



NOTICE OF PUBLIC HEARING

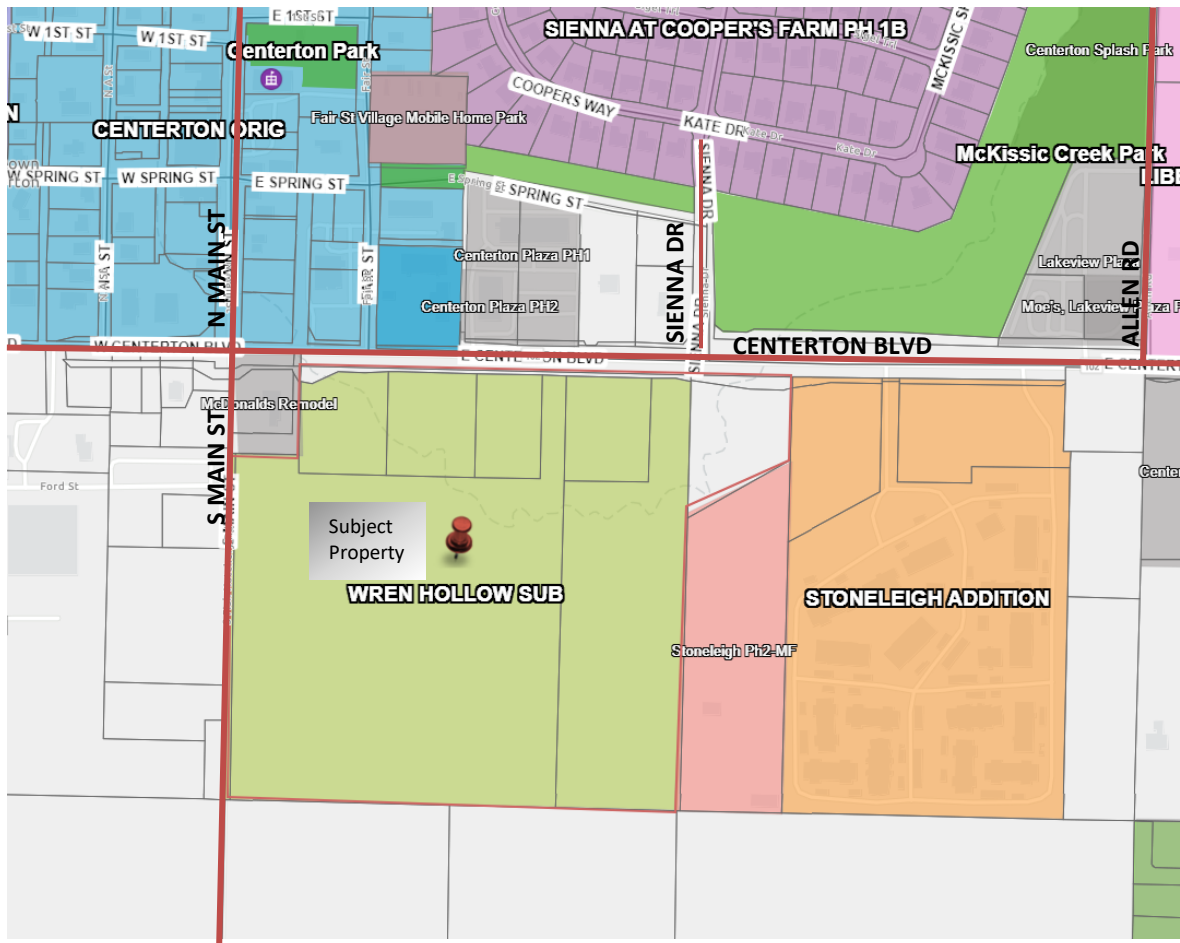
Centerton Board of Zoning Adjustment

February 04, 2025, at 6:00 PM

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Centerton Board of Zoning Adjustment on **February 04, 2025, at 6:00 PM** at the Centerton Municipal Complex Court Building, 210 Municipal Dr, Centerton, AR 72719, to hear public comment and consider the variance request (VAR25-01) submitted by CEI Engineering on behalf of property owners, Wal-Mart Real Estate Business Trust, for a reduction in required parking spaces from 786 to 769 in C-2 zoning located at the SE/C of S Main St & Centerton Blvd.

