



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, October 10, 2017 6:00 p.m.
305 SW "A" Street**

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

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**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: September 26, 2017
Swear in Police Officers: Ben Grace & Onan Castro**

AGENDA

1. Planning:

1a. **Final Plat: Willowbrook Farms Subdivision Phase 2.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a final plat of 60+/- acres consisting of 124 buildable lots and 3 non-buildable lots and will be known as Willowbrook Farms Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with the first phase of the subdivision. Average lot size is approximately 0.30 acres. This phase will connect to Willowbrook Farms Phase 1 to the east and future street stubs have been provide for connectivity as development begins to occur to the north and west. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk that is the developer's responsibility have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

1b. **Lot Split: Lots 29 and 30 Deming's 2nd Addition, Boulder Creek Homes, LLC, Northeast 7th Street and Northeast 'A' Street, DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 29 (0.18 acres) & Lot 30 (0.17 acres) of Deming's 2nd Addition. The applicant is dedicating 22' of right-of-way from centerline along NW 7th Street. Both lots will have rear or side access. Direct access to NE A Street shall not be permitted.

- 1c. **Rezoning: Frank Bray, 708 Bella Vista Road, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1d. **Rezoning: Jeffery E. Garrett and Tyler K. Garrett, 1600 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-E, Residential Estate zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1e. **Rezoning: Edward Eugene Garrett Estate, 1602 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1f. **Rezoning: Cindy Springs LLC, Northeast John DeShields Boulevard and Northeast Legacy Parkway, From Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium Density Residential, and R-4, High Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Mixed Use (MU). The R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations are appropriate zoning district for this designation and are consistent with the Future Land Use Plan. The proposed multi-family housing and associated commercial uses are consistent with the

city's General Plan key concept of promoting mixed-use development to reduce vehicle trip numbers, provide public amenities and increase urban vitality.

2. This is a request for a budget adjustment in the amount of \$90,000.00. This amount will purchase two (2) patrol Tahoes and provide for equipment and upfitting, including car camera systems. Five (5) Crown Vics are currently scheduled for replacement in the 2018 budget, and this would allow for the early replacement of two of these five vehicles and respective camera systems. This early purchase request is based upon the current availability of two leftover 2016 police rated Tahoes at Superior Auto Group in Siloam Springs. Superior Auto Group has a history of providing vehicles to our police department at state bid pricing, as well as providing service and warranty work. The current State Bid pricing for these vehicles is \$32,380.00 each. These leftover vehicles, while not equipped exactly as our most recent purchases, match our current patrol fleet, come with a full manufacturer's warranty, and can be purchased for \$29,000.00 each. This represents a total savings, as compared to state bid pricing, of \$6,760.00 for the two vehicles. The police department currently budgets a replacement cost of \$54,000.00 per patrol vehicle which includes equipment, upfitting, and camera systems. By utilizing police equipment that is currently on hand and by also taking advantage of the discounted pricing on the aforementioned vehicles, this amount can be reduced to \$45,000.00 per unit. (Superior will provide the additional equipment, labor and materials to complete the vehicle upfits). The early purchase of these leftover vehicles will represent a total savings to the city of \$18,000.00 for these two units, while increasing the safety and security of our officers.
3. City Council approval of a bid award for Bid # 17-16 to General Construction Solutions, in the amount of \$139,415.00, for the Citizens Park pavilion project.
4. Recommend Mayor and City Council award bid #17-30 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$25,290.00.