



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, October 11, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, October 11, 2016 6:00 p.m.  
305 SW "A" Street**

**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 27, 2016**

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### **AGENDA**

1. A proclamation designating October 2016 Community Planning Month in the City of Bentonville.
2. Request that the City Council adopt a resolution to recognize, commend and congratulate Lieutenant Joe Falcon upon his October 2016 retirement. This resolution recognizes more than 19 years of dedicated service to the Bentonville Police Department, 9 years as the Commander of a Uniform Division Shift. This resolution also wishes Lieutenant Falcon health, happiness, and continued success in all of his future endeavors. See attached resolution.
3. Planning:
  - 3a. **Property Line Adjustment: Lots 18, 19 and 20 Curtis Addition, Westwood Holdings, LLC, Moro Development Co. and Peel House Foundation, 305 Northeast 'B' Street, Zoned D-E, Downtown Edge.**

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

The applicant has submitted a property line adjustment that will create 3 new lots from portions of 3 existing lots. The new lots will be known as Lot 18 (0.55 acres), Lot 19 (0.18 acres) and Lot 20 (0.10 acres) of Curtis Addition. Additional right-of-way will be dedicated along Northeast 3<sup>rd</sup> Street per the current Master Street Plan. Sufficient right-of-way exists along Northeast 'B' Street. All new lots will have access to public water and sewer services and a public street.

- 3b. **Lot Split: Lots 19 & 20 Limestone Ranch Subdivision, Gary E. Stearman Revocable Trust, PUD, Planned Unit Development.**

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

The applicant has submitted a lot split that will create 2 new lots from one existing lot. The new lots will be known as Lot 19 (2.20 acres) and Lot 20 (4.56 acres) of Limestone Ranch Subdivision. Sufficient right-of-way exists along all streets. A public access easement will be dedicated along all common lot lines. All new lots have direct access to public water and sewer services and a public street.

- 3c. **Lot Split: Lots 28 & 29 Dickson's Addition, Michael Gardner, 709 West Central Avenue, Zoned R-1, Single Family Residential.**

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

The applicant has submitted a lot split that will create 2 new lots from one existing lot. The new lots will be known as Lot 28 (0.17 acres) and Lot 29 (0.24 acres) of Dickson's Addition. Sufficient right-of-way exists along West Central Avenue and right-of-way is being dedicated along Southwest 2<sup>nd</sup> Street per the current Master Street Plan. Access for both of the new lots will be through a shared private access easement onto Southwest 2<sup>nd</sup> Street. All new lots have direct access to public water and sewer services and a public street.

- 3d. **Rezoning: Chambers Bank, Southwest Adams Road and Anglin Road, Zoning from PUD, Planned Unit Development to R-1, Single Family Residential.**

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

The R-1, Single Family Residential zoning designation allows for the abandoned subdivision to be completed and will offer a variety of single family housing types and opportunities in a rapidly developing sector of the city. The proposed zoning designation will promote future growth in the area and create opportunities for commercial, mixed-use and industrial development that will ultimately provide goods and services to residences in and near this area.

- 3e. **Rezoning: Parnell & Reach Church, Inc., 1307 Southwest Parnell Drive and Southwest 'I' Street, Zoning Request from A-1, Agricultural to R-4, High Density Residential.**

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

The Future Land Use Plan depicts these properties as Mixed Use. The R-4, High Density Residential zoning is an appropriate zoning district. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure while providing a variety of housing options.

- 3f. **Rezoning: Reach Church, Inc., 2900 Southwest 'I' Street, Rezoning from A-1, Agricultural to C-2, General Commercial.**

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

The Future Land Use Plan depicts this property as Mixed Use. The C-2, General Commercial zoning is an appropriate zoning district. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure while providing a variety of housing options. The C-2 zoning designation will provide the goods and services to those adjacent residential uses while further reducing vehicle trips and increasing conveyance for residents.

- 3g. **Rezoning: The Cadence Group, LLC, Southwest 'B' Street (north of alley) Rezoning from D-E, Downtown Edge to D-C, Downtown Core.**

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

The Future Land Use Plan depicts this property as Mixed Use. The D-C, Downtown Core zoning is an appropriate zoning district. The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use plan.

- 3h. **Rezoning: Soos & Cadence Group LLC, 505 Southwest 'B' Street, Rezoning from D-E, Downtown Edge to D-C, Downtown Core.**

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

The Future Land Use Plan depicts this property as Mixed Use. The D-C, Downtown Core zoning is an appropriate zoning district. The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use plan.

- 3j. **Resolution: Downtown Neighborhood Zoning Districts.**

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

A resolution amended the Master Land Use Plan and establishing four new designations.

3k. **Ordinance: Amending Title 14, Zoning Code, to Adopt Downtown Neighborhood Zoning Districts.**

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

An ordinance creating four new Downtown zoning District and adopting the regulatory framework within each district.

4. Approval of a temporary public art installation by Old High Middle School art students on public property located at the entrance of the Bentonville Community Center. The anticipated date for display is November 28 through December 26 with a seasonal theme. Old High Middle School will assume all costs associated with the project. The Public Art Advisory Committee and the Bentonville Parks and Recreation Advisory Board have approved this artwork.
5. Request that the City Council approve the Police Department to increase the number of fleet vehicles by one (1) unit with a department to department asset transfer of a Parks Maintenance Department vehicle (5020-51). This Parks Maintenance Department vehicle, a 2006 Ford F350 v-10 4x4, regular cab, utility bed truck, VIN 1FDWF37Y96ED67265, AR VL 152UGH has approximately 60,000 miles and is in good condition. With minimal repair and modification this Ford F350 would be used to support the Bentonville Police SWAT Team as an equipment carrier. This would allow the current SWAT equipment and personnel carrier, a 2001 Chevy Van Chassis Cab and Box, to be modified for use as a personnel carrier only. As an equipment and personnel carrier this vehicle is overloaded. This modification will also allow our existing 2001 Chevy Van Chassis Cab to better meet our needs, and also increase the safety, performance, and usable life of the vehicle. The modification of our existing 2001 Chevy Van Chassis Cab and the repurposing and transfer of the Ford F350 represent a responsible and cost effective disposition of city properties and will also increase the efficiency and capability of our SWAT Team.
6. City Council approval of bid award to Fresh N Green Landscaping, in the amount of \$38,127.90 for the installation of trees along the Razorback Greenway.
7. Staff recommends to the Mayor and City Council approve the reclamation change order to the Osmose contract for the utility pole testing and treatment in the amount of \$1,167.03.
8. Bid award to Diamond C Construction for the project SE 10th Street Drainage Improvements - Phase II. Project consist of installing approximately 1250 LF of drainage pipe, six grated inlets and rebuilding curb and gutter on the south side of SE 10th St. The contract amount for this project is \$176,671.00 which will come from a Community Block Development Grant (CDBG) and Engineering Department Drainage Budget. Along with the contract amount an additional \$10,000.00 is requested for contingency and material testing.
9. A resolution approving a real estate agreement for the sale of certain property to First Security Bank.