are required on individual lots.
8. Landscaping enhances the environmental and visual character of the community.
9. Green space requirements preserve and stabilize the area's ecological balance by establishing a healthier environment
10. Green areas help to mitigate the negative effects of air and noise pollution by using trees and plants as buffers.

General provisions:

Sight distances:

1. Safe sight distances at intersections and points of access must be maintained.
2. No landscaping between 30 and 60 inches in height shall be placed within the sight triangle of an intersection.



Parking Requirements:

1. Single-family residential dwelling units shall have a minimum of one (1) off-street parking space per dwelling unit
2. Parking for Community Facilities shall be provided at a minimum ratio of 1 space per 1,000 square feet of gross finished floor area and include ADA space.
3. Total parking shall maintain at least 1.5 parking spaces per residential dwelling unit
4. Parking space dimensions shall be 9 feet by 19 feet
5. Bicycle parking and loading space shall be provided at the Common House.
6. Off-street parking shall be paved and spaces not on residential lots shall include barriers and appropriate striping. These spots shall be used solely for operable vehicles and not for storage.
7. Accessible spaces shall comply with ADA requirements.

Subdivision Standards

1. Owl Loop is related appropriately to the existing topography to produce buildable lots and is of reasonable gradient. Street grades and alignment conform reasonably to the original topography. Sudden and frequent changes in grade are avoided.
2. The Street design is appropriate for the type of development proposed and integrated with the street system in the adjoining subdivisions.
3. Owl Loop is designed to permit efficient drainage and utility systems and require the minimum pavement length needed to provide convenient and safe access to property. Street intersections to be laid out to achieve right angles or as close to a right angle as possible.
4. The private road shall be maintained by the Owl Commons HOA.
5. Street loop has no distance greater than 650' from point of access to nearest point of furthest lot.
6. The Owl Commons private road shall be named Owl Loop and shall have a grade of less than 12%. Approximate design speed shall be 15-20 mph; minimum paved width shall be 20'.
7. Addressing Plan is included on Page C 3.1 of Plan Documents.

Easements

1. No side, front or rear property line easements shall be provided except where drainage easements are required.
2. Utility easements shall be provided as required by utility providers - all utilities shall be underground with possible exception of one pole to bring power onto the western side of the main parcel.

Lots

1. Lots shall not abut a public road.
2. There shall be no minimum lot size, lot widths or lot depth to width ratios.
3. The minimum building setback line shall be zero on all lots, including corners, with the exception of 20' building setback along golf course property.

Signage Requirements:

1. Maximum total square footage per parcel: 125 square feet
2. Awning: maximum area of 25% of awning, must be flat against surface, two feet minimum from the back of curblin of street or parking area, fabric may not extend more than one foot below its rigid mount, must maintain 8 feet vertical clearance above a public right of way or front yard setback
3. Roof: maximum area of 25% of roof surface, may not project above the height of the building or roof, are limited to a single roof surface, and multiple roof signs are prohibited

Monument/Freestanding Signage:

1. Maximum height 8 feet
2. Maximum area 25 square feet

Signage Landscaping Required:

1. A defined, bordered, landscaped area at the base of the sign
2. The required landscaped area shall be parallel to the face of the sign
3. The required landscaped area shall be at least 50 square feet in area, be kept neat, weed-free and in compliance with the original site plan
4. For signs with multiple faces, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face
5. The required landscaped area shall contain living plant materials covering at least 50 percent of the defined landscaped area. Artificial plant materials are not authorized for use
6. A plan of the landscaped area with the name, quantity, and spacing of plant materials shall be included as a part of the sign permit application.

Fencing

1. Fence installation shall secure any required permits from the City of Bella Vista and/or the Architectural Control Committee (ACC).
2. The finished surface for all fences shall face outward from the property. Materials can be split rail, picket, chain link, aluminum, post and rail or wood privacy fence.
3. Front yard fences shall not exceed 36" in height and cannot be chain link. All other fences shall not exceed 6'.
4. Fencing on golf course lots (lots 9,10,11 and 12) must remain 20' from rear property line.

Lighting

1. The direct or reflected light from any light fixture shall not create a traffic hazard to operators of motor vehicles or to operators of aircraft, and no colored lights may be used in such a way as to be confused or construed as street traffic or air traffic control devices.
2. No blinking, flashing, or fluttering lights, or other illuminated device that has a changing light intensity, brightness, or color, is permitted.
3. All outdoor lighting shall meet the functional security needs of the proposed land use without adversely affecting surrounding properties and the natural environment, meet Dark Sky standards and be energy efficient.
4. All new and replacement light fixtures shall be full cutoff, except that light sources not exceeding 500 lumens for individual light fixtures, 150 lumens for individual lights in a light string (e.g., patio lights), and 3000 Kelvin in color temperature are not required to be full cutoff.
5. Light sources shall be concealed or shielded to minimize the potential for glare and light pollution.
6. Freestanding light fixtures shall be mounted no higher than 20 feet from the ground.

Short Term Rentals-

Short Term Rentals (rentals for 60 days or less) are prohibited by Deed Restriction except as permitted by Community Facility use within the shared common house, for resident/guest use per the HOA.

Implementation

In the event that the zoning and development standards described in this Planned Zoning District are not fully implemented within three years, the undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.



OWL COMMONS

nature & community

Addendum to Letter to the Planning Commission -

As per Section 107-227, we seek a waiver for submission of the following requirements at this time, on this set of plans.

Note that these items, as needed, will be submitted on the PPL after approval of the PZD request. When these additional items are approved by the Planning Commission, we would then be granted out GEC permit in order to complete the site improvements prior to final plate approvals.

107-225

10 - there are no streets that form a project boundary

13

16

17

22 - there are no proposed storm sewer or drainage structures

23

24 - there have been no occurrences of previous overflow septic or sewer on-site or in proximity of the site

27

28 - note that Owl Commons will provide three on site fire hydrants

29 - hydrant locations are shown - details will be provided on PPL

30

31

32 - all will be underground, with possible exception of one pole to bring power onto Site - Carroll Electric will be providing engineered plans

33 - there are no existing overhead facilities

34

35

36

40 - there are no out-lots

41 - Owl Commons is not phased

42 - no erosion problems on site or downstream

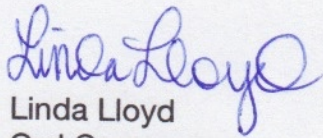
43 - none known

46

49
50
52

Water infrastructure details

Note - Waiver will be requested with PPL - to requirement for a second fire access road
- This has been approved as allowed by Fire Chief Steve Simms



Linda Lloyd
Owl Commons

OWL COMMONS

BELLA VISTA, BENTON, ARKANSAS

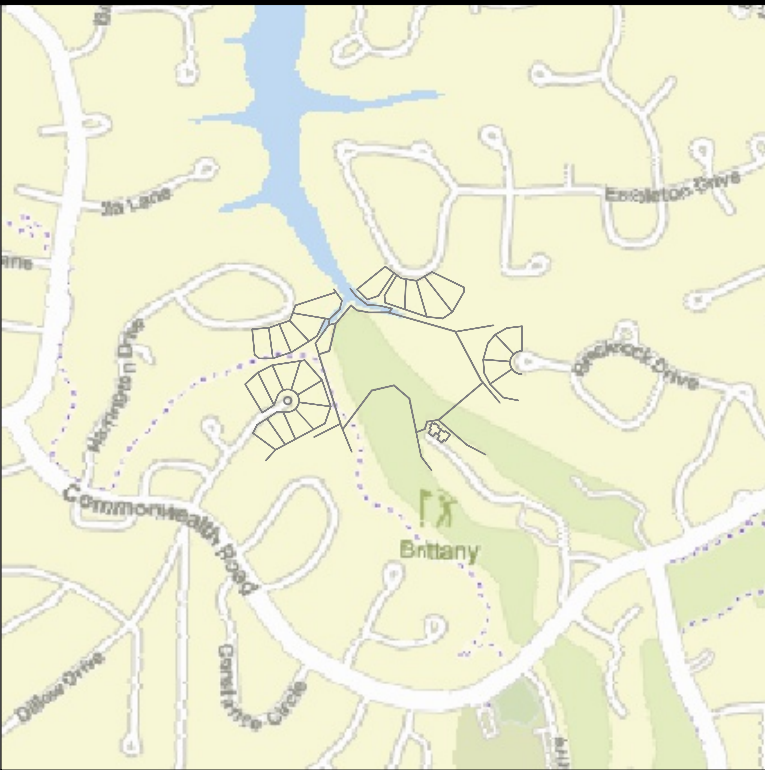
INDEX OF SHEETS

- C-1.0 COVER SHEET
- C-2.0 ZONING AND DEVELOPMENT PLAN
- C-3.0 MASTER SITE PLAN
- C-3.1 PROPOSED PLATTING & SUBDIVISION OF LAND
- C-3.2 UTILITY PLAN
- C-3.3 PRELIMINARY DRAINAGE PLAN
- C-3.4 BUFFERING & SCREENING

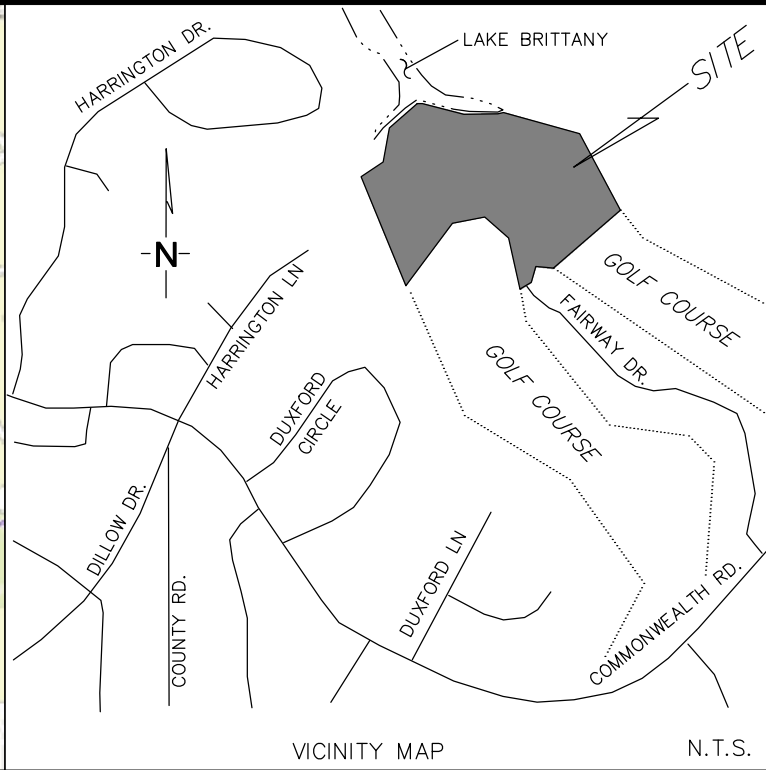
REVISION

REV. NO.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE
& LOCATION OF UNDERGROUND & OTHER UTILITIES IS
NOT GUARANTEED TO BE ACCURATE OR ALL
INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR
MAKING HIS OWN DETERMINATION AS TO THE TYPE &
LOCATION OF UNDERGROUND & OTHER UTILITIES AS
MAY BE NECESSARY TO AVOID DAMAGE THERETO.



GENERAL VICINITY
MAP (1/4 MILE RADIUS)
1" = 1000'



PROJECT LOCATION MAP
NOT TO SCALE

- i. General Provisions
- ii. Authority
1. This planned zoning district (PZD) master development plan is authorized by the City of Bella Vista Zoning Code. The provisions of this PZD master development plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by the master development plan, as amended and approved by the city council.
- iii. Adoption
1. The adoption of this PZD master development plan shall evidence the findings and decision of the city council that this planned zoning district for Owl Commons is in general conformity with the city's future land use plan, master street plan, and other policy documents in force at the time of its adoption.
2. The provisions of this PZD master development plan shall prevail and govern the development of Owl Commons, provided, however, that where the provisions of this master development plan do not address a particular subject, the relevant provisions of the City's Code, as amended, or any other applicable resolutions or regulations of the City, shall be applicable.
- iv. Reversion.
1. In the event that the zoning and development standards described in the planned zoning district's zoning description(s), master development plan, and architectural elevations are not fully implemented within three years, those undeveloped portions of the parcel(s) for which the PZD was proposed shall revert to its pre-proposal zoning district.
- v. Enforcement.
1. To further the mutual interests of the residents, occupants, and owners of the PZD master development plan and of the public in the preservation and integrity of the plan, the provisions of this plan relating to the use of land, statements of commitments, development and architectural standards, and the location of common open space shall run in favor of the city and shall be enforceable at law or in equity by the city without limitation on any power or regulation otherwise granted by law.
- vi. Conflict
1. Where there is more than one provision within the PZD master development plan that covers the same subject matter, the provision which is most restrictive or imposes
- vii. Maximum Level of Development
1. The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the land use category(ies) is the maximum development requested for platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the City Code."

ADJACENT PROPERTIES WITHIN 100 FEET OF SUBJECT PROPERTY				
	Parcel ID	Owner	Zoning	Acreage
1	16-11100-000	BVPOA	P1	21.72
2	16-11101-000	BVPOA	P1	6.83
3	16-14199-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	11.26
4	16-14189-000	RYAN & MARY BETHANY HOLLIS	R1	0.37
5	16-14190-000	HARRINGTON LANE PROPERTIES LLC	R1	0.33
6	16-14191-000	HARRINGTON LANE PROPERTIES LLC	R1	0.37
7	16-14192-000	VISTAVA INC	R1	0.33
8	16-14132-000	MCELHONE, SEAN & TRACY	R1	0.31
9	16-14133-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.37
10	16-14134-000	JENSEN REVOCABLE TRUST - DENNIS P & LINDA G	R1	0.57
11	16-77993-000	BVPOA	P1	42.58
12	16-11769-000	BVPOA	P1	10.17
13	16-11703-000	MIKE & JOSIE FAMILY TRUST - MORRISON, MICHAEL & DEDUSSI, JOSEPHINE	R1	0.37
14	16-11704-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.32
15	16-11705-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.34
16	16-11706-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.50
17	16-11707-000	TRUSTY, MICHAEL H & SHELLEY K	R1	0.47
18	16-05173-000	BVPOA	P1	14.77
19	16-05038-000	ADAMS, TIMOTHY DANIEL & AMIEE MICHELLE	R1	0.32
20	16-05037-000	SOULES, TIMOTHY M	R1	0.30
21	16-05036-000	SOULES, TIMOTHY M	R1	0.40
22	16-34656-000	BV TOWNHOUSE ASSOC	P1	2.31
23	16-34676-000	KKG INC	R2	0.06
24	16-34675-000	LEWIS PHILLIP J & KATHERINE M	R2	0.06
25	16-11099-000	BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION	P1	0.21

CONTACT INFORMATION

CITY OF BELLA VISTA PLANNING AND DEVELOPMENT
101 TOWN CENTER
PO BOX 5655
BELLA VISTA, AR 72714
TAYLOR ROBERTSON
479-855-8285

UTILITIES INFORMATION

ELECTRIC
CARROLL ELECTRIC
920 HWY 62 SPUR
PO BOX 4000
BERRYVILLE, AR 72616
DALTON MOORE
800-432-9720 EXT 1168

WATER
BELLA VISTA PROPERTY OWNERS
ASSOCIATION
51 HUNTLEY LANE
BELLA VISTA, AR 72715
479-855-8000

SEWER
VILLAGE WASTE WATER
380 BELLA VISTA WAY
BELLA VISTA, AR 72714
FRANK KNIGHT
479-855-7613

DESIGN TEAMS

DEVELOPER
OWL COMMONS
LINDA LLOYD
479-855-2280

DEVELOPMENT SERVICES
RST DEVELOPMENT SERVICES
TAYLOR SIZEMORE
928-814-4191

CIVIL ENGINEERING
ZANEVAN ENGINEERING
1221 OAK STREET
CARTHAGE, MO 64836
JASON ECKHART P.E.
417-800-2500

ARCHITECT
ARCHITECTS 226, INC.
RUSSELL RUDZINSKI, AIA
russell@a226.com

I, J. Jason Eckhart, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Bella Vista Subdivision Regulations have been complied with.

Date of Execution: _____

Registered Engineer, State of Arkansas

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate expires on _____ (date).

Date of Execution: _____

Chairman, City of Bella Vista Planning Commission

ZONING INFORMATION

RESIDENTIAL - R3

LEGAL DESCRIPTION

Survey Description:

LOT 1, BLOCK 6, DUXFORD SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS

SW CORNER OF THE SW CORNER OF S29 T21N R30W



REV. NO.	DESCRIPTION	BY	DATE						

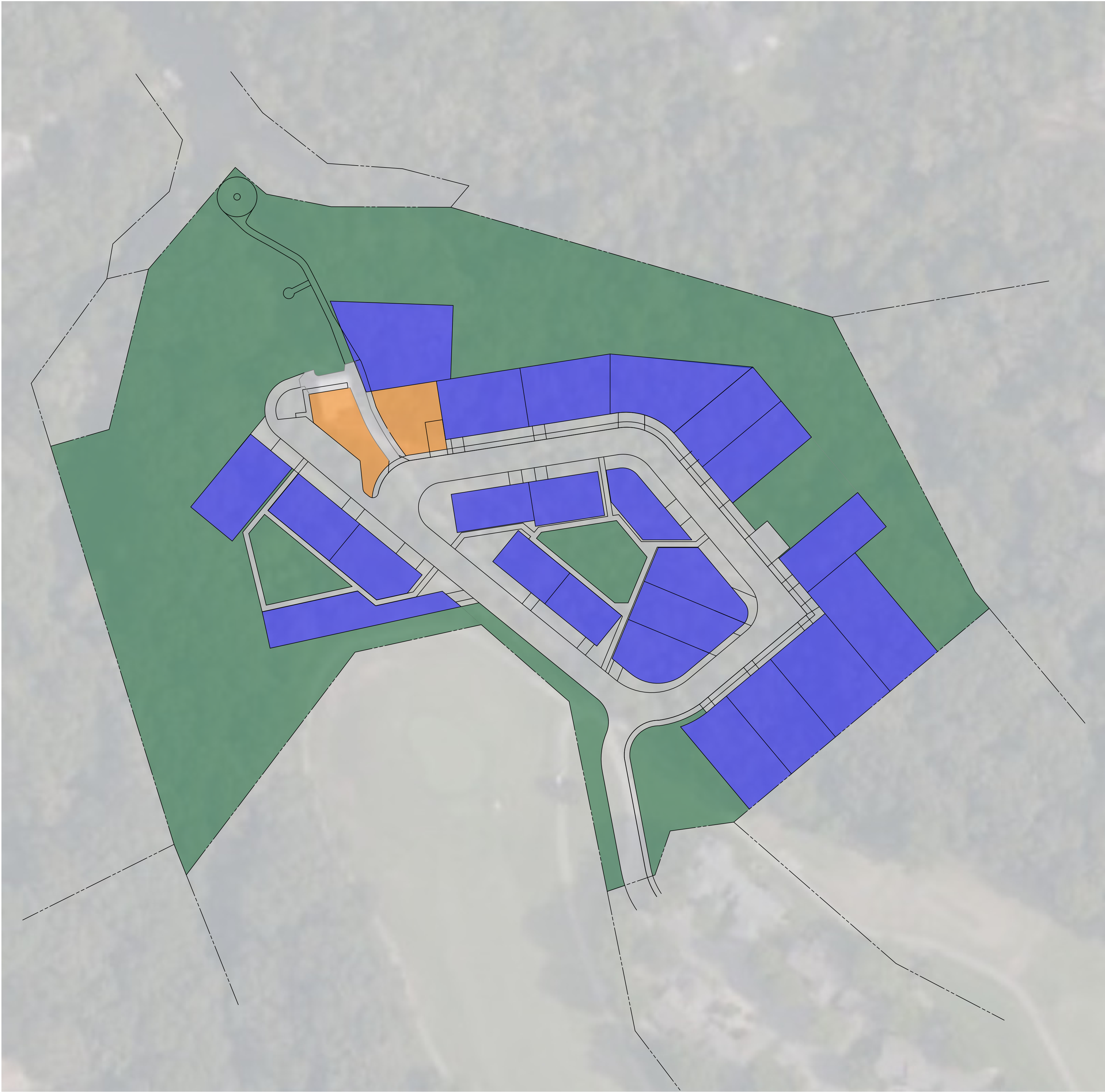
OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-1.0
COVER SHEET

PROJECT NUMBER:
230082
03/28/2025





LAND USE CATEGORIES		
USE TYPE	ZONING DISTRICT	ACREAGE
OPEN SPACE / RECREATION	OS/R	4.06 AC
RESIDENTIAL SINGLE FAMILY	RSF	2.10 AC
COMMUNITY FACILITY	CF	0.14 AC
LEGEND		
VEHICLE PEDESTRIAN CIRCULATION		1.39 AC



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

C-2.0
ZONING AND
DEVELOPMENT PLAN
PROJECT NUMBER:
230082
DATE:
03/28/2025

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

REVISIONS		
NO.	DESCRIPTION	DATE





- LEGEND
- PARKING ZONES
 - TRAFFIC CIRCULATION PATTERN NOTATION
 - PEDESTRIAN CIRCULATION PATTERN NOTATION
 - WATER MAIN
 - 3"Ø SEWER PRESSURE MAIN
 - PROPOSED UTILITY / ACCESS EASEMENTS
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENTS
 - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES
 - PROPOSED FENCING

OPEN SPACE REQUIREMENTS:

TOTAL ACREAGE: 7.69 AC
REQUIRED ACREAGE FOR OPEN SPACE: 1.54 AC
PROVIDED OPEN SPACE: 4.06 AC

COMMON OPEN SPACE SHALL BE LAND DEVOTED TO CONSERVATION OR RECREATIONAL PURPOSES AND SHALL BE DESIGNATED TO REMAIN UNDEVELOPED, EXCEPT WITHIN THE PROVISIONS PROVIDED BELOW. COMMON OPEN SPACE SHALL BE OPEN TO OWNERS, TENANTS, AND CUSTOMERS WITHIN THE PLANNED ZONING DISTRICT, AND SHALL ADHERE TO THE FOLLOWING REQUIREMENTS:

1. MINIMUM AREA. A MINIMUM OF 20 PERCENT OF THE TOTAL PROJECT AREA, EXCLUSIVE OF RIGHTS-OF-WAY, SHALL BE DEVOTED TO COMMON OPEN SPACE.
2. OPEN SPACE TO BE DISTRIBUTED THROUGHOUT THE PLANNED ZONING DISTRICT IN RELATIONSHIP TO THE DWELLING UNITS OR OTHER USE AREAS THAT ARE INTENDED TO BE SERVED BY THE COMMON OPEN SPACE.
3. OPEN SPACE CALCULATIONS MAY INCLUDE (IF PRESENT): WETLANDS AND WATER BODIES, INCLUDING THE NORMAL POOL ELEVATION SURFACE AREA OF RETENTION PONDS; ACTIVE DETENTION PONDS; IDENTIFIED FLOODPLAINS AND FLOODWAYS IN THE CURRENTLY EFFECTIVE FEMA FLOOD MAPS ADOPTED BY THE CITY; VEGETATED AND LANDSCAPED AREAS, EXCLUDING REQUIRED PARKING LOT LANDSCAPING REQUIREMENTS; NATURAL BUFFER AREAS BETWEEN THE PLANNED ZONING DISTRICT AND ADJACENT PROPERTIES; PUBLIC PLAZAS AND HARD SURFACE RECREATION AREAS; AND PEDESTRIAN PATHS, TRAILS, AND SIDEWALKS, EXCLUSIVE OF THOSE REQUIRED BY THE SUBDIVISION CODE.

STRUCTURE DATA			
NO.	HOUSE TYPE* (AS SHOWN)	HEIGHT (AS SHOWN)	MAXIMUM HEIGHT
①	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
②	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
③	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
④	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑤	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑥	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑦	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑧	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑨	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑩	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑪	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑫	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑬	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑭	TYPE A1	16'-3 ¹¹ / ₁₆ "	16'-3 ¹¹ / ₁₆ "
⑮	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑯	TYPE B1	12'-2"	16'-3 ¹¹ / ₁₆ "
⑰	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑱	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
⑲	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "
⑳	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉑	TYPE B2	13'-4.25"	16'-3 ¹¹ / ₁₆ "
㉒	TYPE A2	14'-10.5"	16'-3 ¹¹ / ₁₆ "

HOUSE TYPES LISTED ABOVE ARE AS SHOWN ON THE PLANS AS EXAMPLES ONLY. IT IS THE INTENT OF THE DEVELOPMENT TO ALLOW FOR A SELECTION BETWEEN THE 6 HOUSE TYPES (A1, A2, A3, B1, B2, B3) FOR EACH LOT, AS AVAILABLE ACCORDING TO SETBACK, EASEMENT, AND UTILITY REQUIREMENTS. MAXIMUM HOUSE HEIGHT OF 16'-3 ¹¹/₁₆".



