



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, October 8, 2013 6:00 p.m.
305 SW "A" Street**

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

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**Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: September 24, 2013**

AGENDA

1. Planning:

1a. **James Clyde Wood: Lot Split, Orchard Addition, Block N, Lot 1, 607 Southeast E Street, Zoned R-3.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted an application requesting the approval of a Lot Split creating a single lot from a portion of Orchard Addition, Block N. The new 0.215 acre lot will be created with an existing single family home (607 Southeast E Street), an existing 15' ROW easement parallel to the north lot line and will dedicate a 20' general utility easement parallel with the west property line. Access to the property is achieved with the public street frontage of the lot along its west border onto Southeast E Street. The existing structure within this proposed lot does meet all building setback requirements for the R-3, Medium Density Residential zoning district. The minimum public right-of-way requirement for Southeast E Street has been met.

This area is shown to be within the "Market District" within the recently completed SE Downtown Area Plan.

1b. **Palmco Properties LLC: Lot Split, Stone Meadow Estates, Glen Road and Greenhouse Road, Zoned R-2, Duplex & patio Home Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted an application to subdivide a 26.5 acre parcel into a new 3 lot subdivision to be known as Stone Meadow Estates. The proposed lots shall be Lot 1 (1.87 acres), Lot 2 (6.76 acres), and Lot 3 (19.36 acres), respectively. Public right-of-way will be dedicated along the south side of the property for Glen Road and along the western border for Greenhouse Road in accordance with the cities Master Street Plan. Utility easements will be dedicated with this plat per the city's utility departments request as well as an access easement for private purposes.

This property is locate within the southwest portion of the city in a developing residential area and has access on two sides onto an arterial street and a collector street. Public sewer, water, and electric current exist for all proposed lots.

1c. Bob and Amber Morey: Lot Split, BNA Subdivision, 3005 Blueberry Lane, Zoned R-1, Single Family Residential.

The planning commission voted 7-0 recommending approval.

The applicant has submitted a request to complete a Lot Split for property located at 3005 Blueberry Lane. A single family home and a detached barn exist on this 4.44 acre parcel with access along the southern border onto Blueberry Lane and Crooked Road. The plat as provided indicates the creation of a single lot known as BNA Subdivision, Lot 1 as well as dedicating public right-of-way along the south border of the property. Additional utility easements are shown to be dedicated with this plat in the southeast portion of the new lot.

1d. Michael Maxwell: Rezoning, 8059 Southwest Regional Airport Boulevard, Rezoning Request from A-1, Agricultural to R-2, Duplex and Patio Home Residential and C-2, General Commercial.

The planning commission voted 7-0 recommending approval.

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Commercial. The R-2 Duplex and Patio home residential zoning will create a buffer or transition between the C-2, zoning along Southwest Regional Airport Boulevard and the High Density Residential to the east.

1e. City of Bentonville: Rezoning, 3310 Southwest I Street, Rezoning Request from A-1, Agricultural to R-O, Residential Office.

The planning commission voted 7-0 recommending approval.

The rezoning request IS consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use.

1f. Resolution setting a Public Hearing: Vacation, BCCL, Utility Easement, SW Liberty Avenue.

2. A resolution to authorize the Mayor and City Clerk to grant a drainage easement to CVS Pharmacy on property owned by the City of Bentonville.
3. An ordinance to authorize the sale of alcoholic beverages for on-premises consumption in the City of Bentonville.
4. A resolution authorizing the Mayor and City Council to enter into a contract with Arkansas Utility Protection Services, Inc. to provide underground utility marking services to the City of Bentonville Electric Department.
5. Fire Department Staff recommends Council award bid to Diamond C Construction to perform the earthwork needed for Station #6 property.
6. Fire Department Staff recommends the Council approve a budget adjustment in the amount of \$231,434.16 to have the site earthwork done on Station 6 property.
7. Council award bid #13-40 for the SE 10th Street Drainage Project to N.E.C. Inc. in the amount of \$180,114.70 plus an additional consideration in the amount of \$3,109.38 regarding prevailing wages.

