



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, May 27, 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: May 13, 2014**

AGENDA

1. Planning:
 - 1a. **Angel and Teresita Floro: Property Line Adjustment, Lot 23 Howard's Addition and Lot 3 and 4 Angel Floro Subdivision.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment for 3 lots located at 101 Angel Floro Drive. A portion of Lot 12 and 13 Howard's addition will be combined with Lot 2 Angel Floro Subdivision. Additionally the south 30' of lot 1 Angel Floro will be combined with Lot 2 Angel Floro. The new lot will be known as Lot 4 Angel Floro Subdivision and will consist of 1.42 acres. The remaining portion of Lot 1 Angel Floro will be known as Lot 3 angel Floro (.20 acres). Lot 12 and 13 Howard's addition will be known as Lot 23 Howard's addition. All required right of way is existing. Additional easement will be dedicated to facilitate the expansion to the Adam's House.

- 1b. **The BARK Group LLC & Viatrol Associates: Property Line Adjustment, Lot 20 of West Park Square.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a property line adjustment to remove a shared lot line between lots 5 & 6 of Westpark Square Subdivision therefore creating Lot 20 (2.73 acres). Additional right-of-way is being dedicated along Southwest T

Street to meet the requirements of the city's Master Street Plan and a 20 feet utility and drainage easement is being dedicated per the plat.

- 1c. **Walmart Real Estate Business Trust: Lot Split, Lots 2 & 3, Walmart Links Subdivision, 1703 & 1803 East Central Avenue.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Lot Split application for property located at 1703 and 1803 East Central Avenue. The proposed plat as provided indicates the creation of two lots (Lot 2, 7.75 acres and Lot 3, 7.67 acres) of Walmart Links Subdivision. The proposed plat also includes the dedication of additional right-of-way along Northeast Martin Luther King Jr. Parkway and a utility/cross access easement along the new established property line between the two lots.

- 1d. **Angel and Teresita Floro: Rezoning Request from R-1, Single Family Residential to R-O, Residential Office, 101 Angel Floro Drive.**

The planning commission voted 6-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family to R-O, Residential Office, which is a more appropriate zoning for the New Adams House, an Assisted Living Facility.

- 1e. **James Martin: Rezoning Request from R-1, Single Family Residential to RC-2, Central Residential Moderate Density. 407 Southwest 3rd Street.**

The planning commission voted 6-0 recommending approval.

The current zoning of the property at 407 SW 3rd Street is R-1 with the proposed zoning to be RC2. The purpose of the zoning change is to build 5 single family residential homes with in the .51 acre parent lot. The property will relate well with the surrounding homes, as it will continue to be used for single-family residences. The use, traffic and signage in the area should remain unchanged. There is a 6" water main along 3rd Street adjacent north of the property. There is also a sewer main adjacent North and West of the property.

2. An ordinance vacating a utility easement located in Lot 126, Chapel Hill Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
3. A resolution setting a public hearing for June 10, 2014 for a drainage easement vacation requested by David and JoAnne Covington.
4. A resolution setting a public hearing for June 10, 2014 for a utility, access, drainage easement vacation requested by David and JoAnne Covington.
5. Award bid #14-25 to Arco Construction in the amount of \$569,532.13 for the Northeast 2nd Street Drainage Project. See attached memo, budget adjustment form, letter of recommendation to award bid and bid tabulation. This is a budgeted project but will require a budget adjustment.

6. Request waiver of the bid process to purchase a centrifugal grit pump from FLSmidth USA Inc. This replacement pump for the wastewater treatment plant is a 2014 budgeted item.
7. Request waiver of the bid process for a 1 year communications service package renewal with Mission Communications, LLC for the alarm systems on all 56 lift stations. This is a budgeted item.