



## Planning Commission Work Session Agenda

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**Date:** Thursday, April 30, 2026  
**Time:** 4:30 PM

**Location:** Bella Vista District Court  
2483 Forest Hills Blvd

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>.

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### I. Call to Order

### II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; and Linda Lloyd.

### III. Consideration of Minutes

A. Regular Meeting Minutes - April 13, 2026

### IV. Unfinished Business

### V. New Business

A.

**WVR-2026-64571:** A waiver request of Subdivision Design Standards associated with FPL 64375 near Rothbury Drive; Parcel 16-37239-001; Applicant Crafton Tull; Presented by Planner Hyatt

B. **FPL-2026-64375:** A plat proposing 50 membership lots with plat-restricted development in the Gardenstown Subdivision located along Rothbury Drive; Parcel 16-37239-001; Applicant Crafton Tull; Presented by Planner Hyatt

### VI. Open Discussion

A. 2026 Reform Audit; Director Robertson

### VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, May 11, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. The City Council Work Session will be Monday, May 18, 2026 at 6:00 pm.
- C. The City Council Regular Meeting will be on Tuesday, May 26, 2026 at 6:00 pm.
- D. The Planning Commission Work Session will be Thursday, May 28, 2026 at 4:30 pm.

## **VIII. Adjournment**



**Planning Commission  
Regular Meeting Minutes**

April 13, 2026  
2483 Forest Hills Blvd

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**I. CALL TO ORDER**

Chairman Ellis called the meeting to order at 4:40 PM

**II. ROLL CALL**

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Jack Wagnon, and Linda Lloyd.

Member(s) Absent: None.

**III. CONSIDERATION OF MINUTES**

A. *Regular Meeting Minutes – March 9, 2026*

On a motion by Ms. Portillo and a second by Mr. Sedberry, the March 9, 2026 minutes were approved by a voice vote.

**IV. PUBLIC INPUT**

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A. Public Hearing: RZN-2026-63851: A request to rezone the subject property from Residential Estate to Agricultural Preservation located at 8206 Spanker Ridge Drive; Parcel 16-43201-000; Applicant Mark and Christy Pierce; Presented by Planner Grady.**

1. Planner Grady presented the staff report in the packet.
2. Applicant Ryan Blue appeared with Mark Pierce to answer questions.
3. Chairman Ellis opened the public hearing.
4. Chairman Ellis closed the public hearing.
5. A motion to recommend to city council approval of the rezone request was made by Mr. Farner and a second was made by Ms. Lloyd.

Linda Lloyd – Y  
Gail Klesen – Y  
Clayton Sedberry – Y  
Doug Farner – Y

JB Portillo - Y  
Jack Wagnon – Y  
Daniel Ellis - Y

**Motion approved with seven yes votes. (7-0)**

**B. TUP-2026-63857: A Type B temporary use permit request for a temporary firework stand at 8862 W. McNelly Road; Parcel 16-40780-001; Applicant Meramec Specialty Group; Presented by Senior Planner Hyatt.**

1. Senior Planner Hyatt presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Applicant Ryan Blue, on behalf of Meramec Specialty Group, was present for questions.
4. A motion to approve the temporary use permit was made by Mr. Farner and a second was made by Mr. Sedberry.

Linda Lloyd – Y  
Gail Klesen - Y  
Clayton Sedberry – Y  
Doug Farner – Y  
JB Portillo - Y  
Jack Wagnon - Y  
Daniel Ellis - Y

**Motion approved with seven yes votes. (7-0)**

**C. PLA-2026-63839: A minor plat for the purposes of vacating private easements and dedicating public access easements located at 2726 Bella Vista Way; Parcels 16-79400-000, 16-79402-000, 16-79401-000, 16-79399-004, 16-79399-005, 16-79399-007, and 16-79399-001; Applicant Crafton Tull; Presented by Trails Manager Workman.**

1. Trails Manager Workman presented the staff report in the packet.
2. The applicant, Taylor Lindley representing Crafton Tull, was present to answer questions.
3. A discussion was held regarding the request.
4. A motion to approve the plat was made by Mr. Farner and a second was made by Ms. Klesen.

Clayton Sedberry – Y  
Doug Farner – Y  
JB Portillo - Y  
Jack Wagnon - Y  
Linda Lloyd –Y  
Gail Klesen - Y  
Daniel Ellis - Abstain

**Motion approved with six yes votes. (6-0)**

**VII. COMMITTEE REPORTS**

None.

**VIII. OPEN DISCUSSION**

- A. Director Robertson gave an update on the development code audit, there will be open discussion next meeting followed with a formal item on the agenda.

**IX. ANNOUNCEMENTS**

A summary of upcoming meetings was announced.

**IIX. ADJOURNMENT**

Chairman Ellis adjourned the meeting at 4:53 pm.

