



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, June 13, 2017 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, June 13, 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 23, 2017**

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### **AGENDA**

1. Presentation of Final Draft for Parks and Recreation 10 Year Master Plan.
2. Planning:
  - 2a. **Lot Split: Lot 19, Block 3, Deming's Addition, Phillips Revocable Trust, John Alan (Trustee), 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 one existing parcel. The new lot will be known as Lot 19, (0.44 acres), Block 3 of Deming's Addition. Additional right-of-way will be dedicated along NW A Street per the current Master Street Plan. A 20'-wide utility easements will also be dedicated along NW A Street with the plat to serve the new lot. The newly created lot will have direct access to public utilities and a public street.

- 2b. **Property Line Adjustment: Lot 29, Block 5, Dunn & Davis Addition, Bike Rack Redevelopment, LLC, Southwest 6<sup>th</sup> Street & Southwest 'B' Street, D-E, Downtown Edge.**

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

The applicant has submitted a property line adjustment that will remove the common lot lines of four existing lots and will create one new lot. The new lot will be known as Lot 29 (0.49 acres), Block 5 of Dunn & Davis Addition. Per the requirements of the current Master Street Plan, a small portion of right-of-way will be dedicated along SW B Street. The new lot will have access to public utilities and a public street. An existing 12' alley to the west will allow any development on the new lot to be rear loaded.

- 2c. **Property Line Adjustment: Lot 3 Food Hub Addition & Lot 3 Market Addition, Food Hub NWA, LLC, 801 Southwest 8<sup>th</sup> Street, C-2, General Commercial & I-2, Heavy Industrial.**

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

The applicant has submitted a property line adjustment that will dedicate right-of-way for the future expansion of SE 'G' Street between existing Lot 1 of the Market Addition and existing Lot 2 of the Food Hub NWA Addition. The two new lots will be known as Lot 3 Food Hub Addition and Lot 3 Market Addition. A 20' wide utility easement adjacent to the newly dedicated right-of-way is being dedicated with the plat. Each new lot has access to public utilities and a public road.

- 2d. **General Plan Amendment: Sewell Family Trust, Southwest H Street, Agricultural to Low Density Residential.**

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

This is a land use map amendment amending the boundary of the Map and adopting the Low Density residential designation. The General Plan suggests that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. A proposed low 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.

- 2e. **General Plan Amendment: DEB Farms Adventures, Inc., Southwest Barron Road and Piercy Road, Agricultural to Low Density Residential.**

**The Planning Commission voted 7-0, 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 low density residential land use will help to create additional housing options for the city's residents and will utilize existing utility infrastructure.

- 2f. **General Plan Amendment: Real Assets, Inc., 2415 Southwest Regional Airport Boulevard, Low Density Residential to Office.**

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

The Future Land Use Plan depicts this property as Low Density Residential (LDR) , the proposed designation of Office (O) is adjacent to property that is currently designated as Office (O) on the current Land Use Map. Policy LU-18 of the General Plan states that the City should provide greater flexibility in its development regulations to facilitate efficient and appropriate residential, office and commercial uses.

- 2g. **Rezoning: Carroll Electric Cooperative Corp., 707 Southeast Walton Boulevard, From A-1, Agricultural to C-2, General Commercial.**

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

The Future Land Use Plan depicts this property as commercial. The C-2, General Commercial zoning designation is a recommended zoning for this classification.

- 2h. **Lot Split: Lots 11-15 Southside Addition, Hurricane WA LLC, Southeast 'A' Street & Southeast 7<sup>th</sup> Street, D-E, Downtown Edge.**

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

The applicant has submitted a proposal for a lot split that will create five new lots from three existing lots. The new lots will be known as Lots 11, 12, 13, 14 & 15 of Southside Addition. Per the requirements of the current Master Street Plan, right-of-way is being dedicated along both SE A Street & SE 6<sup>th</sup> Street.

3. Staff recommends approval of Change Order No. 1 and Final Reconciliation for Fochtman Enterprises, Inc. for a decrease of \$14,122.68 for the Hwy 62/102 - Hwy 72 Water Line Relocations Associated with AHTD Project CA0902. This final change order reduces the contract amount from \$110,170.00 to \$96,047.32. The reduction is from final quantity measurements. This project qualifies for 97% reimbursement from AHTD.
4. Staff requests Council approval to increase the vehicle fleet in Public Works Maintenance fleet by one (1). This request will not increase the overall City fleet, but rather repositions vehicles within departments. This request would transfer a Durango (2013, Unit 3820-16) from Transportation to Police in exchange for an Impala (2009, Unit 2010-79) in need of replacement. Transportation would transfer the Impala to Public Works Maintenance which would trade the Impala for a pickup that would be positioned for surplus, ultimately removing the Impala from the City's current fleet through surplus. The addition of the truck will allow Public Works Maintenance to divide mowing crews to better cover mowing and lawn maintenance throughout the City.
5. A resolution setting a public hearing for June 27, 2017 for a Drainage Easement Vacation requested by Gain Robinson located at 2609 S. Walton. (Referenced in layout provided as Drainage Easement)
6. A resolution setting a public hearing for June 27, 2017 for a Shared Access Easement requested by Gain Robinson located at 2609 S. Walton. (Referenced in layout provided as Access Easement #1)

7. A resolution setting a public hearing for June 27, 2017 for an Ingress/Egress Easement requested by Gain Robinson located at 2609 S. Walton. (Referenced in layout provided as Access Easement #2)
8. City recommends council approval of a budget adjustment for surveying services to Sandcreek Engineering in the amount of \$14,120.00.
9. A resolution authorizing the Mayor and City Council to enter into a contract with Osmose to provide pole testing to the City of Bentonville Electric Department for an amount not to exceed \$26,600.00.
10. A resolution authorizing the Mayor and City Council to enter into an agreement with Fisher & Arnold for the design and bid documents of the new Substation "J" in the amount of \$422,300.00.
11. City Council approval of a budget adjustment, in the amount of \$20,637.00, to allow for the purchase of spectator bleachers for the Memorial Park ballfields.
12. Staff recommends that the Mayor and City Council approve the reconciliation change order for the Traffic Signals S Walton (US-71B) & SW 18th Street project. The final project cost is \$1,000.00 less than the currently contracted amount of \$73,539.00. The final contract amount is \$72,539.00. In addition to the change in contract price, staff recommends to add 11 calendar days to the contract due to unforeseen circumstances.
13. City Council approval of a resolution to enter into an amended Memorandum of Understanding (MOU) with Watershed Conservation Resource Center (WCRC) for data collection, design services and project management for the Demonstration of Stream and Wetland Restoration at Little Sugar Creek in Bentonville, Arkansas. The amended MOU will add \$35,000.00 to WCRC contract for Task 3, #6, "Performing Floodplain analysis" which was originally a City of Bentonville task. This will not be an additional cost to the City. This increase will bring the total contract value to a not to exceed value of \$407,150.00.