



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, February 11, 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: January 28, 2014**

AGENDA

1. DBI Informational Presentation - David Deggs, Executive Director of DBI, will be in attendance to provide Mayor and Council with an annual report and a brief presentation.
2. Planning:
- 2a. **MSB Holdings, LLC: Property Line Adjustment, Lots 25-28 Dickson's Addition, 711 & 723 West Central Avenue and 714 & 718 Southwest 2nd Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a request to complete a Property Line Adjustment to establish lot lines that will coincide with the existing parcel lines for properties located at 711 & 723 West Central Avenue and 714 & 718 Southwest 2nd Street. The plat as provided indicates the creation of four lots from a single existing lot to be known as (Lots 25, 0.21 acres, Lot 26, 0.36 acres, Lot 27, 0.19 acres and Lot 28, 0.18 acres) of Dickson's Addition. Additionally 26' of right of way is being dedicated along Southwest 2nd Street and 35' of right of way is being dedicated along West Central Avenue.

- 2b. **Michael Coughlin and Jennifer Wallace: Rezoning Request, 102 Northwest 3rd Street and 303 North Main Street.**

The planning commission voted 7-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential and R-2, Duplex and Patio home Residential to DE, Downtown Edge. The

applicant has requested a rezoning in order to provide additional serves for their B&B Guest-Gift shop and small events.

- 2c. **RI REGI Arkansas, LLC: Rezoning Request, SW Farrington Ave, Brighton Farms Planned Residential Development.**

The planning commission voted 7-0 recommending approval.

The applicant has requested a rezoning from A-1, Agricultural to PRD, Planned Residential Development. The applicant has proposed a Planned Residential Development at this location. The property mostly known as Brighton Farms was originally zoned as a PUD. The applicant plans to create 171 single family lots and 3 common areas, containing a swimming pool, benches, playground equipment, gazebos, outdoor grilling facilities and a covered structure. The proposed floor plans of 1,800 to 2,7000 square feet are consistent in size with the surround homes and will have a French Country design consisting of full brick and/or stone exteriors with a variety of detailing accents. According to the applicant, due to the existing infrastructure, adding depth to the lots is not realistic therefore the applicant is proposing a 17' front setback, 5' side setback and 20' rear setback and will incorporate a small landscaped courtyard concept into each dwelling to "promote neighbor interaction in a more Traditional Neighborhood Design".

- 2d. **Don Mayer: Lot Split, Mayer Addition, 5089 South Vaughn Road, Zoned A-1, Agricultural.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a Lot Split application for property located at 5089 South Vaughn Road. The proposed plat as provided indicates the creation of three lots, Lot 1 (66.26 acres), Lot 2 (13.94 acres) and Lot 3 (20.03 acres). A 26' utility easement, exist along Southwest Anglin Road and a 15' utility easement exist along South Vaughn Road. Additionally 45' of right of way is being dedicated along South Vaughn Road and Southwest Anglin Road.

3. Approval of a resolution expressing the willingness of the City of Bentonville to utilize federal-aid funds for the Walton Blvd. Multi-use Trail.
4. Recommend to the Mayor and City Council approval for transfer of a one ton truck (#3010-24) from Electric Department to Street Department.
5. Reappointment of Mary Baggett and Deborah Matteri to the City of Bentonville's Criminal Nuisance Abatement Board. (Terms expire 2/11/17)
6. The Parks and Recreation Staff are seeking the City Council's approval of a bid award for bid #14-06 in the amount of \$37,683.75 for chemical and fertilizers for sports fields and grounds.
7. The Parks and Recreation Staff are seeking the City Council's approval of a bid award for bid #14-01 in the amount of \$22,777.00 for purchase and installation of fencing to replace the outfield and dugout fencing at Elm Tree Fields.

8. Recommend Mayor and City Council enter into an agreement with CEI for design of box culverts and paving for Town Branch Creek located between the Electric Department and Inventory Warehouse in the amount of \$50,960.00.
9. Award bid # 14-11 to Ecotech Enterprises, Inc. for the purchase of liquid Aluminum Sulfate for chemical phosphorus removal at the wastewater treatment plant. This is a budgeted item.
10. Request that the Mayor and Clerk be authorized to enter into an agreement with New World Systems, for additional software services in preparation for future upgrades, for the Bentonville Police Department. The cost related to this software is \$20,500, as set forth in the agreement attached hereto as Exhibit "A". This is a 2014 budgeted expense.