



## Planning Commission Regular Meeting Agenda

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**Date:** Monday, June 8, 2026

**Location:** Bella Vista District Court

**Time:** Immediately upon the adjournment of the Board of Zoning Adjustment meeting at 4:30 PM.

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, Nathan Forst and Linda Lloyd.

### III. Consideration of Minutes

A. Regular Meeting Minutes - May 11, 2026

### IV. Public Input

### V. Unfinished Business

A.

**WVR-2026-64571:** A waiver request on 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. New Business**

- A. **WVR-2026-64917:** A waiver request on Subdivision Design Standards associated with FPL-64569 located along Kirkwall Drive; Parcel 16-72577-012; Applicant CEI Engineering; Presented by Planner Hyatt
  
- B. **FPL-2026-64569:** A plat proposing the split of Tract 3 of the Lendalfoot Subdivision into Tracts 7 and 8 located along Kirkwall Drive; Parcel 16-72577-012; Applicant CEI Engineering; Presented by Planner Hyatt

## **VII. Committee Reports**

## **VIII. Open Discussion**

## **IX. Announcements**

- A. The City Council Work Session will be Monday, June 15, 2026 at 6:00 pm.
- B. The City Council Regular Meeting will be on Monday, June 22, 2026 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, July 2, 2026 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, July 13, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.

## **X. Adjournment**



**Planning Commission  
Regular Meeting Minutes**

May 11, 2026  
2483 Forest Hills Blvd

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**I. CALL TO ORDER**

Chairman Ellis called the meeting to order at 4:48 PM

**II. ROLL CALL**

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

Member(s) Absent: None.

**III. CONSIDERATION OF MINUTES**

A. *Regular Meeting Minutes – April 13, 2026*

On a motion by Mr. Farner and a second by Ms. Klesen, the April 13, 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. WVR-2026-64571: A waiver request of Subdivision Design Standards associated with FPL-64375 near Rothbury Drive; Parcel 16-37239-001; Applicant Craffon Tull; Presented by Planner Hyatt.**

1. Planner Hyatt presented the report in the packet and notified the Commission that the applicant provided a request to table in writing.
2. The applicant was not present.
3. A motion to table the waiver 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  
Daniel Ellis - Abstain

**Motion approved with five yes votes. (5-0)**

**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.**

1. Planner Hyatt presented the report in the packet and notified the Commission that the applicant provided a request to table in writing.
2. A discussion was held regarding the request.
3. The applicant was not present.
4. A motion to table the final plat was made by Mr. Farner and a second was made by Ms. Klesen.

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

**Motion approved with five yes votes. (5-0)**

**VII. COMMITTEE REPORTS**

None.

**VIII. OPEN DISCUSSION**

- A. Director Robertson gave an event reminder for a free day of CNU - Saturday, May 16, 2026

**IX. ANNOUNCEMENTS**

A summary of upcoming meetings was announced.

**IIX. ADJOURNMENT**

Chairman Ellis adjourned the meeting at 4:54 pm.

SUBMITTED BY:

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Sarah Costa, Office Manager  
City of Bella Vista

APPROVED AND ACCEPTED THIS 8<sup>th</sup> DAY OF JUNE, 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  
June 8, 2026

**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.

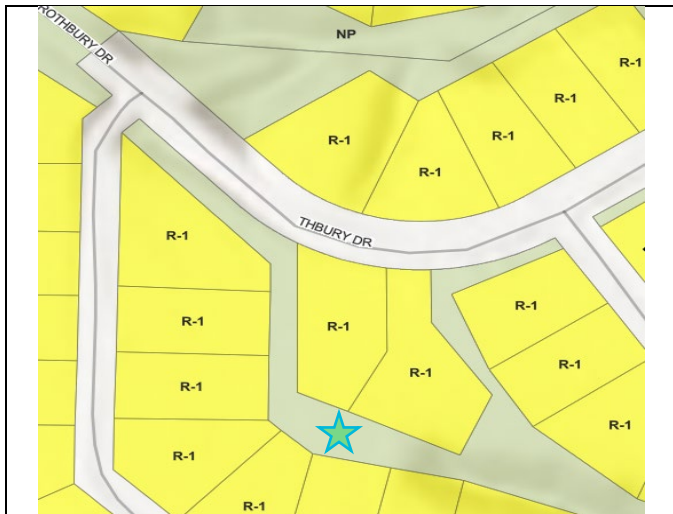
**Outstanding Technical Comments**

None at the time of this report.

**Recommendation**

Staff has not reviewed the new layout at the time of this report, therefore has no recommendation to provide at this time.

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.



May 28, 2026

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

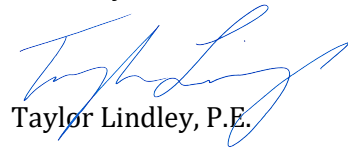
Re: Request for Tabled Meeting  
Gardenstown Small Lot Subdivision  
Bella Vista, AR  
CTA No. 26103100

Dear Members of the Planning Commission,

Crafton Tull is scheduled to present the Gardenstown Small Lot Subdivision to the Planning Commission on June 8<sup>th</sup>, 2026. Crafton Tull requests that this presentation be postponed until the July meeting due to minor alteration of location for the subject project.