SUBMITTED BY:

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Sarah Costa, Office Manager  
City of Bella Vista

APPROVED AND ACCEPTED THIS 11<sup>th</sup> DAY OF MAY, 2026:

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Daniel Ellis, P.E., Chairman  
Bella Vista Planning Commission

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Gail Klesen, Secretary  
Bella Vista Planning Commission



**Meeting Information:**

2483 Forest Hills Blvd  
 April 30, 2026 at 4:30 pm

**Reviewer:**

Christopher Hyatt Senior  
 Planner

**Property Description**

This property is located in the southwest area of Bella Vista City Limits and is located on Parcel #16-37239-001. Gardenstown Subdivision.

**Regulation**

Chapter 107, Article II provides for subdivision design standards. Sec. 107-040 provides for review criteria of the final plat process.

**Request**

The applicant is requesting a waiver of Chapter 107, Article II alongside the proposed final plat within the Gardenstown Subdivision.

**Background**

The applicant is requesting to split a portion of property between the platted lots of the Gardenstown Subdivision, creating 50 new, "membership," lots. These new lots will be placed under one, long, reciprocal easement, allowing for access through each lot in lieu of providing for street frontage with every lot. These 50 lots will range in size from roughly 426 square feet, up to 1,628 square feet. Private development restrictions that are proposed will prevent building or development to occur. Additionally, no utility services of any kind shall serve the proposed lots. Due to the nature of the request, the applicant has requested a waiver from all Subdivision Design Standards called out in Chapter 107 Article II. This article's purpose is to provide for the basic and minimum requirements for lots, blocks, streets, and other physical elements in new subdivisions. The Gardenstown Subdivision was platted prior to city establishment circa the 1980s. The subdivision never had utilities or infrastructure built to serve the platted lots. Thus, the existing lots are currently not eligible for a building permit. The city does not currently maintain any infrastructure within this development. Creating additional lots that will be restricted to no development does not create additional maintenance for the city within this subdivision.

The subject parcel is zoned as Nature Preservation and Rothbury Drive is a non-classified residential street per the Master Street Plan that experiences low to minimal traffic.

**Public Comment**

None at the time of this report.

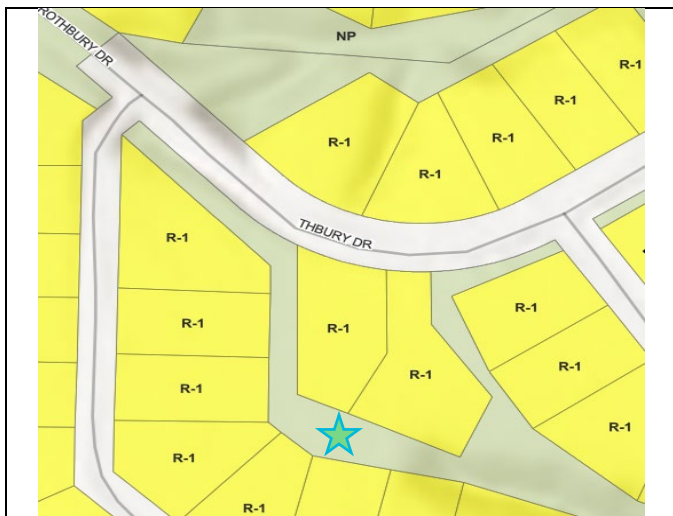
**Outstanding Technical Comments**

None at the time of this report.

**Recommendation**

With the analysis above, staff recommends approval of the Final Plat if the Planning Commission approves the waiver request.

Project Number	WVR-64571 & FPL-64375
Applicant	Crafton Tull/Blue Crane
Address/Location	Rothbury Drive
Current Zoning	Nature Preservation
Site Area	+/- 0.81 acres
Nature of Request	Requesting a final plat of 50 lots.



**Zoning Map**



**Future Land Use**

**Sec. 107-046 Waiver Review Requirements**

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

- The waiver is not contrary to the public interest, and the purpose of these regulations may be served to a greater extent by the proposed alternative;
- The conditions upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- Due to the unusual size, shape or character of a tract, a literal enforcement of the Subdivision Ordinance would result in unnecessary hardship or would deprive the applicant of the reasonable use of this land;
- That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations.
- The spirit of the waived provision is observed, and substantial justice is done;
- The granting of the waiver will not be detrimental to the public safety, health or welfare, or injurious to other property in the area where the waiver is located;
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result (as distinguished from a mere inconvenience), if the strict letter of these regulations is carried out; and
- The waiver will not in any manner conflict with or vary from, the provisions of Chapter 109 of this Code of Ordinances or the Comprehensive Plan. Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

**Sec. 107-046 Waiver Review Procedures**

- The Planning Commission shall review the waiver to the effect of the proposed waiver upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public. The Planning Commission shall, in whole or in part:
  - 1. Approve the waiver, or
  - 2. Deny the waiver.
- A concurring vote of seventy-five percent (75%) of the members of the Planning Commission is necessary to authorize a waiver. The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

**Sec. 107-040 Final Plat Review and Approval**

**(f) Decision**

(1) Director Review and Recommendation

a. The Director shall review the proposed final plat for completeness and conformance with these regulations, send the application to other City departments and officials for their review (i.e., Engineering, Fire Department, Arkansas Department of Health), place the application on the next Planning Commission meeting, and provide a recommendation to the Planning Commission based on the approval criteria (Article IV. Division 2. Sec. 107-040(g)). The recommendation may be to:

1. Approve the final plat, or
2. Disapprove of the final plat.

b. Substantial Compliance Required

1. A final plat shall be in substantial compliance with the approved preliminary plat to be considered by the Planning Commission and City Council. A revised preliminary plat will be required to be applied for if the Director determines that the changes to the final plat are substantial. Substantial changes may include:

- a) Change in lot dimensions;
- b) Increase in the number of lots;
- c) Increased density;
- d) Change in the circulation network; and
- e) Change in drainage patterns.

