

1. Agenda

Documents:

[OCTOBER 10, 2017 CITY COUNCIL FULL AGENDA.PDF](#)

2. Short Agenda

Documents:

[OCTOBER 10, 2017 CITY COUNCIL SHORT AGENDA.PDF](#)



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, October 10, 2017 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, October 10, 2017 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: September 26, 2017
Swear in Police Officers: Ben Grace & Onan Castro**

AGENDA

1. Planning:

1a. **Final Plat: Willowbrook Farms Subdivision Phase 2.**

(Pages 6-10)

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a final plat of 60+/- acres consisting of 124 buildable lots and 3 non-buildable lots and will be known as Willowbrook Farms Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with the first phase of the subdivision. Average lot size is approximately 0.30 acres. This phase will connect to Willowbrook Farms Phase 1 to the east and future street stubs have been provide for connectivity as development begins to occur to the north and west. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk that is the developer's responsibility have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

1b. **Lot Split: Lots 29 and 30 Deming's 2nd Addition, Boulder Creek Homes, LLC, Northeast 7th Street and Northeast 'A' Street, DN-2, Downtown Medium-Density Residential.**

(Pages 11-15)

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 29 (0.18 acres) & Lot 30 (0.17 acres) of Deming's 2nd Addition. The applicant is dedicating 22' of right-of-way from centerline along NW 7th Street. Both lots will have rear or side access. Direct access to NE A Street shall not be permitted.

- 1c. **Rezoning: Frank Bray, 708 Bella Vista Road, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**
(Pages 16-19)

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1d. **Rezoning: Jeffery E. Garrett and Tyler K. Garrett, 1600 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate.**
(Pages 20-26)

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-E, Residential Estate zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1e. **Rezoning: Edward Eugene Garrett Estate, 1602 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential.**
(Pages 27-32)

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1f. **Rezoning: Cindy Springs LLC, Northeast John DeShields Boulevard and Northeast Legacy Parkway, From Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium Density Residential, and R-4, High Density Residential.**
(Pages 33-38)

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Mixed Use (MU). The R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations are appropriate zoning district for this designation and are consistent with the Future Land Use Plan. The proposed multi-family housing and associated commercial uses are consistent with the

city's General Plan key concept of promoting mixed-use development to reduce vehicle trip numbers, provide public amenities and increase urban vitality.

2. This is a request for a budget adjustment in the amount of \$90,000.00. This amount will purchase two (2) patrol Tahoes and provide for equipment and upfitting, including car camera systems. Five (5) Crown Vics are currently scheduled for replacement in the 2018 budget, and this would allow for the early replacement of two of these five vehicles and respective camera systems. This early purchase request is based upon the current availability of two leftover 2016 police rated Tahoes at Superior Auto Group in Siloam Springs. Superior Auto Group has a history of providing vehicles to our police department at state bid pricing, as well as providing service and warranty work. The current State Bid pricing for these vehicles is \$32,380.00 each. These leftover vehicles, while not equipped exactly as our most recent purchases, match our current patrol fleet, come with a full manufacturer's warranty, and can be purchased for \$29,000.00 each. This represents a total savings, as compared to state bid pricing, of \$6,760.00 for the two vehicles. The police department currently budgets a replacement cost of \$54,000.00 per patrol vehicle which includes equipment, upfitting, and camera systems. By utilizing police equipment that is currently on hand and by also taking advantage of the discounted pricing on the aforementioned vehicles, this amount can be reduced to \$45,000.00 per unit. (Superior will provide the additional equipment, labor and materials to complete the vehicle upfits). The early purchase of these leftover vehicles will represent a total savings to the city of \$18,000.00 for these two units, while increasing the safety and security of our officers. **(Pages 39-44)**
3. City Council approval of a bid award for Bid # 17-16 to General Construction Solutions, in the amount of \$139,415.00, for the Citizens Park pavilion project. **(Pages 45-48)**
4. Recommend Mayor and City Council award bid #17-30 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$25,290.00. **(Pages 49-51)**



City Council Agenda Items
For City Council Meeting of October 10, 2017
From the October 3, 2017 Planning Commission Meeting

Final Plat: Willowbrook Farms Subdivision Phase 2.

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a final plat of 60+/- acres consisting of 124 buildable lots and 3 non-buildable lots and will be known as Willowbrook Farms Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with the first phase of the subdivision. Average lot size is approximately 0.30 acres. This phase will connect to Willowbrook Farms Phase 1 to the east and future street stubs have been provide for connectivity as development begins to occur to the north and west. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk that is the developer's responsibility have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

Lot Split: Lots 29 and 30 Deming's 2nd Addition, Boulder Creek Homes, LLC, Northeast 7th Street and Northeast 'A' Street, DN-2, Downtown Medium-Density Residential.

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 29 (0.18 acres) & Lot 30 (0.17 acres) of Deming's 2nd Addition. The applicant is dedicating 22' of right-of-way from centerline along NW 7th Street. Both lots will have rear or side access. Direct access to NE A Street shall not be permitted.

Rezoning: Frank Bray, 708 Bella Vista Road, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Rezoning: Jeffery E. Garrett and Tyler K. Garrett, 1600 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate.

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-E, Residential Estate zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Rezoning: Edward Eugene Garrett Estate, 1602 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential.

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Rezoning: Cindy Springs LLC, Northeast John DeShields Boulevard and Northeast Legacy Parkway, From Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium Density Residential, and R-4, High Density Residential.

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Mixed Use (MU). The R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations are appropriate zoning district for this designation and are consistent with the Future Land Use Plan. The proposed multi-family housing and associated commercial uses are consistent with the city's General Plan key concept of promoting mixed-use development to reduce vehicle trip numbers, provide public amenities and increase urban vitality.