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.



April 10, 2026

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

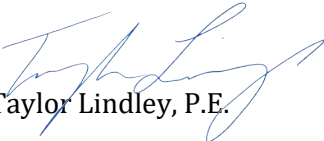
Re: Waiver Request for Subdivision Design Standards  
Gardenstown Small Lot Subdivision  
Bella Vista, AR  
CTA No. 26103100  
Sec. 107 Article II – Subdivision Standards

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 \_\_\_\_\_

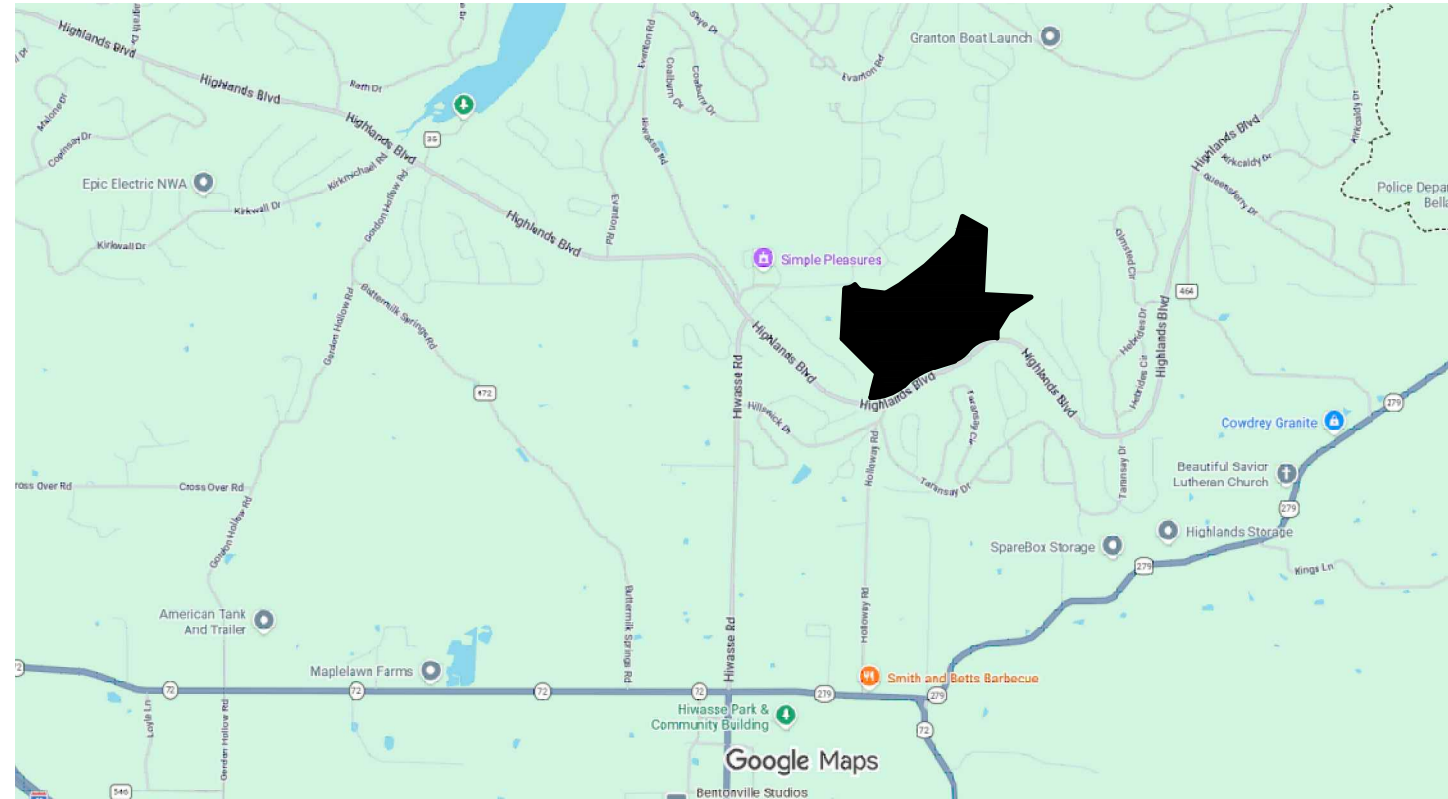
ACCEPTANCE:

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

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

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

DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 3

DRAWING: G:\26103100\GARDENSTOWN\SUB\REV\DWG\26103100\_FINAL\_PLAT.DWG  
 LAYOUT: COVER - 1 OF 3, LAST SAVED: 1C3359 - 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  
CRAFTON TULL & ASSOCIATES, INC.  
No. 109  
ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 3