(2) Planning Commission Recommendation

a. Generally

1. The Planning Commission shall conduct a review and consider each final plat application submitted pursuant to the Subdivision Regulations, and take one of the following actions pursuant to the City's development calendar (Article IV.

- a) If the final plat complies with all provisions of these Subdivision Regulations and the approved preliminary plat, the Planning Commission shall approve the final plat, or
- b) If the final plat fails to comply with all provisions of these Subdivision Regulations or the approved preliminary plat, the Planning Commission shall disapprove the final plat.

b. Planning Commission's Approval. The Planning Commission's approval of the final plat application shall not constitute the acceptance by the public of the dedication of any streets, other public ways, grounds or infrastructure.

c. Planning Commission's Disapproval

1. If the final plat is disapproved, the reason(s) for that action shall be stated in writing and transmitted to the applicant.
2. Reasons for being disapproved shall refer specifically to those parts of the Comprehensive Plan or specific regulations or design standards with which the plat does not conform.

(3) City Council Decision

a. Generally

1. Following the decision of the Planning Commission, the City Council shall review the final plat application, pursuant to the Subdivision Regulations.

- a) If the final plat complies with all provisions of these Subdivision Regulations and the approved preliminary plat, the City Council shall approve the final plat and provide for the acceptance of public rights-of-way and easement dedication, or
- b) If the final plat fails to comply with these Subdivision Regulations or the approved preliminary plat, the City Council shall disapprove it and not accept the public rights-of-way and easements.

2. Approval of the Final Plat. Approval of the final plat shall provide for the acceptance of the public right-of-way and easement dedications.

3. Disapproval of the Final Plat.

- a) If the final plat is disapproved and the rights-of-way and easements are not accepted, the reasons for the action shall be stated in writing and transmitted to the applicant.
- b) Reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan or specific standards and regulations with which the plat does not conform.

**(g) Approval Criteria**

- (1) Final plats shall comply with the conditions of the approved preliminary plat, if any, and the following requirements.

- a. No person shall subdivide any tract of land except in conformity with these Subdivision Regulations. The City Council shall approve a final plat only if it conforms to:

1. The preliminary plat approval substantially;
2. The Comprehensive Plan and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
3. The rules and regulations of the Subdivision Regulations.



April 10, 2026

Bella Vista Planning  
2483 Forest Hills Blvd  
Bella Vista, AR 72715

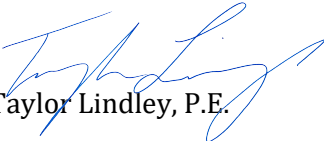
Re: Waiver Request for Subdivision Design Standards  
Gardenstown Small Lot Subdivision  
Bella Vista, AR  
CTA No. 26103100  
Sec. 107 Article II – Subdivision Standards

Dear Members of the Planning Commission,

The applicant for the Gardenstown Small Lot Subdivision in Bella Vista, AR would like to respectfully request a waiver from the requirements of *Chapter 107 Article II - Subdivision Design Standards*. The proposed lots are being created by the Developer, under its authority in the Bella Vista Village Declaration, strictly for purposes of POA membership. These "Membership Lots" will be restricted as non-buildable via the plat notes and Supplemental Declaration/Covenants. No utilities will be provided, common ingress/egress will be allowed, and the size of the lots will prohibit any possibility for impact to land or construction of any kind. Therefore, standards related to lot size, frontage, infrastructure improvements, etc., should be reasonably waived.

Thank you for your time and thoughtful consideration of this request. Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,



Taylor Lindley, P.E.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

# GARDENSTOWN SMALL MEMBERSHIP LOTS SUBDIVISION , IN BELLA VISTA, ARKANSAS

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF BELLA VISTA, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF BELLA VISTA IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF BELLA VISTA IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE, OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF BELLA VISTA. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF BELLA VISTA AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF BELLA VISTA AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF BELLA VISTA AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINT/ SIGNATURE/ TITLE

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES:

NOTARY PUBLIC \_\_\_\_\_

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE BELLA VISTA CITY COUNCIL.