FINAL PLAT STAFF REPORT



Willowbrook Farms Subdivision Phase 2

SW Shell Rd

PC Date: 10/3/2017

Reviewer: Jon Stanley, Planner

Project Number	FP17-00006
Applicant / Current Owner	RLP Investments PO Box 3207 Bentonville, AR
Site Area	±60 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Mixed Use (MU)
No. of Lots	124 buildable and 3 non-buildable
Subdivision Name	Willowbrook Farms

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

The property is approximately 60+/- acres and is currently under construction. It fronts onto SW Shell Road and is bordered by the City of Centerton to the north. All adjacent zoning designations are R-1, Single-Family Residential.

Project Details

The applicant has submitted a final plat of 60+/- acres consisting of 124 buildable lots and 3 non-buildable lots and will be known as Willowbrook Farms Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with the first phase of the subdivision. Average lot size is approximately 0.30 acres. This phase will connect to Willowbrook Farms Phase 1 to the east and future street stubs have been provide for connectivity as development begins to occur to the north and west. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk that is the developer's responsibility have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required at the time of final platting.

Waivers

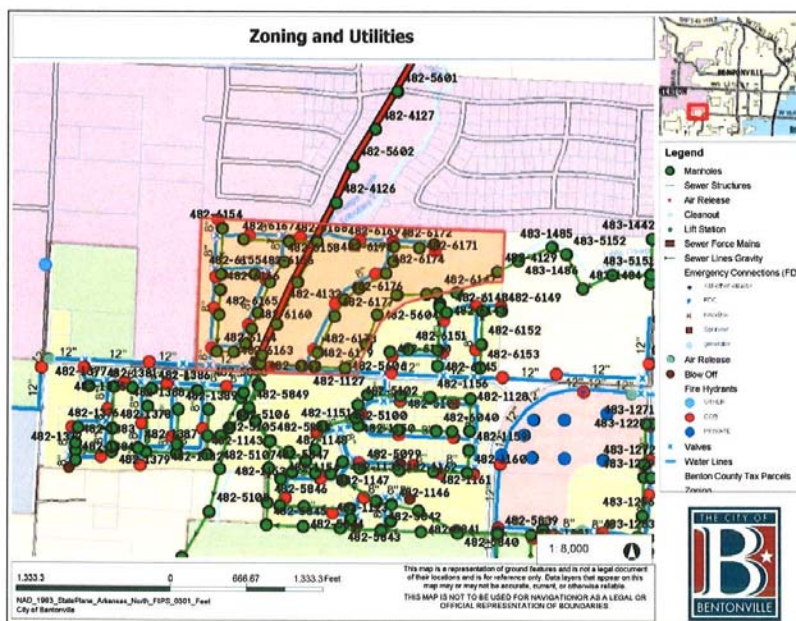
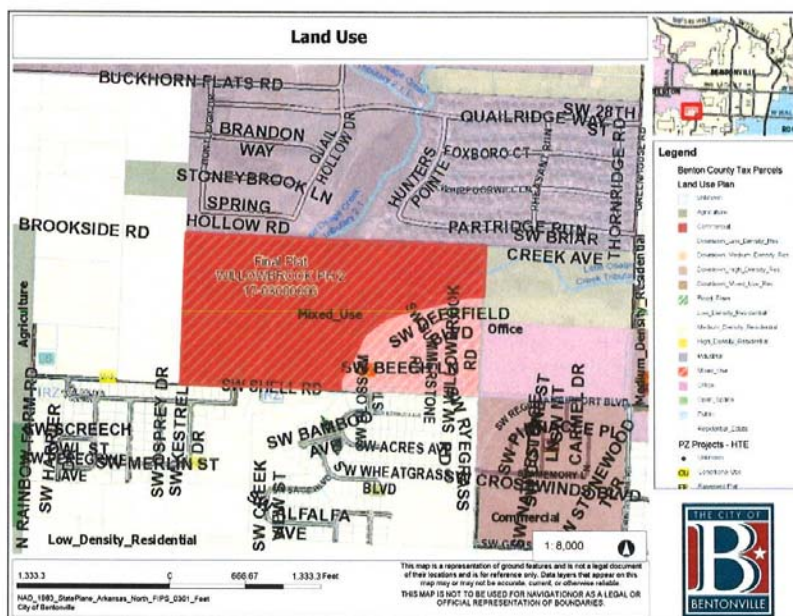
No waivers requested.

Conclusion

In conclusion, this final plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.





ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF WILLOWBROOK
FARMS SUBDIVISION PHASE 2 TO THE CITY OF BENTONVILLE,
ARKANSAS.**

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the final plat of Willowbrook Farms Subdivision Phase 2, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 3, 2017; and,

WHEREAS, said final plat is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated, and at other times, and voted to recommend the approval of said final plat to the City Council; and,

WHEREAS, the final plat of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said final plat should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the final plat of Willowbrook Farms Subdivision Phase 2 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said final plat by certifying said acceptance on the approved final plat.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

Lot 29 & 30
Deming's 2nd Addition

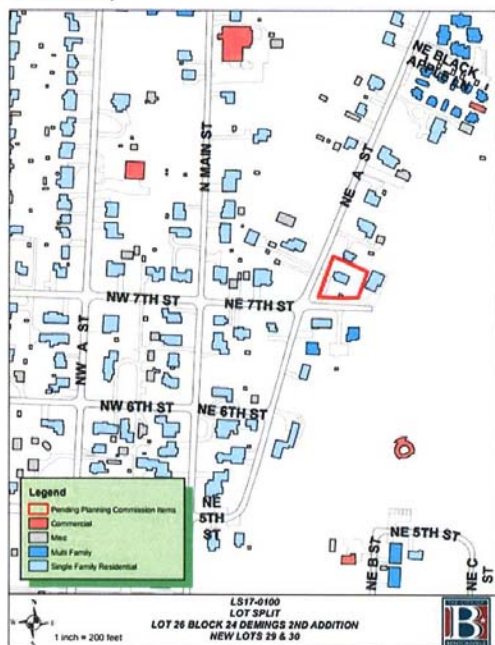
PC Date: 10/3/2017

Reviewer: Jon Stanley, Planner

Project Number	LS17-0100
Applicant / Current Owner	Boulder Creek Homes, LLC 4508 NE Birchgrove Place Bentonville, AR
Site Area	0.38 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located at 702 NE A Street and is currently occupied by a single-family home in an area designated as Downtown Medium Density Residential on the Future Land Use Plan. All adjacent properties are zoned R-1, Single-Family Residential.