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

C-3.0
MASTER SITE PLAN

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836

 PROPOSED UTILITY / ACCESS EASEMENT
 PROPOSED ACCESS EASEMENT
 PROPOSED DRAINAGE EASEMENT
 EXISTING EASEMENTS
 PROPOSED PROPERTY LINES
 EXISTING PROPERTY LINES

ADDRESSING PLAN	
NO.	PROPOSED ADDRESS
①	101 OWL LOOP
②	103 OWL LOOP
③	105 OWL LOOP
④	107 OWL LOOP
⑤	109 OWL LOOP
⑥	111 OWL LOOP
⑦	113 OWL LOOP
⑧	115 OWL LOOP
⑨	102 OWL LOOP
⑩	104 OWL LOOP
⑪	106 OWL LOOP
⑫	108 OWL LOOP
⑬	110 OWL LOOP
⑭	112 OWL LOOP
⑮	114 OWL LOOP
⑯	116 OWL LOOP
⑰	118 OWL LOOP
⑱	120 OWL LOOP
⑲	134 OWL LOOP
⑳	132 OWL LOOP
㉑	130 OWL LOOP
㉒	128 OWL LOOP
㉓	124 OWL LOOP
㉔	122 OWL LOOP (COMMUNITY FACILITY)
	126 OWL LOOP (COMMON HOUSE)

[illegible]

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

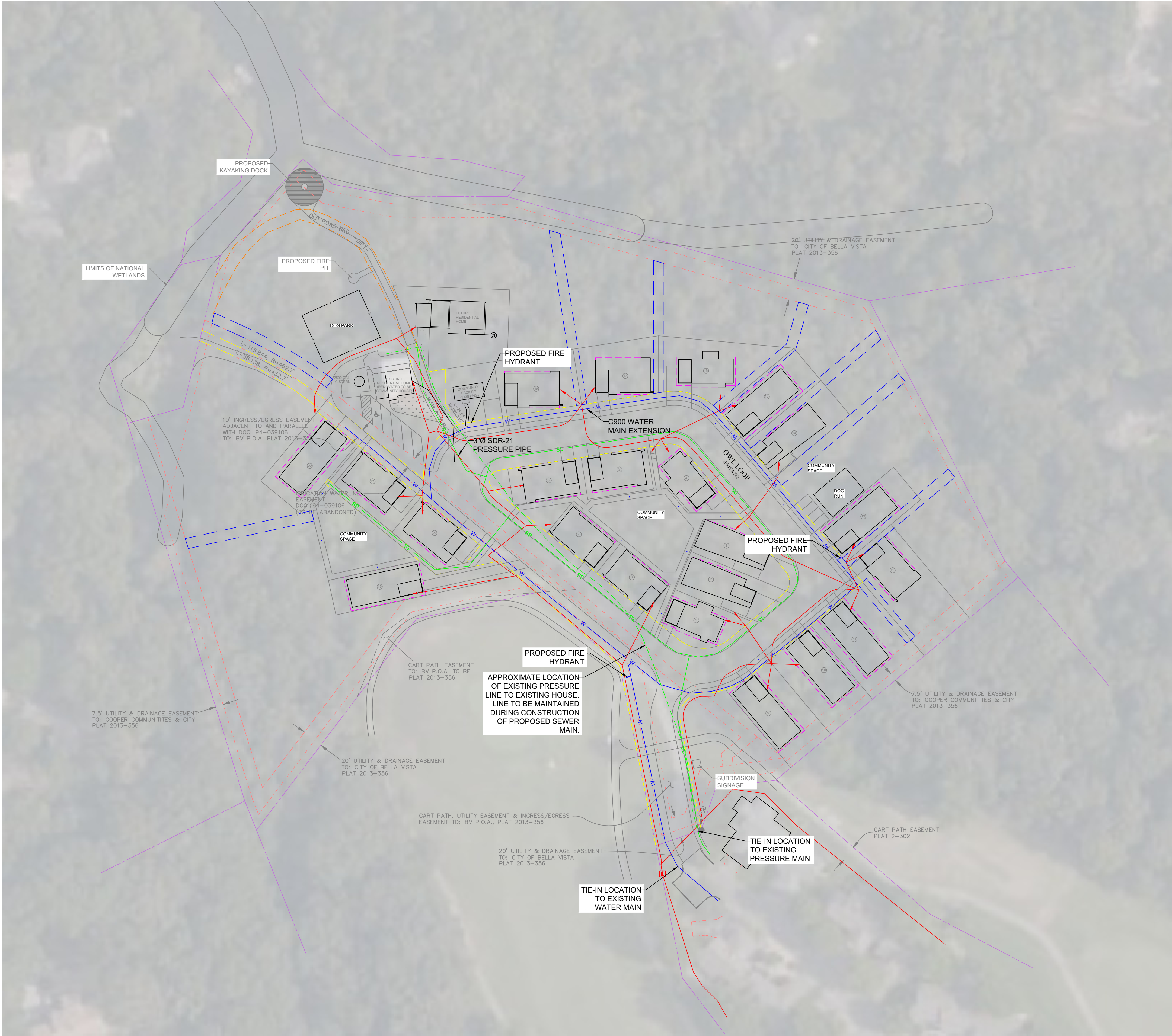
C-3.1

PROPOSED PLATTING /
SUBDIVISION OF LAND

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



- LEGEND
- W— WATER MAIN
 - SS— 3"Ø SDR-21 SEWER PRESSURE MAIN
 - PRELIMINARY ELECTRIC SERVICE
 - PROPOSED UTILITY AND ACCESS EASEMENT
 - PROPOSED ACCESS EASEMENT
 - PROPOSED DRAINAGE EASEMENT
 - - - EXISTING EASEMENTS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES

NOTE:

ELECTRICAL INFORMATION IS PRELIMINARY AND ONLY SHOWN FOR REFERENCE. FINAL LAYOUT AND ELECTRICAL PLANS WILL BE PROVIDED BY CARROLL ELECTRIC COOPERATIVE CORPORATION.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.2
UTILITY PLAN

PROJECT NUMBER:
230082
DATE:
03/28/2025



PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



NOTES:

SITE DRAINAGE IS TO UTILIZE EXISTING DRAINAGE EASEMENTS ALONG THE NORTHERN EDGE OF THE PROPERTY LIMITS. THE SITE'S TOPOGRAPHY NATURALLY DRAINS TO THESE SWALES INTO LAKE BRITTANY.

INTERNAL DRAINAGE IS EITHER TO BE GRADED TO VEGETATIVE SWALES, DENOTED AS "MAJOR SITE DRAINAGE SWALE" OR SHEET FLOW TO THE EXISTING DRAINAGE EASEMENTS TO TAKE ADVANTAGE OF THE EXISTING VEGETATION TO PREVENT ADDITIONAL SEDIMENTATION FROM FLOWING INTO LAKE BRITTANY.

THE SITE IS NOT EXPECTED TO UTILIZE BELOW GRADE STORMWATER DETENTION STRUCTURES.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

C-3.3

PRELIMINARY DRAINAGE PLAN

PROJECT NUMBER:
230082
03/28/2025

ZANEVAN ENGINEERING

PHONE: 417-800-2500
1221 OAK ST.
CARTHAGE, MO 64836



- LEGEND
- PINE TREE (TO BE RETAINED)
 - MISC. TREES (TO BE RETAINED)
 - TREE COVERED AREAS (TO BE RETAINED AS PERMITTED BY GRADING).

NOTES:

THE SITE IS CONSIDERED TO BE HEAVILY WOODED WITH A NUMBER OF TREES OVER 6" OR MORE IN SIZE. TREES DESIGNATED ABOVE ARE MARKED OUT AS THOSE PLANNED TO BE RETAINED POST-CONSTRUCTION.

SITE DESIGN AND CONSTRUCTION ARE TO BE DESIGNED IN SUCH A WAY TO LIMIT THE CUTTING DOWN OF AS MANY TREES AS POSSIBLE. FINAL PLANS WILL SHOW LIMITS OF GRADING.

MISC. TREES AS SHOWN ARE WITHIN A HEAVILY WOODED AREA. EXACT TREES WHICH REMAIN MAY VARY.



REVISIONS		NO.	DESCRIPTION	BY	DATE

OWL COMMONS

102 FAIRWAY DRIVE
BELLA VISTA, ARKANSAS 72714

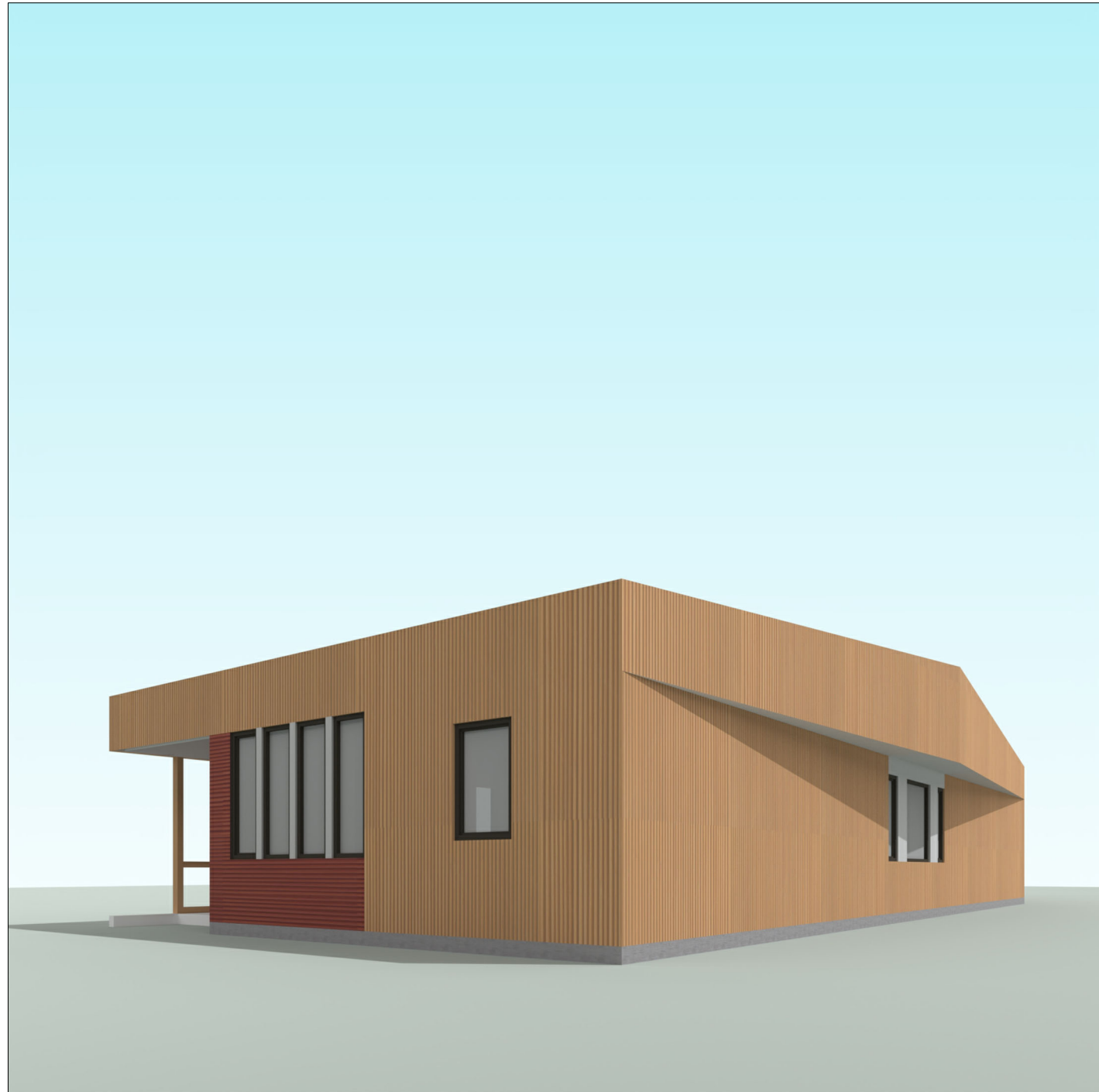
C-3.4
BUFFERING &
SCREENING

PROJECT NUMBER:
230082
03/28/2025





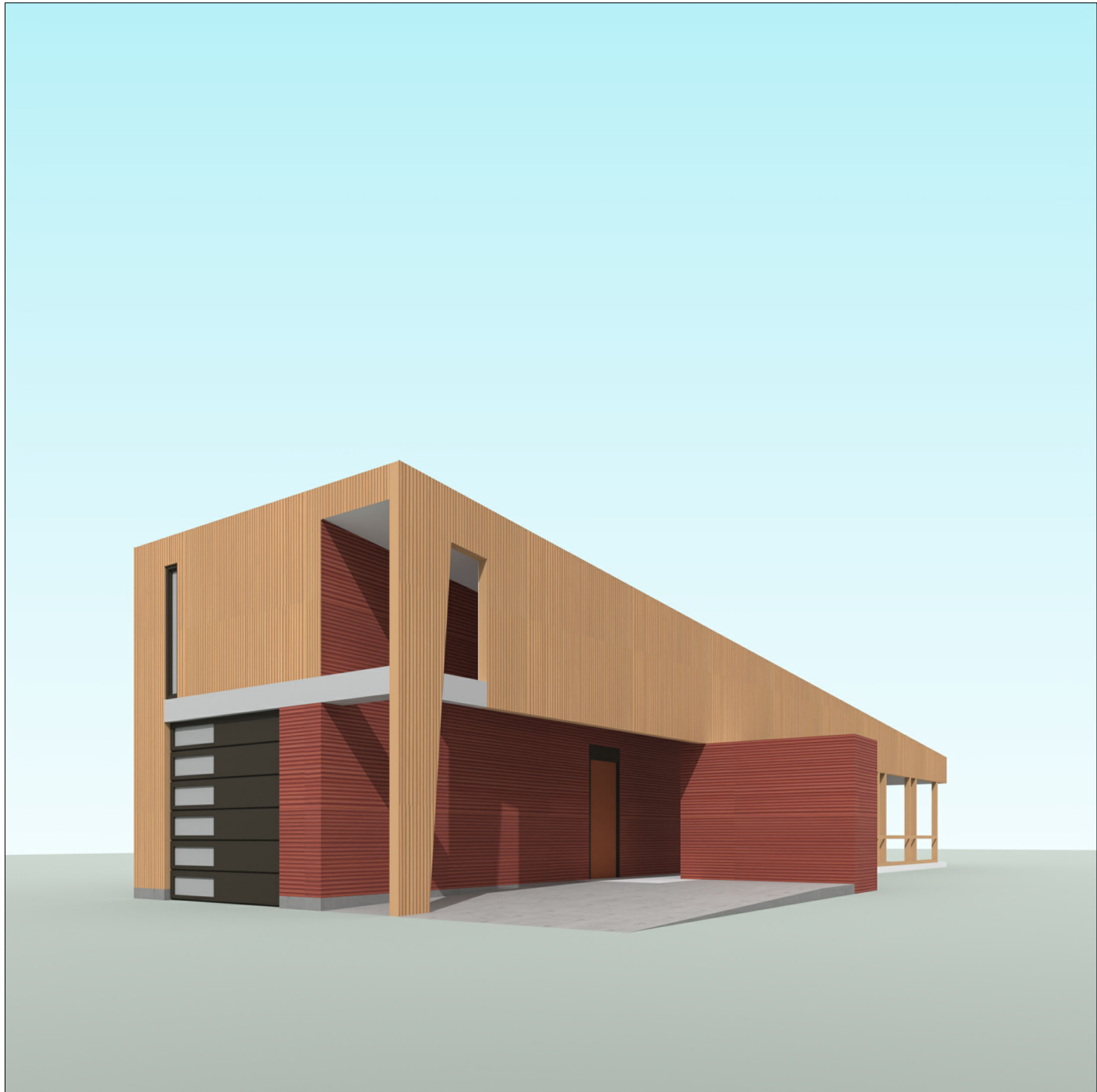
VIEW 4



VIEW 3



VIEW 2



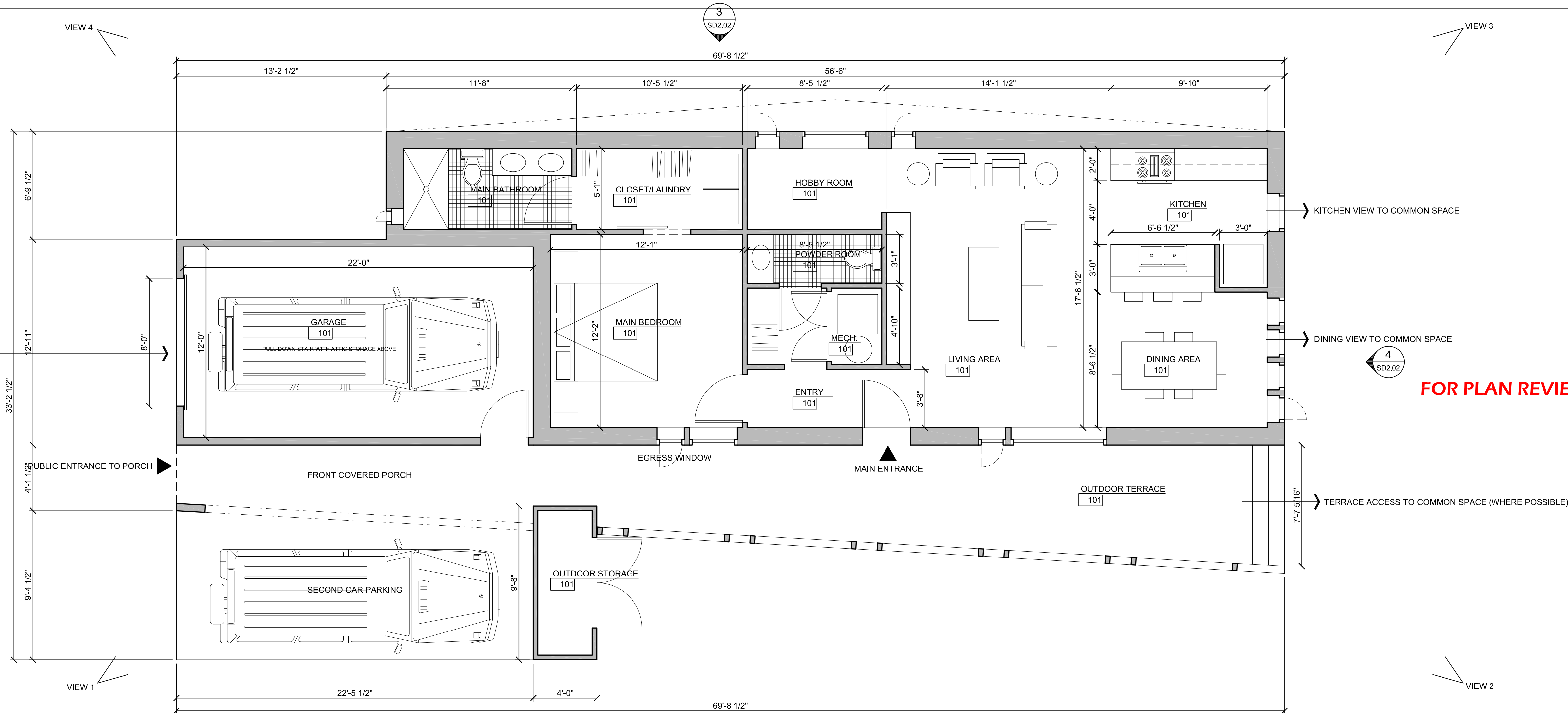
VIEW 1

COLORS ARE APPROXIMATIONS OF "RUSTIC" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A1 - 1- BEDROOM PLUS - NARROW FACE TOWARD STREET - EXTERIOR VIEWS

SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A1 - 1-BEDROOM PLUS - 998 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 838 SF INTERIOR FLOOR AREA

SCALE: 1/4" = 1'-0"

REVISIONS

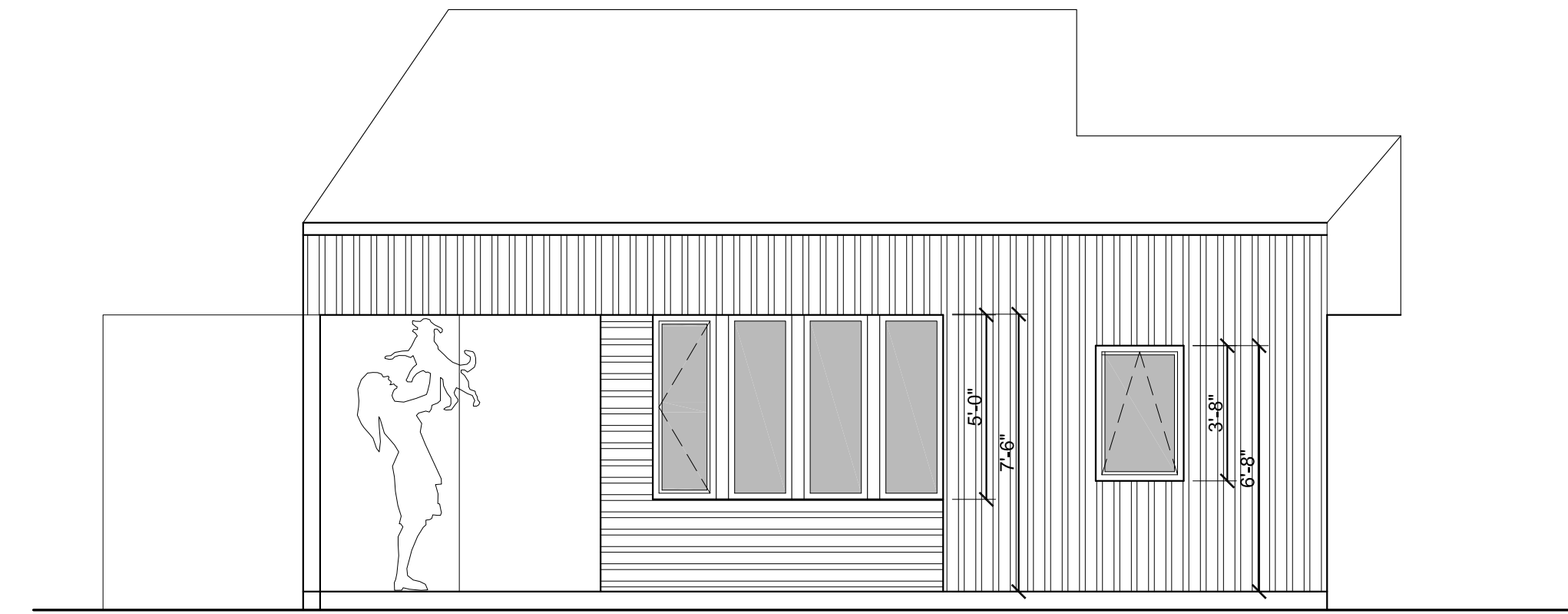
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

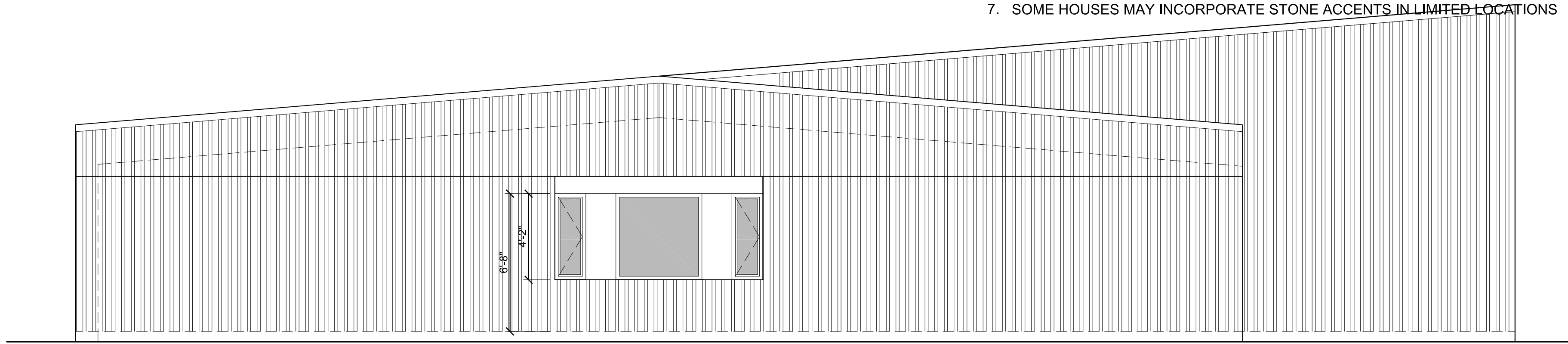


PLAN TYPE A1
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

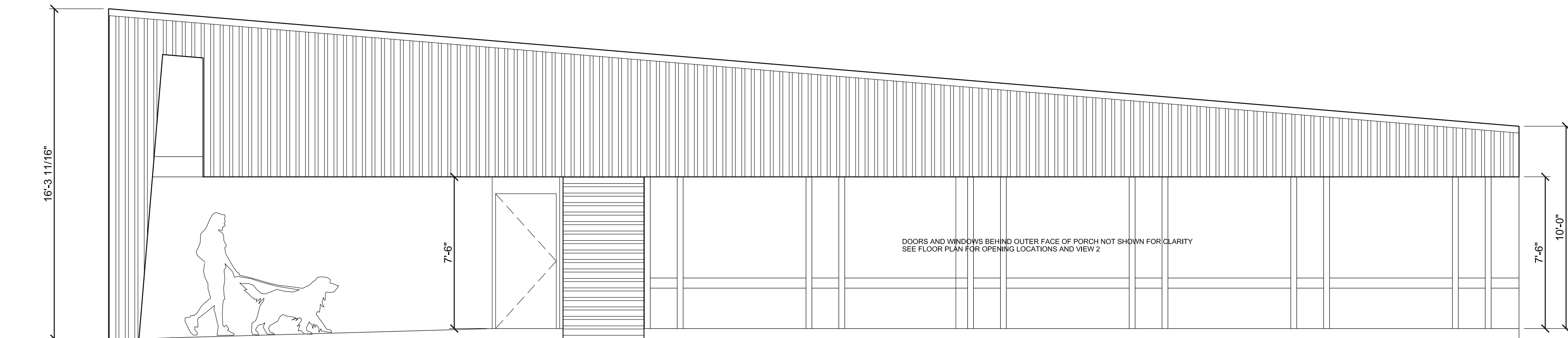
SD2.01



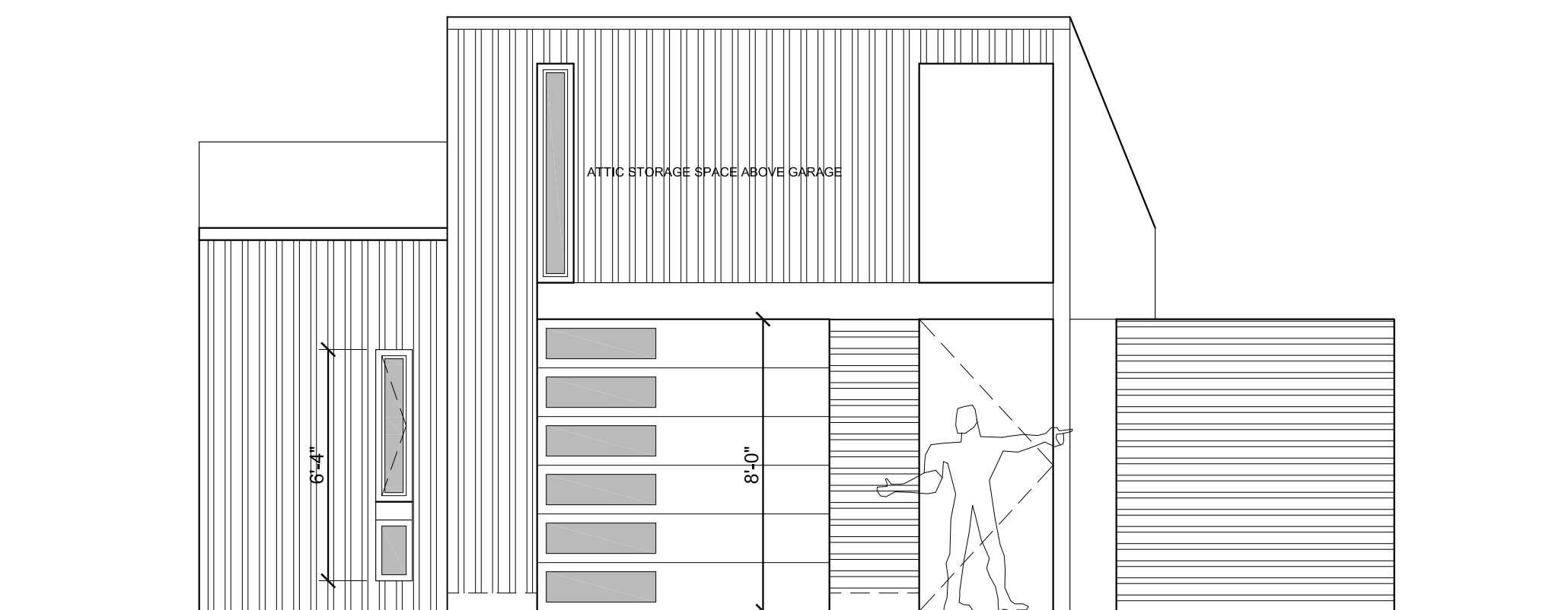
4 TYPE A1 - 1-BEDROOM PLUS - WOODS/Common SPACE ELEV.
SD2.02 SCALE: 1/4" = 1'-0"



