



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, June 10, 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 27, 2014
Swear in Police Officers – Jacob Moran & Kolton Lane**

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. (Patricia Mocivnik)
2. Planning:
- 2a. **Trustees of Solid Rock Missionary Baptist Church: Property Line Adjustment, 3501 Southwest Rainbow Farm Road, Zoned A-1, Agricultural.**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Property Line Adjustment for two lots located at on Southwest Rainbow Farm Road to be known as Lot 1 (8.01 acres) and Lot 2 (2.40 acres) of the Solid Rock Addition. 45 feet of additional right-of-way is being dedicated along Southwest Rainbow Farm Road and a 20 feet utility easement is being dedicated along the northern and western property lines.

- 2b. **Craig Coos: Lot Split, 1007 Southwest A Street, Zoned D-E, Downtown Core**

The planning commission voted 5-0 recommending approval.

The applicant has submitted a Lot split Application for Lot 15 Block 1 Wilson's Subdivision. The 2.81 acre lot will be divided into 4 lots. Lot 16 is the flood plain and will consist of .185 acres. Lot 17 (.65 acres) will be the site of the

proposed Soos Commercial Office. Lot 18 (.88 acres) is the current reserved for future development. Lot 19 (1.025 acres) is the site of the existing retail center. Right of way is being dedicated to the front facade of the proposed building 12.25 feet from the existing right of way line. Cross access easements are being dedicated to allow each lot to utilize the existing curb cuts. A drainage easement is being proposed in the southeast corner for the proposed detention pond.

- 2c. **Norbert Hay: Rezoning, 3006 Southeast 'J' Street, Zoned R-1, Single Family Residential.**

The planning commission voted 5-0 recommending approval.

The applicants have requested a rezoning from R-1, Single Family Residential to C-1, Neighborhood Commercial, in order to renovate the property for a salon, spa and gym.

- 2d. **Lennis Rose, Brian Smith, Corrine Thomas and Laurel Decker, Mark and Susan Poole, Joe and Charlotte Haynie, Duane and Mark Neal, Larry Arnold Family Trust, Nick and Suzanne Nicholas, Sandy Banh, Pinnacle Woods Creek LLC.**

The planning commission voted 4-0-1 abstain.

The applicant submitted a Property Line Adjustment for 9 lots and a portion of Property Owner's Association property located adjacent to Acorn Circle and Oak Ridge Lane in McClain Ridge at Woods Creek. When the subdivision was originally platted it included common area behind each lot. The POA and adjacent owners decided it would be beneficial if each property owner were to maintain the common property that is adjacent to each parcel shown on the plat. All existing utility and drainage easement will remain while an additional 10' of utility easement is being dedicated along south side of Acorn Circle. The POA will retain ownership of the property where the asphalt trail is located. The new lots will be known as Lots 7-12, Block 1 and 8-10 Block 2, McClain Ridge at Woods Creek.

3. An ordinance vacating a drainage easement located in Lot 1 Overland Place Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.
4. An ordinance vacating a utility, access, and drainage easement located in Overland Place Subdivision to the City of Bentonville, Arkansas, Benton County, Arkansas.
5. Approval of a budget adjustment and change order to add threshold relocation work to the Runway Safety Area project. Total cost of the change is \$20,526.00. The breakdown will be \$10,526.00 coming from Bond Funds and \$10,000.00 will come from the General Fund.
6. Request that the City Council declare certain items as being surplus, specifically police vehicle equipment items to include (5) sets each of plastic back seats, door panels, floor pans, and window armor for Ford Crown Victoria

model police cars, four (4) sets each of rear partition cages and center consoles, also for Ford Crown Victoria model police cars, and (3) blue light bars. These items are law enforcement specific and the police vehicle equipment items (back seats, door panels, floor pans, window armor, partition cages, and center consoles) can be disposed of responsibly by transferring them to another Arkansas law enforcement agency. The light bars can likewise be disposed of properly by trading them to an authorized police equipment dealer (Tactical Auto Outfitters), for labor costs related to current police vehicle needs.

7. Award bid #14-33 to Apac McClinton Anchor for the 2014 Overlays for the Street Department., Sewer Department, and Airport.