



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, April 11, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, April 11, 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: March 28, 2017**

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### **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. (PMD Enterprises, Phillip & Dayna Martz)
2. Planning:
  - 2a. **Lot Split: Lot 209 Bentonville Original Subdivision, Rustin Chrisco, 224 North Main Street, R-1, Single Family Residential.**

**The Planning Commission voted 7-0, recommending approval.**

The applicant has submitted a proposal for a lot split that will create one new lot from one existing parcel. The new lot will be known as Lot 209 (0.32 acres) of Bentonville Original Subdivision. Per the current Master Street Plan, additional right-of-way is being dedicated along North Main Street. The new lot will have access to public utilities and a public street.

- 2b. **Lot Split: Lots 19 & 20, Block 4, Railroad Addition, TNG Properties, LLC, 222 & 224 Southeast 2<sup>nd</sup> Street, DE, Downtown Edge.**

**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 19 (0.12 acres) and Lot 20 (0.11 acres) of Block 4, Railroad Addition. The plat shows the dedication of a public drainage, utility and access easement along the southern portion of the new Lot 20. Each of the new lots will have access to public utilities and a public street.

- 2c. **Lot Split: Lots 26, 27, & 28, Block 5, Dunn & Davis Addition, 6<sup>th</sup> & C, LLC, 601 Southwest 6<sup>th</sup> Street, DE, Downtown Edge.**

**The Planning Commission voted 7-0, recommending approval.**

The applicant has submitted a proposal for a lot split that will create three new lots from one existing lot. The new lots will be known as Lot 26 (0.05 acres), Lot 27 (0.05 acres) and Lot 28 (0.05 acres) of Block 5, Dunn & Davis Addition. The plat shows the dedication of right-of-way along SW C Street and SW 6<sup>th</sup> Street per the current Master Street Plan requirements. Each of the new lots will have access to public utilities and a public street.

- 2d. **Final Plat: Wildwood Subdivision, Phase 6, Dream Structure Residential, LLC, Southwest Morning Star Road, R-1, Single Family Residential.**

**The Planning Commission voted 7-0, recommending approval.**

The applicant has submitted a final plat for 21.52 acres consisting of 32 single-family residential lots that will be known as Wildwood Subdivision, Phase 6. The homes that will be constructed in this phase will be consistent with previous phases of the subdivision. This phase will connect to Wildwood Phase 4 located to the east and will have direct access to SW Morningstar Road. Public drainage and utility easements are being dedicated with the plat. Right-of-way is also being dedicated along SW Morningstar Road per the current requirements of the Master Street Plan. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

- 2e. **Rezoning: Riggins Commercial Construction & Development, Southwest Rainbow Farms Road, From R-O, Residential Office 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.

- 2f. **Rezoning: Jared & Sonia Faciszewski, Northeast Monroe Street, 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.

- 2g. **Rezoning: Central Investments, LLC, 1602 East Central Avenue, From I-2, Heavy Industrial to C-2, General Commercial.**

**The Planning Commission voted 7-0, recommending approval.**

The property is currently occupied with a mix of office and general commercial uses. The C-2, General Commercial zoning district will allow uses that are consistent with the existing use occurring in the building and with other uses in the near vicinity. The proximity to an arterial street is keeping with good land use planning and the General Plan.

3. Appointment of Johnetta Dexter, a local artist and small business owner, to the Public Art Advisory Committee to fill the term vacated by Chad Alligood that expires October 28, 2017.
4. **Tabled from the March 14, 2017 City Council Meeting:** City Council approval of an ordinance amending the local amendments to the National Electric Code, as adopted by Ordinance No. 2014-30, to improve safety for exterior electric disconnects.
5. City Council approval of a change order and budget adjustment, in the amount of \$9,664.00, for the Melvin Ford Aquatic Center renovation project.
6. Staff recommends approval of Change Order #3 for TriStar Contractors, LLC for an increase of \$22,911.97 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 between sanitary sewer and storm sewer and replace a section of clay sanitary sewer in poor condition. This change order will also adjust contract times to add the time extensions already approved for Phase I of the project to the overall project schedule moving the completion of the overall project from December 5, 2017 to January 31, 2018. Increased cost will be covered by funds from the 8th Street Escrow account.