



BENTONVILLE CITY COUNCIL AGENDA

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

**Monday, November 7, 2016 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, November 8, 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: October 25, 2016**

AGENDA

1. Informational Item – Certificate of recognition presentation.
2. Planning:
 - 2a. **Lot Split: Lots 42 and 43 Fountain Plaza; Dynamic Development, Inc.; 500 Southeast Plaza Avenue; C-2, General Commercial.**

The Planning Commission voted 5-0, recommending approval.

The applicant has submitted a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 42 (0.92 acres) and Lot 43 (2.02 acres) of Fountain Plaza Subdivision.

- 2b. **Lot Split: Lot 14, Block 3 Lincoln Rice Addition; Craig Smith; 805 East Central Avenue; R-1, Single Family Residential.**

The Planning Commission voted 5-0, recommending approval.

The applicant has submitted a lot split that will create one new lot from all of existing lot 10 and the west 25' of existing lot 11. The new lot will be known as Lot 14 (0.26 acres), Block 3 of Lincoln & Rice Addition.

- 2c. **Rezoning: Aurora Partners and Thrilled Land Investments; 8936 South Morningstar Road; Rezoning from A-1, Agricultural to R-1, Single Family Residential.**

The Planning Commission voted 5-0, 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.

- 2d. **Rezoning: PBR Holdings, LLC; Southwest 4th Street and Southwest C Street; Rezoning from R-1, Single Family Residential to R-C2, Central Residential Moderate Density.**

The Planning Commission voted 5-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The R-C2, Central Residential - Moderate Density zoning is an appropriate zoning district for this designation.

- 2e. **Rezoning: Rainbow Real Estate, LLC; 3604 Northwest Frontage Road and 3605 Northwest Wishing Springs Road; 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 Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

- 2f. **Rezoning: Stearman Revocable Trust; 601 Southwest Regional Airport Road; Rezoning from PUD, Planned Unit Development to C-1, Neighborhood Commercial.**

The Planning Commission voted 5-0, recommending approval.

The Future Land Use Plan depicts this property as Mixed Use (MU). The C-1, Neighborhood Commercial zoning is an appropriate zoning district for this designation.

- 2g. **Rezoning: Black Apple Creek, LLC; Northwest C Street and Trails End Lane; Rezoning from R-1, Single Family Residential to PRD, Planned Residential Development.**

The Planning Commission voted 5-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation. The applicant is proposing a maximum

density of 3.27 units per acre. The low density residential designation recommends 1-6 units per acre. The density is consistent with surrounding residential neighborhoods.

3. Council approval of a resolution authorizing the Mayor and Clerk to enter into a professional services agreement with Universal Field Services, Inc. for Right-of-Way and Easement acquisition on the Hwy 71B/12th/Tiger Blvd. intersection improvements project in an amount not to exceed \$129,884.00. See attached memo, contract, and supporting documents.
4. Award Bid #16-34 to Del/Sha Construction in the amount of \$3,428,550.98 for relocation of water and sewer services and the construction of pedestrian tunnels on the 8th St. project (AHTD 090377). See attached memo, letter of recommendation to award bid, letter from Walton Family Foundation, and bid tabulation.
- 5a. Staff recommends Council approval of a resolution authorizing the Mayor and City Clerk to enter into an amended Utility Agreement with the Arkansas State Highway Commission for construction of water line relocations associated with AHTD Project No. CA0902 - Interstate 49 Widening and Interchange Improvements, Hwy 62/102 - Hwy 72. This amendment acknowledges the addition of construction services and engineer's construction cost estimate for the project.
- 5b. Staff recommends Council approval of a resolution authorizing the Mayor and City Clerk to enter into an amended professional services agreement with Garver in an amount not to exceed \$52,400.00 for engineering services associated with the Utility Agreement with the Arkansas State Highway Commission for AHTD Project No. CA0902 - Interstate 49 Improvements, Hwy 62/102 - Hwy 72. This contract amendment adds \$12,350.00 for construction period services. This contract qualifies for reimbursement per AHTD's Utility Accommodation Policy.
- 5c. Budget Adjustment to front costs for amended Garver contract for construction services associated with the Utility Agreement with the Arkansas State Highway Commission for AHTD Project No. CA0902 - Interstate 49 Widening and Interchange Improvements, Hwy 62/102 - Hwy 72.
6. Recommend Mayor and City Council award bid #16-53 for 1/0 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$89,910.00.
7. City Council approval of a budget adjustment in the amount of \$67,000.00 to recognize funds from the Advertising and Promotions Commission for new restroom facility at Slaughter Pen Mountain Bike Park.
- 8a. City Council approval of a budget adjustment, in the amount of \$440,000.00 and accepting a grant from the Walton Family Foundation for the design and right-of-way acquisition for a re-route of the Razorback Greenway.

- 8b. City council approval of a Resolution allowing the Mayor and City Clerk to enter into an agreement with Alta Planning and Design for engineering, design and acquisition services for the HWY 102 Pedestrian Tunnel/Razorback Greenway re-alignment project. The cost of this contract will be \$440,000.00 which is from a Walton Family Foundation Grant; please see memo attached to the grant award.
- 9a. City Council approval of a bid award, in the amount of \$503,851.00 to Pick-It Construction, for the renovation of the pool house at the Melvin Ford Aquatic Center.
- 9b. City Council approval of a budget adjustment, in the amount of \$516,000.00 to fund the renovation of the pool house at the Melvin Ford Aquatic Center.
10. City Council approval of a contract amendment with Crafton Tull, in the amount of \$12,000.00 to allow for construction observation for the Melvin Ford Aquatic Center.
11. City Council approval of a resolution, authorizing the Mayor and City Clerk enter into an agreement with LaQuantra Bonci, in the amount of \$190,260.00 to create a 10 Year Parks and Recreation Master Plan for the City of Bentonville.
12. Budget Discussion.