



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, April 12, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, April 12, 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: March 22, 2016**

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### **AGENDA**

1. Presentation of Bentonville Public library's Annual Report and Bentonville's Second Annual Youth Literature Festival.
2. 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. (John and Velena Callis)
3. Planning:
  - 3a. **Lot Split: Trina F. Hammond, Lot 5, Block 15, Railroad Addition, 113 Southeast 'F' Street, Zoned R-1, Single Family Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a lot split for property located at 113 Southeast 'F' Street. The plat as provided shows the creation of one new lot from a portion of existing Lot 3 to be known as Lot 5 (0.19 acres), Block 15 of Railroad Addition. The plat indicates the dedication of right-of-way along Southeast 'F' Street per the Master Street Plan. Water and sewer services are available to both lots.

- 3b. **Lot Split: Bike Rack Group, LLC (Jake Newell) Southwest 'B' Street & Southwest 7<sup>th</sup> Street, Zoned D-C, Downtown Core.**

**The planning commission voted 7-0 recommending approval.**

The applicant has submitted a lot split for property located at Southwest 'B' Street & Southwest 7<sup>th</sup> Street. The plat as provided shows the creation of two new lots from 3 existing lots to be known as Lot 13 (0.18 acres) and Lot 14 (0.29 acres), Block 6 of Dunn & Davis Addition. The plat indicates the dedication of right-of-way along Southwest 7<sup>th</sup> Street per the Master Street Plan and the dedication of additional right-of-way along the northern existing alley to allow for fire apparatus access. Water and sewer services are available to both lots.

- 3c. **Final plat: Meadows at Woods Creek, Inc., The Estates at Woods Creek, Zoned R-1.**

**The planning commission voted 7-0 recommending approval.**

The Estates at Woods Creek subdivision consists of 20 acres and includes 15 lots, 1 of which is non-buildable. The property exists in a developing residential area along the west side of Woods Creek Road with only one access point onto Woods Creek Road. All lots will have adequate access onto a public street. Regional detention exists in this area and a drainage easement is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.29 acres to 4 acres. Sidewalk ramps have been installed to facilitate future pedestrian connection to the surrounding residential and common areas. Right-of Way has been dedicated for the street/cul-de-sac known as Northeast Miner Court, that will provide direct access to the lots within subdivision. Various utility easement dedications have also been made to allow utility services to each lot. All non-bondable items have been completed.

- 3d. **Land Use Map Amendment: Parsley, 9004 Windmill Road, Zoned A-1 to Proposed Land Use Map Designation, Low Density Residential.**

**The planning commission voted 7-0 recommending approval.**

The applicants are requesting a change to the land use map designation in order to develop a small residential subdivision.

- 3e. **Rezoning: Alta Vista, LLC (Craig Soos) 403 Southeast 5<sup>th</sup> Street, R-1, Single Family Residential to C-3, Central Commercial.**

**The planning commission voted 7-0 recommending approval.**

Property is described at 0.52 acres, currently zoned R-1, single family residential, land use map shows mixed use which allows C-3 zoning.

- 3f. **Rezoning: PBR Holdings, Karning, Downtown Bentonville Cottages, Inc. & Prime Time Housing, LLC., Southeast 2<sup>nd</sup> Street & 301,305,307,309 & 311 East Central Ave.**

**The planning commission voted 7-0 recommending approval.**

The applicants have requested a rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core, The land use map shown mixed use which allows D-C, Downtown Core, Water and sewer service are available.

4. A resolution setting a Public Hearing for April 26th, 2016 for a Street Right of Way Vacation requested by 21C, LLC at 200 NE A Street.
5. Council approval of a resolution authorizing the Mayor and Clerk to amend the existing contract with Garver Engineers on the NW 3rd Phase 3 project increasing the amount by an additional \$47,355.00 to include water and sewer line staking and design, provide right-of-way and easement staking, and increase the construction observation services fees. See attached memo and Amendment #1 document.
6. Request a waiver of bid and authorization to enter into a product and service agreement with SPS VAR for the purchase of a replacement AS/400 (Power 8).
7. Fire Department Staff recommends Council approve an ordinance authorizing a third party inspection reporting system for the City of Bentonville.
8. Recommend Mayor and City Council award bid #16-10 for 1/0 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$75,450.00.
9. Review Street Department overlay list for 2016.
10. City Council approval of resolution to Crafton Tull and Associates authorizing the Mayor and City Clerk to enter into an agreement for design work for the Melvin Ford Aquatic Center Bathhouse Remodel project.