Property is described as lots 1-6 of the Wren Hollow Subdivision per recorded plat Book 2014 Page 264, City of Centerton, Benton County, AR, AKA PIDS: 06-04763-000, 06-04764-000, 06-04765-000, 06-04767-000, 06-04766-000 & 06-04768-000

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



Documents will be available prior to meetings for public review. Please email planning@centertonar.us to submit comments or request further information in advance of the meeting.



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

2600 NE 11th St., Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

City of Centerton
200 Municipal Dr
Centerton, AR 72719

January 17, 2025

RE: Project DEV24-13: Wal-Mart SuperCenter Adjacent Street Agreement
Main St. and HWY 102 Parcels #06-04767-000, #06-04768-000, #06-04766-000,
#06-09029-000
Centerton, Arkansas 72719
CEI # 32476

To the City of Centerton Commissioners,

On behalf of our Client Wal-Mart Real Estate Business Trust, we respectfully request your favorable consideration of a parking count variance for this significant development project.

Due to the unique and challenging site constraints, including existing wetlands, extensive storm drainage infrastructure, and critical public and private utility easements, meeting the standard parking requirements of 786 stalls is not feasible without compromising the overall project design and potentially delaying its vital contribution to the community. We believe a variance to approve 769 spaces is warranted to ensure the successful and timely implementation of this important development while maintaining the integrity of the site and adhering to all other relevant City and jurisdictional regulatory requirements.

We appreciate your consideration of our submittal and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-268-8465, or by email: canderson@ceieng.com.

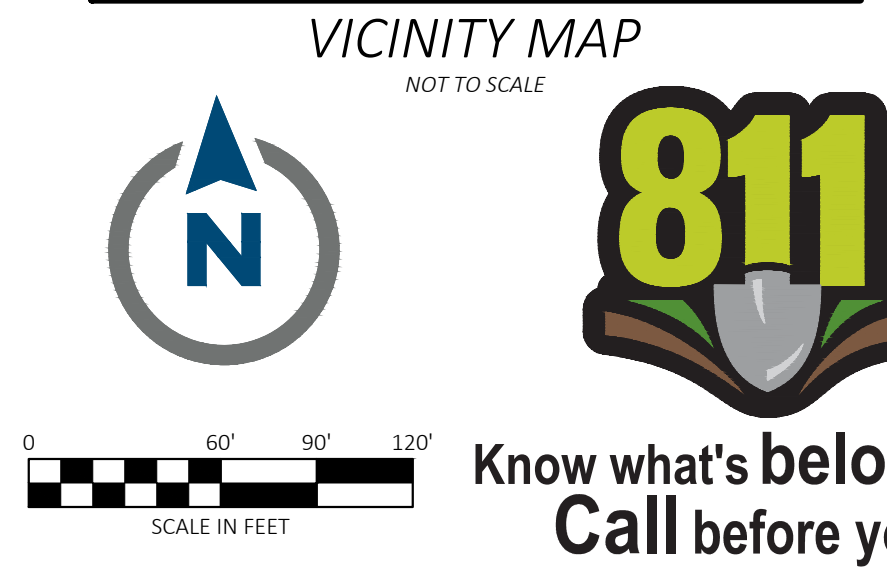
Respectfully Submitted,

CEI Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Candice E. Anderson', written over a faint circular stamp or watermark.

Candice E. Anderson
Project Manager
Commercial I Department

REVISION	
NO.	DESCRIPTION
REV. X	DATE
	XX/XX/XXXX



PROPOSED LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER
	CURB INLET
	GRATE INLET
	BASIN OUTLET STRUCTURE & JUNCTION BOX
	FLARED END SECTION
	FIRE HYDRANT
	BUILDING CONTROL POINT
	PROPOSED ASSOCIATE PARKING SPACES SW/S/L/4"
	PROPOSED PARKING SPACES SW/S/L/4"
	PROPOSED LIGHTING (SEE LIGHTING PLAN)
	LIMITS OF ARCHITECTURAL SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