Project Details

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 29 (0.18 acres) & Lot 30 (0.17 acres) of Deming's 2nd Addition. The applicant is dedicating 22' of right-of-way from centerline along NW 7th Street. Both lots will have rear or side access. Direct access to NE A Street shall not be permitted.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

- 1 Waiver request:
 - Wavior to Article 1100, Design Standards, Section 1100.5.B, Streets; Right-of-Way Dedication. The applicant is proposing to dedicate 22' of right-of-way from centerline along NE 7th Street instead of the required 26'.

Conclusion

This lot split does not meet the minimum requirements of the subdivision regulations due to the waiver request.

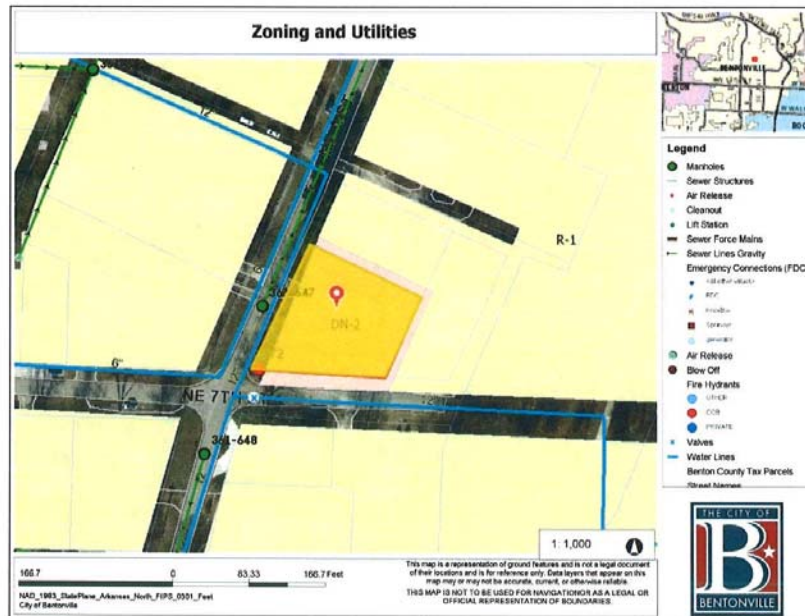
Standard Conditions of Approval

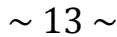
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

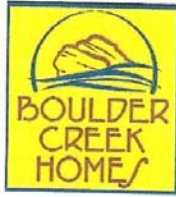
NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT







3908 SW Staverton Drive
Bentonville AR 72712
Ph: 479-685-3063

DATE: August 28, 2017

TO: Jon Stanley
City of Bentonville, Planning Department

FROM: Teri Malies & Ali Phillips
Boulder Creek Homes

RE: Waiver Request to Decrease R.O.W. dedication for Deming's Subdivision Lot 30

Dear Mr. Stanley:

We would like to submit this letter in conjunction with our application for a revised lot split for Deming's Subdivision. We are requesting to decrease the amount to right-of-way dedication along NE 7th Street for the following reasons:

1. The lot we split is an odd shape and gets quite narrow at the back. This makes it very difficult to locate a detached two-car garage at the rear of the lot.
2. This block of NE 7th Street only serves 4 existing homes, as well as the two future homes that we will be building, before it dead ends at the Crystal Bridges property. There is no other property that can be developed along this block of NE 7th Street so the traffic on this block will always be minimal. As such, widening the roadway in the future seems unlikely and unnecessary.
3. The current 2 lane road is located along the center line of the right-of-way and does not currently use all of the existing right-of-way along NE 7th. As such, there is already additional unused right which allows for improvements if necessary. Based on comments from the City, a total of 22 feet from the centerline is needed to allow for future improvements that may be made, including curb, gutter and sidewalk.

We've updated the proposed lot split to dedicate only the necessary additional R.O.W that is needed to meet the 22' requirement.

We appreciate your consideration,

Sincerely,


Teri Malies


Ali Phillips

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 29 AND 30 DEMING'S
2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.**

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the lot split of Lots 29 and 30 Deming's 2nd Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 3, 2017; and,

WHEREAS, said lot split is attached hereto as Exhibit "A"; and,

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and,

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lots 29 and 30 Deming's 2nd Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

REZONING STAFF REPORT



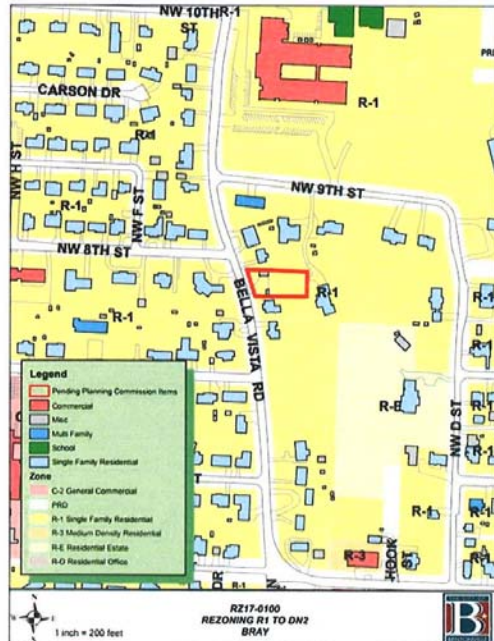
Bray

708 Bella Vista Rd
PC Date: 10/3/2017
Reviewer: Jon Stanley, Planner

Project Number	RZ17-0100
Applicant / Current Owner	Frank Bray 1302 Windsor Ct Benton, AR 72709
Site Area	±0.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is located at 708 Bella Vista Road in an established single-family neighborhood where infill and redevelopment are beginning to occur.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available.