ROTHBURY DRIVE 60' R/W

BLOCK 6

BLOCK 2

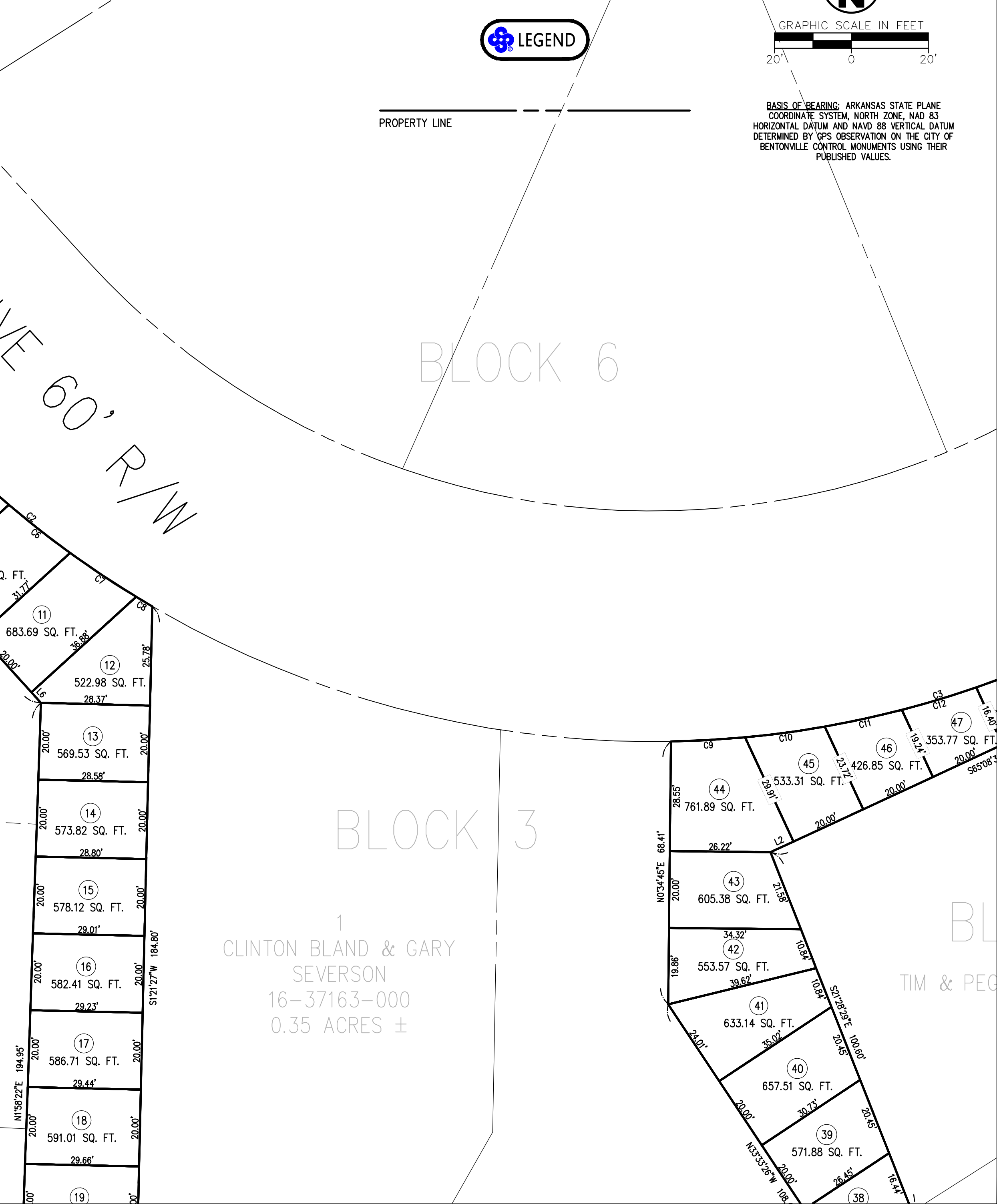
BLOCK 3

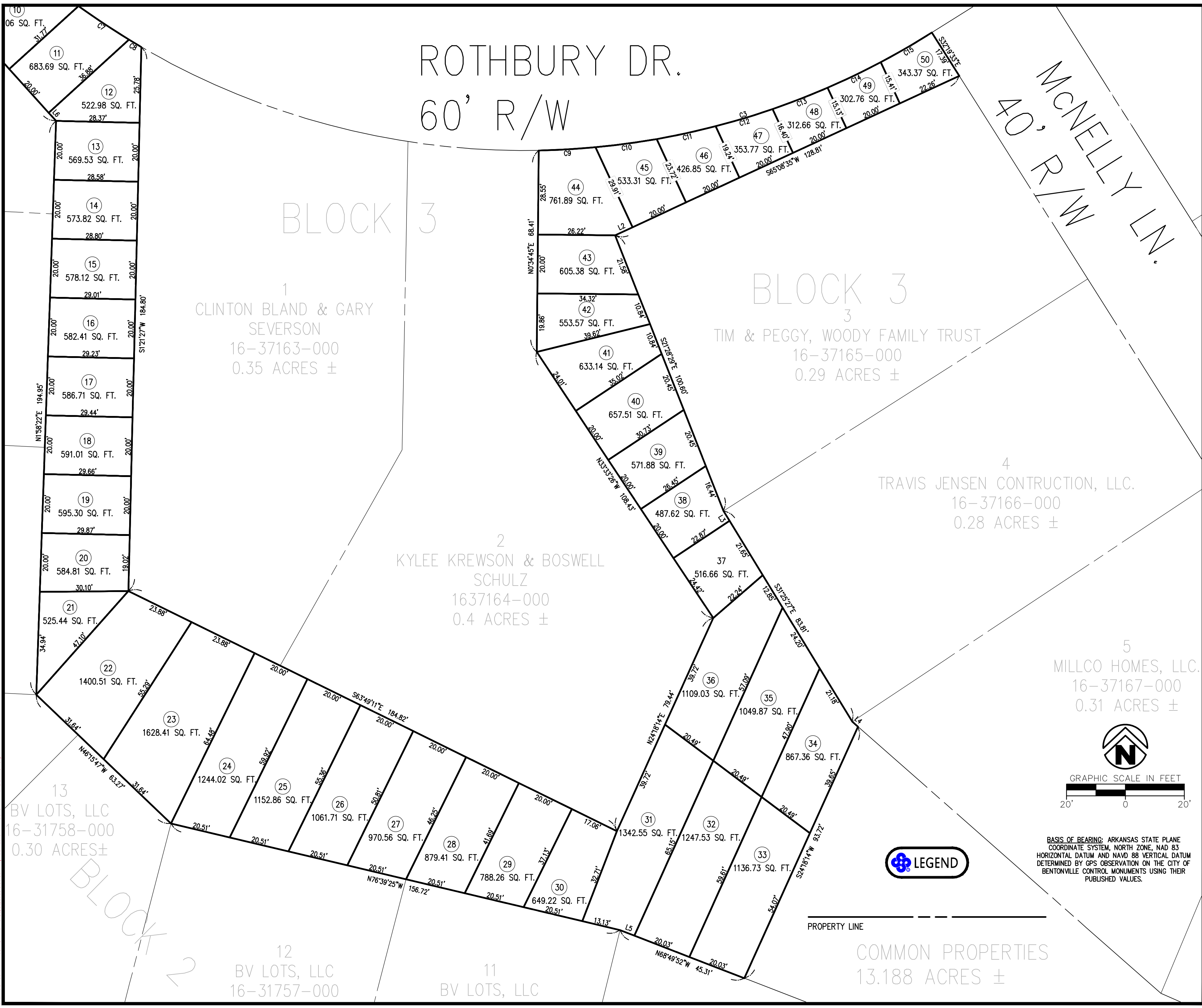
17  
BV LOTS, LLC  
16-37162-000  
0.4 ACRES ±

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

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

BL  
TIM & PEG





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.

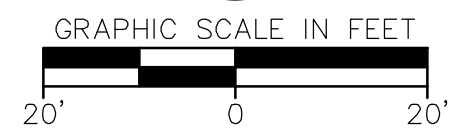
DATE: 03/30/2026  
PROJECT NO: 26103100  
CONTACT: J. MONTGOMERY

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**



PROPERTY LINE

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



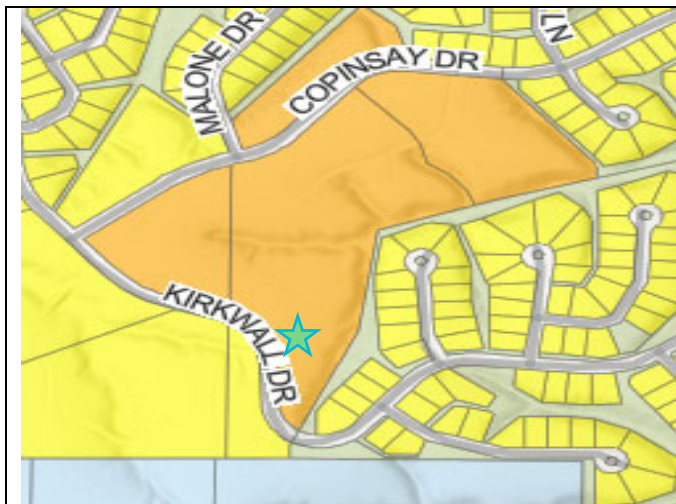
**Meeting Information:**

2483 Forest Hills Blvd  
June 8, 2026

**Reviewer:**

Christopher Hyatt  
Senior Planner

Project Number	WVR-64917& FPL-64569
Applicant	CEI, Inc.
Address/Location	Kirkwall Drive
Current Zoning	R-2 Moderate Density Residential
Site Area	+/- 6.94 acres
Nature of Request	Requesting a final plat to split an existing tract.



Zoning Map



Future Land Use

**Property Description**

This property is located in the southwest area of Bella Vista City Limits and is located on Parcel #16-72577-012, Lendalfoot 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 former Lendalfoot Subdivision.