CITY CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

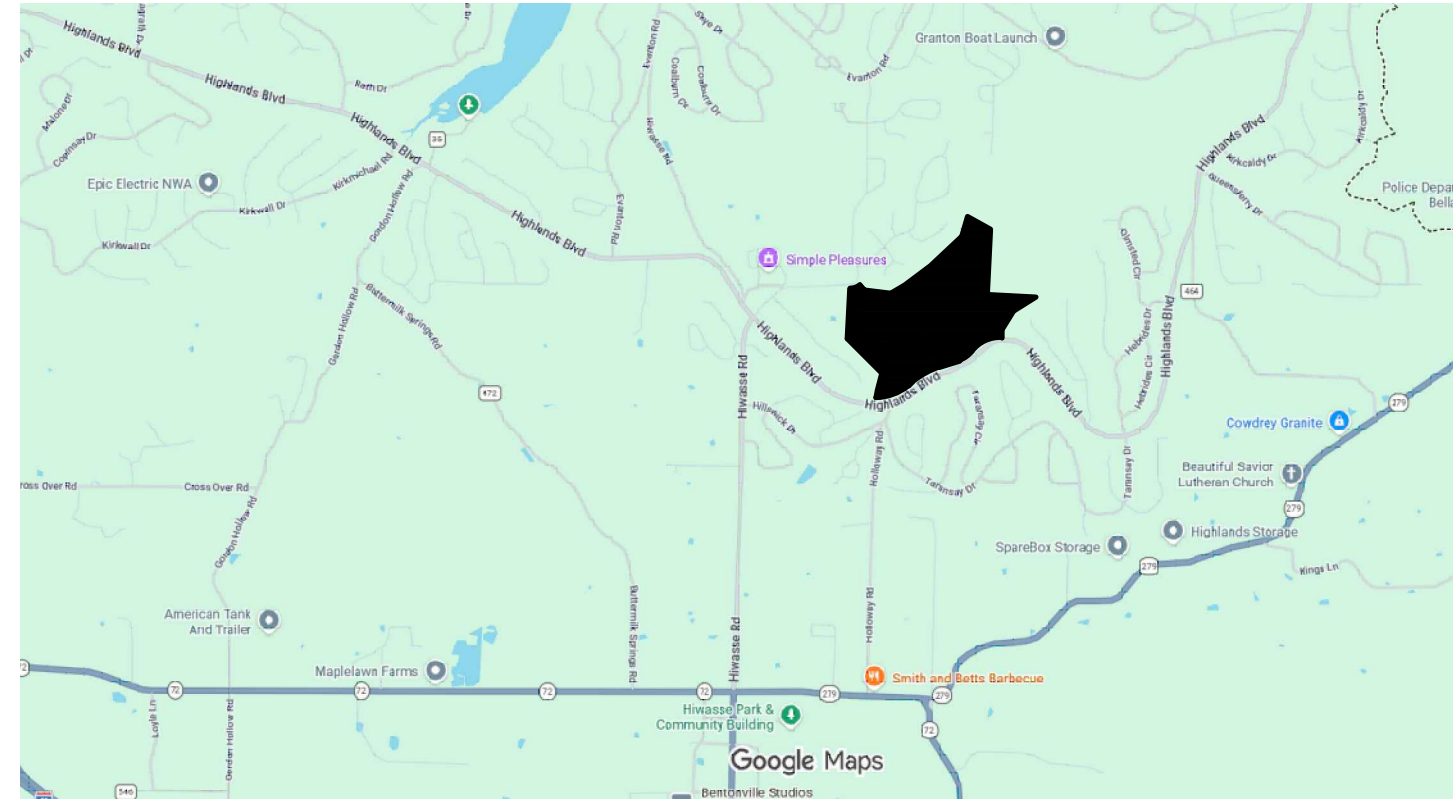
ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF BELLA VISTA, ARKANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

CERTIFICATE OF APPROVAL OF EASEMENTS.

DATE \_\_\_\_\_ BELLA VISTA WATER UTILITIES \_\_\_\_\_



VICINITY MAP NTS

MEMBERSHIP LOTS 1-50

A PARCEL OF LAND LYING IN THE FRACTIONAL NORTHWEST QUARTER (NW/4) OF THE NW/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS BEING A PART OF THE GARDENSTOWN SUBDIVISION, BELLA VISTA, ARKANSAS, AND WITHIN THE COMMON PROPERTIES AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 9.56 FEET SOUTH AND 0.51 FEET WEST OF THE NORTHWEST CORNER OF SAID SECTION 6 (ARKANSAS STATE PLANE COORDINATES OF NORTH 777,168.960 FEET AND EAST 1,313,137.972 FEET, THENCE S 87°58'17" E 7.62 FEET, THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 138.80 FEET, SAID CURVE HAVING A RADIUS OF 187.85 FEET AND A DELTA ANGLE OF 43°28'55"; THENCE S 42°21'42" E 95.45 FEET; THENCE S 47°38'18" W 60 FEET; THENCE S 42°21'42" E 93.30 FEET TO THE POINT OF BEGINNING; THENCE S 42°21'42" E 147.36 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE 78.52 FEET, SAID CURVE HAVING A RADIUS OF 258.53 FEET AND A DELTA ANGLE OF 17°24'06"; THENCE S 01°21'27" W 184.80 FEET; THENCE S 63°49'11" E 184.82 FEET; THENCE N 24°18'14" E 79.44 FEET; THENCE N 33°33'26" W 108.43 FEET; THENCE N 00°34'45" E 68.41 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE 141.12 FEET, SAID CURVE HAVING A RADIUS OF 258.53 FEET AND A DELTA ANGLE OF 31°16'33"; THENCE S 32°19'33" E 17.39 FEET; THENCE S 65°08'35" W 128.81 FEET; THENCE S 21°28'29" E 100.60 FEET; THENCE N 31°25'27" W 83.81 FEET; S 48°39'33" E 2.62 FEET; THENCE S 24°18'14" W 93.72 FEET; THENCE N 68°49'52" W 45.31 FEET; THENCE N 76°39'25" W 156.72 FEET; THENCE N 46°15'47" W 63.27 FEET; THENCE N 01°58'22" E 194.95 FEET; THENCE N 42°01'50" W 223.71 FEET; THENCE N 47°38'18" E 25.20 FEET TO THE POINT OF BEGINNING, CONTAINING 47,962 SQUARE FEET OR 1.10 ACRES MORE OR LESS.