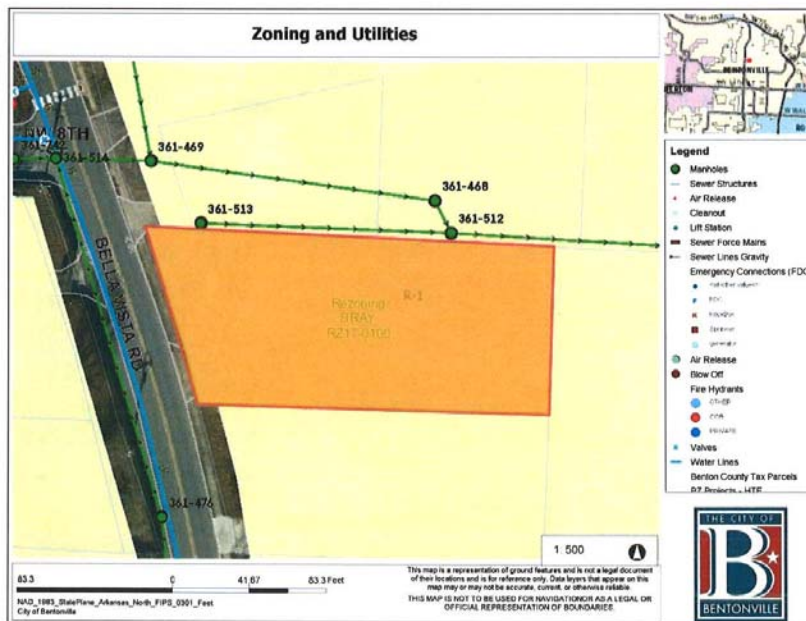
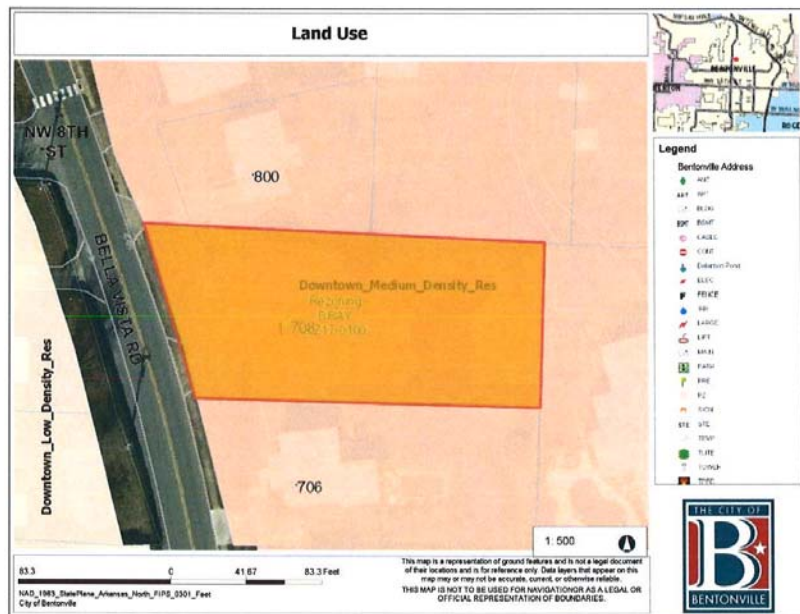
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Conclusion

In Conclusion, the DN-2, Downtown Medium-Density Residential zoning designation is consistent with the Future Land Use Plan that depicts this property as Downtown Medium Density Residential and is compatible with the existing and adjacent uses.

REZONING STAFF REPORT





August 22, 2017

Jon Stanley
Planning Department
City of Bentonville

RE: Bray Rezone Narrative

Jon,

Frank M. Bray is requesting to rezone his property at 708 Bella Vista Road in Bentonville from R-1 to DN-2. The owner is wanting to rezone the property, then split it into two lots. Once the lot is split, the owner plans to develop single family residences on each of the newly created lots. The rezone will allow for the construction of the houses and will not negatively affect traffic or the appearance of the area. In contrast, the development will be a welcome addition to the neighborhood. Water, sewer, and all other utilities are already in place to support the development.

Respectfully submitted,

M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

WHEREAS, Frank Bray duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 1 OF BROWN SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2013, PAGE 571 OF THE BENTON COUNTY RECORDS; AND,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017,

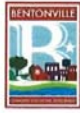
APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



Garrett

1600 NW 3rd Street

PC Date: 10/3/2017

Reviewer: Jon Stanley, Planner

Project Number	RZ17-0101
Applicant / Current Owner	Jeffery E. Garrett & Tyler K. Garrett 1600 NW 3 rd Street Bentonville, AR 72712
Site Area	±5.58 acres
Current Zoning	A-1, Agricultural and R-1, Single Family Residential
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	Residential Estates (RE)

Property Description

This property is the location of an unoccupied single-family home located at 1600 NW 3rd Street. Adjacent zonings include A-1, Agricultural and R-1, Single Family Residential to the south, east, and west.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-E, Residential Estate zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