3 TYPE A1 - 1-BEDROOM PLUS - PRIVATE SIDE ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



2 TYPE A1 - 1-BEDROOM PLUS ONE STORY - PORCH ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"



1 TYPE A1 - 1-BEDROOM PLUS ONE STORY - STREET ELEVATION
SD2.02 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

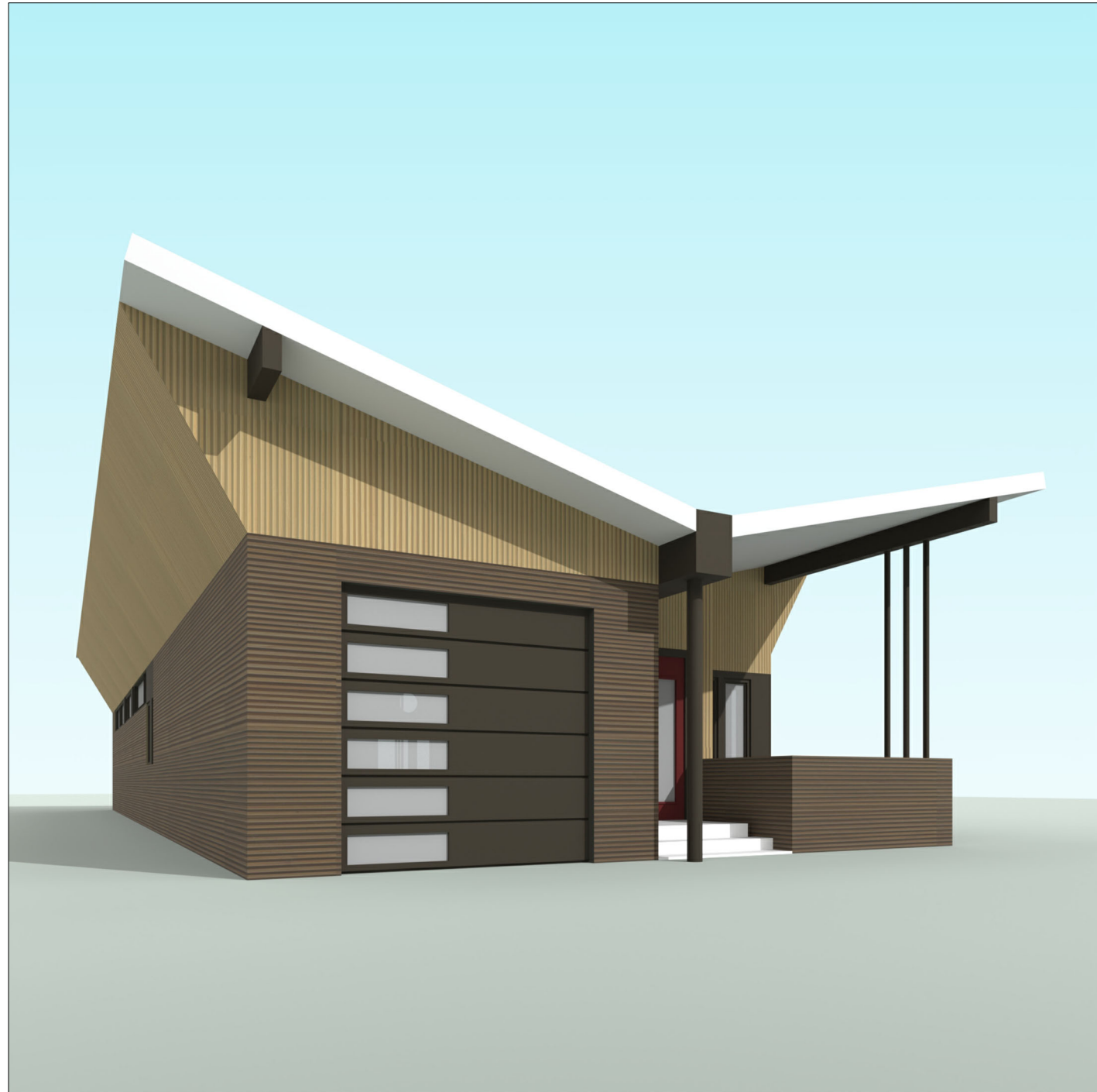
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE A1
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

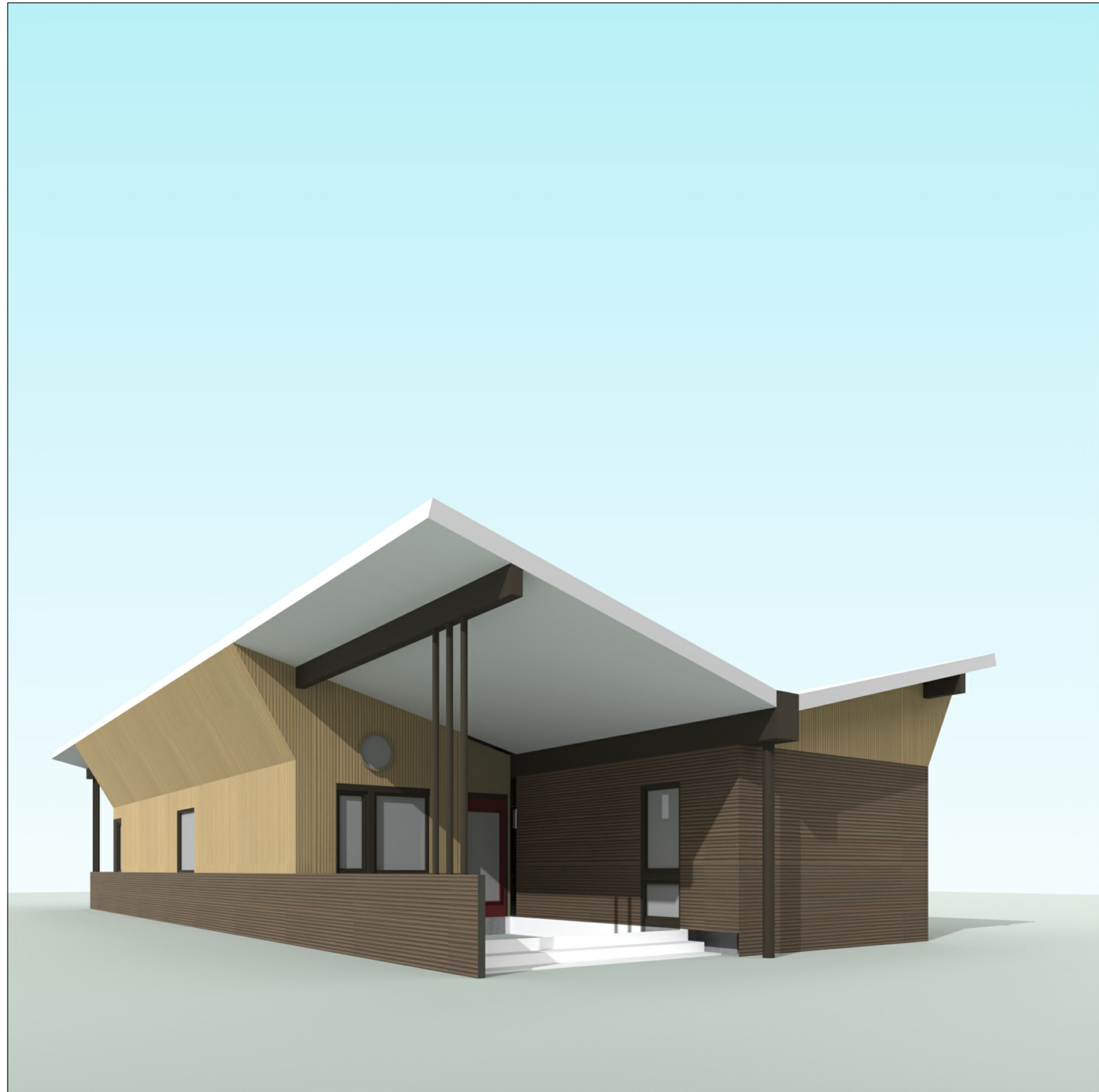
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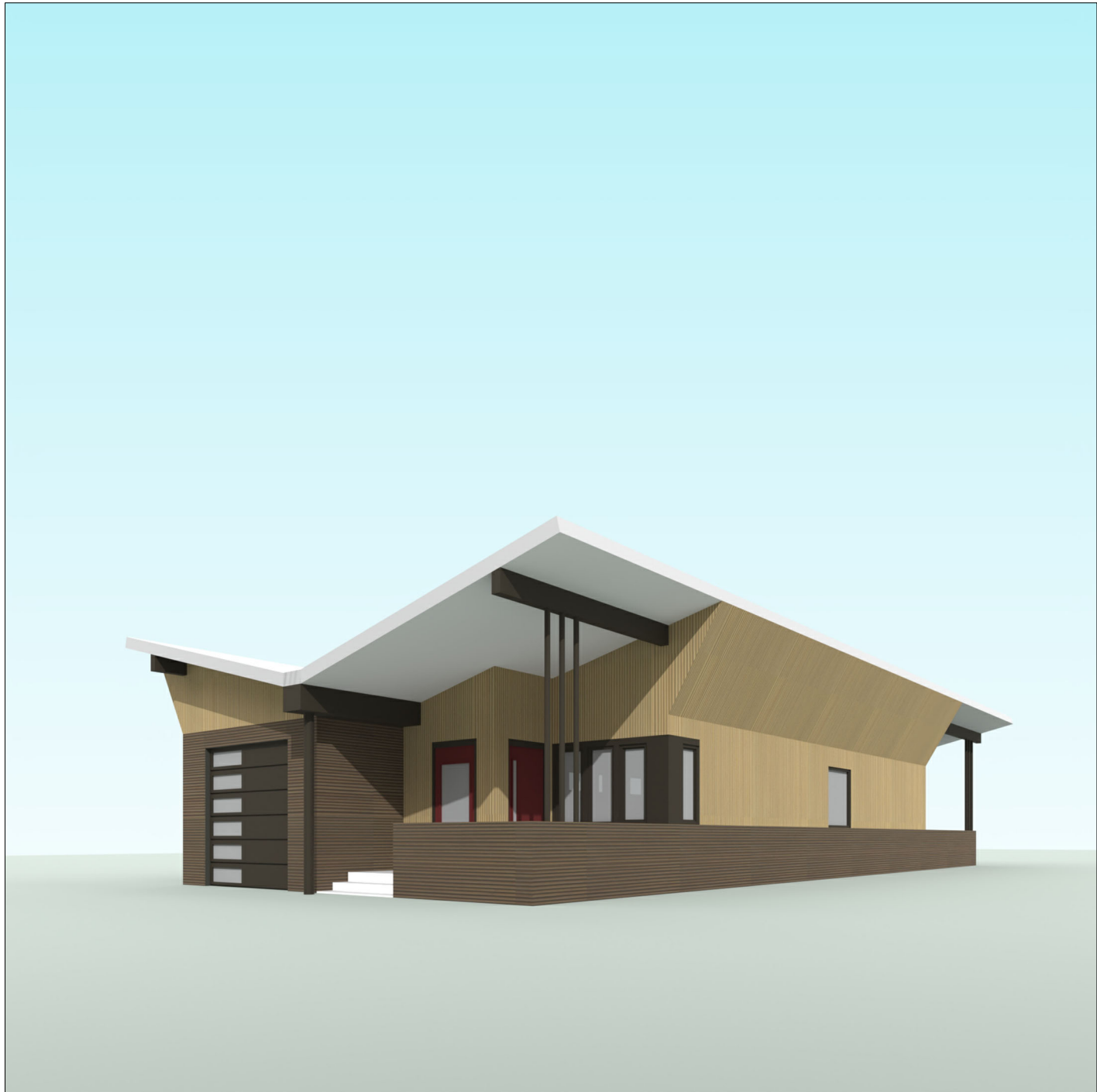
VIEW 4



VIEW 3



VIEW 2

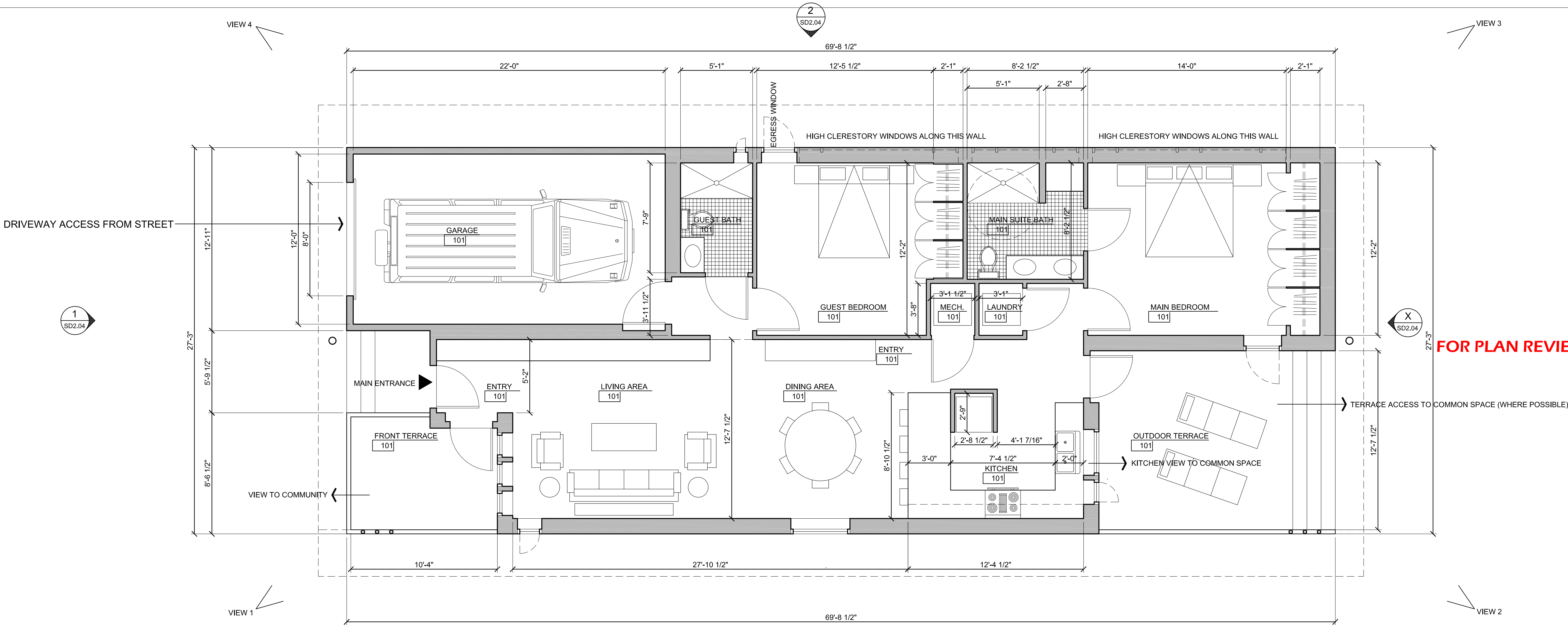


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURNISHED SLATE" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

2 TYPE A2 - 2- BEDROOM - ONE STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE

SEE FLOOR PLAN FOR VIEW LOCATIONS



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A2 - 2-BEDROOM - ONE STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,092 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

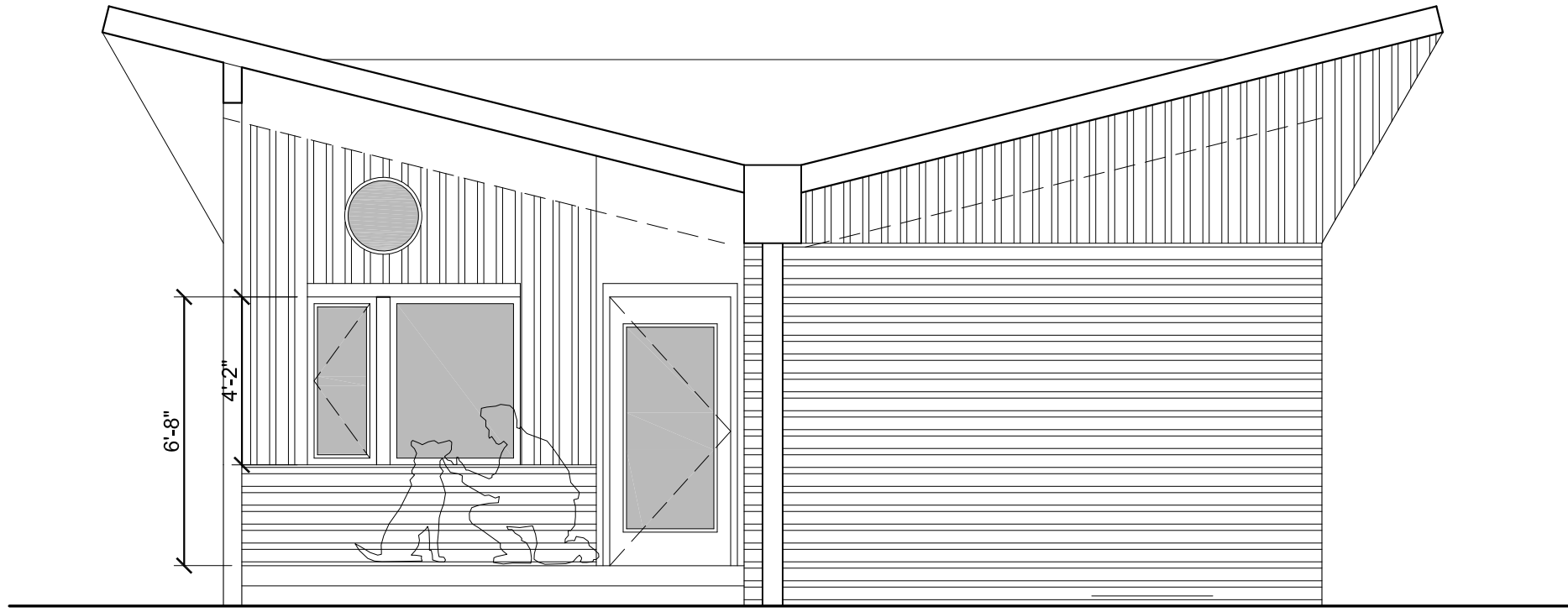
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
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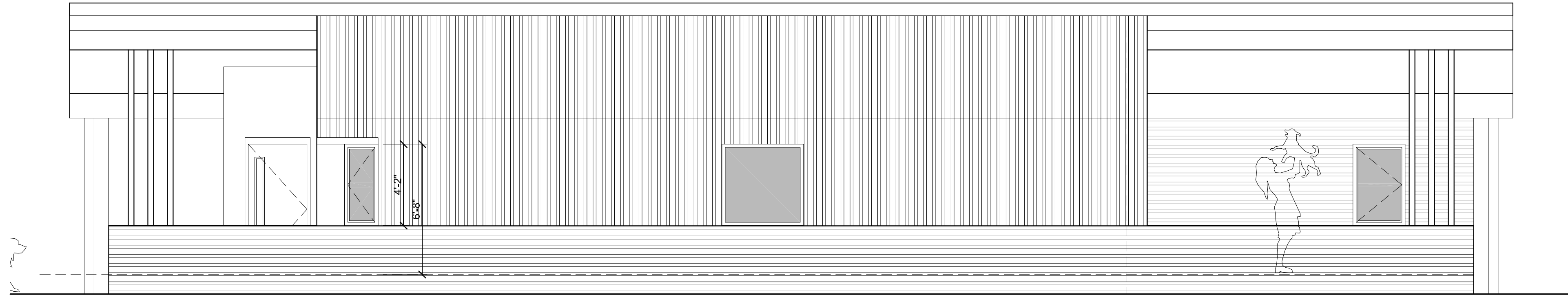


PLAN TYPE A2
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

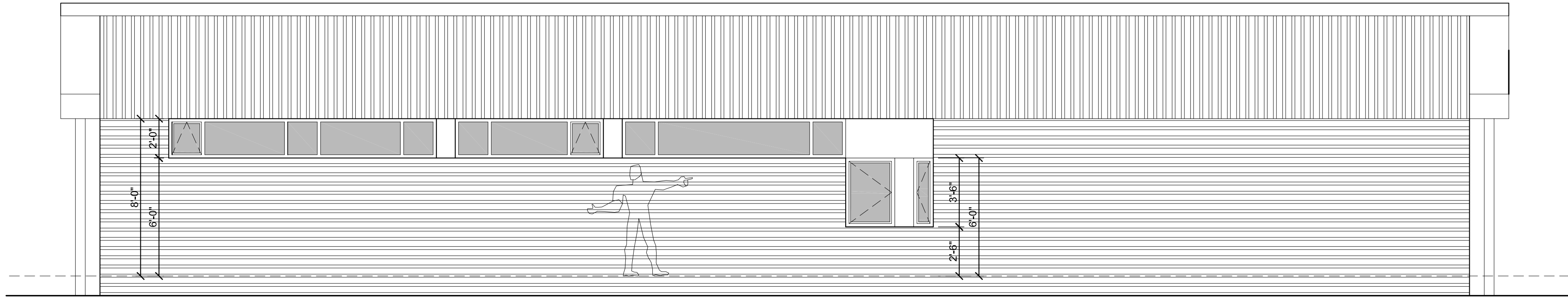
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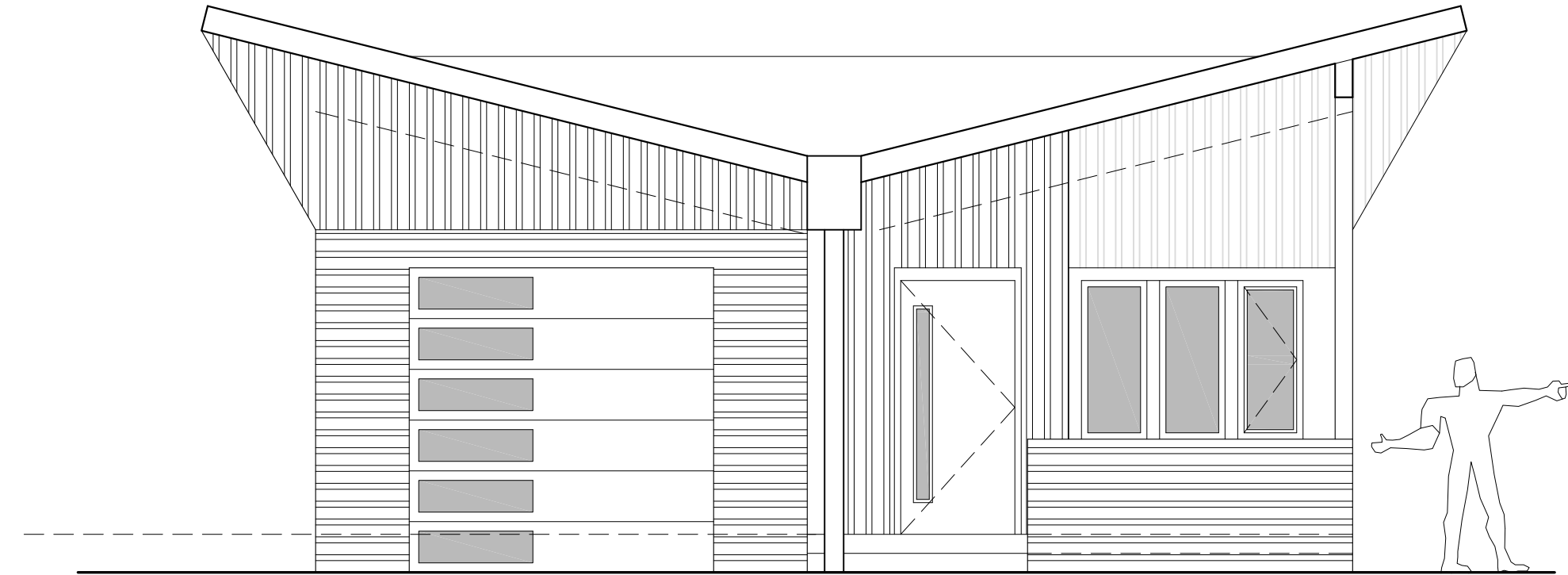
4 TYPE A2 - 2-BEDROOM - ONE STORY - COMMON SPACE ELEV.
SD2.04 SCALE: 1/4" = 1'-0"