**Background**

The subject site was formerly the platted Lendalfoot Subdivision that was consolidated back into one large tract in the 90s. A minor subdivision was brought to the Planning Commission by the original owner on August 28, 2025 to split the area back up into 4 tracts. An additional lot split was then brought forward by the previous owner, to make a split of the newly created Tract 2 on March 9, 2026. The subject site, Tract 3, has subsequently been purchased by a new owner who is requesting to create two smaller tracts in order to build two single family homes. Due to the number of splits that have previously occurred, the subdivision plat process is required. Due to the circumstances of the tract sale and intentions with the split, 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 parcel is dissected by an existing Section line, as illustrated on the plot map. Tract 7 would enclose +/- 2.28 acres, maintaining 361.70' of road frontage. Tract 8 would enclose +/- 4.66 acres with 143.42' of frontage.

The proposed tracts are dedicated with the required minimum 20' front setback, 15' rear setback, and 7.5' side utility easements per this plat. Per the Master Street Plan, Kirkwall Drive is classified as residential street and maintain 60' of right-of-way, exceeding the required minimum. No new streets are proposed, nor are any vacated. Both tracts have access to a public street and no increase in city public services is expected. No substandard lots are created.

**Public Comment**

None at the time of this report.

**Outstanding Technical Comments**

None at the time of this report.

**Recommendation**

Due to the analysis above, staff recommends approval of the final plat request if the Commission approves the waiver request.

**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.



Civil Engineering, Landscape Architecture,  
Survey, Planning & Program Management

2600 NE 11<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Bentonville, AR 72712  
Office: 479.273.9472  
Toll-free: 1.800.433.4173  
ceieng.com

**City of Bella Vista  
Planning Department**  
101 Town Center  
Bella Vista, AR 72714

**Re: Request for Waiver from Chapter 107, Article II  
Project: 64569 – Dancing Zebra, LLC Lot Split**

Dear Planning Department,

On behalf of Dancing Zebra, LLC, CEI Engineering Associates, Inc. respectfully submits this request for a waiver from the requirements of Code **Chapter 107, Article II** related to the Final Plat process for the above-referenced property.

Following preliminary review comments regarding the number of prior lot splits associated with this parcel, we understand that the proposed action would typically require compliance with the Final Plat process. In response, the applicant is requesting consideration of a waiver based on the limited scope and characteristics of this request.

The subject property consists of approximately 6.94 acres and is proposed to be divided into two parcels of approximately 2.28 acres and 4.66 acres. The intent is to construct one single-family residence on each resulting lot. This request represents a minor division of land and does not involve subdivision-scale development or the creation of multiple lots requiring coordinated infrastructure planning.

The property has direct frontage on Kirkwall Drive, an existing paved public street, and is served by existing utilities. No new streets, extensions of utilities, or public infrastructure improvements are required to support the proposed lots. As such, the infrastructure and design considerations typically addressed through the Final Plat process are not applicable in this case.

The surrounding area is characterized by low-density single-family residential development, generally without sidewalks or similar improvements. Requiring full Final Plat compliance, including installation of sidewalks, would introduce improvements that are not consistent with the existing character of the area and would represent a disproportionate burden relative to the scale and impact of this request.

The Final Plat process is intended to address coordinated development involving multiple lots, public infrastructure, and subdivision design. In this case, those considerations are not present, as the proposal involves only two residential lots with existing access and utilities, and therefore strict application of this requirement does not further the underlying intent of the regulation.

We also note that the City approved a similar lot split within the same subdivision in February 2026 (Tract 2 of Parcel 16-72577-012, creating Tracts 5 and 6) without requiring the Final Plat process. The current request is consistent in nature and scale with that prior action.

The proposed lots will remain larger than many existing residential parcels within Bella Vista and will maintain substantial natural buffers, including existing forested areas along the side and rear property lines. This ensures compatibility with surrounding properties and minimizes any potential impacts. This request represents a single, limited division of land and is not part of a larger phased development or series of lot splits.

This request satisfies the criteria for waiver consideration in that:

- (1) it will not adversely affect public health, safety, or welfare;
- (2) the request is limited in scope and does not constitute subdivision-scale development; and
- (3) strict application of the Final Plat requirement does not further the intent of the regulation given the absence of infrastructure improvements or public impacts.

Granting this waiver will not create additional burden on City infrastructure or services. The proposed development will remain subject to all applicable review and permitting processes, including GEC Plot Plan approval prior to construction. The applicant is amenable to reasonable conditions of approval, if deemed necessary by the City, to ensure continued compliance with applicable development standards.

Based on these considerations, we respectfully request approval of this waiver to allow the proposed lot split to proceed without the Chapter 107, Article II Design Improvements as required under a Final Plat.

We appreciate your time and consideration and are available to provide any additional information as needed.