Conclusion

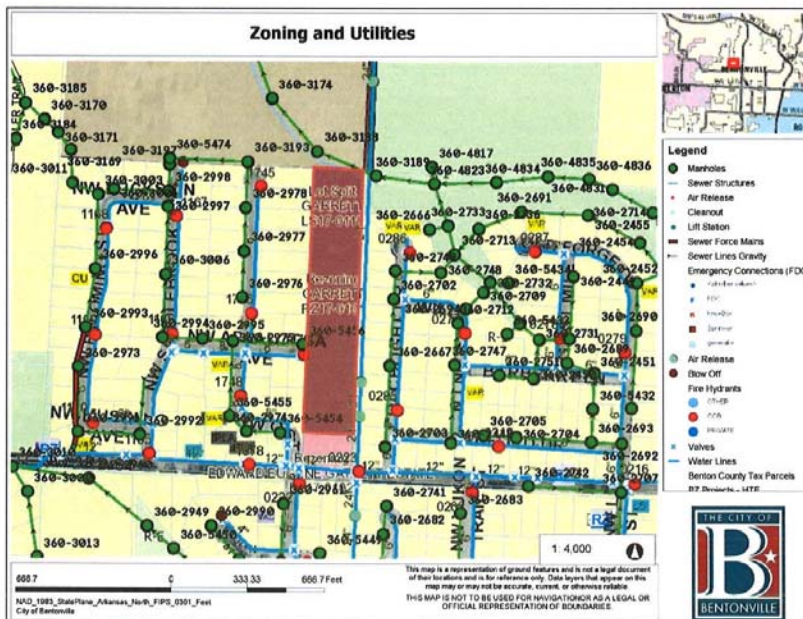
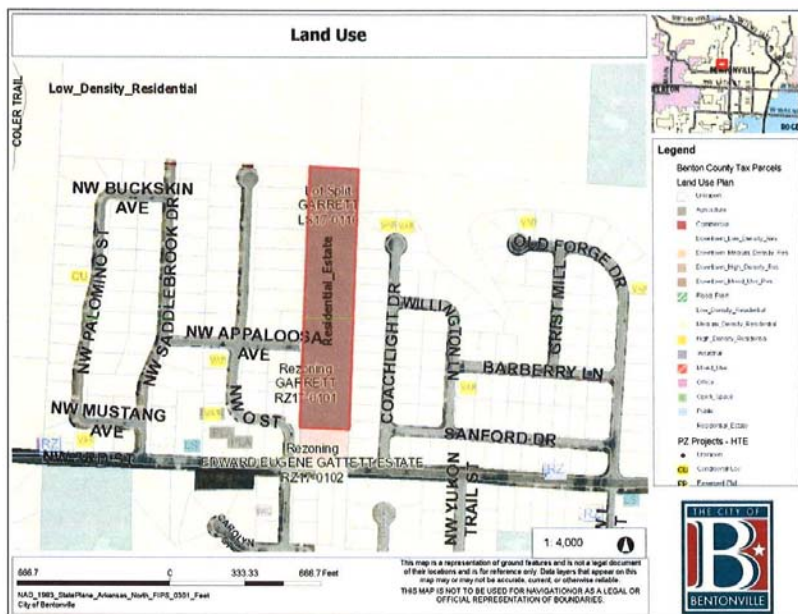
In conclusion, the R-E, Residential Estate zoning designation is consistent with the Future Land Use Plan that depicts this property as Residential Estate and is compatible with existing and adjacent uses.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



REZONING STAFF REPORT



To: Planning Commission

Re: Rezoning request

Owner: Jeffrey and Tyler Garrett

We are requesting the rezoning of 1600 NW 3rd ST or parcel 01-00894-020 from A-1 Agricultural & R-1 Residential to R-E Residential Estate.

The reason for this request is to meet the acreage zoning requirements for split and pending sale of part of this parcel. We have enclosed a draft of the proposed split to justify the rezoning.

There will be no change in how the property will relate to the surrounding properties.

There will be no change in the intended use of the property.

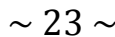
There will be no change or impact regarding traffic.

No signage will be needed.

There will be no change in appearance.

The current parcel has been confirmed to have sewer access crossing the NE corner of the plat. There is a 24" water main running the full length of the East border of the parcel.

Thank you for your consideration in this matter.



NOTICE OF INTENT TO REZONE

Jeffrey E. Garrett & Tyler has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 AND R-1 to R-E, Residential Estate

The legal description of the property is as follows:

See the back of this for legal description

The common description of the property is: 1600 NW 3rd ST

Proposed land use: Residential Estate

The public hearing will be held October 3rd 2017 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122.

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Impact on housing density, traffic and existing property. I urge the city planners to be thoughtful about city development and popularity.

Address

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL AND R-1, SINGLE FAMILY RESIDENTIAL TO R-E, RESIDENTIAL ESTATE.

WHEREAS, Jeffery E. Garrett and Tyler K. Garrett duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE E1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 25, TOWNSHIP 29 NORTH. RANGE 31 WEST. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4. RUN THENCE EAST 433 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING EAST 217 FEET, MORE OR LESS, TO THE NE CORNER OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4. THENCE SOUTH 1120 FEET. THENCE WEST 217 FEET. THENCE NORTH 1120 FEET TO THE POINT OF BEGINNING, CONTAINING 5 2/3 ACRES, MORE OR LESS.; and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



Garrett Estate

1602 NW 3rd Street
 PC Date: 10/3/2017
 Reviewer: Jon Stanley, Planner

Project Number	RZ17-0102
Applicant / Current Owner	Edward Eugene Garrett Estate 1602 SW 3 rd Street Bentonville, AR 72712
Site Area	1.0 acres
Current Zoning	A-1, Agricultural and R-1, Single Family Residential
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

Property Description

This property is the location of an occupied single-family home located at 1602 NW 3rd Street. Adjacent zonings include A-1, Agriculture to the north and R-1, Single Family Residential to the south, east, and west.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Per the GIS website, water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

