



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, August 11, 2015 6:00 p.m.
305 SW "A" Street**

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

**Tuesday, August 11, 2015 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 28, 2015**

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. (Jamal Parker)
2. Planning:
- 2a. **Food Hub NWA, LLC: Property Line Adjustment, Lot 1 Food Hub, NWA Addition, Southeast 8th Street, Zoned C-2, General Commercial.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates 1 new lot being created from 3 tracts of land that have never been platted. The new lot will be known as Lot 1 of Food Hub, NWA Addition and will consist of 9.40 acres. Right-of-way is being dedicated along Southeast 8th Street per the master street plan and utility and drainage easements are being dedicated to serve the new lot. Water and sewer services are available to this location.

- 2b. **First Assets Holding, LLC: Final Plat, Cornerstone Ridge Phase IV, Southwest Regional Airport Boulevard & Southwest Rainbow Farms Road, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

Cornerstone Ridge Phase IV consists of 4 acres and includes a total of 13 lots, all of which are buildable. The plat shows the dedication of right of way along Southwest Regional Airport Boulevard and Southwest Rainbow Farms Road as well as 22 feet of dedicated right-of-way for a public alley. The plat also dedicates utility easements throughout the subdivision to serve each lot. Stormwater runoff will be collected in an existing regional detention pond located to the south of the subdivision. No lot within the subdivisions shall have direct access onto Southwest Regional Airport Boulevard.

- 2c. **Roni & Mat Lewis, Dinesh Pirisingula, RLP Developments, LLC: Informal Plat, Lots 52, 53, 54 & 56 Willowbrook Farms Subdivision, Phase I.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted an Informal Plat for existing lots 14 through 17 and lot 51 of Willowbrook Farms Subdivision Phase 1. The plat indicates the adjustment of the northern lot lines of lots 14 through 17 and the southern lot line of lot 51 to create what will be known as Lots 52, 53, 54, 55 & 56 of Willowbrook Farms Subdivision Phase 1. Lot 52 is non-buildable. A utility easement is being dedicated along Southwest Shell Road. Both Water and Sewer service are available to these lots.

- 2d. **Jim Keeling: Rezoning Request from C-2, General Commercial to I-1, light Industrial, Southwest 28th Street.**

The planning commission voted 6-0 recommending approval.

The rezoning request is for a proposed office/warehouse.

- 2e. **Roddey Residential Properties: Land Use Map Amendment, Roddey Residential Properties, LLC, 909 North Main Street, Zoned R-1, Single Family Residential**

The planning commission voted 6-0 recommending approval.

The applicants have request a Voluntary General Plan Map Amendment from Low Density Residential to Downtown Mixed Use Residential.

- 2f. **Carlson, Davisson, MSB Holdings LLCL, & Drummond Industries: Land Use Amendment, 204 & 206 Northwest 3rd Street & 301 Northwest 'A' Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicants have requested a Land Use Map Amendment from Low Density Residential to Downtown Mixed Use Residential, for Demings Addition lots 8-9 & 10 Block 9.

2g. **Jim Keeling: Property Line Adjustment, Southwest 28th Street, Zoned C-2, General Commercial.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southwest 28th Street in the Keeling Subdivision that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant proposes the creation of 3 new lots from 2 existing lots and will be known as Lot 3 (32.64 acres), Lot 4 (2.0 acres) and Lot 5 (1.93 acres) of Keeling Subdivision. Right-of-way is being dedicated for the future Southwest 'F' Street extension and utility easements are also to be dedicate to serve the new lots. Water and sewer services are available to this location.

3. Public hearing and ordinance vacating an alley and right of way located within W. A. Burks Addition to the City of Bentonville, Arkansas, Benton County, Arkansas.
4. Reappointment of Tom Hoehn to the Public Art Advisory Committee effective August 20, 2015, when his current term expires. He will be appointed to a three-year term expiring August 20, 2018. At that time, he will no longer be eligible for reappointment based on the current Public Art Policy limiting service to no more than two, three-year terms.
5. Reappointment of Becky McCoy to the Public Art Advisory Committee effective August 20, 2015, when her current term expires. She will be appointed to a three-year term expiring August 20, 2018. At that time, she will no longer be eligible for reappointment based on the current Public Art Policy limiting service to no more than two, three-year terms.
6. Requesting City Council approval of a resolution endorsing the Bentonville Advertising and Promotions Commission's purchase of the public artwork "Sunkissed" for a purchase price of \$19,000; for the Mayor and City Clerk to enter into an agreement regarding its purchase and permanent installation on public property at its current location near the North Bentonville Trail and the city assuming maintenance responsibilities. This request has been approved by the Public Art Advisory Committee, the Bentonville Parks and Recreation Advisory Board and the Bentonville Advertising and Promotions Commission. There are no up-front costs to the city.
7. Requesting City Council approval of a resolution endorsing the Bentonville Advertising and Promotions Commission's purchase of the public artwork "PAC-Man" for a purchase price of \$8,000; for the Mayor and City Clerk to enter into an agreement regarding its purchase and permanent installation on public property at its current location near the North Bentonville Trail and the city assuming maintenance responsibilities. This request has been approved by the Public Art Advisory Committee, the Bentonville Parks and Recreation Advisory

Board and the Bentonville Advertising and Promotions Commission. There are no up-front costs to the city.

8. Approval of a resolution to apply for \$277,775.00 from the Transportation Alternatives Program (TAP) - FY 2016 administered by the Northwest Arkansas Regional Planning Commission (NWARPC) to help fund construction of a 10' wide trail around the perimeter of Citizens Park. The total project cost estimate is \$347,775.00. If awarded, the grant will pay 80% of the total project cost and the city must contribute a minimum 20% match. There is no cost to the city to apply for the grant.
9. Approval of a resolution to apply for grant in the amount of \$946,288.00 from the Surface Transportation Program (TPA) (FY 2017) administered by the Northwest Arkansas Regional Planning Commission (NWARPC) to help fund construction of intersection improvements at North Walton Blvd. and Tiger Blvd/12th St. If awarded, the grant will pay 80% of the total project cost and the city must contribute a minimum 20% match. There is no cost to the city to apply for the grant.
10. Approval of a resolution to apply for a grant to the Surface Transportation Program (STP-A FY 2016) administered by the Northwest Arkansas Regional Planning Commission (NWARPC) for engineering and design costs to add a right-turn lane southbound on SW I Street at Hwy 102/SW 14th Street to alleviate traffic congestion at that location. If awarded, the grant will pay 80% of the total project cost and the city must contribute a minimum 20% match. There is no cost to the city to apply for the grant.
11. Staff recommends approval of Change Order #2 for Forsgren, Inc. for a total increase of \$11,650.00 and increase of 5 days contract time for the South Lift Station Renovation and Force Main Construction project. This will increase the construction cost of the project to \$2,208,400.47 and time to 162 days. This project is funded with sewer capacity fees.
12. Recommend Mayor and City Council enter into an agreement with Carroll Electric Cooperative to relocate Carroll's transmission facilities to allow BEUD to relocate the OH Electric for the Highway 12 widening in the amount of \$50,114.60.
13. Recommend Mayor and City Council award bid #15-38 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$89,337.00.