Sincerely,

**Brittany Gillen**

Project Coordinator : 479-578-8599

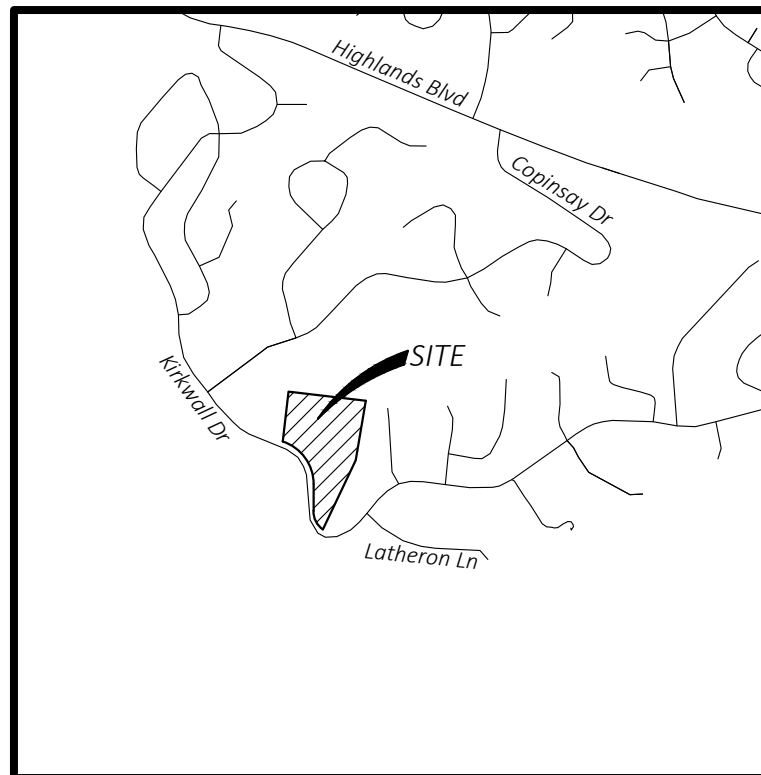
CEI Engineering Associates, Inc

# Final Plat of Evergreen Estates Dancing Zebra, LLC

Kirkwall Drive  
Bella Vista, Benton County, Arkansas

**GENERAL NOTES:**

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than those specifically shown on this plat; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Final Plat of Tract 3 of Parcel #16-72577-012 per Plat Instrument #L202550854 in the public records of Benton County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded, easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, US Survey Feet, North Zone, as established by a Static observation processed through Trimble RTX.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.  
Map Number: 05007C00551  
Map Revised: September 28, 2007
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bella Vista GIS map. This property is zoned R-2 (Residential).  
Building setbacks for zone R-2 are as follows:  
a. Minimum front setback from all property lines shall be 20 feet, unless otherwise stated on the subdivision plat.  
b. A minimum side setback of 15 feet shall be established parallel to all street right-of-way lines.  
c. A minimum side setback of seven and one-half feet shall be established parallel to side property lines, unless otherwise stated on the subdivision plat.  
d. A minimum rear setback of 15 feet shall be established parallel to rear property lines, unless otherwise stated on the subdivision plat.  
e. Along bodies of water. Lots or parcels with access to bodies of water shall have at least 25 foot setback from the water's edge in which no primary or accessory structures may be built, except as provided in section 109-185.



**VICINITY MAP**

NOT TO SCALE  
Latitude: 36°27'0"N  
Longitude: 94°21'46"W

<b>Owner / Owners</b>
Parcel Number #16-72577-012 Dancing Zebra, LLC 3606 Copper Ridge Road Rogers, Arkansas, 72756

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



**Certificate of Approval**

Pursuant to the City of Bella Vista Subdivision Regulations and all other conditions and approvals having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Signed \_\_\_\_\_ Date of Execution: \_\_\_\_\_

Planning Commission Chairman

**Certificate of Ownership:**

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

Signed: \_\_\_\_\_ Date of Execution: \_\_\_\_\_

Name & Address: \_\_\_\_\_ Source of Title: Special Warranty Deed Instrument #L202618380  
ACKNOWLEDGMENT

State of Arkansas )  
County of \_\_\_\_\_ )

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared \_\_\_\_\_, satisfactorily proven to be the person(s) whose name(s) appear(s) in the foregoing instrument, and stated that he/she/they has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

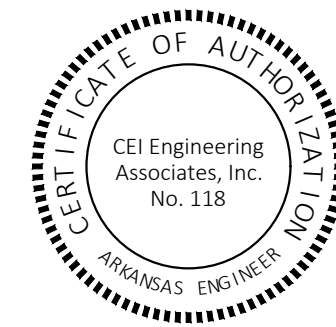
Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

**Non-Buildability:**

Approval of this plan does not in any way indicate that any of the tracts on this plan are buildable according to the planning regulations of Benton County, Arkansas nor an endorsement by the Planning board of said buildability of said tracts.

**Non-assurance from Department of Health:**

Approval of this plat does not carry any assurances that the tract or tracts will qualify for a septic system permit from the Arkansas Health Department.