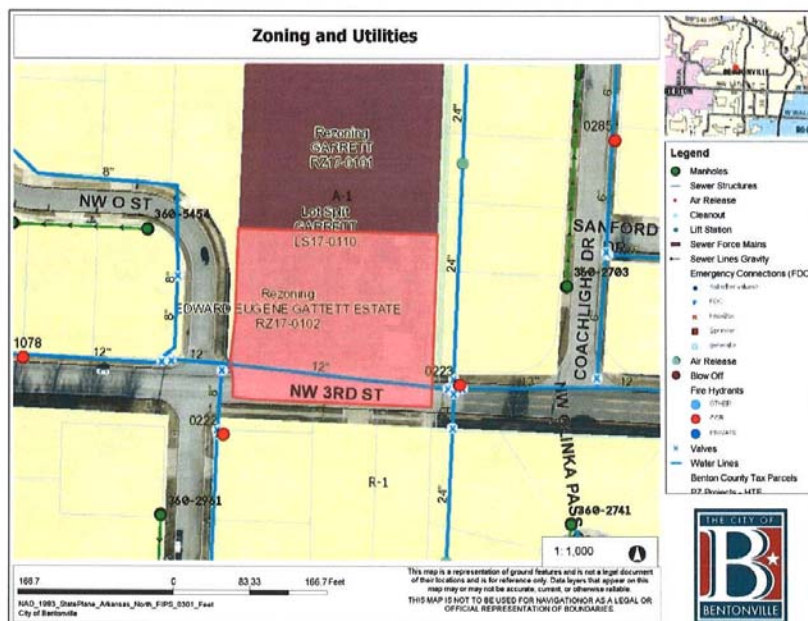
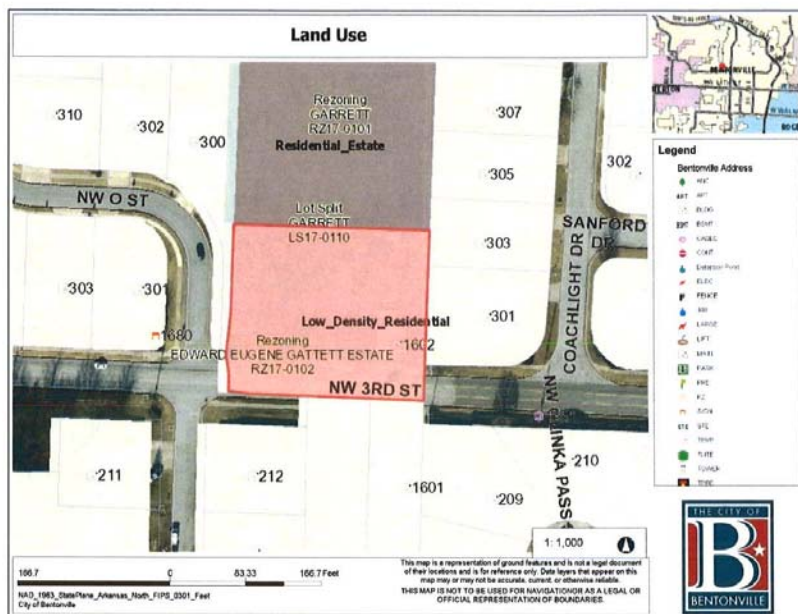
<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Conclusion

In conclusion, the R-1, Single Family Residential zoning designation is consistent with the Future Land Use Plan that depicts this property as Low Density Residential and is compatible with existing and adjacent uses.



To: Planning Commission

Re: Rezoning request

Owner: Edward Eugene Garrett

Executor: Jeffrey E. Garrett

As the executor of my father's estate, I am requesting the rezoning of 1602 NW 3rd ST or parcel 01-00894-050 from A-1 Agricultural and R-1 Single Family Residence to only R-1 Single Family Residence.

The reason for this request is to meet the acreage zoning requirements for split and pending sale of part of this parcel. I have enclosed a draft of the proposed split to justify the rezoning.

There will be no change in how the property will relate to the surrounding properties.

There will be no change in the intended use of the property.

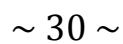
There will be no change or impact regarding traffic.

No signage will be needed.

There will be no change in appearance.

The current parcel has been confirmed to have sewer access. There is a 24" water main running the full length of the East border of the parcel as well as a 12" line at NW 3rd ST.

Thank you for your consideration in this matter.



ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL AND R-1, SINGLE FAMILY RESIDENTIAL TO R-1, SINGLE FAMILY RESIDENTIAL.

WHEREAS, Edward Eugene Garrett Estate duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SAID E1/2 OF THE NE 1/4 OF THE SW 1/4, RUN THENCE EAST 660 FEET TO THE NE CORNER OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4; THENCE SOUTH 1120 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 200 FEET; THENCE WEST 217 FEET; THENCE NORTH 200 FEET; THENCE EAST 217 FEET TO THE POINT OF BEGINNING; and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

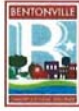
APPROVED:

ATTEST:

MAYOR

CITY CLERK

REZONING STAFF REPORT



Cindy Springs LLC

NE John DeShields Blvd & NE Legacy Parkway

PC Date: 10/3/2017

Reviewer: Jon Stanley, Planner

Project Number	RZ17-0103
Applicant / Current Owner	Cindy Springs LLC PO Box 1860 Bentonville, AR 72712
Site Area	27.83 acres
Current Zoning	Expired PUD, Planned Unit Development
Requested Zoning	R-3, Medium Density Residential; R-4, High Density Residential and C3, Central Commercial
Future Land Use Map Designation	Mixed Use (MU)

Property Description

This property is the location of a vacant parcel situated between Legacy Village and Circle of Life Hospice to the north and Orchards Park to the south. Adjacent zonings are PUD and R-1 to the north, PUD to the west, A-1 to the south & R-1 and A-1 to the east.

Projected Traffic Impact

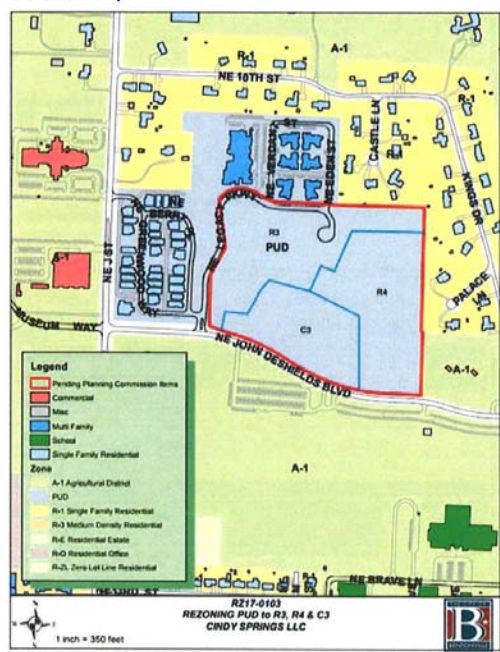
The proposed zoning designation has potential to adversely impact traffic in the area. Per the traffic analysis submitted by Peters & Associates, it was found that roundabout warrants are met for the intersection of John Deshields Boulevard, Museum Way and NE 'J' Street with the projected traffic volume from the proposed development.

