



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, August 12, 2014 6:00 p.m.
305 SW "A" Street**

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

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**Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: July 22, 2014**

AGENDA

1. Presentation of appreciation for community support to the City of Bentonville by the 188th Air National Guard.
2. Planning:
 - 2a. **Andy and Karen Stuckey: Lot Split, Lot 1, Stuckey Subdivision, 407 North Main Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Lot split Application for property located at 407 North Main Street. The proposed plat as provided indicates the creation of one lot to be known as Lot 1, Stuckey Subdivision (0.36 acres). The proposed plat also shows the dedication of additional right-of-way along North Main Street per the master street plan as well as a 20 feet utility easement along the rear of the property.

- 2b. **Dynamic Development, Inc.: Property Line Adjustment, Lots 31 and 32, Fountain Plaza Subdivision, Southeast Plaza Avenue and Southeast Fountain Boulevard, Zoned C-2, General Commercial.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment to create two new lots from one existing lot to be known as Lot 31 (5.72 acres) and Lot 32 (1.76 acres) of the Fountain Plaza Subdivision. The plat also shows the dedication of a

right-of-way along Southeast 'C' Street per the city's Master Street Plan and the dedication of a cross access easement along the newly created lot line to allow access to both lots with only one curb cut onto Southeast Plaza Avenue.

- 2c. **Landmarc Custom Homes: Final Plat, College Place Subdivision Phase 9, Southeast 7th Street and Southeast Fullerton Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a final plat for a 56 lot single family residential subdivision on 19 acres. The subdivision will be known as College Place Subdivision Phase 9. It will be located to the west of the existing College Place Subdivision Phase 8 and includes an extension of both Southeast 7th Street and Southeast 10th Street. A traffic circle has been installed at the intersection of Southeast 7th Street and Southeast Fullerton Street as well as Southeast 7th and Southeast Eaton Street. This phase of the subdivision will utilize an existing regional detention pond in phase 8 to address stormwater runoff. All lots are sized to meet the minimum standards of the zoning regulations and all streets were installed per City of Bentonville Street Specifications. All non-bondable and final inspection items have been completed.

- 2d. **Allied Bank, Thomas & Judith Terrell, Judith Phillips, Thomas & Nichole Reynolds and LB Granata Inc.: Rezoning From R-1, Single Family Residential to C-2, General Commercial, Braithwaite Park Addition (North Walton Boulevard & Northwest 14th Street).**

The planning commission voted 5-2 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential to C-2, General Commercial to allow retail commercial.

- 2e. **Allied Bank, Thomas & Judith Terrell, Judith Phillips, Thomas & Nicole Reynolds, & LB Granata Inc.: Property Line Adjustment, Lots 12,13,14 & 15, Block 1, Braithwaite Park Addition, Front 350 feet bordering Walton Boulevard is C-2 and the remaining portion is R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment to create four new lots from six existing lots to be known as Lot 12, (7.13 acres), Lot 13, (.70 acres), Lot 14, (.72 acres) and Lot 15, (1.08 acres) of Braithwaite Park Addition. Additional right-of-way is being dedicated along Northwest 14th & 15th Streets as well as Bella Vista Road to meet the requirements of the city's Master Street Plan as well as the dedication of utility easements for both existing and future utilities. The plat also indicates the dedication of right-of way for 60-future expansion of NW 15th Street to North Walton Boulevard.

2f. **Bentonville Redevelopment, LLC: Rezoning, 705 Southeast 4th Street, Existing Zoning R-3, Medium Density Residential to R-C2, Central Residential-Moderate Density.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from R-3 Medium Residential to R-C2, Central Residential-Moderate Density to allow for narrower lots to build single family homes. Plans are to create (4) single family lots.

3. City Council acceptance of a donation to the City of Bentonville from Walmart Stores Inc. in the amount of \$25,000.00 to purchase trees for Make a Difference Day, Friday October 24, 2014.
4. An ordinance vacating a utility easement located in Lot 151 Phase 4, Wildwood Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
5. An ordinance vacating a utility easement located in Lots 8 & 9 Phase 3, Woods Creek South, to the City of Bentonville, Arkansas, Benton County, Arkansas.
6. An ordinance vacating a utility easement located in Lot 16 of the Bluffs Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
7. An ordinance vacating a utility easement located in Lot 1 Sunshine School Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
8. A resolution setting a public hearing for a utility easement vacation request by John and Libby Walsh located in Lot 6 Halifax Subdivision.
9. A resolution setting a public hearing for August 26, 2014 for a drainage easement vacation requested by Mike Rudzik located in Lot 221 Stone Meadow Addition.
10. Council approval of a resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Morrison-Shipley Engineers, Inc. to provide services to prepare a Master Plan Update for the Bentonville Municipal Airport in an amount not to exceed \$162,187.00. Services shall be in accordance with provisions of the Master Agreement executed April 12, 2011. This contract will be funded by an FAA AIP Grant and is subject to said FAA Grant award. No funds will be expended until the FAA awards the grant and a budget adjustment is approved.
11. Council's approval of Mayor McCaslin's appointment of Chris Sooter as an ex-officio member of the Parks and Recreation Advisory Board.
12. Parks and Recreation Staff are seeking City Council's approval of an ordinance establishing fees and charges for the Bentonville Community Center.
13. Recommend Mayor and City Council award bid #14-09, Downtown Trail Extension Construction to the lowest complete bidder, General Solutions Group, as shown on the attached bid tabulation in the amount of \$99,076.80.

14. An ordinance authorizing the Mayor and City Council to enter into a settlement agreement with SWEPCO concerning the changes to the Integrated Market Place dealing with purchasing power.
15. An ordinance authorizing the Mayor and City Council to enter into an agreement with SWEPCO amending the Power Supply Agreement between Bentonville and SWEPCO in order to address the changes to the Integrated Market Place dealing with purchasing power.
16. Council approval of a budget adjustment recognizing \$42,551.84 received from FEMA for damage that occurred during a storm that occurred on August 8th, 2013.
17. Recommend the Mayor and City Council award bid for the reconstruction of the Stonehenge Fire Access Road to Dean Crowder Construction in the amount of \$94,335.00 plus a 10% contingency for a total amount of \$103,768.50.