3 TYPE A2 - 2-BEDROOM ONE STORY - PRIVATE SIDE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



2 TYPE A2- 2-BEDROOM - ONE STORY - PRIVATE ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"



1 TYPE A2 - 2-BEDROOM ONE STORY - STREET ELEVATION
SD2.04 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

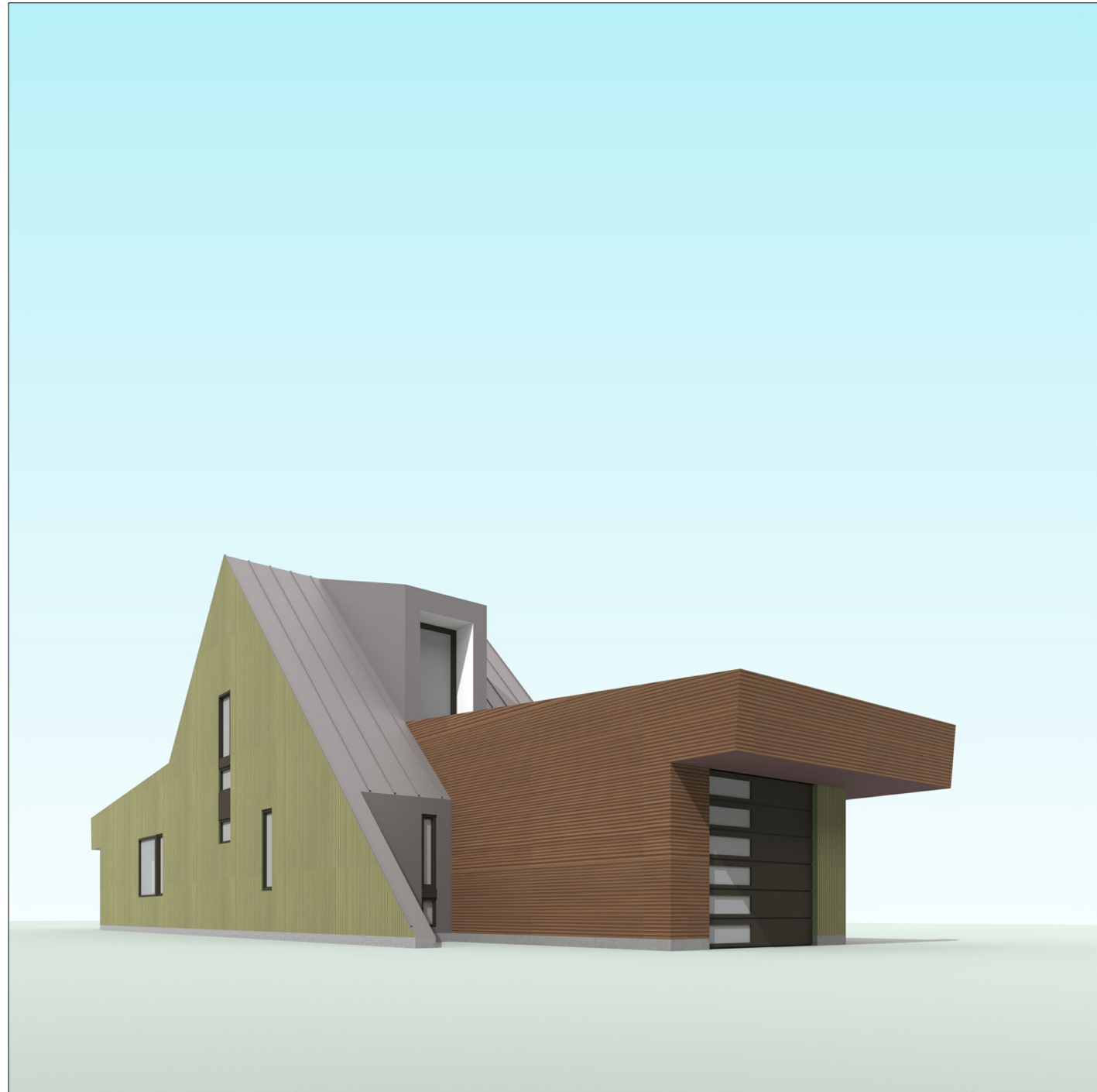
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
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PLAN TYPE A2
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

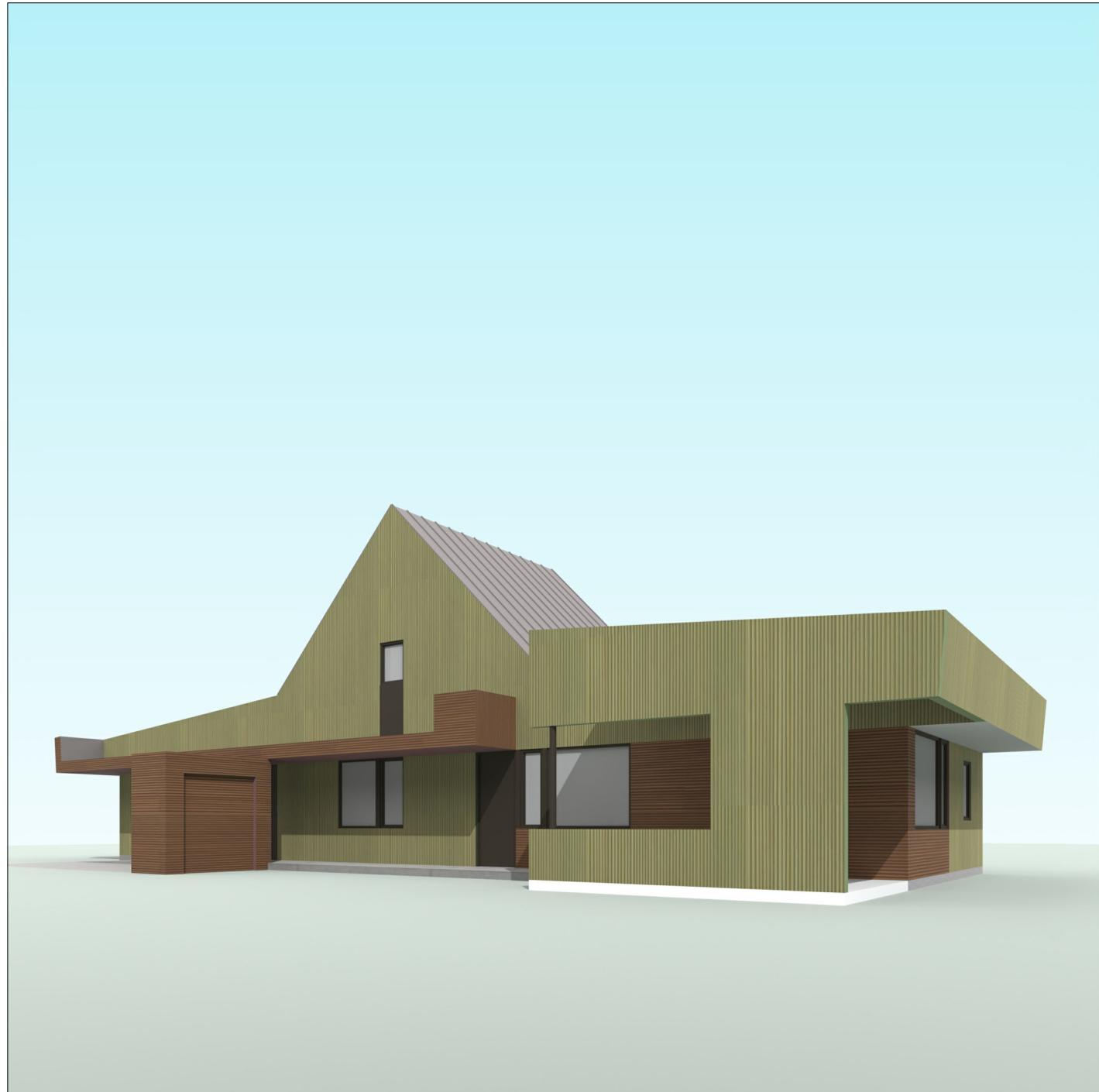
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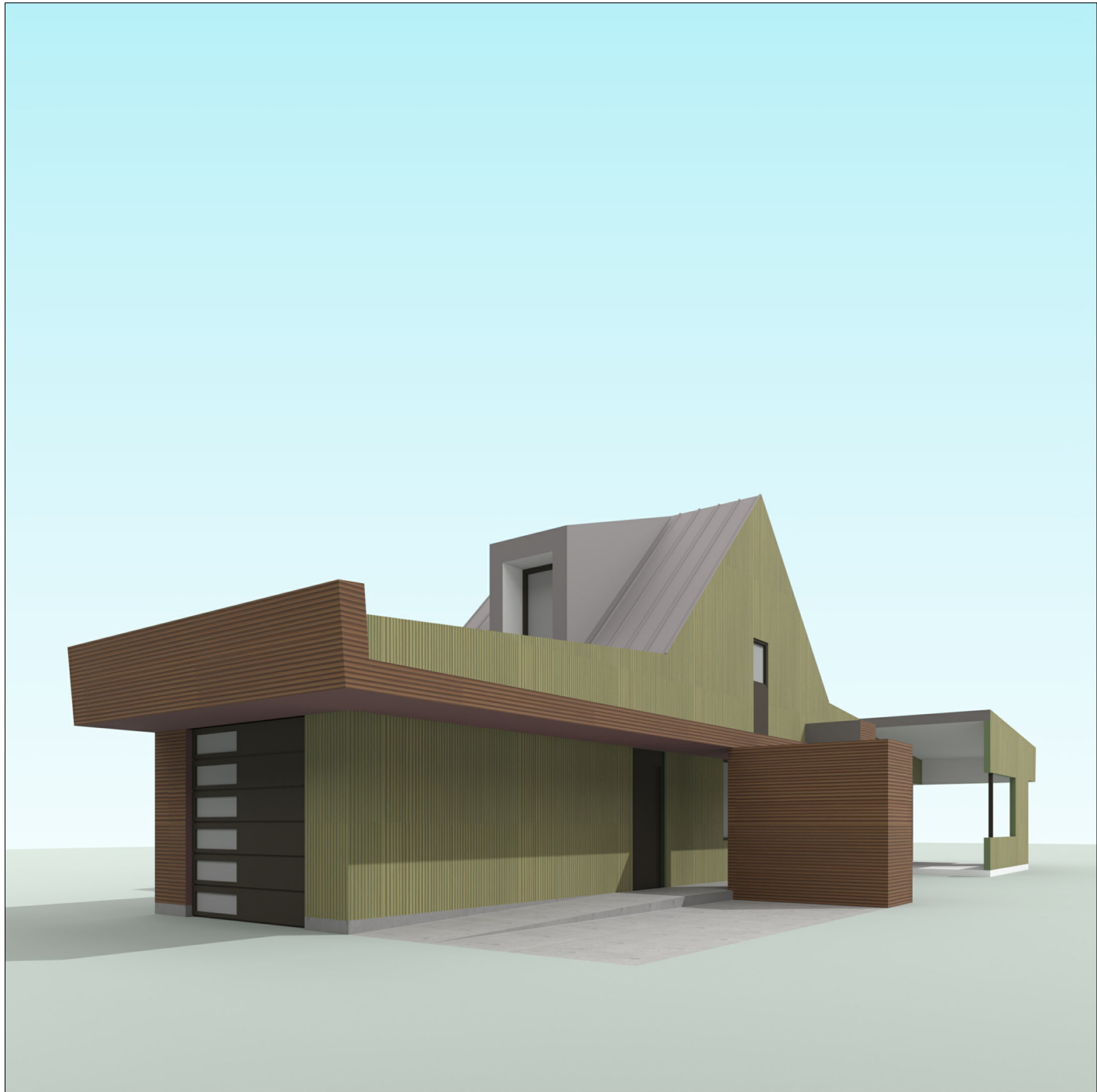
VIEW 4



VIEW 3



VIEW 2

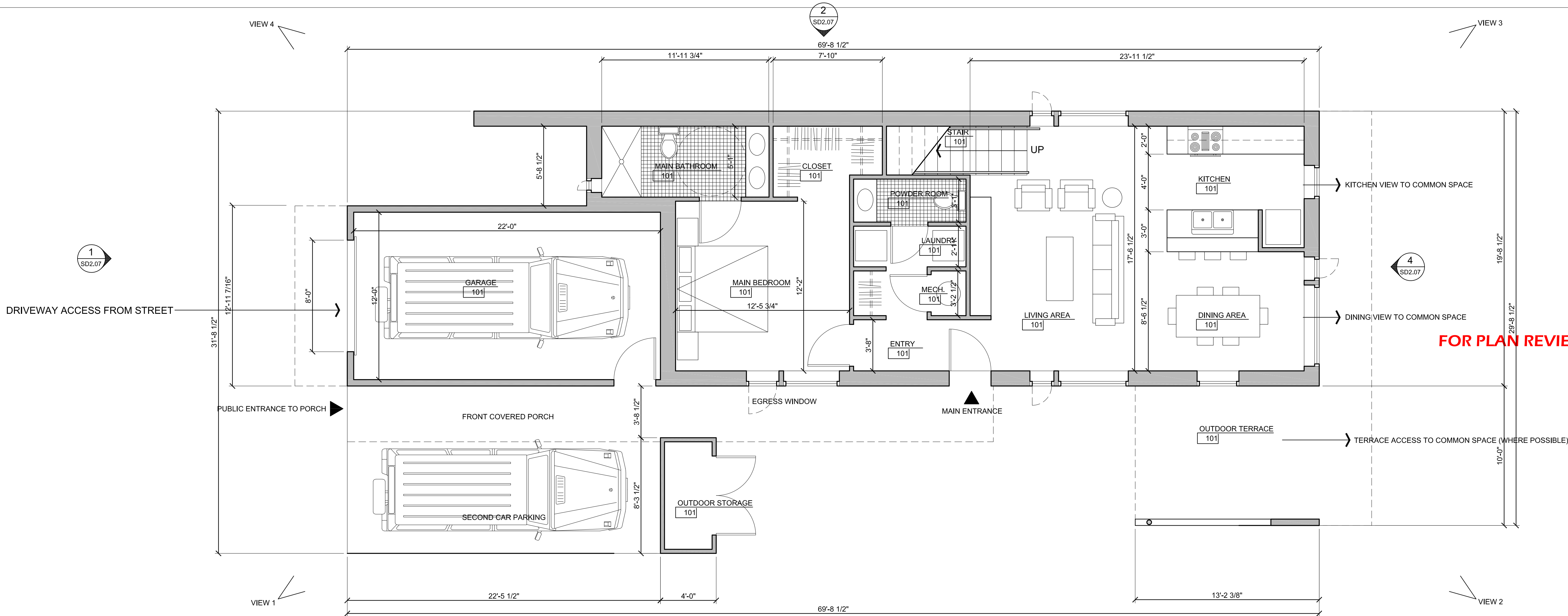


VIEW 1

COLORS ARE APPROXIMATIONS OF "COLONY" AND "BROWN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE A3 - 2-BEDROOM - TWO STORY - NARROW FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE A3 - 2-BEDROOM - TWO STORY - 1,282 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,043 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
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PLAN TYPE A3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

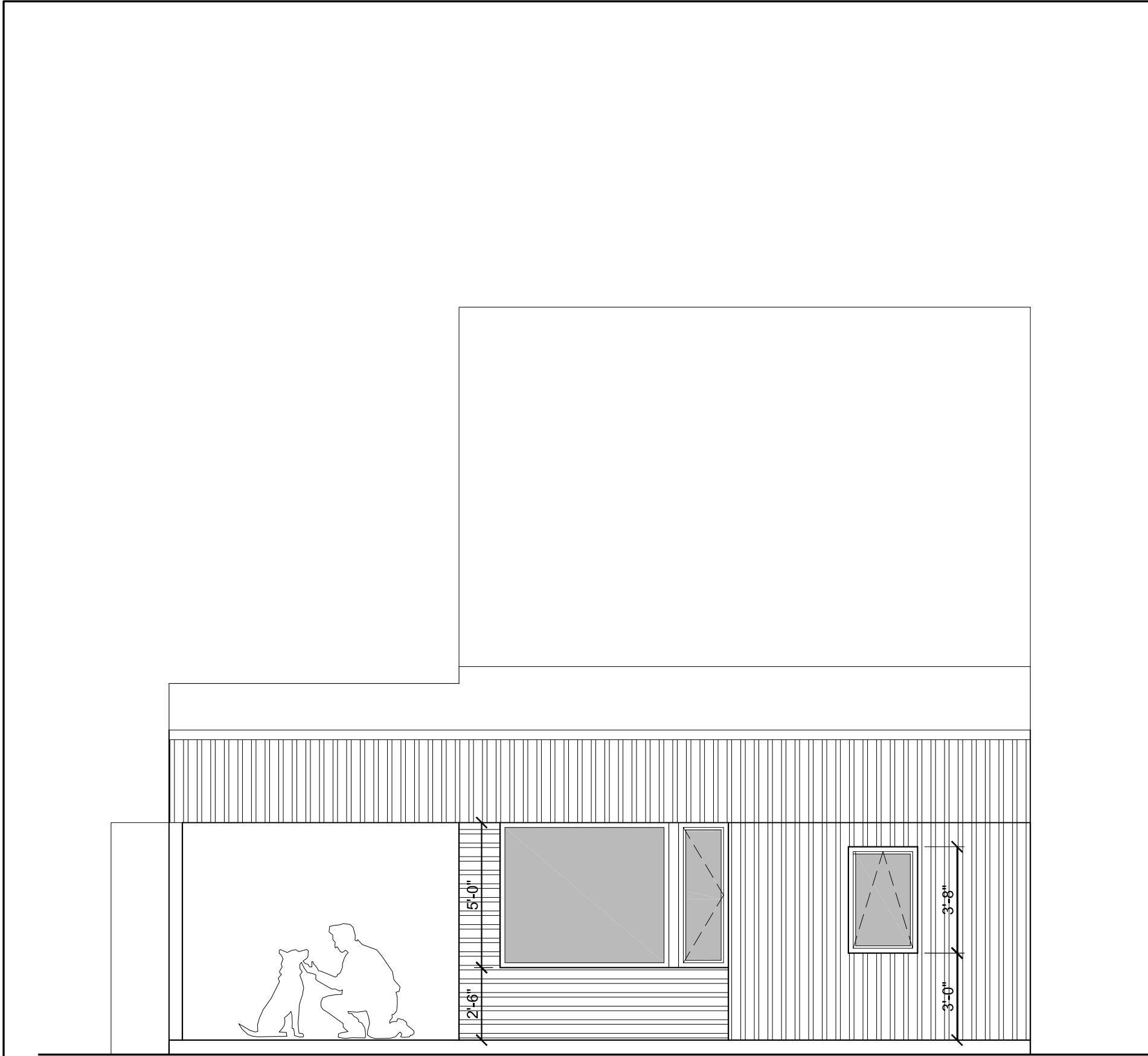
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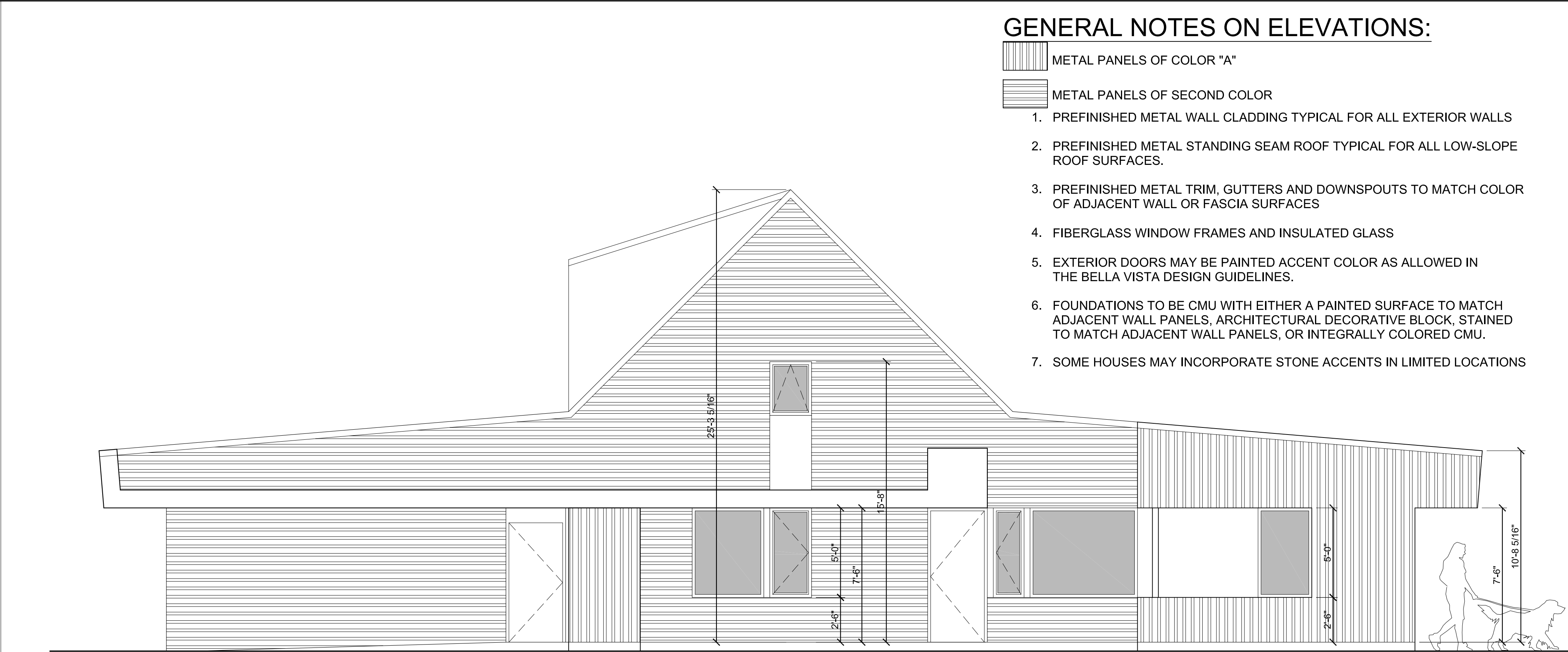
**OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)**

SD2.06

SCALE: 1/4" = 1'-0'



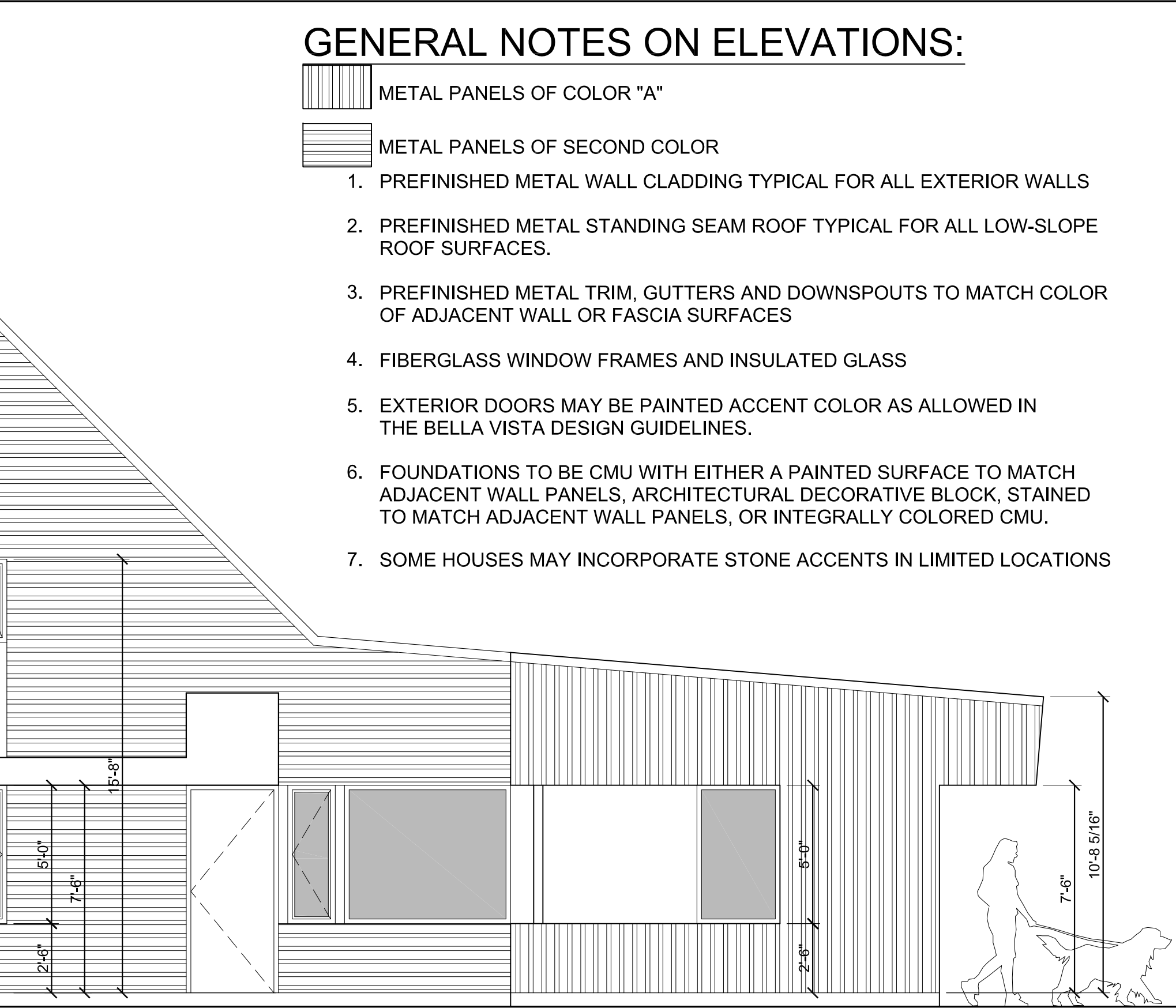
4 TYPE A3 - 2-BEDROOM - TWO STORY END ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"



2 TYPE A3 - 2-BEDROOM - TWO STORY - PORCH SIDE ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"



2 TYPE A3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.07 SCALE: 1/4" = 1'-0"



1 TYPE A3 - 2-BEDROOM - TWO STORY - STREET ELEV.
SD2.07 SCALE: 1/4" = 1'-0"

- GENERAL NOTES ON ELEVATIONS:**
- METAL PANELS OF COLOR "A"
 - METAL PANELS OF SECOND COLOR
 - 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
 - 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
 - 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
 - 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
 - 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
 - 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
 - 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr

