



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, July 26, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, July 26, 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: July 12, 2016**

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### **AGENDA**

1. An ordinance detaching certain property under Act 779, annexing said property to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. (Sewell Family Development, LLC)
2. Planning:
  - 2a. **Lot Split: Bridget Beckfield, Lot 19 Lefor's Addition, 203 Northwest 'D' Street, Zoned R-1, Single Family Dwelling.**

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

The applicant has submitted a lot split for property located at 203 Northwest 'D' Street that resides in the R-1, Single Family Residential zoning district. The plat as provided by the applicant indicates one new lot being created. The new lot will be known as Lot 19 (0.22 acres), of Lefor's Addition. The plat shows the dedication of an additional right-of-way along Northwest 'D' Street per the current master street plan. Public utilities are available to the new lots.

- 2b. **Lot Split: Quality Housing Partners, LLC, Lots 17 through 27, Block 9 Deming's Addition, Northwest 'A' Street & Northwest 3<sup>rd</sup> Street (NW Corner), Zoned D-E, Downtown Edge.**

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

The applicant has submitted a lot split for property located at the intersection of Northwest 'A' Street & Northwest 3<sup>rd</sup> Street that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates eleven new lots being created. The new lots will be known as Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27, Block 9 of Deming's Addition. Each new lot will be 0.03 acres in size. The plat shows the dedication of additional right-of-way along Northwest 'A' Street per the current master street plan. A private access easement is indicated on the plat. Each lot has direct access to public water service. Sewer service will be provided by a private sewer line that will connect to the public sewer main on the north side of the property via a private sewer easement.

- 2c. **Lot Split: Manuel Barnes, lots 23, 24 & 25, Block 1 Railroad Addition, 312 & 314 South Main Street, Zoned D-E, Downtown Edge.**

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

The applicant has submitted a lot split for property located at 312 & 314 South Main Street that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates three new lots being created from one existing lot. The new lots will be known as Lot 23(0.19 acres), Lot 24 (0.20 acres) and Lot 25 (0.17 acres), Block 1, of the Railroad Addition. The plat shows the dedication of an additional right-of-way along South Main Street & Southwest 4<sup>th</sup> Street per the current master street plan. Public utilities are available to the new lots.

- 2d. **Lot Split: Neuebox LLC, Lots 26, Block 3, Railroad Addition, 307 South Main 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 307 South Main Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of 1 new lot that will be known as Lot 26 (0.29 acres) Block 1, of the Railroad Addition. The plat shows the dedication of an additional right-of-way along South Main Street per the current master street plan. Public utilities are available to the new lot.

- 2e. **Rezoning: Roth Family, Inc., 502 & 506 Southwest 'D' Street, Rezoning Request from R-1, Single Family Residential to D-E, Downtown Edge.**

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

The applicant has requested a rezoning on the properties located at 502 & 506 Southwest 'D' Street. The property is currently vacant, the rezoning request is consistent with the City of Bentonville's Future Land Use Map.

3. Approval of crosswalk art to be installed on SW 4th Street at the intersection with SW A Street. Costs associated with this request include the \$1,500.00 fee for the artist's design and additional costs for fabrication and installation. This is a budgeted item.
4. City Council approval of a budget adjustment, in the amount of \$16,573.00 for construction of a new fence at the Bentonville Community Center.