



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, June 24, 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: June 10, 2014**

AGENDA

1. Planning:
- 1a. **Twana Cullum: Property Line Adjustment, Lot 12, Block 8 Deming's Addition, 306 Northwest 'C' Street, Zoned R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a Property Line Adjustment to create one lot from two existing lots to be known as Lot 12, Block 8 Demings Addition (0.23 acres) located at 306 Northwest 'C' Street. The plat as provided indicates the dedication of additional right-of-way and a 20 feet utility easement being dedicated along Northwest 'C' and Northwest 4th Streets.

- 1b. **Mike Payne: Lot Split, Lots 9 & 10 Green Acres Subdivision, 1001 Northwest 'A' Street, zoned R-1, Single Family Residential.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a Lot Split Application for existing Tract 'C' of the Green Acres Subdivision to create two lots to be known as Lot 9 (0.12 acres) and Lot 10 (0.12 acres) of Green Acres Subdivision located at 1001 Northwest 'A' Street. A 20 foot utility easement is being dedicated along Northwest 'A' Street. A lot depth variance for 99.5 feet was approved on May 14, 2014 by the Board of Adjustments.

- 1c. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 56-59 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1d. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 80 & 81 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1e. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 96-99 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1f. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 116 & 117 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1g. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 128,129,172 & 173 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1h. **Palmco Properties LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 148, 149, 150 & 151 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1i. **Palmco Properties LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2, Duplex & Patio Home Residential, Lots 182,183,228 & 229 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1j. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2 Duplex & Patio Home Residential, Lots 236 & 237 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

- 1k. **Palmco Properties, LLC: Rezoning Request from R-ZL, Zero Lot Line to R-2 Duplex & Patio Home Residential, Lots 258 & 259 Stone Meadow Subdivision.**

The planning commission voted 7-0 recommending approval.

The proposed zoning classification will provide slightly higher densities in the Southwest portion of the city and allow more diverse single family housing options in an existing low density residential subdivision.

This rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as LOW DENSITY RESIDENTIAL.

11. **67 Development Corporations: Final Plat, White Oak Trails, Phase II, Southwest 2nd Street and Southwest White Oak Road, Zoned R-1.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a final plat for a 54 lot single family residential subdivision on 20.52 acres. The subdivision will be known as White Oak Trails Subdivision phase II. It will be located to the west of the existing White Oak Trails Subdivisions and includes an extension of both Southwest Lone Oak Avenue and Southwest White Oak Road. A traffic circle is installed along Southwest Highland Road while a Mid-block choker will be installed on SW White Oak Road. A 6' sidewalk is installed along Southwest 2nd Street. All Lot sized meet the minimum standards of the zoning regulations and all streets were installed per City of Bentonville Street Specifications.

2. Appointment of Rod Sanders to the City of Bentonville's Planning Commission for a 5 year term. (Term expires on 7/01/19)
3. Reappointment of Amanda Webb to the City of Bentonville's Advertising and Promotion Committee. (Term expires on 12/31/17)
4. INFORMATIONAL ITEM - Parks and Recreation Staff will present City Council with an update of construction for the Bentonville Community Center.
5. Parks and Recreation is seeking a budget adjustment, in the amount of \$1,500,000 for the community center project. This amount is from the 2013 Set-asides, budgeted for the furniture, fixtures and equipment for the future facility.
6. City Council approval of a budget adjustment, in the amount of \$19,930.00, for soccer field renovations at Memorial Park.
7. Parks and Recreation is seeking council approval of a resolution authorizing the Mayor and City Clerk enter into agreement with Sand Creek Engineering for design, bid administration and construction oversight for a new parking lot at the Elm Tree Ballfields.
8. Approval of three pieces of artwork to be placed on the North Bentonville Trail.
9. Staffs requests Council approval of Change Order No. 1 for Rosetta Construction LLC, for a total decrease of \$146,279.00 and increase of 20 days contract time for Bella Vista Bypass utility relocation project.
10. Request waiver of the bid process to purchase an in-line Phosphorus analyzer from HACH Company for the wastewater treatment plant. This is a 2014 budgeted item.

11. Recommend the Mayor and City Council award the 6-month blanket bid for electric material to the lowest bidder as shown on the attached bid tabulation in the amount of \$332,906.88. Items will be ordered on an 'as needed' basis.
12. Recommend the Mayor and City Council award the 6-month blanket bid for 3-phase transformer as shown on the attached bid tabulation in the amount of \$237,842.00. Items will be ordered on an 'as needed' basis.
13. Recommend the Mayor and City Council award the 6-month blanket bid for water materials to the lowest bidder as shown on the attached bid tabulation in the amount of \$196,152.86. Items will be ordered on an 'as needed' basis.
14. Approve bid award to Affiliated FM for City's property insurance (July 8, 2014 to July 1, 2015) See attached document for bid comparison.
15. Interview and selection of new Ward 3 Position 1 City Council member.
16. Interview and selection of new Ward 1 Position 2 City Council member.