226
architects 226 inc

PLAN TYPE A3
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

SD2.07



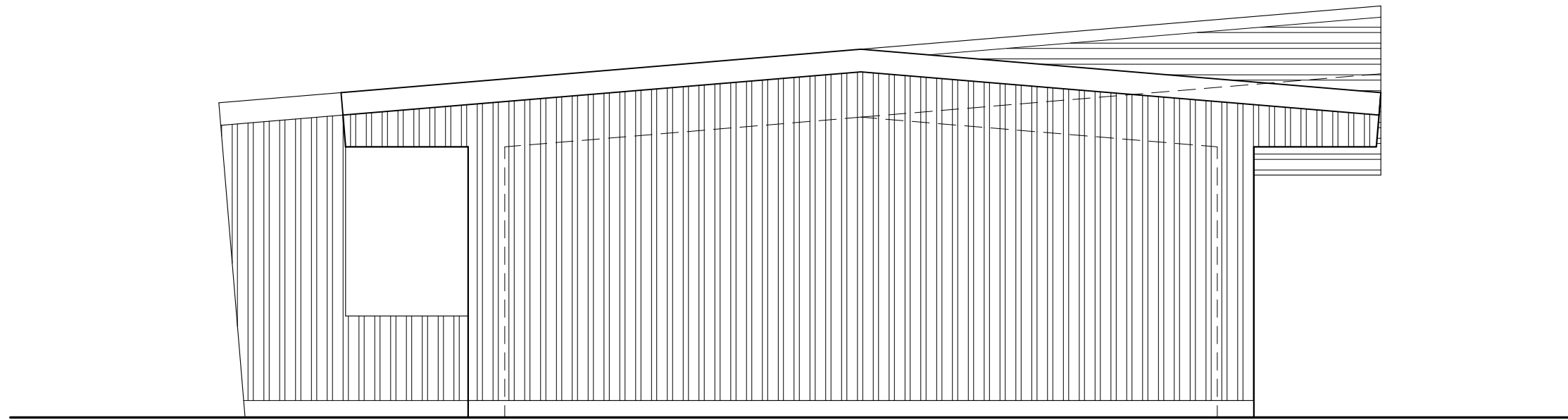
SEE FLOOR PLAN FOR VIEW LOCATIONS

SCALE: NOT TO SCALE

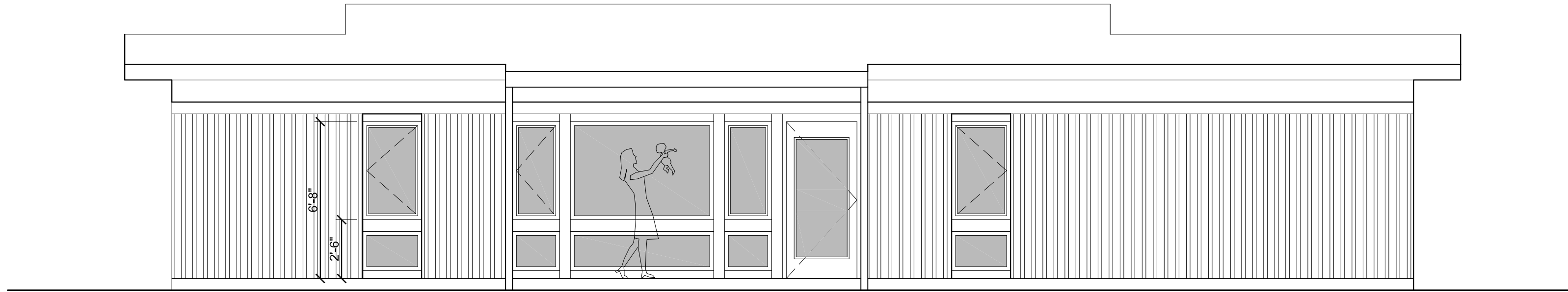


SCALE: 1/4" = 1'-0"

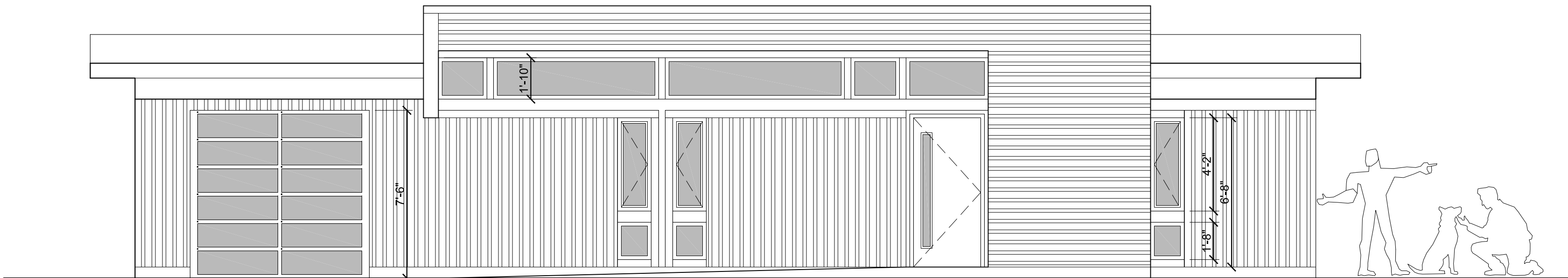
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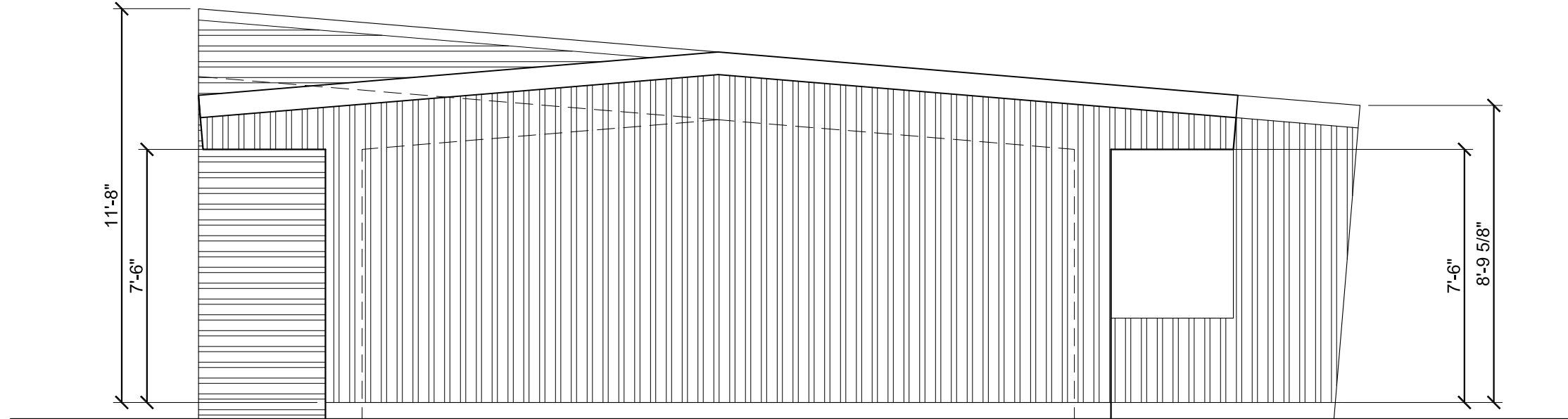
4 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



3 TYPE B1 - 1-BEDROOM PLUS - ELEVATION FACING COMMON AREAS
SD2.09 SCALE: 1/4" = 1'-0"



2 TYPE B1 - 1-BEDROOM PLUS - STREET-FACING ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"



1 TYPE B1 - 1-BEDROOM PLUS - SIDE ELEVATION
SD2.09 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
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PLAN TYPE B1
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

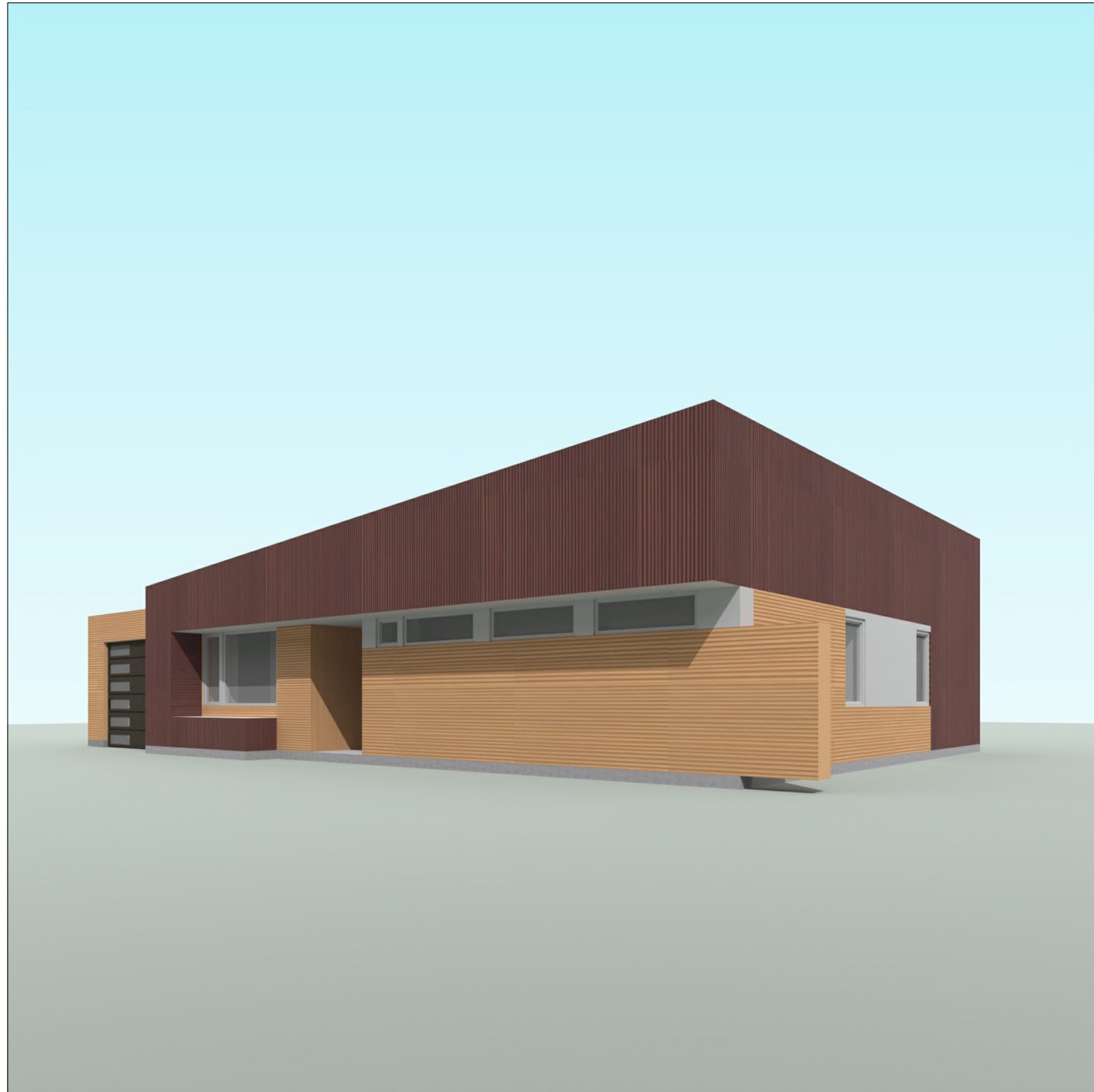
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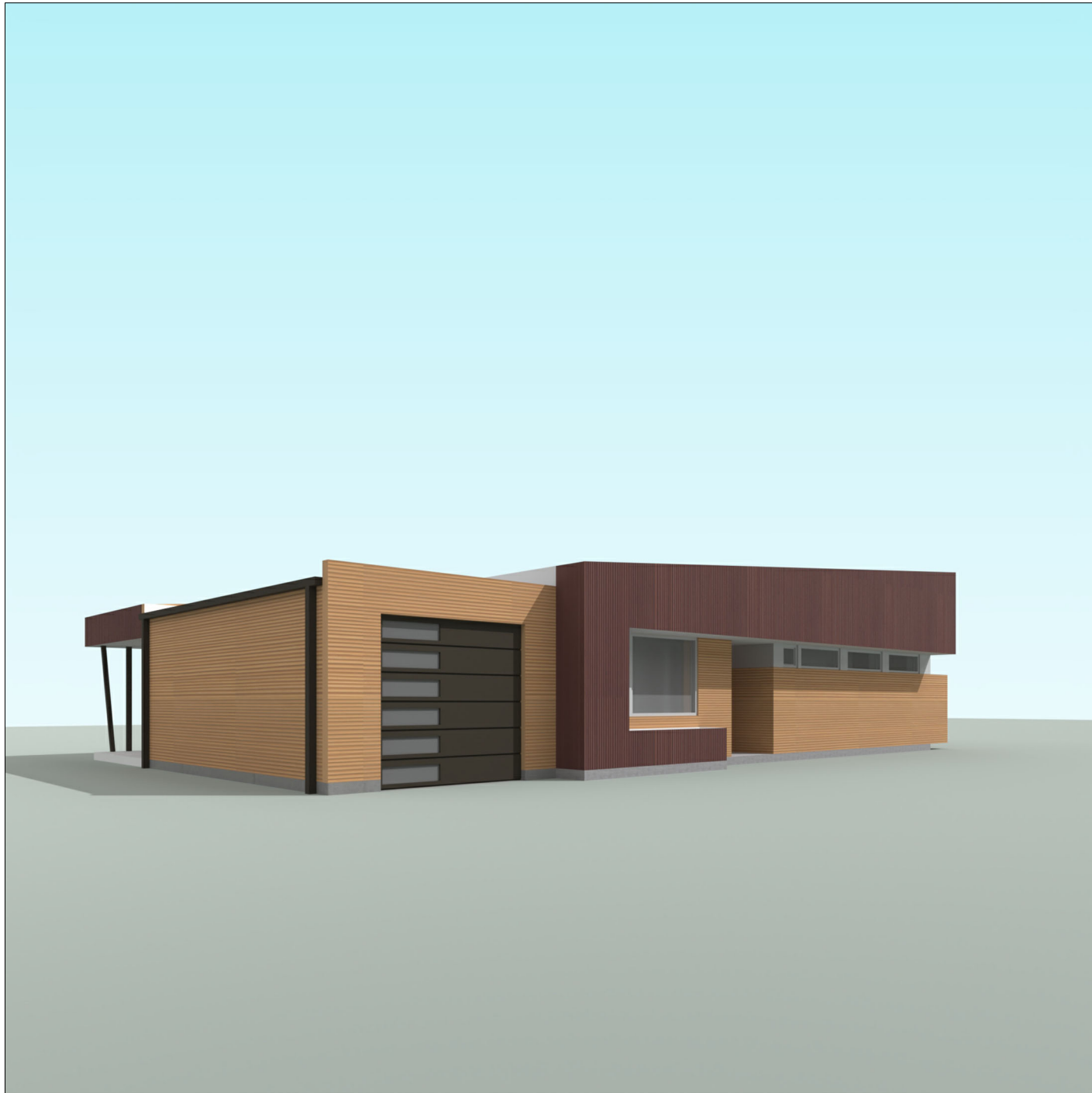
VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

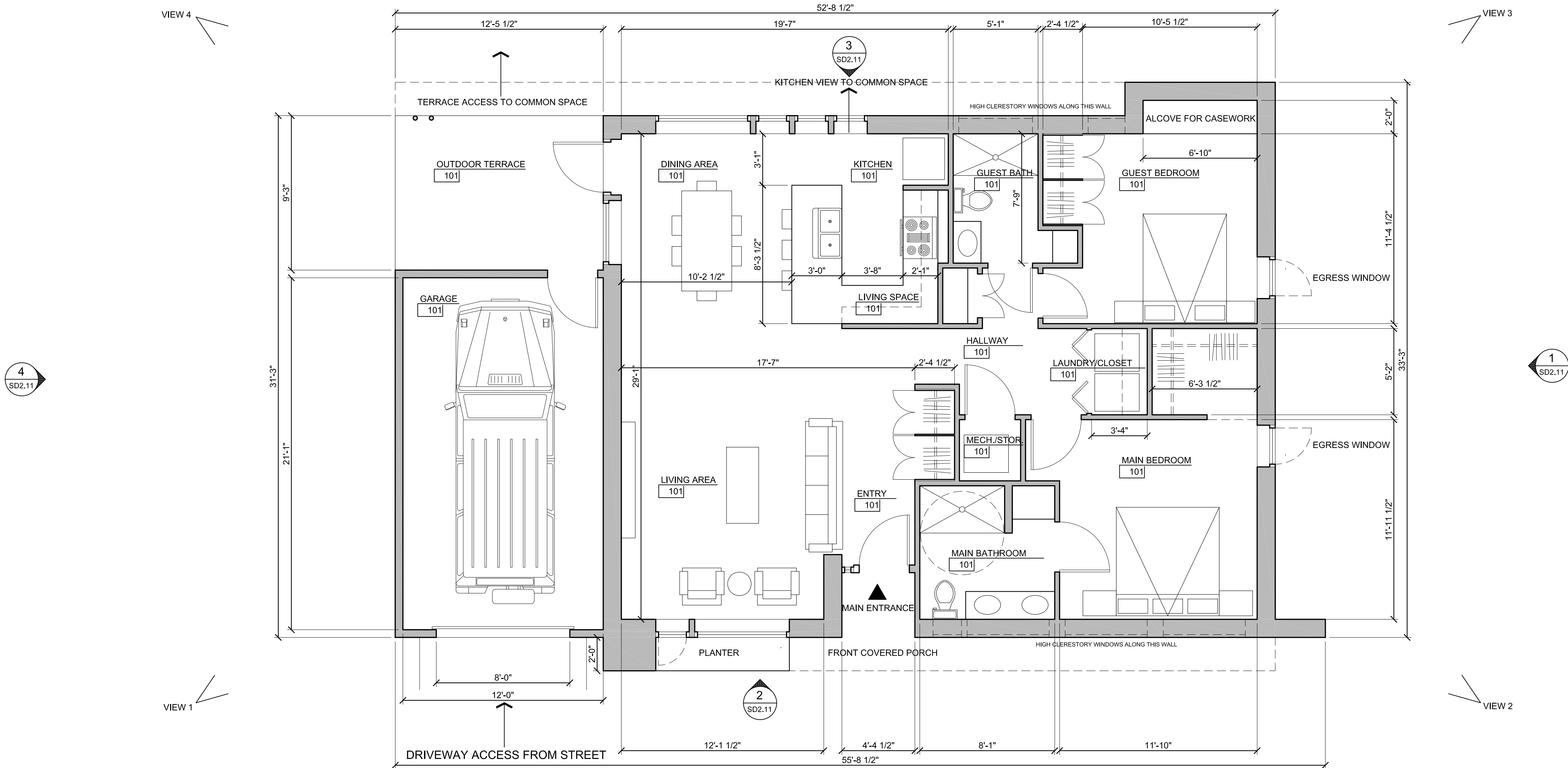


VIEW 1

COLORS ARE APPROXIMATIONS OF "BURGUNDY" AND "TAN" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B2 - 2- BEDROOM ONE STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B2 - 2-BEDROOM - ONE STORY - 1,258 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,102 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

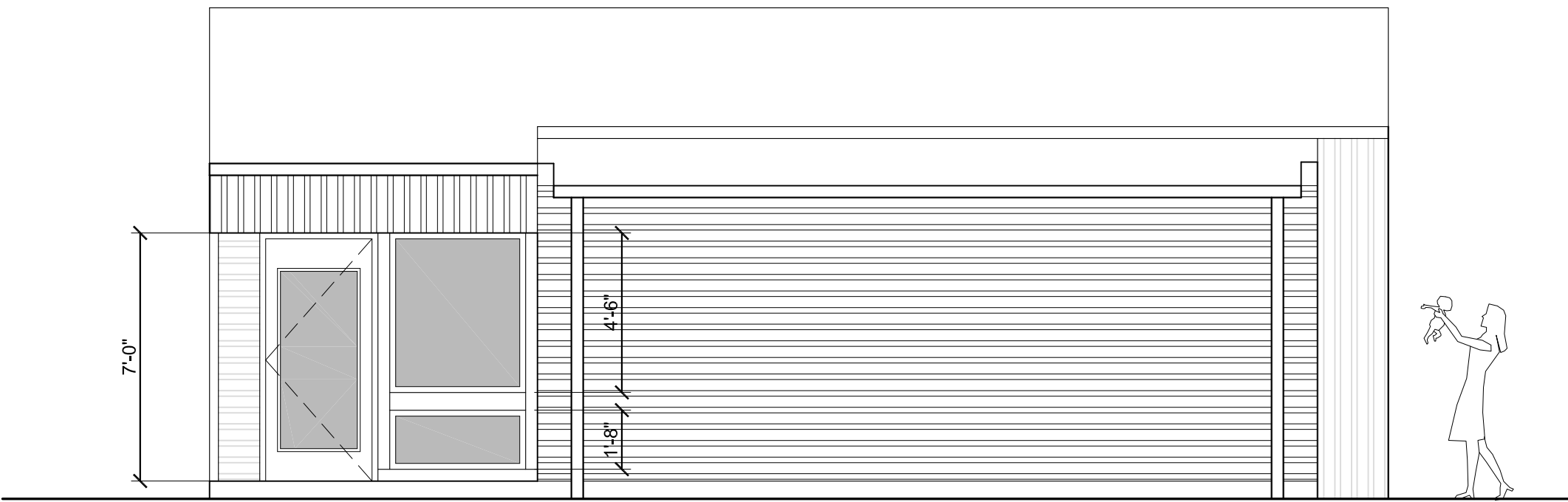
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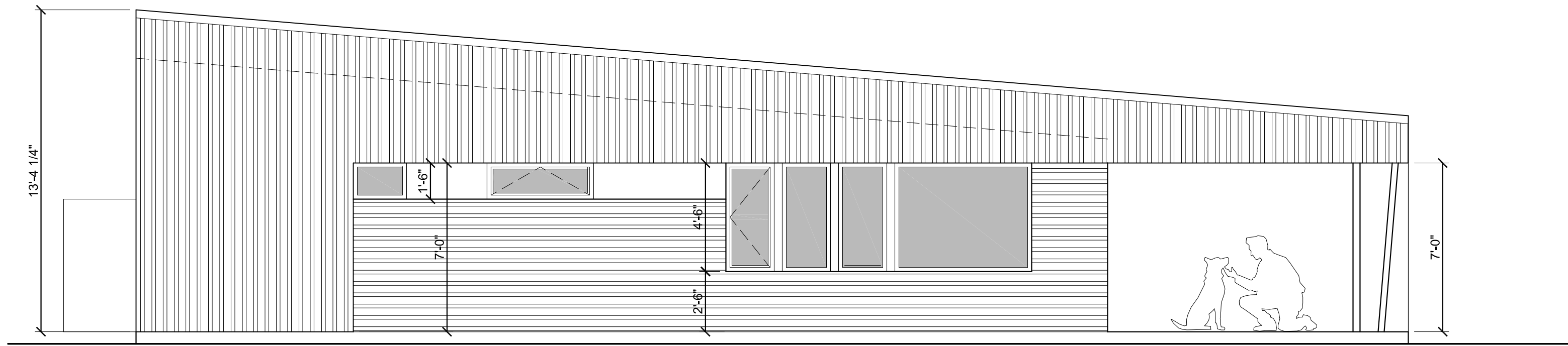
PLAN TYPE B2
PRELIMINARY PLAN

SCHEMATIC
DESIGN 02

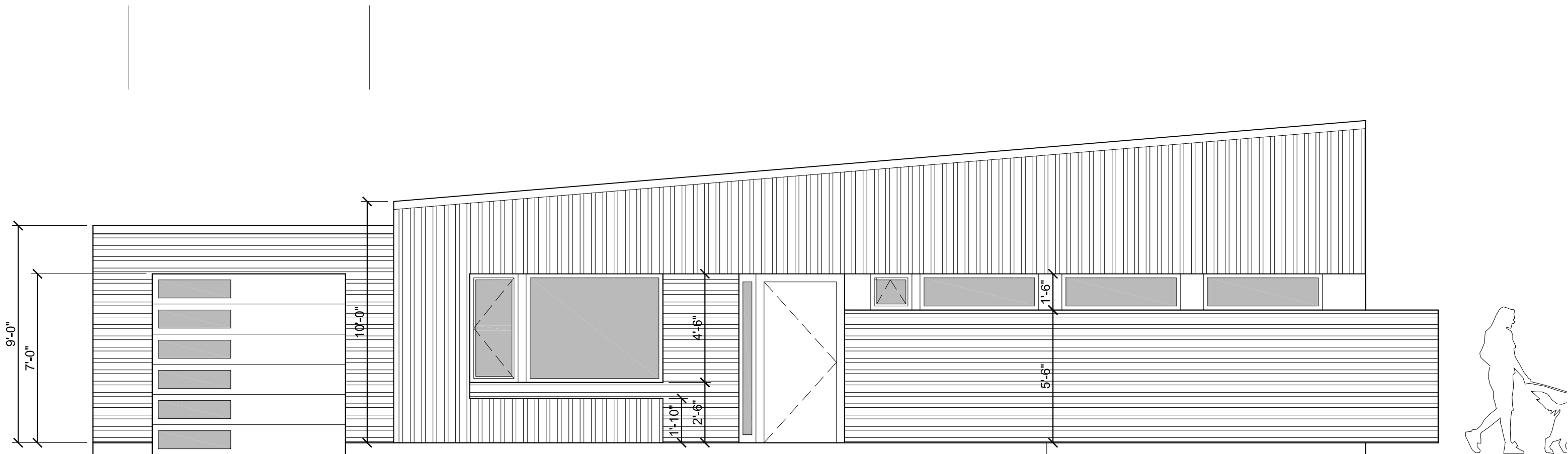
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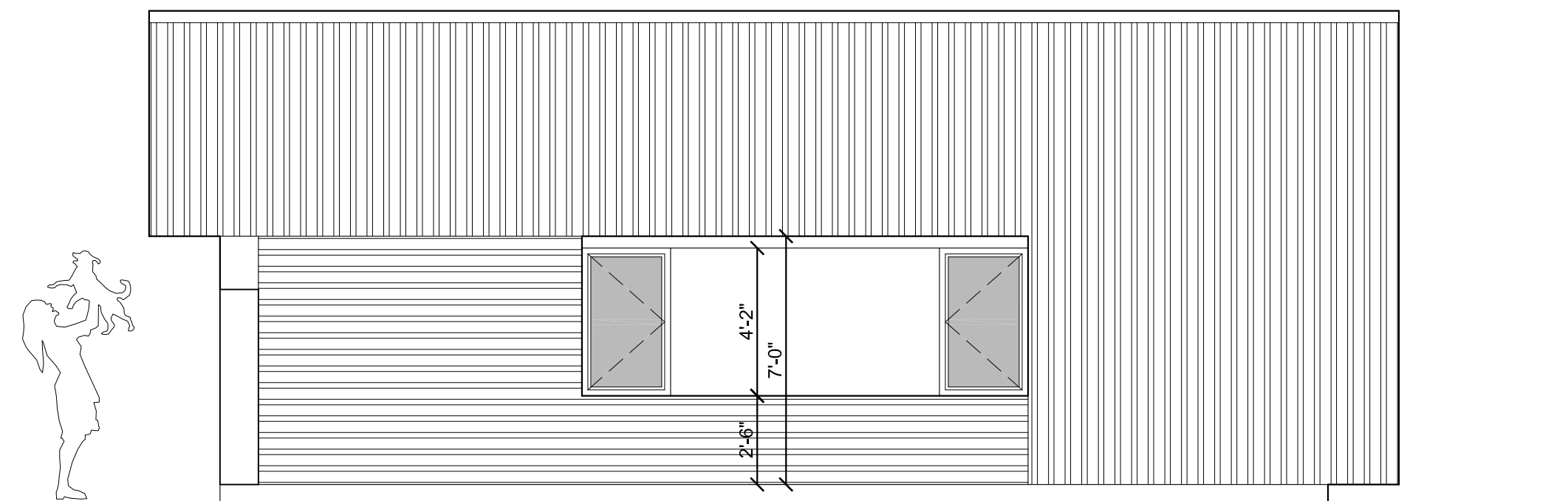
4 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



