



## **BENTONVILLE CITY COUNCIL AGENDA**

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

**Tuesday, August 9, 2016 6:00 p.m.  
305 SW "A" Street**

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

**Tuesday, August 9, 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 26, 2016**

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### **AGENDA**

1. 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. (Hudson and Patricia Vanderhoff)
2. Planning:
  - 2a. **Rezoning: Eversole Revocable Trust, Southwest 'I' Street & Southwest Regional Airport Boulevard, Existing zoning A-1, Agricultural.**

**The planning commission voted 6-0 recommending approval.**

Rezoning request from A-1, Agricultural to C-3, Central Commercial & R-4, High Density Residential.

- 2b. **Rezoning: Havermeyer Holdings, LLC, Southeast 'J' Street, Existing Zoning C-1, Neighborhood Commercial & R-4, High Density Residential.**

**The planning commission voted 6-0 recommending approval.**

Rezoning request from C-1, Neighborhood Commercial & R-4, High Density Residential to I-1, Light Industrial.

- 2c. **Lot Split: Little Osage Farms, LLC, Southwest Elington Street, Zoned A-1, Agricultural & R-ZL, Zero Lot Line Residential.**

**The planning commission voted 6-0 recommending approval.**

The applicant has submitted a lot split for property located along Southwest Elington Street that resides in the A-1, Agricultural & R-ZL, Zero Lot Line Residential zoning districts. The plat as provided by the applicant indicates the creation of two new lots that will be known as Lot 1(27.74 acres) and Lot 2 (8.73 acres) of Little Osage Farms Addition. A private access easement is indicated on the plat to maintain the existing driveway to the new Lot 1. A 20' public utility easement is being dedicated along Southwest Elington Street. Both of the new lots have access to public water and sewer services.

- 2d. **Final Plat: Cornerstone Ridge Subdivision Phase 5, Southwest Rainbow Farms Road & Southwest Morningstar Road, Zoned R-1, Single Family Residential.**

**The planning commission voted 6-0 recommending approval.**

Cornerstone Ridge Phase 5 Subdivision consists 17.90 acres and 67 total lots, 66 of these lots are buildable. The property exists in a rapidly developing residential area in the southwest section of the city with two access points, one from Southwest Rainbow Farms Road to the south and the other along Southwest Morningstar Road to the east. All lots will have adequate access onto a public street. Regional detention exists and will address stormwater runoff from the subdivision. Drainage easements were also dedicated within the subdivision to aid in stormwater conveyance. Lots within this subdivision range from 0.16 acres to 0.34 acres. Traffic calming devices have been installed along Southwest Layton Road and Southwest Mistletoe Avenue. A 6' wide sidewalk was constructed along Southwest Rainbow Farms Road and connects to the existing sidewalk along Southwest Morningstar Road. Right-of-way was dedicated along Southwest Rainbow Farms Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and tentatively approved by the city engineer.

3. Request acceptance of a donation from Walmart Stores Inc. in the amount of \$26,250.00 for the purchase of trees for the City of Bentonville's 4<sup>th</sup> Annual Tree Planting Blitz.
4. Request acceptance of a bid from Spring Creek Nursery in the amount of \$57,532.00 to allow for the purchase and delivery of 675 trees in 12 varieties for the 4th Annual Tree Planting Blitz to be held on October 14, 2016.
5. Council approval of a resolution authorizing the Mayor and Clerk to enter an easement grant dedicating a 20 foot electric easement on Lot 97 of Bentonville Original to the City of Bentonville, Arkansas.
6. Discussion and approval of the 2016-2022 Capital Improvement Program as prepared by Tischler Bise.

7. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Informational - Impact Fee Analysis Report as it pertains to items 8 through 13.
8. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to suspend Sewer Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
9. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to suspend Water Impact/Capacity Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
10. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to amend Fire/EMS Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
11. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to amend Parks Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
12. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Library Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.
13. **Tabled from the July 12<sup>th</sup> City Council Agenda** - Requesting City Council approval of an ordinance to reinstate Police Impact Fees, as recommendation by TischlerBise in the Impact Fee Analysis Report dated June 22, 2016.