CURVE TABLE						PARCEL LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	LINE #	DIRECTION	LENGTH
C1	138.80'	182.85'	43°29'34"	N70° 16' 56"E	135.49'	L1	S87° 58' 17"E	7.62'
C2	78.52'	258.53'	17°24'06"	S51° 03' 45"E	78.22'	L2	S65° 08' 35"W	6.55'
C3	141.12'	258.53'	31°16'33"	N73° 18' 39"E	139.38'	L3	S31° 25' 27"E	3.93'
C4	12.65'	258.53'	2°48'09"	S43° 45' 46"E	12.64'	L4	S48° 39' 33"E	2.62'
C5	20.08'	258.53'	4°27'02"	S47° 23' 22"E	20.08'	L5	N68° 49' 52"W	5.25'
C6	20.28'	258.53'	4°29'43"	S51° 51' 44"E	20.28'	L6	N42° 01' 50"W	3.71'
C7	20.62'	258.53'	4°34'12"	S56° 23' 42"E	20.62'			
C8	4.89'	258.53'	1°05'00"	S59° 13' 18"E	4.89'			
C9	19.33'	258.53'	4°17'04"	N86° 48' 23"E	19.33'			
C10	20.94'	258.53'	4°38'28"	N82° 20' 37"E	20.94'			
C11	20.50'	258.53'	4°32'35"	N77° 45' 05"E	20.49'			
C12	20.21'	258.53'	4°28'42"	N73° 14' 27"E	20.20'			
C13	20.05'	258.53'	4°26'33"	N68° 46' 49"E	20.04'			
C14	20.01'	258.53'	4°26'02"	N64° 20' 32"E	20.00'			
C15	20.09'	258.53'	4°27'08"	N59° 53' 57"E	20.08'			

## PROJECT INFORMATION

BUILDING SETBACK: FRONT T.B.D.  
 SIDE T.B.D.  
 REAR T.B.D.  
 CORNER T.B.D.

SITE AREA: 1.10 ACRES MORE OR LESS

ADDRESS: ROTHBURY DR. AND McPHERSON LN BELLA VISTA, AR

OWNER: BLUE CRANE, LLC  
 125 W CENTRAL AVE, SUITE 200  
 BENTONVILLE, AR 72712  
 479-616-7524

SURVEYOR: CRAFTON TULL  
 JAMES W. MONTGOMERY  
 901 N. 47TH ST., SUITE 400  
 ROGERS, AR 72756  
 501-767-2366  
 JAMES.MONTGOMERY@CRAFTONTULL.COM

SMALL MEMBERSHIP LOTS

LOT 1	505.10 SQ. FT ±	LOT 26	1061.71 SQ. FT ±
LOT 2	507.41 SQ. FT ±	LOT 27	970.56 SQ. FT ±
LOT 3	509.72 SQ. FT ±	LOT 28	879.41 SQ. FT ±
LOT 4	512.03 SQ. FT ±	LOT 29	788.26 SQ. FT ±
LOT 5	514.34 SQ. FT ±	LOT 30	649.22 SQ. FT ±
LOT 6	516.66 SQ. FT ±	LOT 31	1342.55 SQ. FT ±
LOT 7	518.97 SQ. FT ±	LOT 32	1247.53 SQ. FT ±
LOT 8	522.58 SQ. FT ±	LOT 33	1136.73 SQ. FT ±
LOT 9	544.76 SQ. FT ±	LOT 34	867.36 SQ. FT ±
LOT 10	598.06 SQ. FT ±	LOT 35	1049.87 SQ. FT ±
LOT 11	683.69 SQ. FT ±	LOT 36	1109.03 SQ. FT ±
LOT 12	522.98 SQ. FT ±	LOT 37	516.66 SQ. FT ±
LOT 13	569.53 SQ. FT ±	LOT 38	487.62 SQ. FT ±
LOT 14	573.82 SQ. FT ±	LOT 39	571.88 SQ. FT ±
LOT 15	578.12 SQ. FT ±	LOT 40	657.51 SQ. FT ±
LOT 16	582.41 SQ. FT ±	LOT 41	633.14 SQ. FT ±
LOT 17	586.71 SQ. FT ±	LOT 42	553.57 SQ. FT ±
LOT 18	591.01 SQ. FT ±	LOT 43	605.38 SQ. FT ±
LOT 19	595.30 SQ. FT ±	LOT 44	761.89 SQ. FT ±
LOT 20	584.81 SQ. FT ±	LOT 45	533.31 SQ. FT ±
LOT 21	525.44 SQ. FT ±	LOT 46	426.85 SQ. FT ±
LOT 22	1400.51 SQ. FT ±	LOT 47	353.77 SQ. FT ±
LOT 23	1628.41 SQ. FT ±	LOT 48	312.66 SQ. FT ±
LOT 24	1244.02 SQ. FT ±	LOT 49	302.76 SQ. FT ±
LOT 25	1152.86 SQ. FT ±	LOT 50	343.37 SQ. FT ±