3 TYPE B2 - 2-BEDROOM - ONE STORY - ELEVATION FACING COMMON AREAS
SD2.11 SCALE: 1/4" = 1'-0"



2 TYPE B2 - 2-BEDROOM - ONE STORY - STREET-FACING ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"



1 TYPE B2 - 2-BEDROOM - ONE STORY - SIDE ELEVATION
SD2.11 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
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226
architects 226 inc

PLAN TYPE B2
PRELIM. ELEVATIONS

SCHEMATIC
DESIGN 02

SD2.11



VIEW 4 TERRACE AND LIVING SPACE VIEW OUT TO COMMON SPACES



VIEW 3



VIEW 2

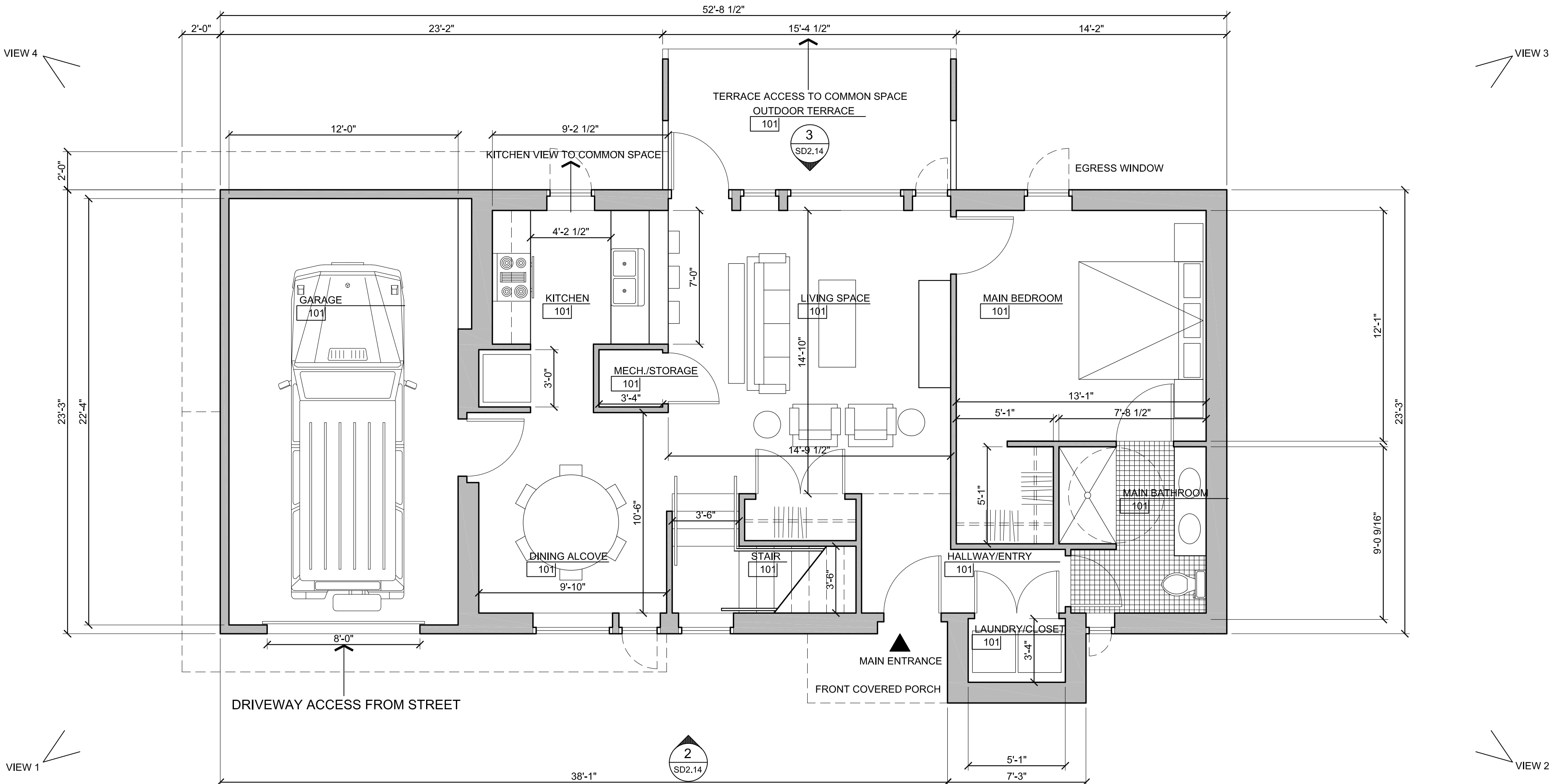


VIEW 1

COLORS ARE APPROXIMATIONS OF "FOREST" AND "DESERT" LISTED IN THE MATERIAL COLOR CHARTS. FINAL COLORS OF BUILDING MATERIALS ARE GREATLY DEPENDENT ON FACTORS SUCH AS LIGHT, ATMOSPHERIC CONDITIONS, AND WEAR.

SEE FLOOR PLAN FOR VIEW LOCATIONS

2 TYPE B3 - 2-BEDROOM - TWO STORY - BROAD FACE TOWARD STREET - EXTERIOR VIEWS
SCALE: NOT TO SCALE



FOR PLAN REVIEW PURPOSE ONLY

1 TYPE B3 - 2-BEDROOM - TWO STORY - 1,349 SF OUTSIDE FACE OF WALL (EXCLUDING GARAGE) - 1,171 SF INTERIOR FLOOR AREA
SCALE: 1/4" = 1'-0"

REVISIONS

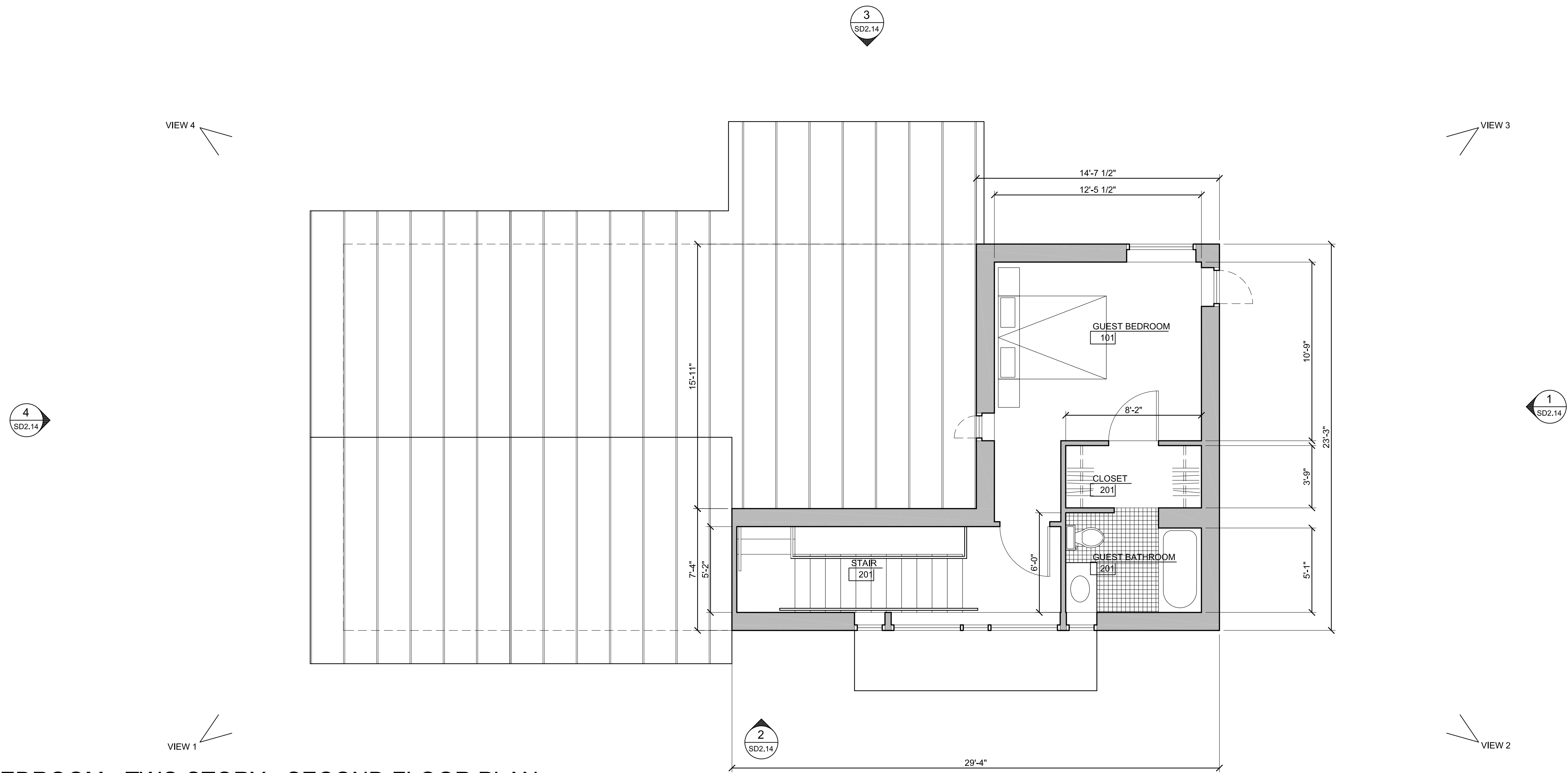
PRELIMINARY
FOR PZD APPLICATION ONLY
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B3
PRELIMINARY PLAN
SCHEMATIC
DESIGN 02

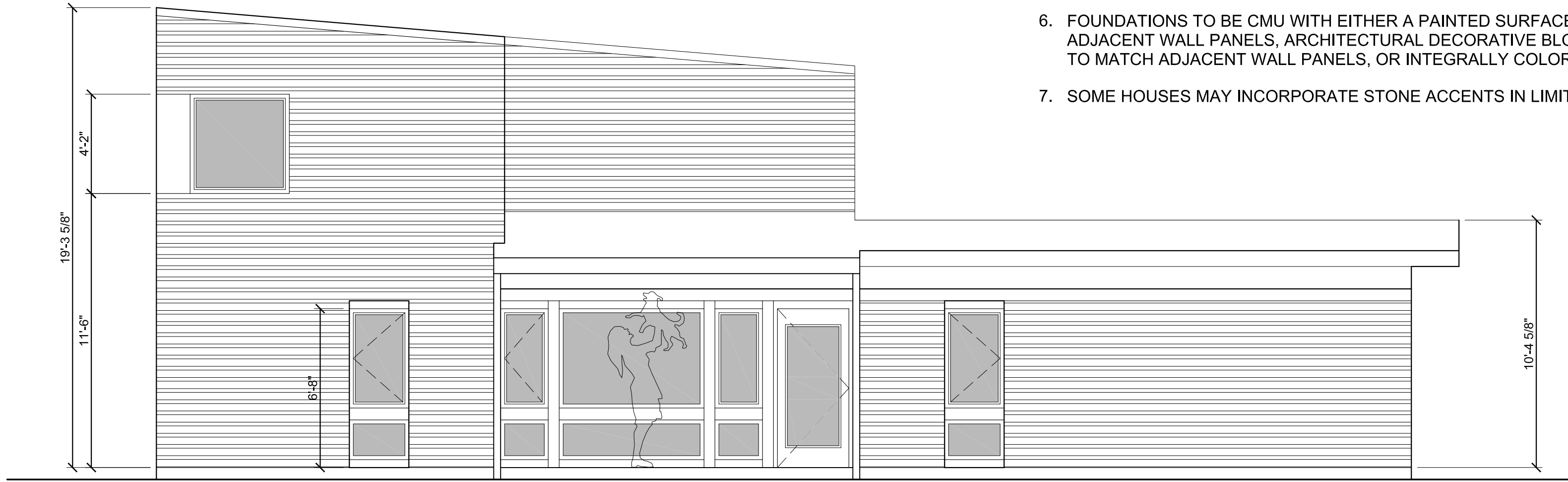
SD2.12



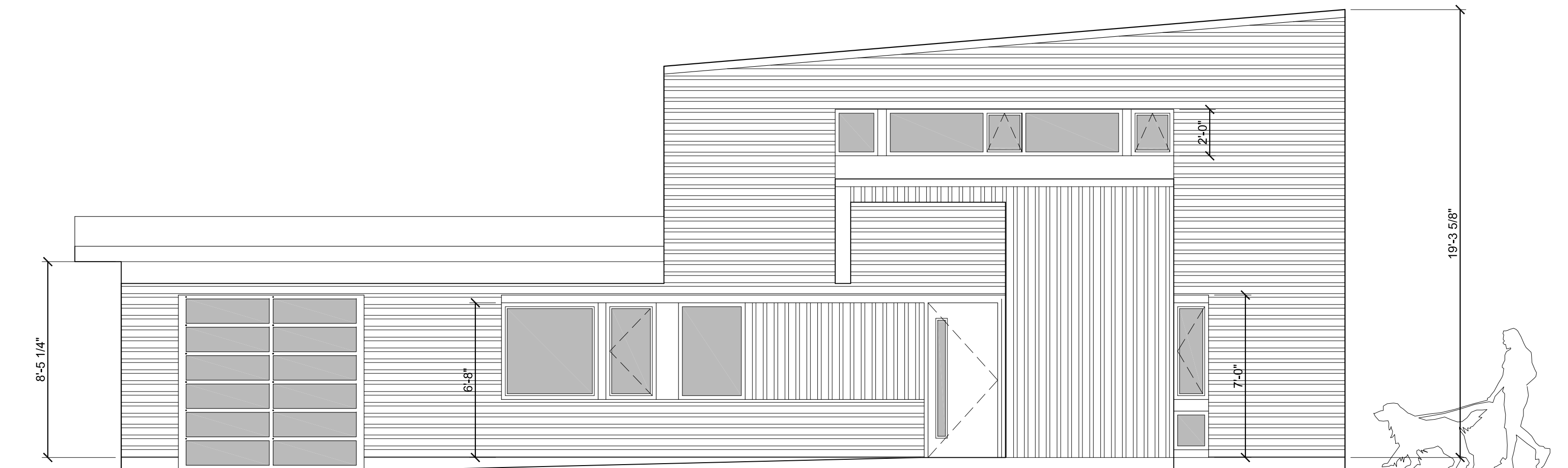
1 TYPE B3 - 2-BEDROOM - TWO STORY - SECOND FLOOR PLAN
SD2.13 SCALE: 1/4" = 1'-0"



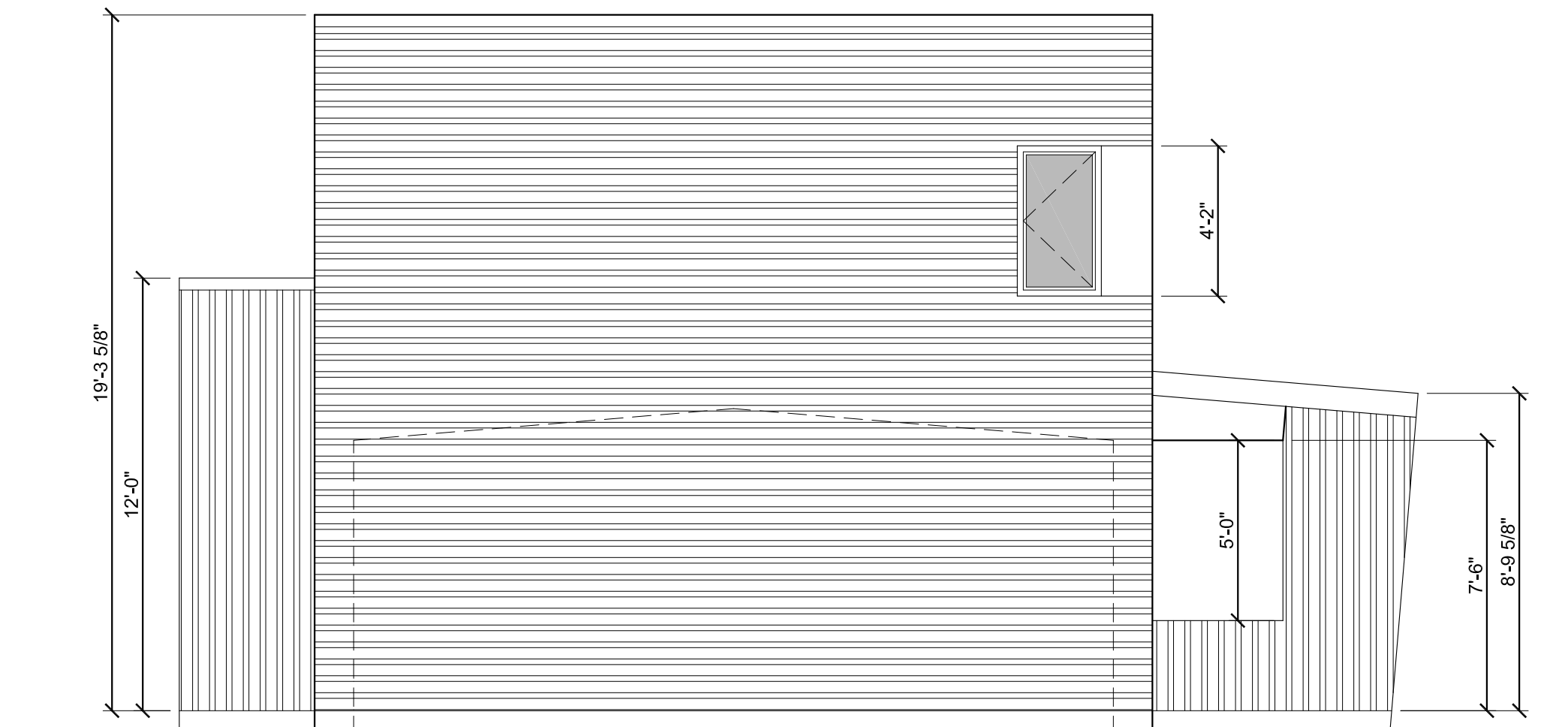
4 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



3 TYPE B3 - 2-BEDROOM - TWO STORY - WOODS/Common SPACE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



2 TYPE B3 - 2-BEDROOM - TWO STORY - STREET-FACING ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"



1 TYPE B3 - 2-BEDROOM - TWO STORY - SIDE ELEVATION
SD2.14 SCALE: 1/4" = 1'-0"

GENERAL NOTES ON ELEVATIONS:

- METAL PANELS OF COLOR "A"
- METAL PANELS OF SECOND COLOR
- 1. PREFINISHED METAL WALL CLADDING TYPICAL FOR ALL EXTERIOR WALLS
- 2. PREFINISHED METAL STANDING SEAM ROOF TYPICAL FOR ALL LOW-SLOPE ROOF SURFACES.
- 3. PREFINISHED METAL TRIM, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT WALL OR FASCIA SURFACES
- 4. FIBERGLASS WINDOW FRAMES AND INSULATED GLASS
- 5. EXTERIOR DOORS MAY BE PAINTED ACCENT COLOR AS ALLOWED IN THE BELLA VISTA DESIGN GUIDELINES.
- 6. FOUNDATIONS TO BE CMU WITH EITHER A PAINTED SURFACE TO MATCH ADJACENT WALL PANELS, ARCHITECTURAL DECORATIVE BLOCK, STAINED TO MATCH ADJACENT WALL PANELS, OR INTEGRALLY COLORED CMU.
- 7. SOME HOUSES MAY INCORPORATE STONE ACCENTS IN LIMITED LOCATIONS

GENERAL NOTES ON FOUNDATIONS:

THESE HOUSE TYPES ARE ILLUSTRATED ON A FLAT GROUND PLANE. GIVEN THE VARIETY OF HOUSE TYPES AND VARIED TOPOGRAPHY OF THE DEVELOPMENT, MANY HOUSES WILL HAVE EXPOSED FOUNDATION WALLS. CARE HAS BEEN TAKEN TO LOCATE THE STREET-FACING SIDE OF THE HOUSE AT GRADE SO THAT ANY EXPOSED FOUNDATION WALLS WILL OCCUR BETWEEN HOUSES AND AT THE REAR.

REVISIONS

PRELIMINARY
FOR PZD APPLICATION ONLY

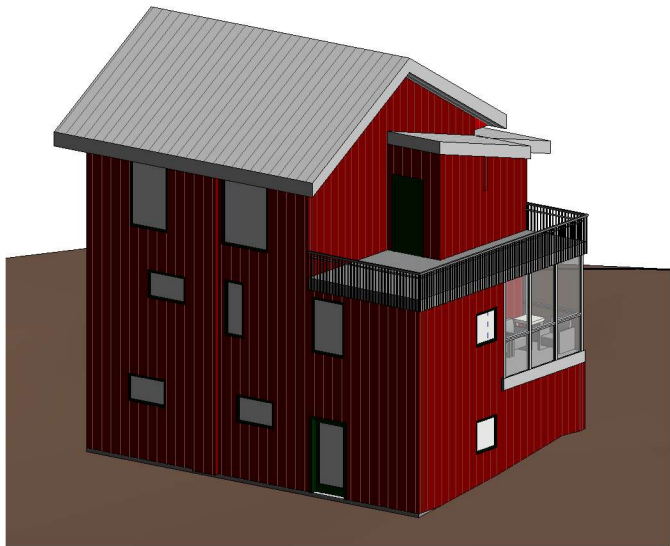
OWL COMMONS HOUSES
102 FAIRWAY DRIVE (CURRENT ADDRESS)
BELLA VISTA, ARKANSAS 72714
architects 226 inc. 3259 north kings cross fayetteville, arkansas 72703 479.283.4977

Project #
DATE: MAR. 30, 2025
Drawn: rr
Checked: yr



PLAN TYPE B3
PRELIM. ELEVATIONS
SCHEMATIC
DESIGN 02

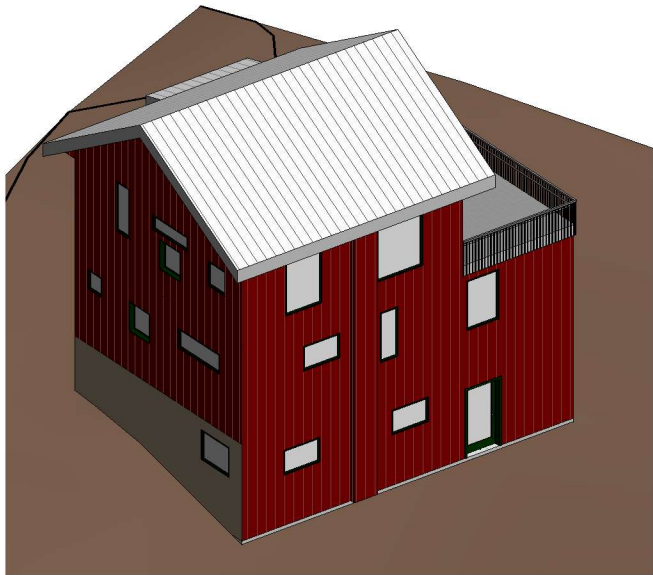
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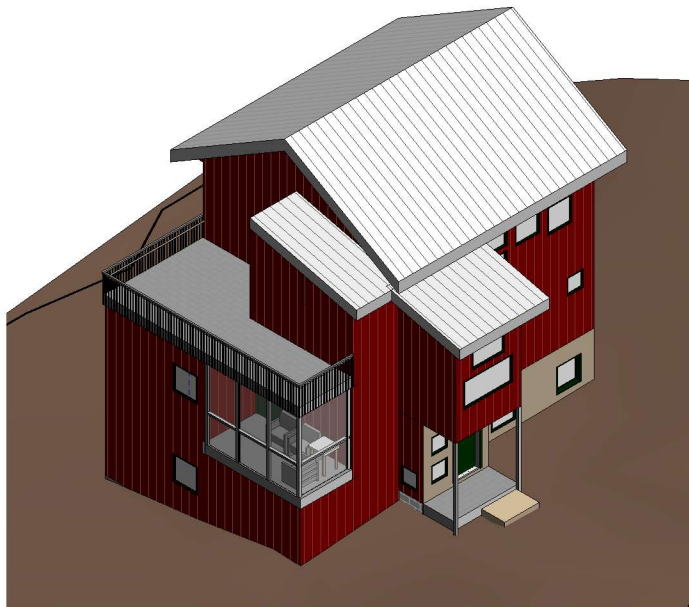
4 Axon 1