STRIPE LEGEND

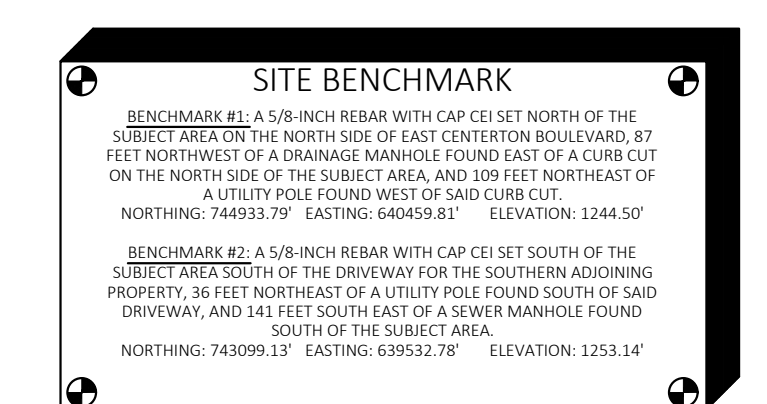
	SINGLE SOLID WHITE LINE, 4" WIDE
	SINGLE SOLID YELLOW LINE, 4" WIDE
	DOUBLE SOLID YELLOW LINE, 4" WIDE
	SINGLE SOLID YELLOW LINE, 10' WIDE
	SINGLE WHITE BROKEN LINE, 4" WIDE
	SINGLE BROKEN WHITE LINE, 4" WIDE
	SINGLE BROKEN YELLOW LINE, 4" WIDE
	SINGLE SOLID WHITE LINE, 24" WIDE

SITE LEGEND

A	6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
B	STRIPED AREA PAINTED AT 55% L/4" AT 45' @ 2'-0" O.C.
C	CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 13/16" WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
D	"STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSINGS. SEE DETAIL SHEET.
E	HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
F	EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION, FOR STAIRS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMPS PAVEMENT FLUSH WITH THE TOP OF STAIRS.
G	6" R/PPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
H	AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
I	4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
J	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
K	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
L	PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED 55% L/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
M	7'-4" WIDE (OR AS SHOWN) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
N	CAST CORNER TYPICAL. SEE DETAIL SHEET.
O	10' X 15' STRIPED AREA PAINTED 55% L/4" AT 45' @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.
P	2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
Q	18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID" ASPHALT PLAN AND/OR "ALTERNATE A" CONCRETE PLAN FOR CURB TYPE. SEE DETAIL SHEET.
R	ARROW PAVEMENT MARKING. SEE DETAIL SHEET.
S	BUILDING SETBACK LINE PER ZONING ORDINANCE.
T	"NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
U	3" HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
V	ACCESS STRIPING. SEE DETAIL SHEET.
W	"NO TRUCKS" SIGN. SEE DETAIL SHEET.
X	"TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
Y	"STOP" SIGN. SEE SIGN INDICATED AT SYMBOL. SEE DETAIL SHEET.
Z	"DO NOT ENTER" SIGN. SEE DETAIL SHEET.
a	INTERIOR LANDSCAPE ISLAND
b	STOP BAR. SEE DETAIL SHEET.
c	6"X6" PAINTED STRIPED AREA CENTERED ON SPINNING BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45'. SEE DETAIL SHEET.
d	AREA STRIPED AT 55% L/4" AT 45' @ 2'-0" O.C.
e	ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
f	6" LONG STRIPE WITH 18" GAPS - TYPICAL.
g	OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
h	ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
i	"DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
j	"TRAFFIC DOES NOT STOP" SUPPLEMENTAL SIGN. SEE SIGN DESIGNATION AT SYMBOL. SEE DETAIL SHEET.
k	"TRUCK TRAFFIC PROHIBITED" SIGN. SEE DETAIL SHEET.
l	"TRUCK ENTRY" SIGN. SEE DETAIL SHEET.
m	"TRUCK TRAFFIC PROHIBITED" WITH "EXCEPT FUEL" SIGN. SEE DETAIL SHEET.
n	CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAIL SHEET.
o	ADA RAMP IN SIDEWALK. SEE DETAIL SHEET.
p	TAPER CURBS TO MATCH EXISTING CURBS.
q	TAPER CURBS FROM 4" TO 6" TO MATCH EXISTING CURBS.
r	CONCRETE FULMINE. SEE DETAIL SHEET.
s	LIGHTING POLE BASE AND FIXTURE. SEE DETAIL SHEET.
t	"END OF ROADWAY" SIGN. SEE DETAIL SHEET.
u	STORM STRUCTURE. SEE DETAIL SHEET.
v	LAWN AND GARDEN HIGH RACK SHELVING.
dd	GREASE INTERCEPTOR.
ff	FENCE AND/OR RETAINING WALL. SEE ARCHITECT PLANS.
ff	TRASH COMPACTOR AREA.
88	"NO PARKING" PAINT. SEE DETAIL SHEET.

