



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, January 14, 2014 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**

**Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: December 10, 2013
Swear in Police Officers – Ryan Suedel, Randy Wood**

AGENDA

1. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Todd Butler/Mitchell & Spencer Properties, LLC)
2. An ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (New Home Church)

3. Planning:

- 3a. **Matthew K. and Stacie K. Pabst: Rezoning, 4229 Southwest Bright Road, Zoned A-1, Agricultural.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from A-1, Agricultural to R-1, Single Family Residential in order to build a single family dwelling.

- 3b. **Lamplighter Restorations: Rezoning, 214 Southwest 'D' Street, Zoned R-1.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential to R-C2 Central Residential-Moderate Density. The owners are requesting a zone

change to R-C2 to accommodate the plan to renovate the existing home, and build a new single family residential on the lot to the north.

- 3c. **Lamplighter Restorations: Rezoning, 219 Northwest 'A' Street, Zoned R-1.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential to DE, Downtown Edge to accommodate a condominium with three units.

- 3d. **Cross Mar Investments and Glass Investments: Land Use Map Amendment, Southwest Corner of Southwest Regional Boulevard and Southwest Rainbow Farms Road.**

The planning commission voted 7-0 recommending approval.

The applicant has requested a land use map designation from Commercial and Agricultural to Industrial. The change would allow for warehouse and global distribution center for Northwest Arkansas.

- 3e. **Lots 50-55 Cornerstone Ridge Phase 4 Final Plat Southwest Regional Airport Boulevard and Southwest Rainbow Farms Road.**

The planning Commission voted 6-0 recommending approval.

The applicant has submitted a Final Plat application to approve a 5 lot single family subdivision within a 2 acre parcel. The property exists within a developing residential area within Cornerstone Ridge Subdivision. . Lots within this development range from 0.23 acres to 0.45 acres. A public alley will be dedicated to allow access at the rear of the lots from Southwest Greystone Street.

- 3f. **Louise Bishop Revocable Trust C-2 General Commercial to I-1, Light Industrial, Rezoning Southeast J Street and north of Southeast 28th Street.**

The planning Commission voted 6-0 recommending approval.

The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities are adequate and transportation infrastructure will support large vehicle traffic.

4. Public hearing and ordinance vacating an alley vacation within Bentonville Original, to the City of Bentonville, Arkansas, Benton County, Arkansas.
5. Public hearing and ordinance vacating a utility easement located in Bentonville Original, to the City of Bentonville, Arkansas, Benton County, Arkansas.
6. Public hearing and ordinance vacating a utility easement located in Harbin Point Addition, Phase II, to the City of Bentonville, Arkansas, Benton County, Arkansas.

7. A resolution setting a public hearing for January 28, 2014 for a utility easement vacation request by Englander NWA Metro LLC.
8. City Council approval of "Change Order #1" for Downtown Bentonville Improvements. The change order requests an additional \$57,082.73 to the contract along with 11 additional days. With the approval of "Change Order #1" the new contract amount will become \$286,970.73 and will change the contract time to 101 days to substantial completion.
9. **Tabled from 12/10/2013 City Council Meeting:** City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Ashby Street Outdoor to approve a permit for a third digital sign (S. Walton Boulevard and Highway 102) and an additional non-digital sign (on County Parcel #01-16687-000 on South Walton Boulevard) in exchange for the removal of an existing double-decker billboard sign (South Walton Boulevard and Southwest 24th Street).
10. Staff recommends Council award bid to Gastony Directional Boring, Inc. to provide all directional and on-grade boring services to the City of Bentonville for the 2014 calendar year. Price breakdown is attached.
11. Request for a waiver of bid to permit the 2014 budgeted purchase (SUV 4x4) of a 2014 Chevy Tahoe SSV to be assigned to the Criminal Investigation Division. This vehicle will replace a 2006 Chevy Impala that has been transferred to our Legal Department. The purchase price of this vehicle would be the same amount (base price and options) as the 2013 Arkansas State Bid (\$28,555 base price, \$30,405.75 as optioned). Nunnally Chevrolet of Bentonville previously had the 2013 State Bid Award (item # 77, expired 10-17-13) for this vehicle, however due to production and pricing availability, there is not yet a 2014 State Bid Award for the Chevy Tahoe, which will be redesigned and available as a 2015 model. Nunnally Chevrolet has a 2014 Chevy Tahoe in stock that meets our specifications and this vehicle is available for immediate delivery at the aforementioned 2013 State Bid price, reflecting a considerable savings to the City.
12. Approval of a budget adjustment for \$5,000.00 to the Bentonville Public Library from a private donation to the Bentonville Library Foundation. The funds are designated to support the library's Large Print collection.