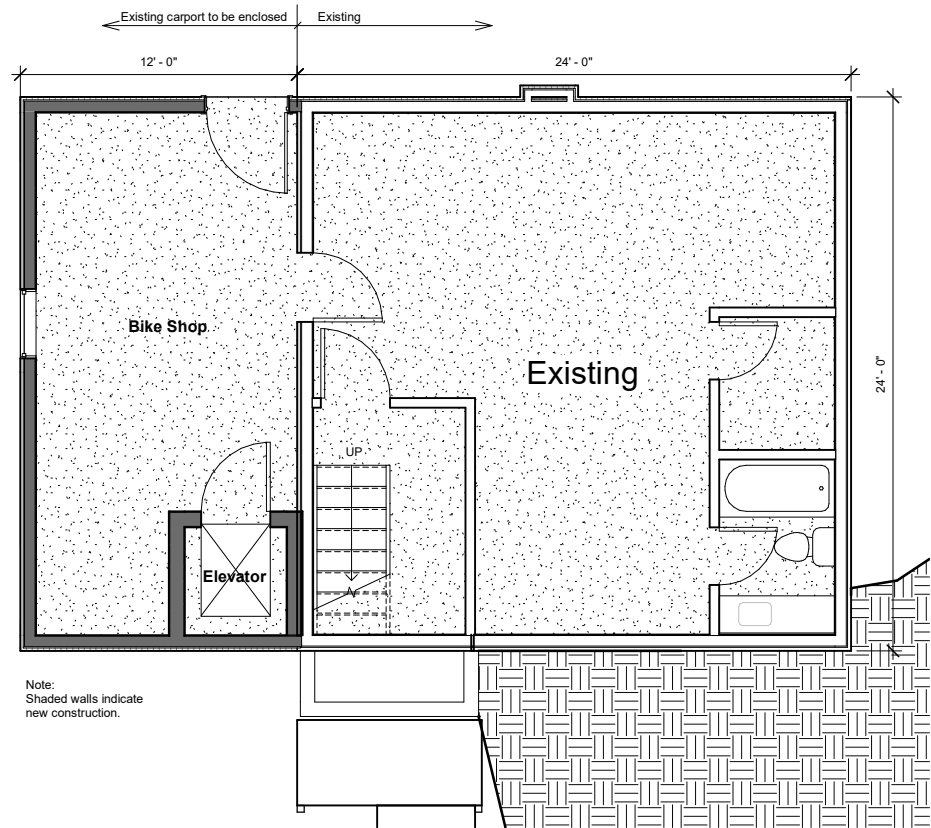
8 Axon 2



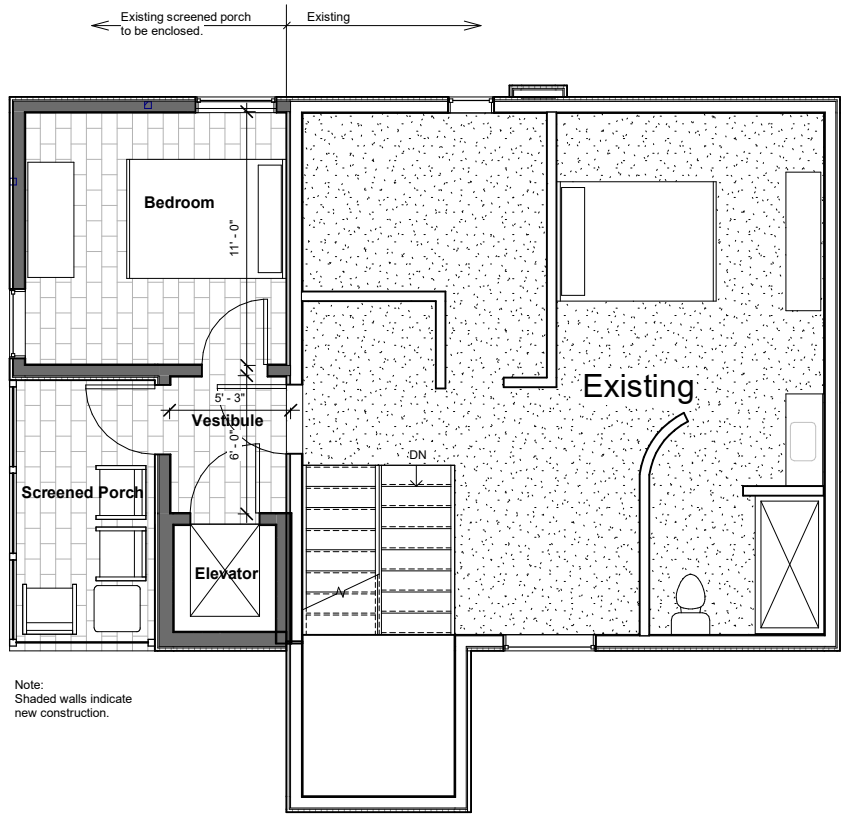
9 Axon 3



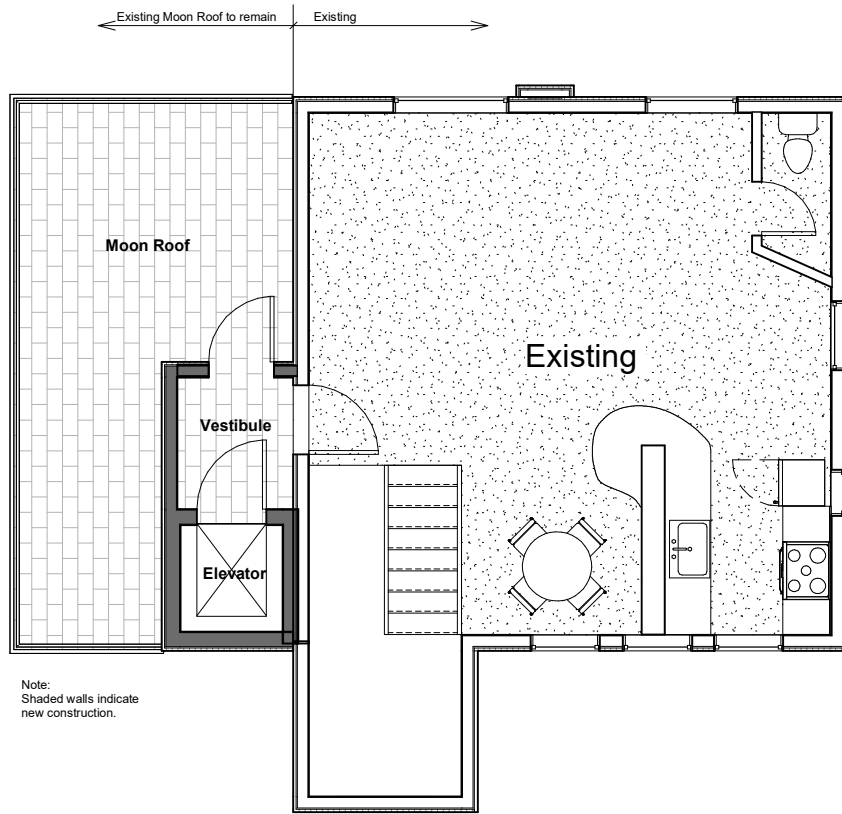
10 Axon 4



1 Level 1
1/4" = 1'-0"



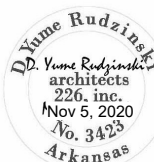
2 Level 2
1/4" = 1'-0"



3 Level 3
1/4" = 1'-0"

COMMON HOUSE

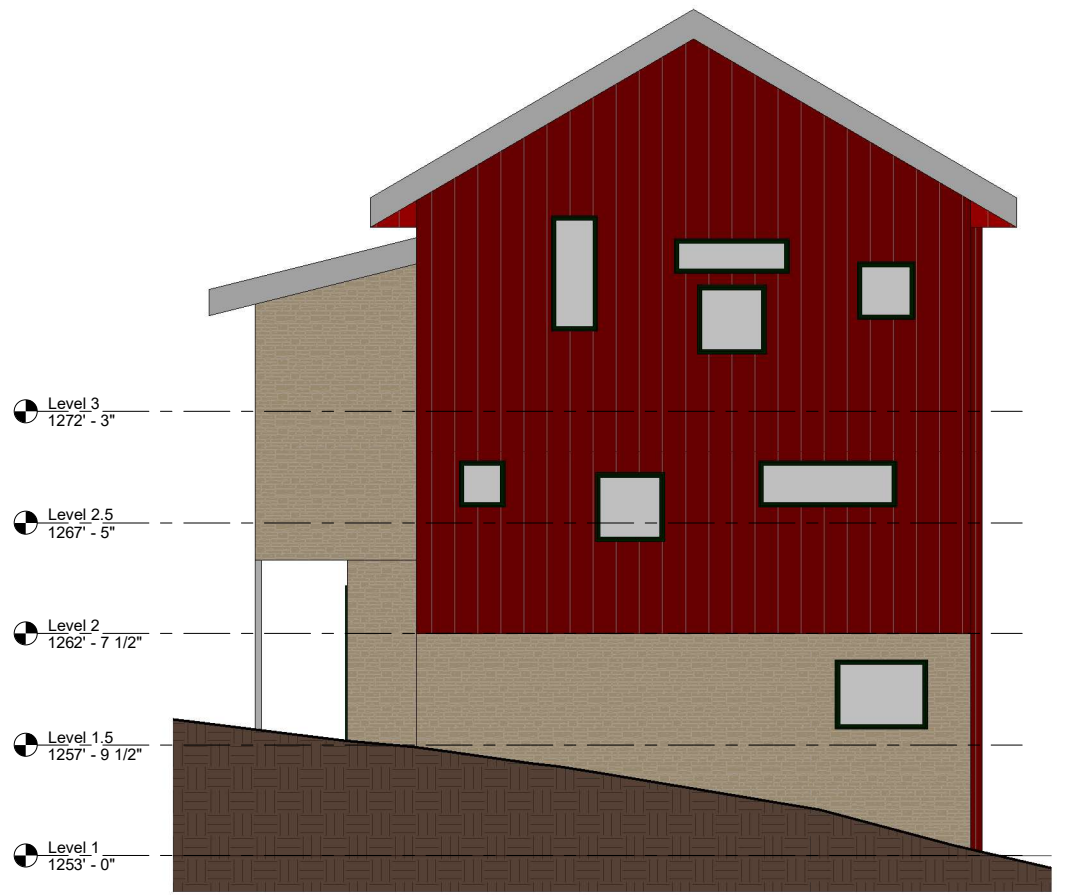
OWL COMMONS
Bella Vista, Arkansas



Project Number
3/30/2025 8:02:40 PM
Author
Checker

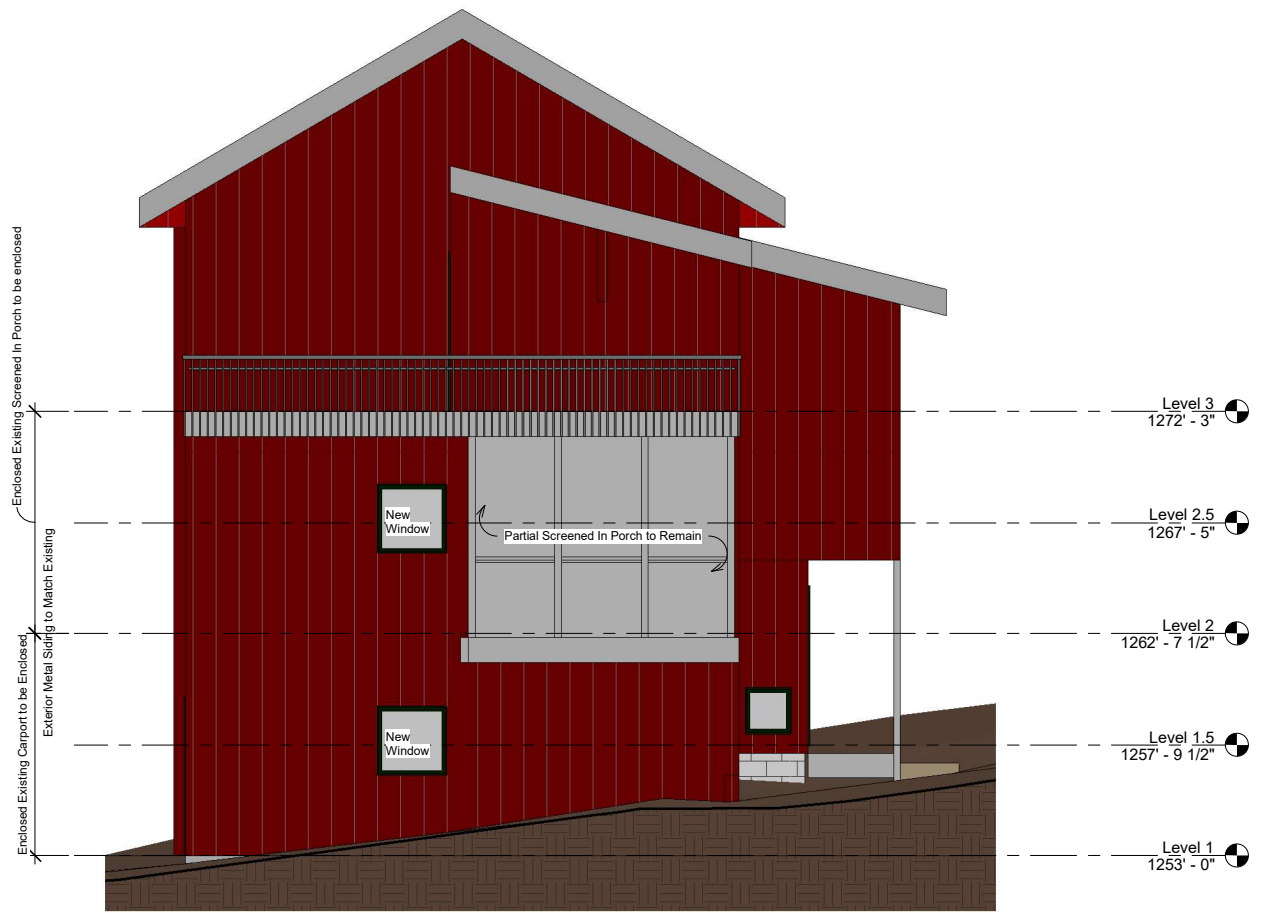
Floor Plans

A1

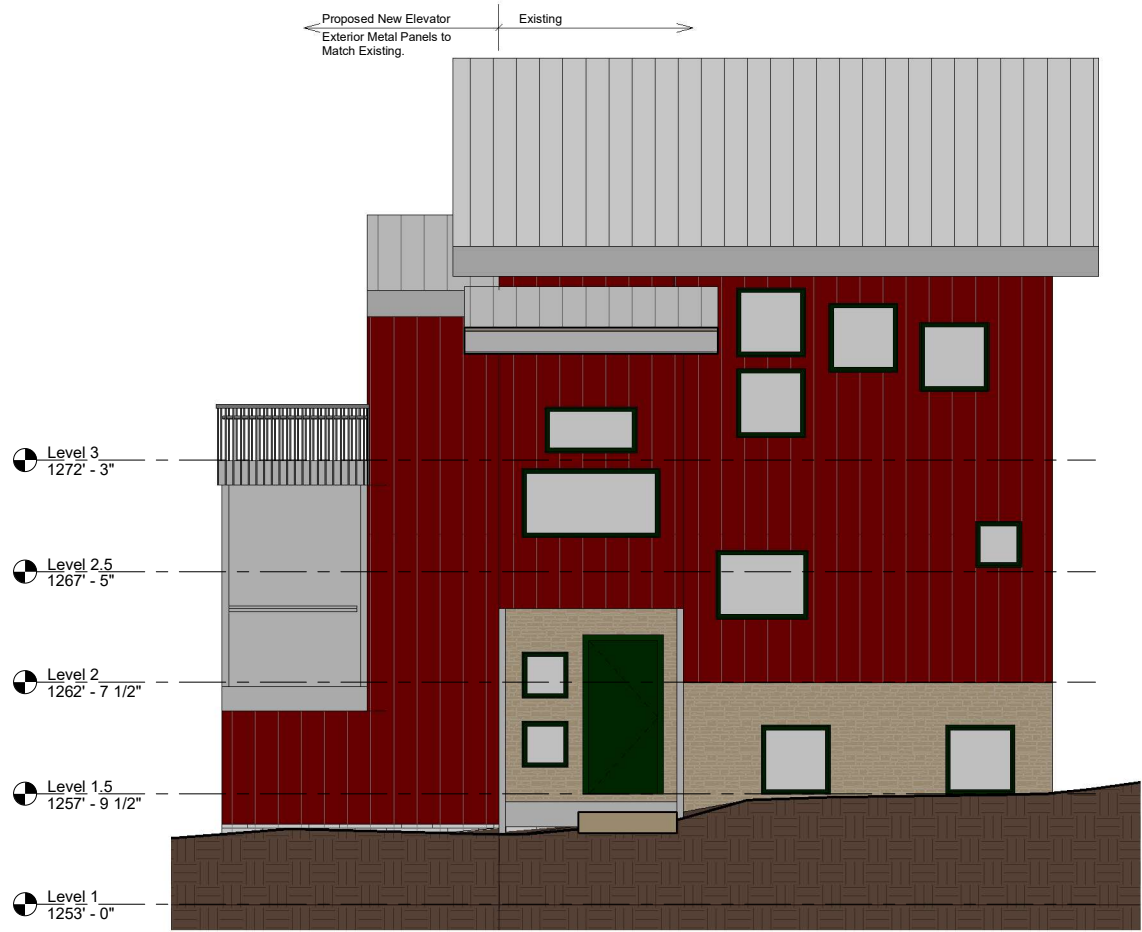


① East Elevation
1/4" = 1'-0"

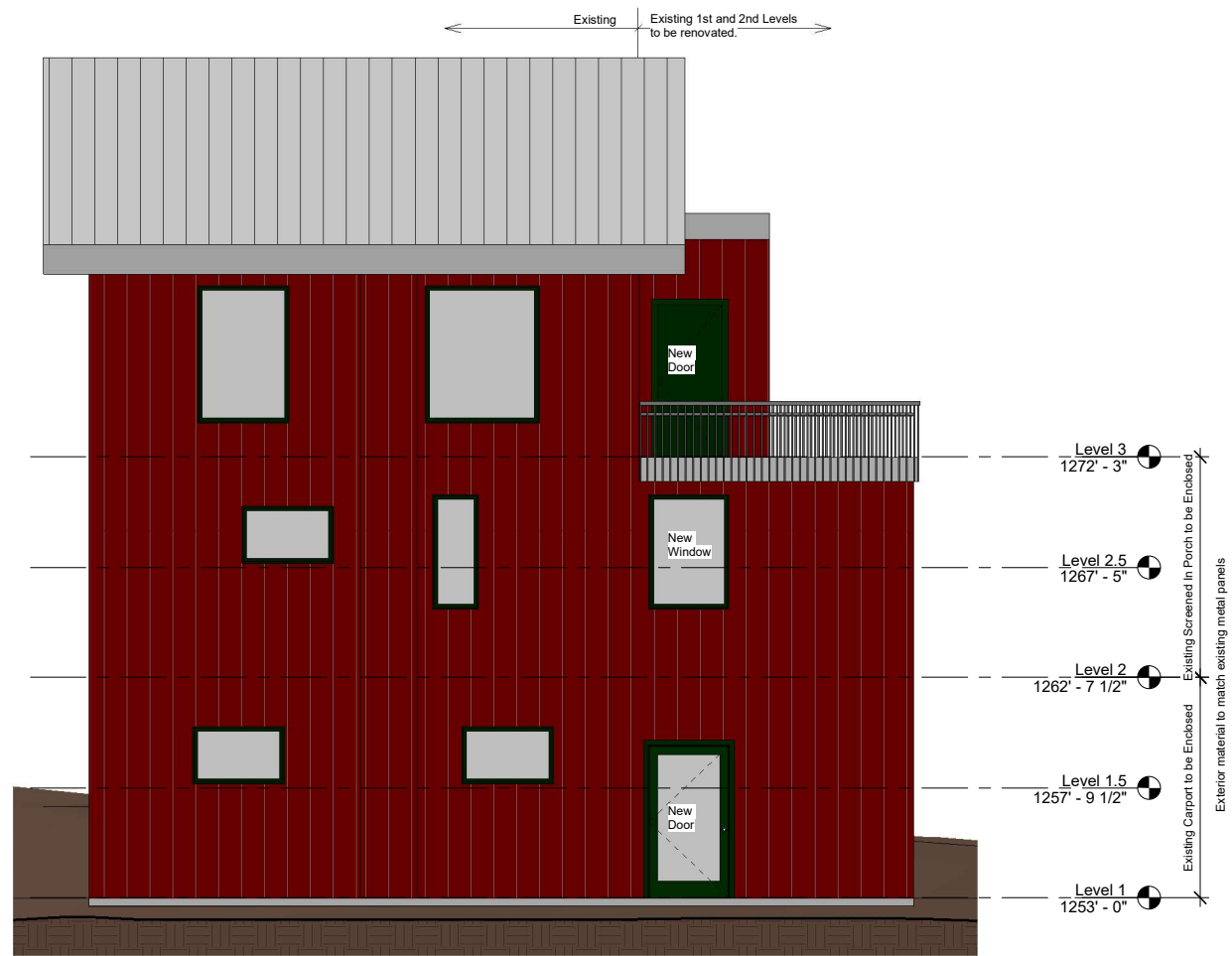
Existing, no change



④ West Elevation
1/4" = 1'-0"



③ South Elevation
1/4" = 1'-0"



② North Elevation
1/4" = 1'-0"

COMMON HOUSE

OWL COMMONS
Bella Vista, Arkansas



Project Number
3/30/2025 8:02:43 PM
Author
Checker

Elevations



OWL COMMONS

nature & community

COLORS

Using the Metal Central Color Chart we propose the following colors as acceptable -

Rustic
Tan
Hunter
Burnished Slate
Burgundy
Brown
Desert
Colony

Forest
Ash
Terratone
Bronze
Evergreen
Taupe
Fern

The standing seam roofing, the gutters, downspouts, soffit and fascia and also the window frames would be in the same colors. Stone accents would be of varying earth tones.

Colors would be used randomly so as to not be repetitive - The soffit, fascia, windows and roof colors would be complimentary to the colors of the body of the house.

This color palette would produce a neighborhood that is welcoming and distinctive while being at home in its rustic woodland setting of Bella Vista and coordinating with the existing structures currently on the property.



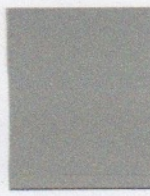
**Burnished
Slate**

PRIME



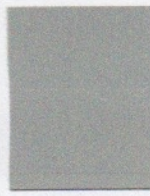
Charcoal

PRIME



Desert

PRIME



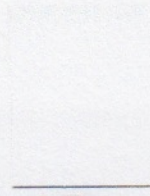
Gray

PRIME



Polar

PRIME



Brilliant

PRIME



Choose CentralGuard for the best protection
and a lifetime warranty.

Horizon-LocTM

Color Selection Tool

26 GAUGE
CONCEALED FASTENER



Metal CentralTM

METAL BUILDING COMPONENTS

metalcentral.com

† Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_HORN_230120

**PREMIUM
COLOR**

Fluropon® 70% PVDF

Matte Black*

PRIME



**Copper
Metallic†**

PRIME



Clear acrylic coating

Galvalume®‡

PRIME



Brown

PRIME



PRIME



Forest

PRIME



Hunter

PRIME



Colony

PRIME



Crimson

PRIME



Rustic

PRIME



Burgundy

PRIME



Gallery

PRIME



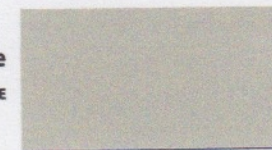
Hawaiian

PRIME



Light Stone

PRIME



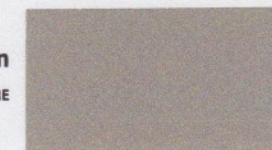
Taupe

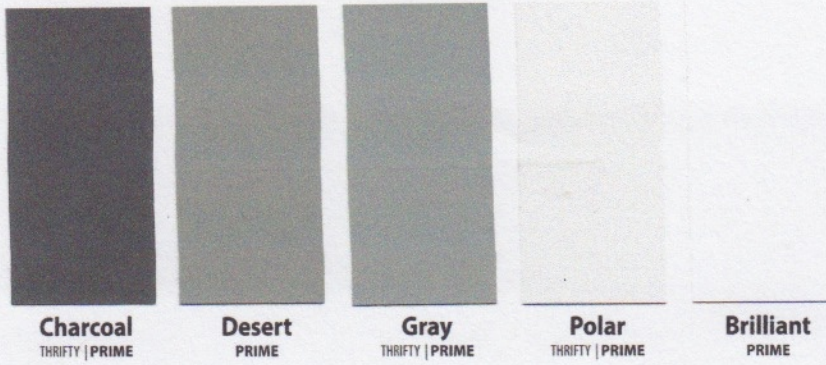
PRIME



Tan

PRIME



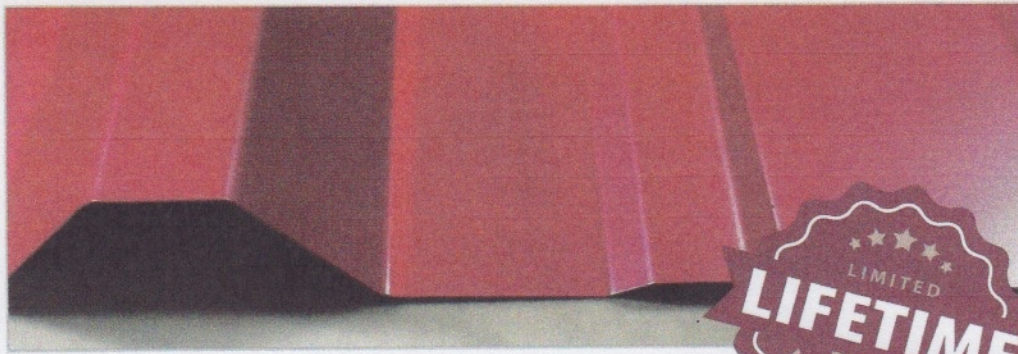


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Commercial

Color Selection Tool

M-Loc™
R-Loc™



Metal Central
METAL BUILDING COMPONENTS
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*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