EXISTING LEGEND

	Boundary Line		Telephone Vault
	Adjoining Boundary Line		T Post
	Right-of-Way Line		Sewer Clean Out
	Easement Line		Electric Meter
	Break Line		Flag
	Overhead Electric Line		Grate Inlet (GI)
	Barb Wire Fence Line		Gas Meter
	Flow Line		Bulb/ Guard Post
	Flood Hazard Line		Handicap Parking (ADA)
	Centerline		Air Conditioner Unit
	Gas Line		Light Pole (L Lamp)
	Gas Riser		Gas Riser
	Underground Fiber Optic Line		Traffic Signal Riser
	Sanitary Sewer Line		Water Riser
	Storm Drainage Pipe		Traffic Sign (Type of Sign)
	Underground Electric Line		Warning Cable TV Sign
	Underground Telephone Line		Warning Fiber Optic Line Sign
	Water Line		Warning Gas Line Sign
	Found Monument (As Noted)		Warning Telephone Line Sign
	1" Rebar with Aluminum cap (unless otherwise noted)		Traffic Light (3 Lamps)
	Benchmark (BM)		Electric Vault
	Set 5/8" Rebar "LSR1618"		Fiber Optic Vault
	Fence Post Wood		Telephone Vault
	T Post with utility elevation tag		Water Meter
	Found Pipe (As noted)		Water Valve
	Drainage Manhole (DMH)		American's with Disabilities Acts
	Sewer Manhole (SMH)		Master Street Plan
	Fire Hydrant		Corrugated Metal Pipe
	Guy Wire / Anchor		Polyvinyl Chloride Pipe
	Utility Pole		Reinforced Concrete Pipe
	Telephone Riser		Right-of-Way
	Electric Riser		Record Bearing & Distance
	Cable TV Riser		Deed Inst.
	FEMA Zone "AE"		FEMA Zone "AE Floodway"



ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SUPERCENTER
#4248-004
C-171-SGR-QR
TBA: ±170,995 SF (APPROX.)
GLA: ±167,226 SF (APPROX.)
F.F.E. = 1254.00

SITE ANALYSIS TABLE (ZONING C-2)

BUILDING AREA	PROPOSED
RETAIL WAREHOUSE	141,466 S.F.
TOTAL BUILDING AREA	39,084 S.F. 180,550 S.F.
REQUIRED PARKING (PER CITY OF CENTERTON)	786 SPACES
REQUIRED PARKING RATIO (PER CITY OF CENTERTON)	4.35/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	659 SPACES
ACCESSIBLE PARKING	25 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	45 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	16 CORRALS/32 SPACES
PROPOSED TOTAL PARKING (EXCLUDING 47 PICKUP STALLS)	722 SPACES
PROPOSED PARKING RATIO (EXCLUDING 47 PICKUP STALLS)	4.00/1,000 S.F.
PROPOSED TOTAL PARKING (INCLUDING 47 PICKUP STALLS)	769 SPACES
PROPOSED TOTAL PARKING RATIO (INCLUDING 47 PICKUP STALLS)	4.26/1,000 S.F.

#4248-004 WALMART SUPERCENTER
HWY 102 AND MAIN STREET
CENTERTON, ARKANSAS

PROFESSIONAL OF RECORD AED
PROJECT MANAGER CEI
DESIGNER MDA
CEI PROJECT NUMBER 32476
DATE 1/17/2025
REVISION REV-1

SITE PLAN
SHEET TITLE
SHEET NUMBER
C-3.0