Utility Infrastructure

Per the GIS website, water and sewer are available.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map

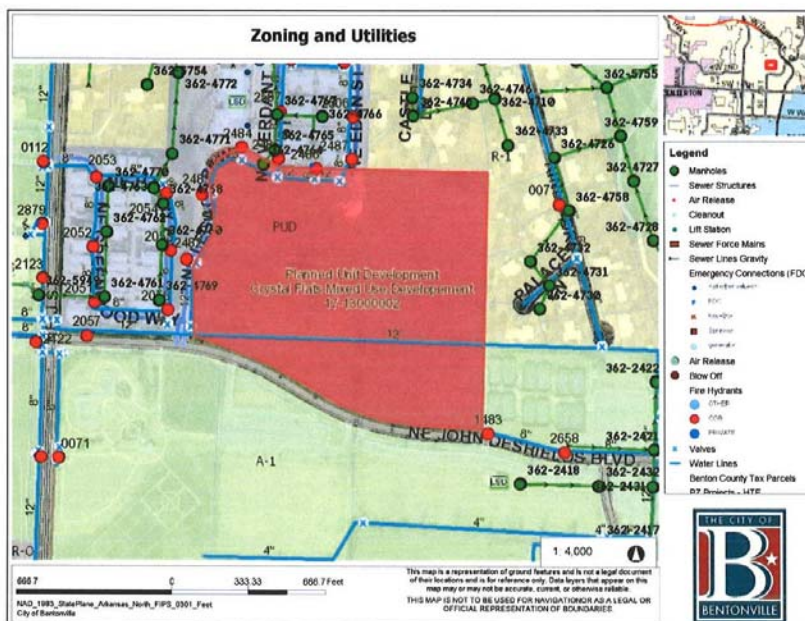
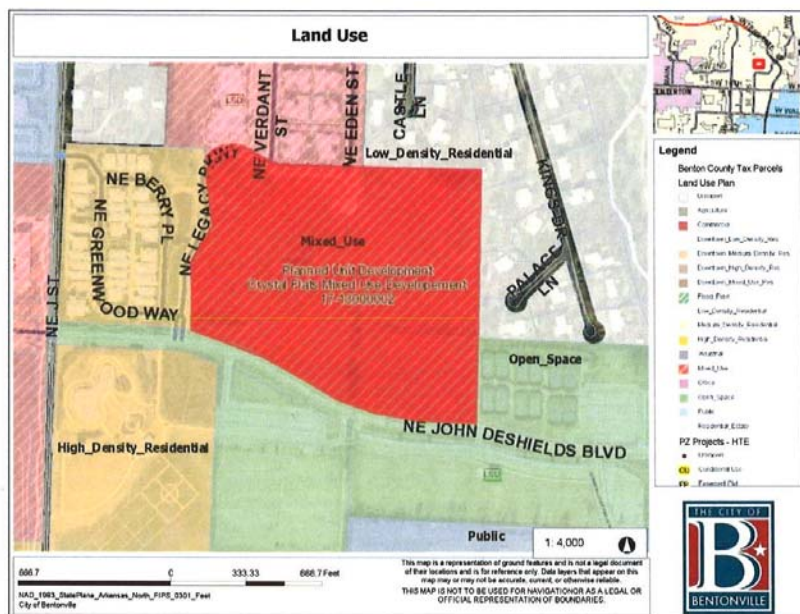


Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations are appropriate zoning district for this designation and are consistent with the Future Land Use Plan. The proposed multi-family housing and associated commercial uses are consistent with the city's General Plan key concept of promoting mixed-use development to reduce vehicle trip numbers, provide public amenities and increase urban vitality.

Conclusion

In Conclusion, the R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations will allow for a mix of uses that offer residents the ability to live and work in close proximity. The proposed zoning designations provide an opportunity for a variety of housing types that are needed in the central part of the city. The site has access to the adjacent collector street and existing utilities that have adequate capacity for new development. The mix of uses will add to the fabric of the city ensuring sustainable growth for the future. Based on the analysis of the traffic study, a roundabout at NE J Street and John Deshields Boulevard must be constructed prior to or in conjunction with future development. Any proposed development will require Large Scale Development approval and must comply with all requirements of the subdivision regulations, including landscaping, screening, buffering and lighting requirements.



City of Bentonville, Arkansas | Community & Economic Development Department
Brian Bahr, Community & Economic Development Director | 305 SW A Street, Bentonville, AR | (p) 479-271-3122 | (f) 479-271-5906



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

August 28, 2017

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Cindy Springs LLC rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by Cindy Springs LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning request for the Benton County parcel #01-08641-005. The property is currently zoned expired PUD and the applicant has requested consideration of a request to change the zoning to a combination of commercial and residential uses consistent with the land use plan designation of 'Mixed Use'. The land owner wishes to develop the land and based on the expiration of the original PUD for the property, this rezoning is necessary to facilitate the development of the land.

In keeping with the intent of the Mixed Use designation of the land use plan, the property owner is requesting a combination of residential and commercial zones across the property. Medium to high density residential zoning is proposed along the west, north, and east property boundaries; with central commercial zoning proposed along the John Deshields street frontage. This layout provides buffering of existing lower density residential areas from the proposed commercial zone.

