



BENTONVILLE CITY COUNCIL AGENDA

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

**Monday, February 13, 2017 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, February 14, 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: January 24, 2017
Swear in Police Officers: Christopher S. Alexander, Kyle S. Davis, John D. Jordan, Matthew G. Ochoa, Jeffery S. Smith**

AGENDA

1. Provide City Council with a ten minute informational update on the status of the Bentonville Blueprint, the city's economic development five year strategic plan, and present a summary of 2016 economic development activity and successes. **(Monday Night Only)**
2. Ward redistricting discussion.
3. Planning:
- 3a. **Lot Split: Lots 1 & 2 Parkcrest Addition, Smokin Joe's Ribhouse, Inc., 2500 & 2504 East Central Avenue, C-2, General Commercial.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 1 (1.82 acres) and Lot 2 (0.36 acres) of Park Crest Addition. Per the current Master Street Plan, adequate right-of-way exists along East Central Avenue and right-of-way is being dedicated along Southeast Moberly Lane. Public utility and access easements are being dedicated with the plat which will help to serve the Large Scale Development that was approved by the Planning Commission on November 14, 2016. Each of the new lots will have access to public utilities and a public street.

- 3b. **Lot Split: Lots 1 & 2 Holcomb Subdivision, Holcomb Living Trust, 210 Prairie Lane, A-1, Agricultural.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots. The new lots will be known as Lot 1 (5.58 acres) and Lot 2 (0.97 acres) of Holcomb Subdivision. Per the current Master Street Plan, right-of-way is being dedicated along Prairie Lane. Each of the new lots will have access to public utilities and a public street.

- 3c. **Property Line Adjustment: Lot 11, Block 5 Banks Addition, Main Street Crossing, LLC , 1327 South Main Street, DE, Downtown Edge.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a property line adjustment creating one new lot by removing the common lot line between two existing lots. The new lot will be known as Lot 11 (0.53 acres), Block 5 of Banks Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along South Main Street. Adequate right-of-way exists along Southeast 13th Street. Public utility, drainage and cross access easements are being dedicated with the creation of the new lot. The new lot will have access to public utilities and a public street.

- 3d. **Property Line Adjustment: Lot 12, Block 5 Banks Addition, Main Street Crossing, LLC , 1335 South Main Street, DC, Downtown Core.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a property line adjustment creating one new lot by removing the common lot line between two existing lots. The new lot will be known as Lot 12 (0.50 acres), Block 5 of Banks Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along South Main Street. Adequate right-of-way exists along Southeast 14th Street. Public utility, drainage and cross access easements are being dedicated with the creation of the new lot. The new lot will have access to public utilities and a public street.

- 3e. **Rezoning: MSB Holdings, LLC, 431 Southwest 'B' Street, From R-1, Single Family Residential to DC, Downtown Core.**

The Planning Commission voted 7-0, recommending approval.

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.

- 3f. **Rezoning: Rohit Dharmadhikari, 1203 & 1205 Southeast 33rd Street, From A-1, Agricultural to R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The R-1, Single Family Residential zoning designation supports Policy LU-23, Housing Types, within the General Plan, which states, “the City should encourage the development of a mix of housing types to meet the needs of its residents...” This rezoning request is consistent with good land use planning, the General Plan and the Future Land Use Map and will meet the intent of the policy.

- 3g. **Rezoning: North Village PRD, Van & Leola Ann Jacobs, Northeast ‘J’ Street, From A-1, Agricultural to PRD, Planned Residential Development.**

The Planning Commission voted 6-1, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation. As Northeast J Street is extended to the north, an interchange with I-49 is possible. The Land Use Plan depicts highway commercial uses along both corridors as they near the intersection. The proposed Planned Residential Development will create an appropriate transition from the low density residential into the high density and commercial uses anticipated near the intersection of the two main arterials.

4. Appointment of Mark Hufford to the City of Bentonville’s Advertising & Promotion Commission for a 4-year term. Term beginning January 1, 2017 and expiring December 31, 2020.
5. Public hearing and ordinance vacating an Alley Right of Way located between Lot 14 & 15 Block 1 of Smarrt’s Addition and Tract 1 of Depot Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas.
6. A resolution setting a public hearing for February 28, 2017 for a Utility Easement Vacation requested by RC Stoneburrow, LLC for multiple parcels at Kerelaw Subdivision.
7. A resolution setting a public hearing for February 28, 2017 for a Public Access Easement Vacation requested by 1302 Melissa, LLC at 1302 Melissa.
8. City recommends council approval of a budget adjustment for engineering services to Morrison-Shipley for engineering services provided for the Bentonville Municipal Airport in the amount of \$21,206.56.
9. An ordinance authorizing the Mayor and City Council to enter into an agreement with IBT Industrial Solutions and waiving the requirements of competitive bidding to relocate the existing warehouse racks to the new warehouse during the move to the new Utility Complex in 2017 in the amount of \$24,017.73.

10. Adopt a new Special Operations policy, General Order 58, for the Police Department Policy and Procedures manual. This new Special Operations policy will replace the previous policy in its entirety and provide our officers with better guidelines for the management of critical and high risk incidents. See attached proposed new policy and existing policy.
11. City Council approval of an ordinance waiving competitive bid and authorizing the Mayor and City Clerk to enter into an agreement for services with Downtown Bentonville, Inc.
12. Staff requests the Mayor and City Council approve an ordinance to waive competitive bidding for the purchase of two (2) variable frequency drives and installation by Scott McBrayer of McBrayer Engineering, Inc. for Oxidation Ditches at the wastewater plant. This is a single source budgeted item for 2017.
13. Staff recommends approval of Change Order #1 for TriStar Contractors, LLC for an increase of \$14,542.00 and an additional 19 calendar days for Phase I of the 8th Street Water and Sewer Relocations, Contract Section I (SW I Street to SE D Street) project associated with the widening of 8th Street. This change order is necessary to address conflict with an existing water line and other utilities. Increased cost will be covered by funds from the 8th Street Escrow account.
14. Southeast 10th Street Drainage Improvements Phase II is now complete. To reconcile the quantities used and the final price of the contract, a reconciliation change order is needed. The final project cost is \$176,671.00 plus \$3,400.00 of incentive for completing the project 17 days ahead of schedule as noted in the contract documents.