NOTES:

- THIS FINAL PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A FIELD SURVEY, BUT ONE WILL BE PERFORMED ONCE THE CITY'S INITIAL REVIEW COMMENTS HAVE BEEN RECEIVED AND COORDINATED TO CRAFTON TULL'S ENGINEER.
- GENERAL UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THIS PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THIS PLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THIS PLAT ARE ZONED AS "MEMBERSHIP" LOTS. MEMBERSHIP LOTS ARE MORE FULLY DEFINED BY THE SUPPLEMENTAL DECLARATION RECORDED HERewith. MEMBERSHIP LOTS ARE NOT SUITABLE FOR BUILDING IMPROVEMENTS OF ANY KIND AND WILL BE SOLD FOR THE SOLE PURPOSE OF PROVIDING THE OWNER THEREOF WITH ACCESS TO THE AMENITIES AFFORDED TO MEMBERS OF THE POA.
- ALL MEMBERSHIP LOTS SHALL BE SOLD WITH AN EXPRESS RECIPROCAL EASEMENT OF INGRESS AND EGRESS FOR ALL OWNERS TO PROVIDE ACCESS TO AN OWNER'S LOT OVER ANY OTHER LOTS SEPARATING THE OWNER'S LOT FROM THE CLOSEST PUBLIC OR PRIVATE THOROUGHFARE. NO STREETS, SIDEWALKS, PATHS, TRAILS OR OTHER MEANS OF INGRESS AND EGRESS MAY BE CONSTRUCTED, DESIGNED OR BUILT ON OR OVER ANY MEMBERSHIP LOTS.
- NO UTILITY SERVICES OF ANY KIND WILL BE PROVIDED TO MEMBERSHIP LOTS IN GENERAL AND THE SPECIFIC MEMBERSHIP LOTS DESIGNATED ON THIS PLAT.
- IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF SCRIVENER ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT TO DO SO, UNILATERALLY, PROVIDED, HOWEVER, THAT ANY AMENDMENT WHICH MAY AFFECT THE OWNERSHIP INTEREST OF ANY THIRD PARTY SHALL NOT BE EFFECTIVE WITHOUT THE WRITTEN CONSENT OF SAID THIRD PARTY TO THE AMENDMENT.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0055J, EFFECTIVE DATE SEPTEMBER 28, 2009.

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

RECORD INFORMATION

STATE PLAT CODE:  
 500-20N-31W-0-06-440-04-1120

SEAL  
**Preliminary**  
 03/30/2026 9:41:00 AM

FINAL PLAT  
 GARDENSTOWN SMALL MEMBERSHIP LOTS SUBDIVISION  
 BELLA VISTA, ARKANSAS  
 PREPARED FOR:  
 BLUE CRANE, LLC

DATE: 03/30/2026  
 PROJECT NO: 26103100  
 CONTACT: J. MONTGOMERY



CERTIFICATE OF AUTHORIZATION:  
 CRAFTON TULL & ASSOCIATES, INC.  
 No. 109  
 ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 3

DRAWING: G:\26103100\GARDENSTOWN\SUBDIVISION\DWG\26103100\_FINAL\_PLAT.DWG  
 LAYOUT: COVER - 1 OF 3, LAST SAVED: 3/30/2026 9:11:18 AM  
 LAST PLOTTED BY: TAYLOR CARPENTER 3/30/2026 9:11:41 AM PLOTTED BY: VALID ON HAND COPY ONLY



PROPERTY LINE



GRAPHIC SCALE IN FEET  
20' 0 20'

BASIS OF BEARING: ARKANSAS STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, NAD 83  
HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM  
DETERMINED BY GPS OBSERVATION ON THE CITY OF  
BENTONVILLE CONTROL MONUMENTS USING THEIR  
PUBLISHED VALUES.

RECORD INFORMATION

STATE PLAT CODE:  
500-20N-31W-0-06-440-04-1120

SEAL

**Preliminary**  
03/30/2026 9:41:10 AM

FINAL PLAT  
GARDENSTOWN SUBDIVISION  
BELLA VISTA, ARKANSAS

PREPARED FOR:  
BLUE CRANE, LLC.

