



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, August 26, 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: August 12, 2014**

AGENDA

1. Budget Award Presentation by Mayor Bob McCaslin.
2. Planning:
 - 2a. **Scott Clubine: Property Line Adjustment, Lot 25 Dickson's Addition, 710 Northwest 2nd Street, Zoned R-1, Single Family Residential.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Property Line Adjustment to create one lot to be known as Lot 25 (1.24 acres) of the Dickson's Addition. The plat also indicates the dedication of right-of-way along Northwest 2nd Street per the city's current master street plan.

- 2b. **Landmarc Custom Homes: Final Plat, Northwest Angel Falls Road, Zoned R-1.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a final plat for a 46 lot single family residential subdivision on 31.21 acres. The subdivision will be known as Angel Falls North. No storm water detention was required due to the steep topography of the area. 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.

- 2c. **James Dale Flowers: Rezoning Request from A-1, Agricultural to R-E, Residential Estate, 2415 Southwest Regional Airport Boulevard.**

The planning commission voted 6-0 recommending approval.

The applicants are requesting a rezoning from A-1 to R-E. The R-E, Residential Estate zoning district is an extremely low density residential district that will expand and promote residential alternative in the southwest part of the city. The property meets the minimum bulk and area requirements of 2 acres set forth in the R-E zoning designation.

- 2d. **James Dale Flowers: Rezoning Request from A-1, Agricultural to PRD, Planned Residential Development, Southwest Regional Airport Boulevard & Southwest Juniper Avenue.**

The planning commission voted 6-0 recommending approval.

The applicant has proposed a Planned Residential Development at this location to be known as Arbor Lane II. The single family subdivision is proposing 6.6 units per acre. The applicant plans to create 47 single family lots and 2 common areas. The common area will serve as a gathering place where members of the community can interact. The proposed floor plans of 1,300 to 1,500 square feet are consistent in size with the home in Arbor Lane I and each will have 3 bedrooms and 2 baths. The applicant is proposing a variation of setback as depicted on the site plan.. The average lot size will be 0.09 acres (38'x100'). All lots will have rear loaded garages with the exception of lots 41-48. A 16' alley will be installed to serve the rear loaded garages. To protect the privacy of the surrounding neighbors, no rear windows are being proposed on the second story for lots along the southern and eastern property lines.

- 2e. **James Dale Flowers: Lot Split, Lots 1 & 2 Arbor Lane II Addition, 2415 Southwest Regional Airport Boulevard, Zoned A-1, Agricultural.**

The planning commission voted 6-0 recommending approval.

The applicant has submitted a Lot split Application for property located at 2415 Southwest Regional Airport Boulevard. The proposed plat as provided indicates the creation of two lots from one existing lot to be known as Lot 1 (2.58 acres) and Lot 2 (6.67 acres) of Arbor Lane II Addition. The proposed plat also shows the dedication of right-of-way to provide for the connection of Southwest Juniper Avenue and the construction of Peachwood Drive as well as the dedication of utility easements to serve future development.

3. The City of Bentonville's Tree and Landscape Advisory Committee partnered with the Arkansas Forestry Commission to initiate a Tree Canopy Assessment to determine the current percentage of tree canopy within the City limits of Bentonville. This project is part of the "Canopy in the Mid-South" grant comprised of 16 cities throughout Arkansas, Tennessee, and Mississippi. The

City hired Plan-it Geo, LLC based out of Denver, Colorado to conduct the assessment. Ian Hanou, Plan-it Geo's Founder, Owner and Director of Business Development will provide a brief overview of Tree Canopy Assessment findings at the August 26th City Council meeting.

4. Appointment by City Council of Scott Eccleston to the Tree and Landscape Advisory Committee. (Term expires on 8/26/2017)
5. An ordinance vacating a drainage easement located in Lot Stone Meadow Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas.
6. An ordinance vacating a utility easement located in Lot 6 Halifax Subdivision, to the City of Bentonville, Arkansas, Benton County, Arkansas.
7. A resolution setting a public hearing for September 9, 2014 for utility easement vacations requested by Homes by Roth located in Lot 26 and Lot 27, Virginia's Grove Subdivision.
8. South East "C" Street Sidewalk Improvements are now complete. To reconcile the quantities used and the final price of the contract, a reconciliation change order is needed. The final project cost is \$387.66 less than the currently contracted amount of \$44,444.00.
9. Approval of a resolution accepting a grant in the amount of \$150,000.00 from the FAA for funding of the Airport Master Plan Update. Total cost of the Master Plan Update is \$162,187.00. The difference is anticipated to be reimbursed by the Arkansas Department of Aeronautics upon completion of the update.
10. Ordinance amending operating policies and procedures for the Airport Advisory Board.