



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
New City Maintenance Facility**

**Monday, May 8, 2017 6:00 p.m.
3200 SW Municipal Drive**

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

**Tuesday, May 9, 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: April 25, 2017**

AGENDA

1. Tour of New City Maintenance Facility. **(Monday Night Only)**
2. Proclamation presented to recognize "Police Week" in Bentonville, Arkansas.
3. Proclamation presented to recognize "National Drug Court Month" in Bentonville, Arkansas.
4. Planning:
 - 4a. **Rezoning: First Baptist Church of Bentonville; Southwest 'C' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4b. **Property Line Adjustment: Lot 10 East Acres Addition; Specialized Real Estate Group; Southeast 3rd Street, Southeast 'J' Street, & East Central Avenue; PUD, Planned Unit Development.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create one new lot. The new lot will be known as Lot 10 (10.85 acres) of East Acres Addition. Per the current Master Street Plan requirements, the plat indicates the dedication of right-of-way along SE 3rd Street and SE 'J' Street. The plat also shows the dedication of various utility and drainage easements to serve the new lot. A separate vacation process will vacate the old utility easements that will no longer be utilized by proposed future development on the new lot. The new lot will have access to public utilities and a public street.

- 4c. **Property Line Adjustment: Lots 1 & 2 Maple Addition; Ft. Scott Property, LLC c/o Kutak Rock; 5800 Southwest Regional Airport Boulevard; I-2, Heavy Industrial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a property line adjustment that will create two new lots from one parcel. The new lots will be known as Lot 1 (9.57 acres) and Lot 2 (104.74 acres) of Maple Addition. The plat shows the dedication of right-of-way along SW Opal Road and right-of-way dedication for the future SW Vendor Boulevard extension. The plat also shows the dedication of various utility and drainage easements to serve the new lots. Both new lots will have access to public utilities and a public street.

- 4d. **Lot Split: Lot 1 Mt. Carmel Community Subdivision; Rick Mooney Construction; 3800 Southwest Mt. Carmel Drive; C-2, General Commercial.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a lot split that will dedicate various utility drainage and public cross access easements to serve existing Lot 1 of Mt. Carmel Community Subdivision. No new lots are being created with this lot split.

- 4e. **Lot Split: Lots 1 & 2, Mac's Addition; SS Properties, LLC; 1400 & 1402 Southwest Susana Street; PUD, Planned Unit Development.**

The Planning Commission voted 6-0, recommending approval.

The applicant has submitted a proposal for a lot split that will create two new lots from three parcels. The new lots will be known as Lot 1 (2.98 acres) and Lot 2 (5.25 acres) of Mac's Addition. Various utility, drainage and public cross access easements are being dedicated with the plat. The new lots will have access to public utilities and a public street.

- 4f. **Lot Split: Lots 3 & 4 Phillips Valley Addition; Alan Lewis & Nancy Martin; 603 Northwest 'D' Street; R-1, Single Family Residential.**

The Planning Commission voted 6-0, 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 3 (0.17 acres) and Lot 4 (0.17 acres) of Phillip's Valley Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NW D Street. A 20' wide public utility easement is also being dedicated along both frontages for each new lot. The new lots will have access to public utilities and a public street.

- 4g. **Lot Split: Lots 17 & 18 Eversole Addition; Mercy Health Northwest Arkansas Communities; 4344 Southwest 'I' Street; R-1, Single Family Residential.**

The Planning Commission voted 6-0, 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 17 (3.72 acres) and Lot 18 (15.71 acres) of Eversole Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW 41st Street. Various public utility drainage and cross access easements are also being dedicated to serve each new lot. The new lots will have access to public utilities and a public street.

- 4h. **Rezoning: First Baptist Church of Bentonville; Southwest 3rd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The DN-2, Downtown Medium Density Residential zoning is an appropriate zoning district for this designation.

- 4i. **Rezoning: First Baptist Church of Bentonville; Southwest 2nd Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR) and Downtown Medium Density Residential.

- 4j. **Rezoning: Hurricane WA, LLC; Southeast 7th Street; Rezoning from R-1, Single Family Residential to D-E, Downtown Edge.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The intent of the Downtown Mixed-Use Residential district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures

- 4k. **Rezoning: Palmco Properties, LLC; Southwest Riverstone Road; Rezoning from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line.**

The Planning Commission voted 6-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-ZL, Zero Lot Line zoning is an appropriate zoning district for the designated land use.

5. Presentation of Bentonville Public Library's 2016 Annual Report.
6. Approve budget adjustment from the Arkansas Library Association to sponsor Sarah Gowdy's participation as the State's 2017 American Library Association (ALA) Emerging Leader. Gowdy is Bentonville Public Library's Teen Services Librarian, who was selected and awarded funds to participate in the national leadership program. The \$2,000.00 award supports travel expenses incurred for her required participation in ALA's Midwinter Meeting and Annual Conference. Expenditures beyond the sponsorship are absorbed by Bentonville Library's travel/training budget.
7. Public hearing and ordinance vacating a Utility Easement located at 304 NW Tall Oaks, Oaklawn Hills Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.
8. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a land lease agreement with VBT Flying Centre, LLC for a 10,726.42 square foot hangar located at the Bentonville Municipal Airport. The Airport Advisory Board unanimously approved this land lease agreement. Agreement will be provided for review before meeting.
9. Recommend the Mayor and City Council award the bid for the underground wire puller to Cape Electric in the amount of \$137,900.00 plus tax. This is a budgeted 2017 item rolled from 2016.
10. Fire Department Staff recommends Council approve a budget adjustment in the amount of \$11,487.37 to repair damage to Rescue 1. This amount is what was received from the insurance company for repairs.
11. Staff requests the Mayor and City Council approval for an ordinance to waive competitive bidding for Raven© epoxy coating on Two (2) 90' effluent clarifier

tanks at the wastewater plant. Staff requests award to Corgill Construction, Inc., the only company certified to apply this product in Arkansas and Oklahoma. This is a single source budgeted item for 2017.

12. Council approval of bid award #17-13 and authorizing the Mayor and City Clerk to enter into an agreement with Hutchens Construction for the annual Street Overlay Program. Please see attachments
13. Council approval of budget adjustment for a 10% cost share in the amount of \$23,672.88 for the State Aid Overlay project. Please see attachments.
14. Council approval of bid award #17-14 and authorizing the Mayor and City Clerk to enter into an agreement with Time Striping Inc. for the annual Street Striping Program.