



## **BENTONVILLE CITY COUNCIL AGENDA**

**Committee of the Whole  
Community Development  
Planning Commission Meeting Room**

**Tuesday, June 11, 2013 6:00 p.m.  
305 SW "A" Street**

**Regular City Council Meeting  
Community Development  
Planning Commission Meeting Room**

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305 SW "A" Street**

**Call to Order  
Pledge of Allegiance  
Moment of Silence – For our Military Forces  
Roll Call  
Approval of Minutes: May 28, 2013**

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### **AGENDA**

1. Planning:
  - 1a. **Lavelle Sanders Trust: Property Line Adjustment, Annabeth Addition, Lot 2, 813 Northwest C Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a property line adjustment for .23 acres located at 813 Northwest C Street. The plat is required to ensure the lot meets subdivision requirements. Right of way is being dedicated along Northwest C Street to meet the master street plan specifications.

- 1b. **Fox Farr Inc./Christopher Conway: Property Line Adjustment, Farrer Subdivision, Lots 8 & 9, Zoned A-1, Agricultural/R-1, Single Family Residential.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a Property Line Adjustment to adjust the lot line between Lot 2 & 5 creating Lots 8 (3.2 acres) and Lot 9 (3.16 acres) within Farrer Subdivision in a developing residential area. All of the property within the parent tracts are current zoned R-1, Single Family Residential or are in the process of being rezoned to become R-1. No structures currently exist on the properties. Lot 8 shall have access onto Southwest 2<sup>nd</sup> Street/AR Hwy 72 west to the north and onto Southwest Tater Black Road to the west while Lot 9 shall

have access onto Southwest Tater Black Road to the west and onto Southwest 4<sup>th</sup> Street to the south.

- 1c. **Peel Mansion Foundation and Wal-Mart Properties: Property Line Adjustment, Allen Subdivision Tract 12 and 13, 400 South Walton Boulevard, Zoned C-2, General Commercial.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a Property Line Adjustment for Tract 1A, Tract A and Tract B of Allen Subdivision. Tract A and B will be combined with a portion of Tract 1A to create tract 13. The remaining portion of Tract 1A will become Tract 12. Easements are being dedicated with this plat for existing utilities on site. All right of way currently meet the master street plan requirements.

- 1d. **Larry and Barbara Cummins: Lot Split, Braithwaite Park Subdivision, Block 2, Lots 10 & 11, 1304 Bella Vista Road, Zoned R-1, Single Family Residential.**

**The planning commission voted 5-0 recommending approval.**

The applicant has submitted a Lot Split to create lots 10 and 11 within Braithwaite Park subdivision, Block 2 located at 1304 Bella Vista Road. The existing home and out buildings will remain within Lot 10 while the remainder of the property will make up lot 11. Right of way and easements are being dedicated with this plat.

- 1e. **Cody Burnett: Rezoning, 705 Southeast 4<sup>th</sup> Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 5-0 recommending approval.**

The master land use plan depicts this property as Moderate Density Residential. The R-3, Medium Density residential zoning is an appropriate zoning district for the land use designation. The R-3 district will allow a variety of density as well as housing types with the greater downtown area.

- 1f. **Christopher Conway: Rezoning, Southwest 2<sup>nd</sup> Street and Southwest Tater Black Road, Zoned Planned Unit Development (expired).**

**The planning commission voted 5-0 recommending approval.**

June 21, 2005 Fox Homes rezoned the property from A-1, agricultural to Planned Unit Development. The PUD included single family town homes and garden style homes for sale and rent, with commercial uses including 2 commercial structures and a gas station. When the development was not constructed in two year the PUD expired and is not currently valid.

- 1g. **Public Hearing & Ordinance: Thornbrook Village, Phase 1, Right-of-Way Vacation Easement**

- 1h. **Public Hearing & Ordinance: Thornbrook Village, Phase 1, Utility Easement Vacation**

2. Request waiver of the bid process for a 1 year communications service package renewal with Mission Communications, LLC for the alarm systems on all 56 lift stations.
3. It is requested that the City Council approve the attached position and pay grade changes for the Engineering department. Basically, two (2) of these changes are actually direct replacements for former employees in the engineering department and the third position is a new position, encompassing Stormwater Control (currently under Engineering) and Flood Plain Management (currently under Planning) :
4. Recognition by City Council of Brad and Johnetta Dexter who live at 603 West Central Avenue. The property was nominated and won the June Residential Yard of the Month award. Please refer to memo.
5. Fire Department Staff is asking for Council approval to allow the Mayor and City Clerk to enter into a contract with Jackson, Brown, Perculict Architects for the design of Station 6. (See attached MEMO)
6. Approve attached ordinance regulating door to door sales. Our existing ordinance is outdated and difficult for police to enforce due to many exceptions and legal issues. The proposed ordinance is based on the City of Springdale's system. It would require peddlers/solicitors to obtain permits. If an applicant has a felony conviction or a misdemeanor conviction for theft, drugs or a sexual offense, the permit would be denied.

The ordinance would make it unlawful to peddle or solicit without a permit. It would also make it illegal to do so outside the hours of 10 a.m. to 9 p.m. Additionally, the ordinance would prohibit door to door sales at a residence which has posted "no soliciting" signs.