CHRT_COMN_210101

PREMIUM COLOR

Fluropon® 70% PVDF
20-year Warranty

Copper Metallic*
PRIME



Clear acrylic coating

Galvalume®†
PRIME



Fern
PRIME



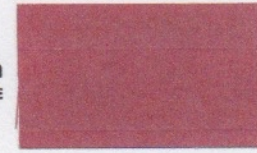
Hunter
THRIFTY | PRIME



Colony
PRIME



Crimson
PRIME



Rustic
THRIFTY | PRIME



Burgundy
PRIME



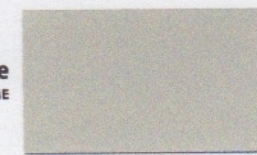
Gallery
PRIME



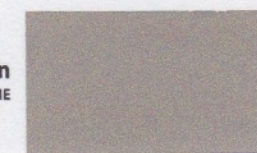
Hawaiian
PRIME



Light Stone
THRIFTY | PRIME



Tan
THRIFTY | PRIME

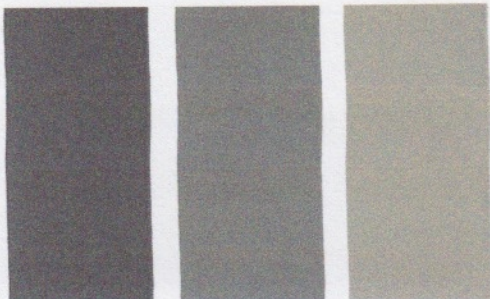


Brown
THRIFTY | PRIME



Burnished Slate
PRIME





Smoke

Slate Gray

Ash

Brite



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Architectural

Color Selection Tool

24 GAUGE



centralstatesco.com

SHERWIN-WILLIAMS.
Coil Coatings

Evergreen

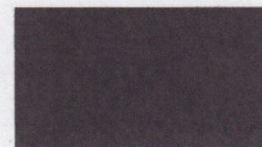


Autumn

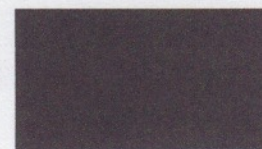
FEVE Color



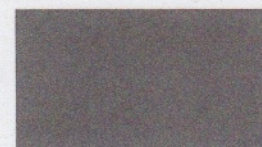
Dark Bronze



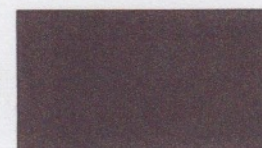
Bronze



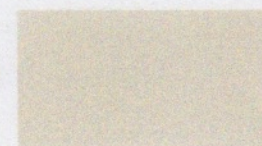
Terratone



Tudor



Sand



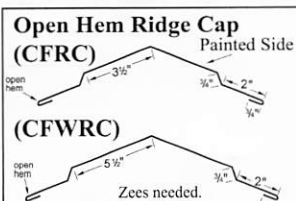
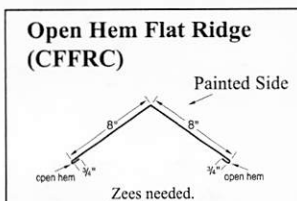
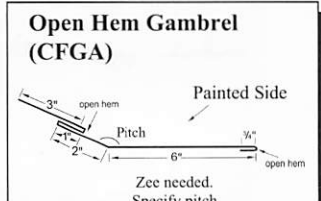
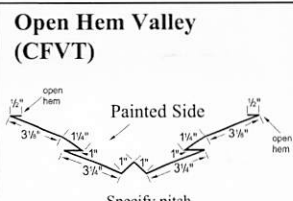
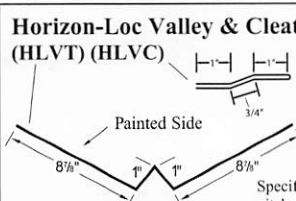
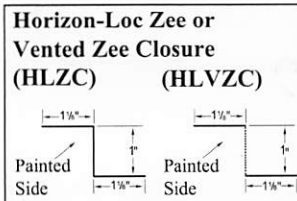
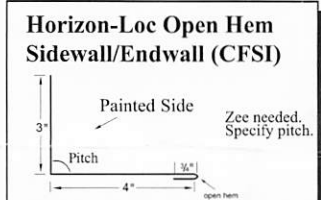
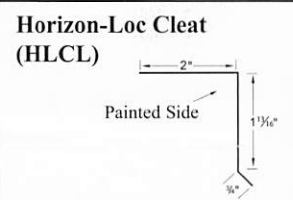
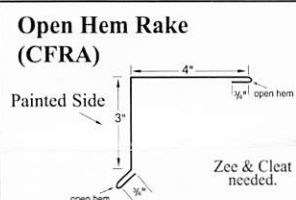
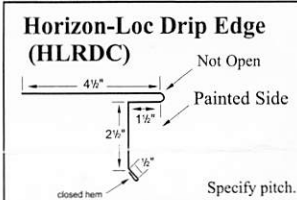
Galvalume^{®†}

Clear acrylic coating

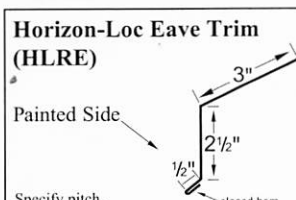
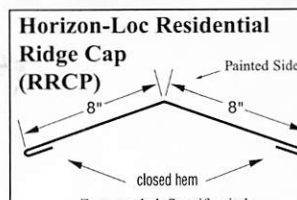
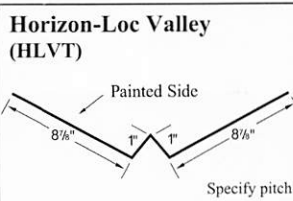
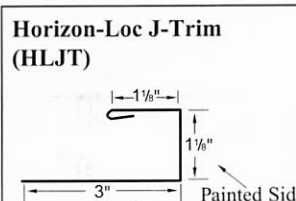
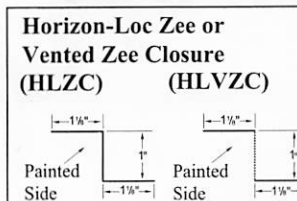
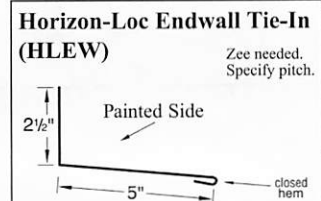
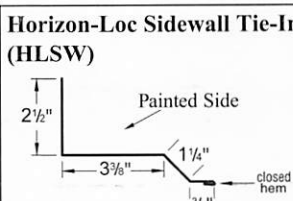
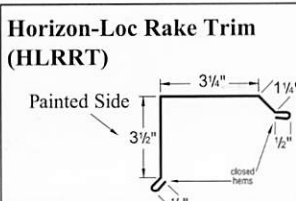
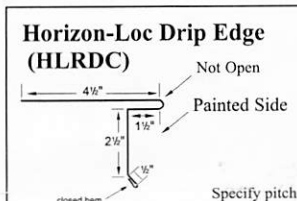


† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

Concealed Fastener Trims



Exposed Fastener Trims



Taylor Robertson

From: Dale Phillips <dkp11021955@gmail.com>
Sent: Wednesday, June 4, 2025 8:19 AM
To: Bella Vista Planning
Subject: Owl Commons

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Carol and I want to lend our support for Linda Lloyd's proposed development of Owl Commons. As we enter the later years of our lives we could definitely see ourselves living in this type of environment.

We are also aware of several single senior friends who wish to move to our community and this type of housing would fit their needs perfectly.

Dale and Carol Phillips
67 Lancaster Drive
8 year residents of Bella Vista

Taylor Robertson

From: jschlank@airmail.net
Sent: Monday, June 9, 2025 11:01 AM
To: Bella Vista Planning
Subject: Owl Commons

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

To the Bella Vista Planning Commission,

I am a resident of Bella Vista living on Lake Brittany at 23 Harborough Lane. I am opposed to the Owl Commons housing development being planned at the southern tip of our lake for several reasons shown below.

1. Optics. The fact the development is spearheaded by a member of the Planning Commission brings up all sorts of questions regarding cronyism and favoritism. Many of the residents on Lake Brittany were taken by surprise when the land in question was rezoned. The very same board that disallowed a certificate of occupancy of a new home buyer because one small section of their roof line extended mere inches across a setback line that interfered with nothing approves a variance allowing the garages of the proposed homes to be located within a setback zone all other Lake Brittany homes must respect is just one example. No sitting planning commission member should have any developments or business pending within our city limits they stand to benefit from. Period.
2. Environmental impact. Lake Brittany is a watershed lake with all its waters coming from runoff and small streams that only flow when it rains. Adding multiple homes in a high density area brings all sorts of threats to our lake's water quality and clarity. Pet waste, lawn chemicals, insecticides and automotive fluids all will all wash into the lake with heavy rains. Not to mention the turbidity issues that will arise when construction begins and the soil is disturbed. A new home being built now next to the lake's shoreline gets a visible mud plume whenever it rains. Imagine what will happen when multiple homes begin construction on the development.
3. Crowding and noise. All lakefront properties of Lake Brittany are single family homes on single lots. We enjoy being one of Bella Vista's quietest lakes for both noise and lake traffic. Bring in 20+ homes and residents in one small area all at once and that distinction will be in peril. You buy a lakefront property because you want lake access and potentially 48 people will want to exercise that right and bring with them water craft, floats, toys, etc. and you have a flotilla of noise threatening the peace and quiet we all moved to Lake Brittany to enjoy.
4. Neighboring property woes. The townhomes leading into the development along Fairway Drive will have to endure months and possibly years of construction traffic and noise until the development is completed. This is not something they could have ever foreseen as the property was originally zoned for single family when they purchased their homes. Now, their investment in Lake Brittany's peace and quiet will be destroyed by earth moving equipment, chainsaws, building materials deliveries, concrete trucks and all sorts of construction worker traffic moving in and out of the development on a daily basis. Not to mention the damage that will inevitably occur to the actual roadway requiring regular upkeep and repairs. Who pays for those repairs?
5. Strain on infrastructure. High density developments such as Owl Commons only add to our already strained water, sewer and electric utilities. The sewer issue alone causes concern as it has potential to impact Lake Brittany water quality should a pump station overflow or leak.
6. Architecture. Although approved by the ACC, the proposed home designs are very modern and not in tune with the traditional home architecture now surrounding the lake. No attempt to blend with existing, surrounding homes was made.

For these reasons it is my hope the Planning Commission will deny the application for Owl Commons and preserve the way of life Lake Brittany residents have invested in and keep our beloved lake clean, quiet and safe.

Best regards,

James Schlankey
972.672.0557



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
June 23, 2025	Wanda Krug, City Clerk	RESOLUTION: ESTABLISHING A CODE OF CONDUCT FOR THE BELLA VISTA CITY COUNCIL

AGENDA ITEM # IX.E

RESOLUTION: ESTABLISHING A CODE OF CONDUCT FOR THE BELLA VISTA CITY COUNCIL

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution Code of Conduct
2. Mayor Approved Bella Vista City Council Code of Conduct

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

ESTABLISHING A CODE OF CONDUCT FOR THE BELLA VISTA CITY COUNCIL

WHEREAS, the City Council of the City of Bella Vista desires to adopt a code of conduct as a reference and guide for all of its members;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The attached document entitled “Bella Vista City Council Code of Conduct” is hereby adopted.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

Mayor John D. Flynn

Attest:

City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

Bella Vista City Council

Code of Conduct

Overview of Rules and Responsibilities:

THE MAYOR:

- Presides over meetings of the City Council.
- Presides over the Council in a manner designed to promote high standards of democratic governance and chairs meetings with efficiency and fairness, never discriminating against any speaker, whether member of the Council or the public, based on the speaker's point of view.
- Will not use his or her authority to thwart the democratic process.
 - Example: The Mayor will not cancel or adjourn meetings for the purpose of preventing a matter from coming to a vote or refuse to allow a matter to be voted upon if it has received the necessary motion and second.
- Is required to sign all ordinances, resolutions and City Council minutes.
- The Mayor may veto any ordinance, resolution, or order adopted by the Council.
- Has the same speaking rights as any other member of the City Council.
- Demonstrates honesty and integrity in every action and statement.

THE CITY COUNCIL MEMBERS:

- Set the time and place for regular Council meetings.
- Demonstrate respect, kindness, consideration and courtesy to others during meetings, including members of the public and city staff.
- Prepare in advance of meetings and are familiar with items on the agenda.
- Serve as a model of civility and leadership to the municipality.
- Inspire public confidence in Bella Vista city government.
- Cast equal votes on matters, with no member having more power than another member.
- Always remember that as an individual, he or she has no legal authority outside of meetings of the Council and that he or she should conduct relationships with city staff and members of the public, as well as all modes of communication, based on this fact.
- Will inform the Mayor and the City Clerk of plans to be absent from a Council meeting, arrive late to a Council meeting, or leave a Council meeting before it is adjourned.
- Recognize that all electronic transmittals sent or received in performance of their duties as a City Council member are subject to the Arkansas Freedom of Information Act.

PRINCIPLES AND GUIDELINES:

The City Council is composed of individuals with a wide variety of backgrounds, personalities, values, opinions and goals. Despite this diversity, each Council Member has chosen to serve in public office to preserve and protect the present and future of the City of Bella Vista. This common goal should be acknowledged, even as Council Members may disagree on contentious issues. Council Members should hold themselves accountable to the following principles and guidelines:

In public meetings:

- Practice civility and decorum in discussion and debate.
 - Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, Council Members to make belligerent personal, impertinent, slanderous, threatening, abusive, or disparaging comments.
- No shouting or physical actions that could be construed as threatening will be tolerated.
- Avoid unrelated, offensive, or disrespectful personal comments or verbal attacks directed toward another individual, including Council Members, city staff or members of the public.
- Honor the role of Mayor in maintaining order of the meeting.
 - Request the opportunity to speak and address the Council through the Mayor, Mayor Pro Tempore, or other member conducting the meeting.
- Fully participate in Council meetings while demonstrating respect, consideration and courtesy to others.
- Be prompt in attending public meetings so they may begin at the publicly posted time.
- Address members of the public, employees, fellow Council members and others with respect.
- Recognize fellow Council members and guest speakers by their formal names, when appropriate. After initial acknowledgement, the terms "Mr." or "Ms." may be used.
- Be respectful of others' time and be brief in making remarks.
- Maintain relevance to the current topic of discussion and avoid straying from the motion currently under consideration

Conduct with members of the public and city staff:

Be polite and professional to staff and other speakers and treat everyone with respect. Personal concerns are often the reason members of the public come to speak before the Council. Council Members should remember their behavior could either intensify or diffuse the speakers' emotions and overall environment of the City Council meeting.

- Limit comments to issues presented and avoid personal attacks.
- Remain seated when someone is speaking at the podium.
- Practice active listening and avoid debate or public arguments.
- Make no promises on behalf of the City Council or city staff.
- Make no personal comments about other Council members or city staff.



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
June 23, 2025		RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE ADDITIONAL AMOUNT OF \$3,776,771.53 FOR PURPOSES OF RENOVATION AND REMODELING OF FIRE STATION NO. 1 AND ADMINISTRATIVE OFFICES (PHASES 3 & 4C)

AGENDA ITEM # IX.F

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE ADDITIONAL AMOUNT OF \$3,776,771.53 FOR PURPOSES OF RENOVATION AND REMODELING OF FIRE STATION NO. 1 AND ADMINISTRATIVE OFFICES (PHASES 3 & 4C)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution GMP Phase 3 and 4C final
2. BVFD-Central - Plans Color Elevations
3. Amendment #4 Rev 1 - JMC Signed

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE ADDITIONAL AMOUNT OF \$3,776,771.53 FOR PURPOSES OF RENOVATION AND REMODELING OF FIRE STATION NO. 1 AND ADMINISTRATIVE OFFICES (PHASES 3 & 4C)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor and City Clerk are hereby authorized to enter into a contract amendment with Clinard Construction Management, Inc., in the additional amount of \$3,776,771.53 for purposes of renovation and remodeling of Fire Station No. 1 and administrative offices (Phases 3 & 4C).

ADOPTED THIS _____ DAY OF _____, 2025.

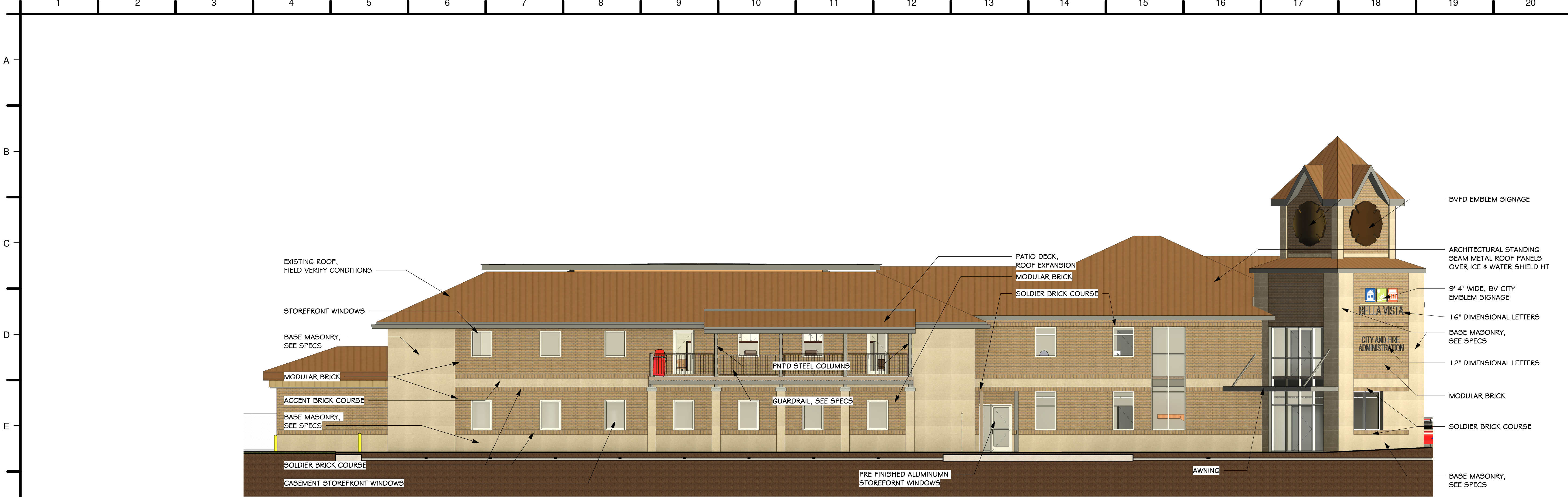
APPROVED:

Mayor John D. Flynn

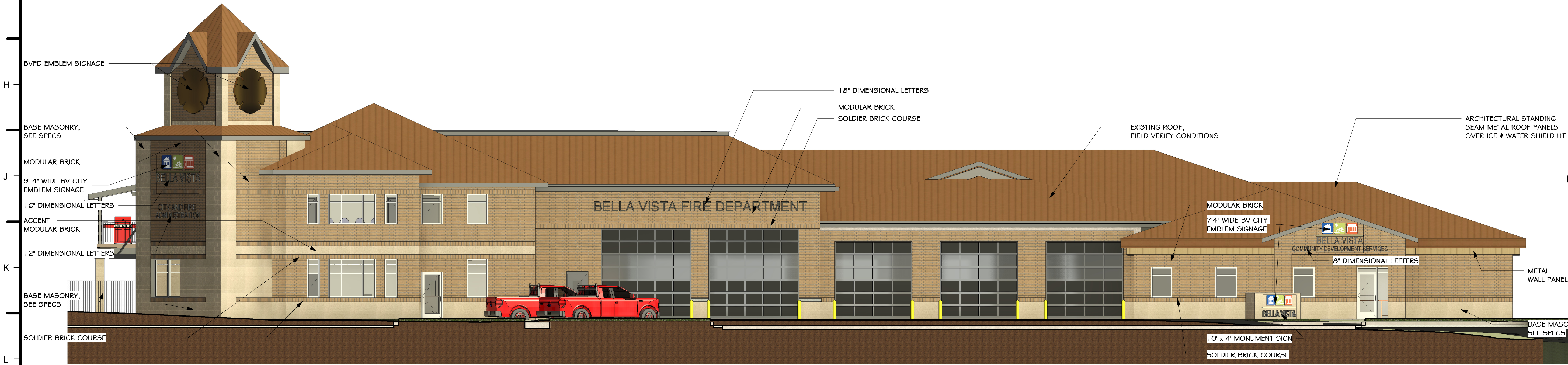
ATTEST:

City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney



1 OVERALL - EAST ELEVATION
1/8" = 1'-0"



2 OVERALL - NORTH ELEVATION
1/8" = 1'-0"

General Notes

BVFD CENTRAL FIRE STATION

Date
9/29/23
Revisions

JOB NUMBERProject Number

Sheet Title
ELEVATIONS (OVERALL)

Sheet Number
A200
Copyright 2023 JBP

12921 Cantrell Road, Suite 201
Little Rock, AR 72223
501.664.8700 tel
501.664.5189 fax
www.jbparchitects.com

Page 98 of 108



General Notes

**BVFD CENTRAL FIRE
STATION**

REVIEW SET
NOT FOR CONSTRUCTION

Date
9/29/23
Revisions

Sheet Title
**ELEVATIONS
(OVERALL)**

Sheet Number
A201

**Jackson
Brown
Palculic**
Architects

12921 Cantrell Road, Suite 201
Little Rock, AR 72223
501.664.8700 tel
501.664.5189 fax
www.jbparchitects.com

AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Sixteenth day of June in the year Two Thousand Twenty-Five, is incorporated into the accompanying AIA Document A133[™]–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty Fourth day of January in the year Two Thousand and TwentyThree (the “Agreement”)

(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

Bella Vista Central Fire Station
105 Town Center
Bella Vista, Arkansas

Phase 1a – Demolition of 2-Story Building and Long Lead-time Equipment and

Phase 1b – Renovation of 2-Story Building including Complete Fire Sprinkler System designed for expansion into future phases 2, 3 and 4.

Phase 2 – New 2-Story Building containing approximately 6,605 Square Feet including Site Work and Paving around the Phase 1 and Phase 2 Buildings.

Phase 3 – Renovation of 1-Story Building (former City Hall) and Site Improvements shown as Phase 3 on the Architectural Plans

Phase 4C – Renovation of a 1-Story Building (current existing Fire Apparatus Bays) and Site Improvements shown as Phase 4C on the Architectural Plans

THE OWNER:

(Name, legal status, and address)

City of Bella Vista
101 Town Center

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Clinard Construction Management, Inc.
615 N. Walton Blvd. Suite D
Bentonville, Arkansas 72712

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes:

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PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

The Guaranteed Maximum Price stated below is for Phase 1a - Demolition of the Interior of the 2-Story former Police Department Building as described in the attached Exhibit "Bella Vista Central Fire Station – Phase 1a Demolition and Long Lead Time Purchase" approved by City Council on September 25, 2023.

and

Phase 1b - Renovation and Remodeling of the 2-Story former Police Department as described in the attached Takeoff Worksheet dated 10/9/23 approved by the BV City Council on October 23, 2023 in the amount of \$2,659,813.41.

and

Phase 2 – New 2-story Building as described in the attached Takeoff Worksheet dated 4/17/2024 in the amount of: \$3,029,952.51.

Phase 1 & 2 Site Work as described in the attached Takeoff Worksheet dated 4/17/24 in the amount of: \$685,107.26

and

Phase 3 – Renovation and Remodeling of the 2-Story former Bella Vista City Hall including Site Improvements along with Phase 4C – Renovation and Remodeling of the 1-Story current 3-Bay Fire Apparatus building as described in the attached Takeoff Worksheet dated 5/8/2025 in the amount of \$3,776,771.53.

and

A Budget Adjustment to Phase 2 Building and Phase 1 and 2 Site Work in the amount of (-\$460,313.42) reducing the Guaranteed Maximum Price as described in the attached Spreadsheet dated June 13, 2025. This deduction is for completed Work that was more or less than the actual cost of those line-item amounts listed in the last column of the Spreadsheet.

Additional Phases 4A and 4B for Construction and Renovation of Existing and New Building Additions, Site Work and Utilities will further increase the Guaranteed Maximum Price.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine million six hundred ninety-one thousand three hundred thirty-one and 29/100 dollars (\$ 9,691,331.29), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See attached Takeoff Worksheets describing the Work being added by Amendment #4 as follows:
Takeoff Worksheet describing Phase 3 & 4C Building and Phase 3 & 4C Site Work adding \$3,776,771.53 to the Guaranteed Maximum Price.

See attached Cost to Complete Spreadsheet describing the reduction in the Guaranteed Maximum Price for Budget Adjustments to line items listed in the last column with a total reduction amount of (-\$460,313.42) to the Guaranteed Maximum Price.

And the previously approved Phase 1a Demolition and Long Lead Time Items and Phase 1b Renovation of Existing 2-Story Building in the amount of \$2,659,813.41. and previously approved Phase 2 Building and Phase 2 Site Work in the amount of : \$3,029,952.51 and \$685,107.26.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
------	-------

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Within 5 days of receipt of an approved Building Permit from the City of Bella Vista building department.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

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§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

The anticipated date of Substantial Completion of Phase 3 & 4C Building and Sitework is estimated to be by this Amendment: August 31, 2026.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
-------	------	-------

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

City of Bella Vista Building Permit Fees are to be waived

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

BY: John Flynn, Mayor

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

BY: J. Mark Clinard, President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:13:46 CDT on 06/16/2025.

Changes to original AIA text

PAGE 2

The Guaranteed Maximum Price stated below is for Phase 1a - Demolition of the Interior of the 2-Story former Police Department Building as described in the attached Exhibit "Bella Vista Central Fire Station – Phase 1a Demolition and Long Lead Time Purchase" approved by City Council on September 25, 2023.

and

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listed in the last column of the Spreadsheet.

Additional Phases 4A and 4B for Construction and Renovation of Existing and New Building Additions, Site Work and Utilities will further increase the Guaranteed Maximum

§ Price.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine million six hundred ninety-one thousand three hundred thirty-one and 29/100 dollars (\$ 9,691,331.29), subject to additions and deductions by Change Order as provided in the Contract Documents.

Variable Information

PAGE 1

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(In words, indicate day, month, and year.)

Bella Vista Central Fire Station
105 Town Center
Bella Vista, Arkansas

Phase 1a – Demolition of 2-Story Building and Long Lead-time Equipment
and

Phase 1b – Renovation of 2-Story Building including Complete Fire Sprinkler System designed for expansion into future phases 2, 3 and 4.

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City of Bella Vista
101 Town Center

Clinard Construction Management, Inc.
615 N. Walton Blvd. Suite D
Bentonville, Arkansas 72712

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine million six hundred ninety-one thousand three hundred thirty-one and 29/100 dollars (\$ 9,691,331.29), subject to additions and

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PAGE 3

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in the amount of : \$3,029,952.51 and \$685,107.26.

[☒] Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Within 5 days of receipt of an approved Building Permit from the City of Bella Vista building department.

PAGE 4

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Amendment: August 31, 2026.

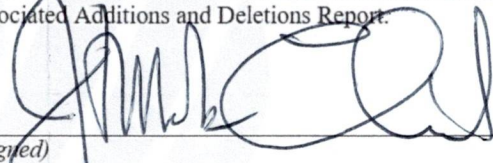
PAGE 5

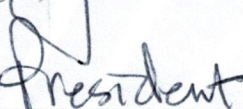
City of Bella Vista Building Permit Fees are to be waived

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, MARK CLINARD, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 08:13:46 CDT on 06/16/2025 under Order No. 20250091418 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)


(Title)

6-16-2025
(Dated)