DATE: 03/30/2026  
PROJECT NO: 26103100  
CONTACT: J. MONTGOMERY

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756  
 **Crafton Tull**  
479.636.4838  
www.craftontull.com

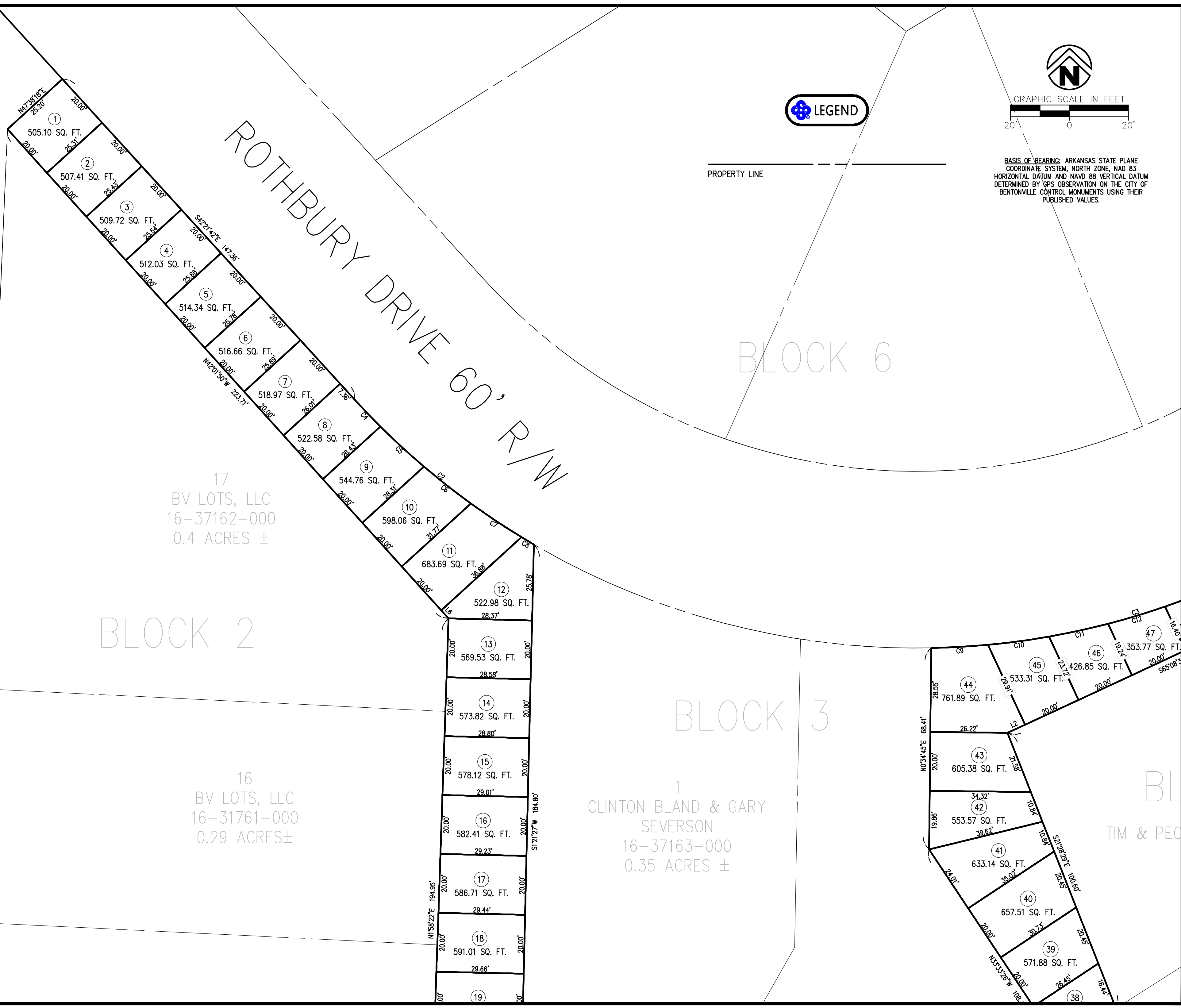
CERTIFICATE OF AUTHORIZATION  
  
© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 3

DRAWING: G:\26103100\_GARDENSTOWN\SUBDIVISION\DWG\26103100\_FINAL\_PLAT.DWG  
LAYOUT: 2 OF 3, LAST SAVED: 10:53:59, 3/30/2026 8:24:02 AM  
LAST PLOTTED BY: TAYLOR CARPENTER, 3/30/2026 8:36:52 AM, PLOTTED BY: VALID ON HAND COPY ONLY