**CERTIFICATE OF SURVEYING ACCURACY:**

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

Signed: \_\_\_\_\_ Date of Execution: \_\_\_\_\_  
Registered Land Surveyor  
State of Arkansas Registration No. 1618

State Survey Code: 500-21N-32W-0-35-300-04-1618



CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 11TH ST, SUITE 300  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

Final Plat of Evergreen Estates  
Dancing Zebra, LLC  
Kirkwall Drive  
Bella Vista, Benton County, Arkansas

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

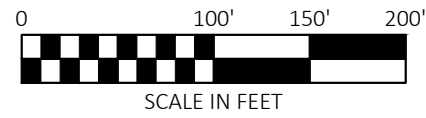
PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	KGM
CEI PROJECT NUMBER	35099
DATE	4/6/2026
REVISION	REV-0

**COVER**

SHEET TITLE  
SHEET NUMBER

1 OF 2

DRAWING LOCATION - S:\35000135099\DRAWINGS\SURVEY\WORKING\35099.LS.DWG - SAVED BY - CHENDERSON



### Legend

- Boundary Line
- Adjoining Boundary Line
- Overhead Electric Line
- Lot Line to be added per this plat
- Setback Line
- Easement/Setback Line
- Section Line
- Storm Drainage Pipe
- Found Monument (1/2-Inch Rebar Unless Otherwise Noted)
- Set Rebar Cap LS #1618
- Telephone Riser
- Guy Wire / Anchor
- Utility Pole
- Fire Hydrant
- Water Valve
- Warning Fiber Optic Line Sign
- Mail Box
- Utility Easement (UE) & Setback dedicated per this plat

#### Tract 7 Description

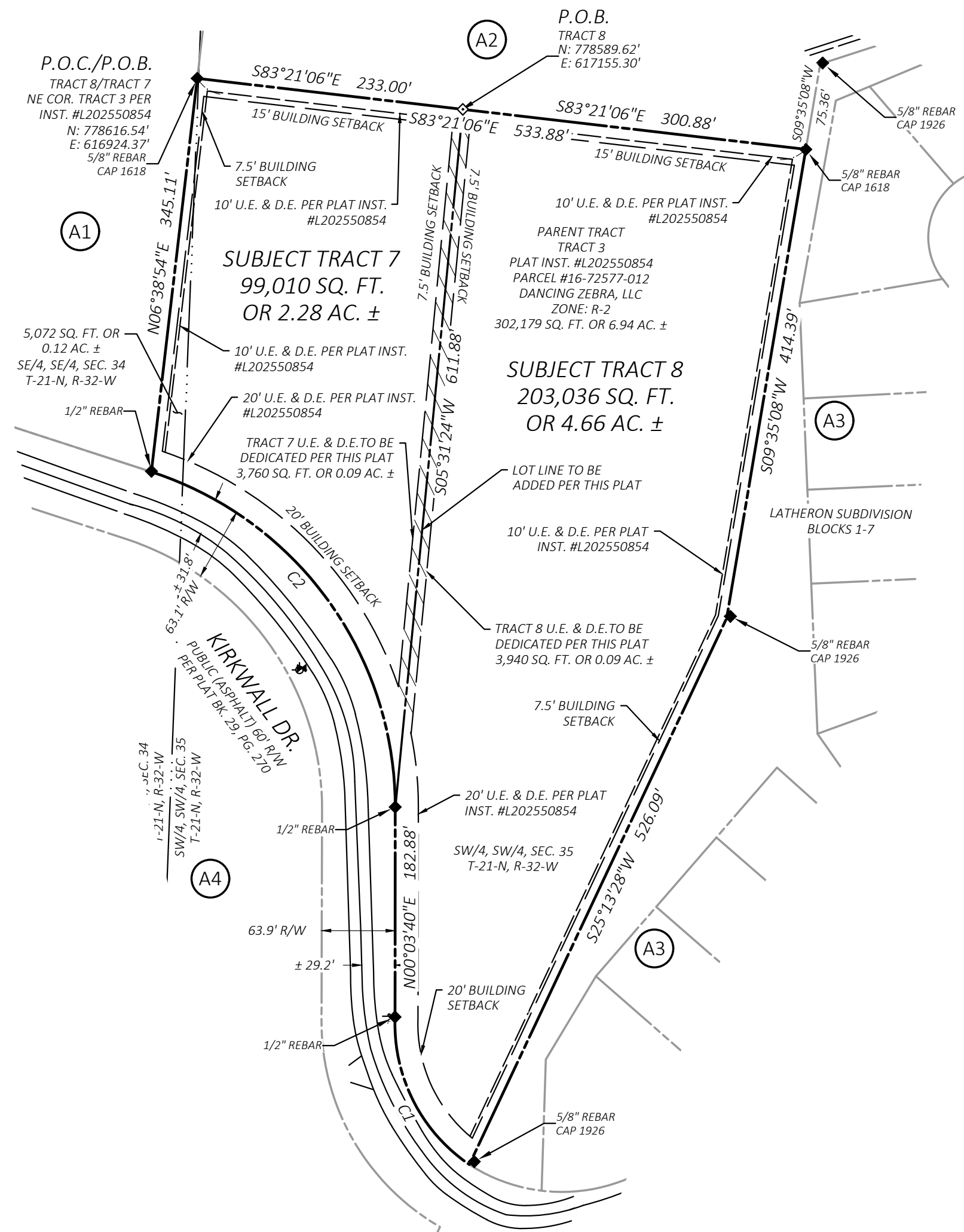
A tract of land located in part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) and part of the (SW/4) of the (SW/4) of Section 35, Township 21 North, Range 32 West, also being a part of the land described in Plat Instrument L202550854 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a found 5/8-inch rebar with cap LS #1618; and being a point at the Northeast corner of Tract 3 of Cooper Communities Copinsay Subdivision Lot Split per Plat Instrument L202550854;  
 THENCE South 83°21'06" East, a distance of 233.00 feet to a set rebar with cap LS #1618;  
 THENCE South 05°31'24" West, a distance of 611.88 feet to a found 1/2-inch rebar on the East Right-of-Way line of Kirkwall Drive per Plat Book 29, Page 270;  
 THENCE continuing along said Right-of-Way, Northwesterly along a curve to the right, 386.70 feet, having a radius of 307.39 feet, through a central angle of 72°04'43", having a chord bearing and distance of North 35°58'41" West, 361.70 feet to a found 1/2-inch rebar;  
 THENCE departing said Right-of-Way, North 06°38'54" East, a distance of 345.11 feet to the POINT OF BEGINNING, containing 99,010 square feet or 2.28 acres, more or less.

