



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, November 28, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, November 28, 2017 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: November 14, 2017**

---

### **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. (Voluntary Annexation - Joe Robert Randel)
2. Planning:
  - 2a. **Rezoning: Yessur Investments, LLC, 410 Dickson Road & 507 Northwest 5<sup>th</sup> Street, From R-1, Single Family Residential & R-3, Medium Family Residential to DN-2, Downtown Medium-Density Residential.**

**The Planning Commission voted 5-0, 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.

- 2b. **Rezoning: Evert & Juanita Kaiser, 302 Northeast B Street, From R-1, Single Family Residential to DN-3, High Density Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Downtown High-Density Residential (D-HDR). The DN-3, Downtown High Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 2c. **Rezoning: Kuhlman Properties, LLC, Southwest Regional Airport Boulevard, From A-1, Agricultural to C-2, General Commercial.**

**The Planning Commission voted 6-0, 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 and is consistent with the Future Land Use Plan.

- 2d. **Rezoning: Kuhlman Properties, LLC, Southwest Regional Airport Boulevard, From A-1, Agricultural to R-4, High Density Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The Future Land Use Plan depicts this property as Commercial (C). The R-4, High Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 2e. **Rezoning: DEB Farm Adventures, Barron Road & Piercy Road, From A-1, Agricultural to R-1, Single Family Residential.**

**The Planning Commission voted 6-0, recommending approval.**

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

- 2f. **Lot Split: Lots 1, 2, & 3 The Crossings Subdivision, Shelly McMillon, Northeast J Street & Northeast Chapel Hill Drive, R-1, Single Family Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a proposal for a lot split of a 45.5 acre, unplatted parent tract, creating three new lots that will be known as Lot 1 (.57 +/- acres), Lot 2 (.56 +/- acres) & Lot 3 (44.35 +/- acres) of The Crossings Subdivision. Lots 1 and 2 are fronted on NE Chapel Hill Drive and Lot 3 is fronted on NE J Street. Per the Master Street Plan requirements, right-of-way will be dedicated along NE J Street; 45' from centerline along the west side of Lot 3 and 26' from centerline along the northern boundary. No new utility or access easements are being dedicated by this plat. Each new lot will have access to public water and a public street.

- 2g. **Lot Split: Lots 46, 47 & 48 Fountain Plaza Subdivision, Kenneth Mourton, Southeast Plaza Avenue & Southeast Fountain Boulevard, C-2, General Commercial.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a proposal for a lot split of Lot 35 of Fountain Plaza Subdivision, creating three new lots that will be known as Lot 46 (+/- .75 acres), Lot 47 (+/- .98 acres) & Lot 48 (+/- 1.00 acres) of Fountain Plaza Subdivision. Per the Master Street Plan requirements, no new right-of-way is needed along SE Plaza Avenue. Two 15' utility easements will be dedicated between Lots 46 and 47 and between Lots 47 and 48. Each new lot will have access to public water and a public street.

- 2h. **Property Line Adjustment: Lots 6 & 7 Wayne Carlson Subdivision, James & Sally Durham , 1503 & 1505 Southwest 2<sup>nd</sup> Street, R-1, Single Family Residential.**

**The Planning Commission voted 6-0, recommending approval.**

The applicant has submitted a property line adjustment that will adjust the common lot line between lots 5A and 2B of the Wayne Carlson Subdivision, creating two new lots known as Lot 6 (+/- 2.61 acres) and Lot 7 (+/- 2.14 acres), Wayne Carlson Subdivision. No additional right-of-way is required by the Master Street Plan. A public utility and access easement of varying width will be added per the plat.

- 2i. **Ordinance: Sign Code Amendment.**

**The Planning Commission voted 6-0, recommending approval.**

The proposed amendment requires that a sign permit application must be submitted when sign faces are being replaced; eliminates conflicts between regulations for roof, canopy, awning and wall signs; requires that signage must be brought into compliance when a property is being completely redeveloped; and prohibits commercial mascots.

- 2j. **Ordinance: Article 1600 Addressing Amendment.**

**The Planning Commission voted 6-0, recommending approval.**

The proposed amendments are designed to better organize the regulations, provide specific guidance on addressing for a variety of conditions and situations, and remove conflicting regulations within the municipal code.

3. Public hearing and ordinance vacating a Utility and Drainage Easement located 3900 East Central Avenue, Kensington Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
4. Parks and Recreation is requesting City Council approval of an ordinance authorizing the Mayor and City Clerk to enter an agreement with Arkansas State Soccer Association for the service of providing soccer officials for Parks and Recreation and waiving the requirement for competitive bidding.
5. Parks and Recreation is requesting City Council approval of an ordinance authorizing the Mayor and City Clerk to enter an agreement with Bentonville Youth Softball Association for the service of providing umpires and scorekeepers for the youth softball league for Parks and Recreation and waiving the requirement for competitive bidding.
6. Parks and Recreation is requesting City Council approval of an ordinance authorizing the Mayor and City Clerk to enter an agreement with Arkansas United States Specialty Sports Association for the service of providing umpires for youth baseball tournaments for Parks and Recreation and waiving the requirement for competitive bidding.
7. Parks and Recreation recommends City Council to award bid No. 2017-29 to Jet Custom Screen Printing for participant shirts for the 2018 Run Bentonville Half Marathon.
8. A resolution authorizing the Mayor and City Council to enter into an agreement with AEP for a new Point of Delivery in association with the construction of Substation "J". The City's costs per this agreement are estimated to be \$60,000.00.
9. Adoption of an ordinance providing for the description of boundaries and other details related to the adjustment of the City's ward boundaries due to population growth. The ordinance will put in effect the decision made by the Council in July, 2017 as to the realignment. The new boundaries will take effect January 1, 2019 and the 2018 City Council elections will be to the Ward described by the new boundaries.
10. Approve resolution adopting the 2018 Budget.