17  
BV LOTS, LLC  
16-37162-000  
0.4 ACRES ±

BLOCK 2

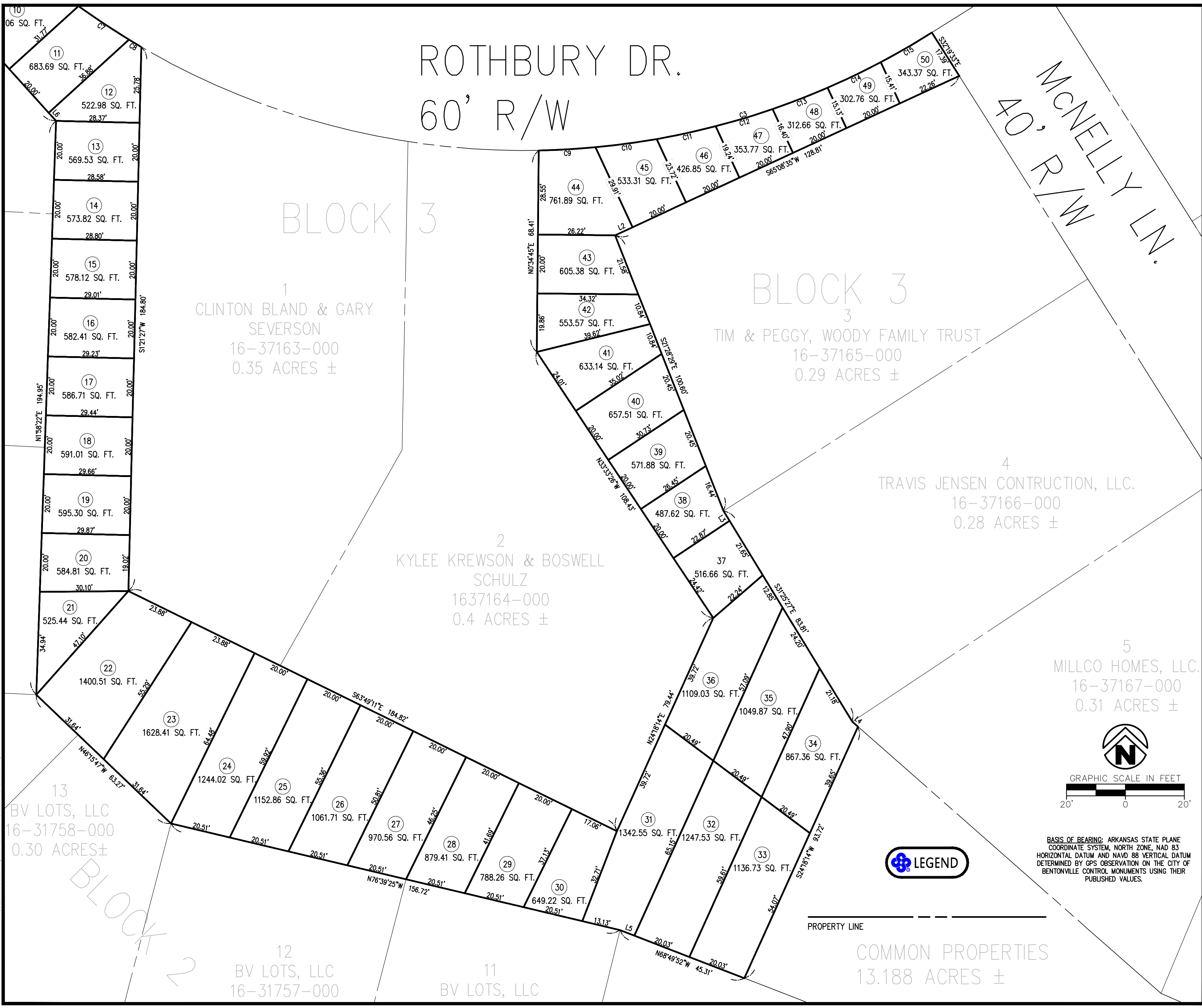
16  
BV LOTS, LLC  
16-31761-000  
0.29 ACRES ±

1  
CLINTON BLAND & GARY  
SEVERSON  
16-37163-000  
0.35 ACRES ±

BLOCK 3

BLOCK 6

ROTHBURY DRIVE 60' R/W



RECORD INFORMATION

STATE PLAT CODE:  
500-20N-31W-0-06-440-04-1120

SEAL  
**Preliminary**  
03/30/2026 9:41:16 AM

FINAL PLAT  
GARDENSTOWN SUBDIVISION  
BELLA VISTA, ARKANSAS

PREPARED FOR:  
BLUE CRANE, LLC.

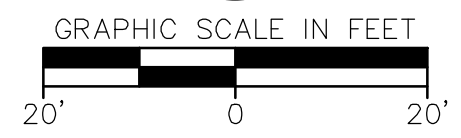
DATE: 03/30/2026  
PROJECT NO: 26103100  
CONTACT: J. MONTGOMERY

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756  
**Crafton Tull**  
479.636.4838  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
CRAFTON TULL & ASSOCIATES, INC.  
No. 107  
ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.:  
**3 OF 3**



**BASIS OF BEARING:** ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

DRAWING: G:\26103100\_GARDENSTOWN SUBDIVISION\DWG\26103100\_FINAL\_PLAT.DWG  
LAYOUT: 3 OF 3, LAST SAVED: 10:55:59, 3/30/2026 8:24:02 AM  
LAST PLOTTED BY: TAYLOR CARPENTER, 3/30/2026 8:36:35 AM, PLOTTED BY: VALID ON HAND COPY ONLY