



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, May 23, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, May 23, 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: May 9, 2017**

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### **AGENDA**

1. Proclamation presented to recognize "National EMS Week" in Bentonville, Arkansas.
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. (DEB FARM ADVENTURES)
3. Planning:
- 3a. **Rezoning: First Baptist Church of Bentonville; Southwest 2<sup>nd</sup> Street & Southwest 'B' Street; Rezoning from R-1, Single Family Residential & D-E, Downtown Edge 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) and Downtown Medium Density Residential.

***\*This item was previously approved by council on 5-9-17. The ordinance was mistakenly altered to reflect D-C zone based on a contradicting staff report. This is an ordinance amendment to the correct zoning of DE, Downtown Edge.***

- 3b. **Lot Split: Lot 10, Block 4, Deming's Addition, Polly E. Harris, 405 Northwest 'A' 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 the northern portion of one existing lot. The new lot will be known as Lot 10 (0.24 acres) Block 4 of Deming's Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along North Main Street. The new lot will have access to public utilities and a public street.

- 3c. **Property Line Adjustment: Lots 34, 35, & 36 Dickson's Addition, Cottage Home XNA, LLC , West Central Avenue, Southwest 'F' Street, Southwest 2<sup>nd</sup> Street, R-1, Single Family Residential.**

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

The applicant has submitted a property line adjustment that will adjust the common lot line between five existing lots and will create three new single-family residential lots that will be known as Lot 34, Lot 35 and Lot 36 of Dickson's Addition. Each new lot is approximately 0.54 acres. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along West Central Avenue, Southwest "F" Street, and Southwest 2<sup>nd</sup> Street. Each new lot will have access to public utilities and a public street.

- 3d. **Lot Split: Lots 1 & 2 Opal Subdivision, Highland, LLC, Southwest Opal Road/Southwest Barron Road & Southwest Regional Airport Boulevard, 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 two new lots from one existing parcel. The new lots will be known as Lot 1 (28.06 acres) and Lot 2 (97.16 acres) of Opal Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along SW Opal Road and SW Barron Road. A 20' wide utility easement is also being dedicated with the plat along SW Opal Road.

- 3e. **Rezoning: Kenneth Ehret, North Main Street & 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.

- 3f. **Resolution: Bear State Bank, Southwest 2<sup>nd</sup> Street and Northwest Elm Tree Road, Low Density Residential or Medium Density Residential.**

**The Planning Commission voted 6-1, recommending approval.**

Policy LU-23, Housing Types, within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. The proposed medium density residential development will help to create additional density and reduce the impact on the city's infrastructure by utilizing existing public utilities and traffic networks.

- 3g. **Lot Split: Lots 25, 26, 27, 28, & 29, Block 6, W.A. Burks Addition, Kenneth Ehret, North Main Street & Northeast Monroe Street, R-1, Single Family Residential.**

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

The applicant has submitted a lot split request that will create five new lots from four existing lots. The new lots will be known as Lots 25, 26, 27, 28 & 29, Block 6 of W.A. Burk's Addition. Each new lot is approximately 0.14 acres. Per the requirements of the current Master Street Plan, the plat shows the dedication of right-of-way along North Main Street. Each lot will have access to a public alley along the side or rear lot lines. All lots will have access to public utilities and a public street.

- 3h. **Property Line Adjustment: Lot 16, Crystal Bridges Addition & Lots 3 & 4, Martz Addition, Crystal Bridges Museum of American Art , 600 Museum Way & 1107 Northeast 'J' Street, A-1, Agricultural.**

**The Planning Commission voted 6-1, recommending approval.**

The applicant has submitted a property line adjustment that will adjust the common lot line between existing Lot 9 of Crystal Bridges Addition and existing Lot 2 of Martz Addition and will create new Lot 16 of Crystal Bridges Addition and Lots 3 & 4 of Martz Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along NE 'J' Street. The plat also shows the dedication of a 20' wide utility easement along NE 'J' Street. All lots will have access to public utilities and a public street.

4. Reappointment of David Short for a second three year term on the Tree and Landscape Advisory Committee. The term will expire on May 23, 2020.
5. Approval of the installation of a permanent piece of artwork, titled "The Monarch and Dandelions" by artist Amanda Wilshire, on public property located at Orchards Park. The purchase and installation of the artwork is funded by the Bentonville Advertising & Promotions Commission. The Public Art Advisory Committee recommended approval on May 9, 2017.

6. Parks and Recreation Staff seeks City Council's approval of a bid award to Challenger Teamwear in an amount not to exceed \$43,000.00 for the purchase of uniforms for the 2017-2018 season. Challenger Teamwear was chosen through the RFP selection process.
7. Recommend City Council approve increase in Electric Department fleet by one vehicle in order to transfer the surplus vactor truck from the Sewer Department.
8. Staff recommends that the Mayor and City Council approve the reconciliation change order for the Bentonville Sidewalk Improvements 2016. The final project cost is \$12,633.12 less than the currently contracted amount of \$210,782.00. The final contract amount is \$198,148.88.
9. City Council approval of a resolution adopting the updated Quality Management Plan to be used for EPA funded projects. This update is required by EPA and if any changes are made, a new Quality Management Plan has to be submitted. This Quality Management Plan will be in effect for five years from the original release, requiring yearly audits and submissions. After this period has expired, the plan will either be reissued without change, revised, or withdrawn from the EPA Quality System.
10. Staff recommends City Council approval of a resolution authorizing the Mayor and Clerk to enter into an amended agreement with the Arkansas Highway and Transportation Department for the design and construction of a Single Point Urban Interchange at the Hwy 71B (Walton Blvd) and I-49 Interchange, for an increase of \$15,000.00. Amendment increases commitment amount to \$1.515 million.