#### Tract 8 Description

A tract of land located in part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) and part of the (SW/4) of the (SW/4) of Section 35, Township 21 North, Range 32 West, also being a part of the land described in Plat Instrument L202550854 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a found 5/8-inch rebar with cap LS #1618; and being a point on the Northeast corner of Tract 3 of Cooper Communities Copinsay Subdivision Lot Split per Plat Instrument L202550854;  
 THENCE South 83°21'06" East, a distance of 233.00 feet to a set 5/8-inch rebar with cap LS #1618, and being the POINT OF BEGINNING;  
 THENCE South 83°21'06" East, 300.88 feet to a 5/8-inch rebar with cap LS #1618 on the West line of Latheron Subdivision Blocks 1-7 per Plat by James Gore, Arkansas PLS #93 dated April 1st, 1986;  
 THENCE along said west line, South 09°35'08" West, a distance of 414.39 feet to a 5/8-inch rebar with cap LS #1926;  
 THENCE South 25°13'28" West, a distance of 526.09 feet to a found 5/8-inch rebar with cap LS #1926; and being a point on the East Right-of-Way line of Kirkwall Drive per Plat Book 29, Page 270;  
 THENCE along said Right-of-Way, Northwesterly along a curve to the right, 149.69 feet, having a radius of 148.39 feet, through a central angle of 57°47'46", having a chord bearing and distance of North 26°50'13" West, 143.42 feet to a found 1/2-inch rebar;  
 THENCE continuing along said Right-of-Way, North 00°03'40" East, a distance of 182.88 feet to a found 1/2-inch rebar;  
 THENCE departing said Right-of-Way, North 05°31'24" East, a distance of 611.88 feet to the POINT OF BEGINNING, containing 203,036 square feet or 4.66 acres, more or less.



Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	148.39'	149.69'	57°47'46"	N26°50'13"W	143.42'
C2	307.39'	386.70'	72°04'43"	N35°58'41"W	361.70'

Property ID	Owner/Plat	Zone
A1	TRACT 4 PLAT INST. #L202550854 PARCEL #16-72577-012 COOPER COMMUNITIES INC.	R-1
A2	TRACT 6 PLAT INST. #L202612974 PARCEL #16-72577-012 COOPER COMMUNITIES INC.	R-1
A3	PARCEL #16-36548-000 BELLA VISTA PROPERTY OWNERS ASSOCIATION DEED BK. 669, PG. 732	R-1
A4	PARCEL #16-72566-011 WEHMAN, TIMOTHY P & KAY LAVONE	R-1



State Survey Code: 500-21N-32W-0-35-300-04-1618



CEI ENGINEERING ASSOCIATES, INC.  
 2600 NE 11TH ST, SUITE 300  
 BENTONVILLE, AR 72712  
 PHONE: (479) 273-9472  
 FAX: (479) 273-0844  
 CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920  
 DALLAS, TX 75234  
 PHONE: (972) 488-3737  
 FAX: (972) 488-6732

Final Plat of Evergreen Estates  
 Dancing Zebra, LLC  
 Kirkwall Drive  
 Bella Vista, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	CEH
FIELD WORK	KGM
CEI PROJECT NUMBER	35099
DATE	4/6/2026
REVISION	REV-0

Final Plat  
 SHEET TITLE  
 SHEET NUMBER

DRAWING LOCATION: S:\35000135099\DRAWINGS\SURVEY\WORKING\35099 LS.DWG -- SAVED BY - CHENDERSON