Public water and sewer mains exist along the site with a 12" water line running through the property and along the east side of Legacy; and an 8" sewer main on the north side of the site. Pending approval of this zoning request, plans for development will be prepared and the any necessary easements for extension of these utilities will be dedicated. John Deshields Blvd is a collector street on the city master street plan and recent traffic counts are available. Impacts to traffic, site signage, and specific use information will be presented at the time of Large Scale Development application pending approval of this zoning request.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

traffic concerns
density height of structure



Bentonville

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF EXPIRED PUD, PLANNED UNIT DEVELOPMENT TO C-3, CENTRAL COMMERCIAL, R-3, MEDIUM-DENSITY RESIDENTIAL, AND R-4, HIGH DENSITY RESIDENTIAL.

WHEREAS, Cindy Springs LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium-Density Residential, and R-4, High Density Residential to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 13 OF PICKENS SUBDIVISION AS SHOWN ON PLAT RECORD PAGE 2009
PAGE 523, BENTON COUNTY CLERK'S OFFICE, BENTON COUNTY,
ARKANSAS; and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2017 in the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Benton County Daily Record for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of Expired Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium-Density Residential, and R-4, High Density Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of Expired Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium-Density Residential, and R-4, High Density Residential to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

ATTEST:

MAYOR

CITY CLERK



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
x	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

October 10, 2017

Submitted by:

Jon Simpson

Department

Police

Phone

271-3172

ACTION REQUIRED:

This is a request for a budget adjustment in the amount of \$90,000. This amount will purchase two (2) patrol Tahoes and provide for equipment and upfitting, including car camera systems. Five (5) Crown Vics are currently scheduled for replacement in the 2018 budget, and this would allow for the early replacement of two of these five vehicles and respective camera systems. This early purchase request is based upon the current availability of two leftover 2016 police rated Tahoes at Superior Auto Group in Siloam Springs. Superior Auto Group has a history of providing vehicles to our police department at state bid pricing, as well as providing service and warranty work. The current State Bid pricing for these vehicles is \$32,380 each. These leftover vehicles, while not equipped exactly as our most recent purchases, match our current patrol fleet, come with a full manufacturer's warranty, and can be purchased for \$29,000 each. This represents a total savings, as compared to state bid pricing, of \$6,760 for the two vehicles. The police department currently budgets a replacement cost of \$54,000 per patrol vehicle which includes equipment, upfitting, and camera systems. By utilizing police equipment that is currently on hand and by also taking advantage of the discounted pricing on the aforementioned vehicles, this amount can be reduced to \$45,000 per unit. (Superior will provide the additional equipment, labor and materials to complete the vehicle upfits). The early purchase of these leftover vehicles will represent a total savings to the city of \$18,000 for these two units, while increasing the safety and security of our officers.

COST TO CITY:

Cost of this Request: \$90,000

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Date of Request: October 10, 2017

Justification:

Revised 5/1/07





Superior Fleet and Commercial Sales

DON CLARK | 479-268-1003 | dclark@superiornwa.com

Superior Fleet and Commercial Sales

Prepared By:

DON CLARK
Superior Fleet and Commercial Sales
479-268-1003
dclark@superiornwa.com

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 3821. Data Updated: Sep 25, 2017 9:30:00 PM PDT.

Sep 26, 2017

Page 1



Superior Fleet and Commercial Sales

DON CLARK | 479-268-1003 | dclark@superiornwa.com

[Fleet] 2016 Chevrolet Tahoe (CC15706) 2WD 4dr (2)

Quote Worksheet

	MSRP
Base Price	\$47,000.00
Dest Charge	\$1,195.00
Adjustments	\$0.00
Total Options	(\$3,967.00)
	Subtotal
	\$44,228.00
	Subtotal Pre-Tax Adjustments
	\$0.00
Less Customer Discount	(\$15,228.00)
	Subtotal Discount
	(\$15,228.00)
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$29,000.00
Sales Tax	\$0.00
	Subtotal Taxes
	\$0.00
	Subtotal Post-Tax Adjustments
	\$0.00
	Total Sales Price
	\$29,000.00

Dealer Signature / Date

Customer Signature / Date

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Data Version: 3821, Data Updated: Sep 25, 2017 9:30:00 PM PDT.

Sep 26, 2017

Page 2



Superior Fleet and Commercial Sales

DON CLARK | 479-268-1003 | dclark@superiornwa.com

[Fleet] 2016 Chevrolet Tahoe (CC15706) 2WD 4dr (2)

Window Sticker

SUMMARY

[Fleet] 2016 Chevrolet Tahoe (CC15706) 2WD 4dr (2)

MSRP:\$47,000.00

Interior: No color has been selected.

Exterior 1: Summit White

Exterior 2: No color has been selected.

Engine, 5.3L EcoTec3 V8 with Active Fuel Management, Direct Injection and Variable Valve Timing

Transmission, 6-speed automatic, electronically controlled

OPTIONS

CODE	MODEL	MSRP
CC15706	[Fleet] 2016 Chevrolet Tahoe (CC15706) 2WD 4dr (2)	\$47,000.00
OPTIONS		
1FL	Commercial Preferred Equipment Group	\$0.00
6J3	Wiring, grille lamps and siren speakers	\$92.00
6J4	Wiring, horn and siren circuit	\$41.00
6J7	Flasher system, headlamp and taillamp, DRL compatible	\$495.00
7X6	Spotlamp, left-hand	\$490.00
9C1	Identifier for Police Patrol Vehicle	(\$5,085.00)
ATD	Seat delete, third row passenger	Inc.
AZ3	Seating, front 40/20/40 split-bench, 3-passenger	\$0.00
C5U	GVWR, 6800 lbs. (3084 kg)	Inc.
FE9	Emissions, Federal requirements	\$0.00
GAZ	Summit White	\$0.00
GU4	Rear axle, 3.08 ratio	\$0.00
H0U	Jet Black, Cloth seat trim	\$0.00
IO3	Audio system, AM/FM stereo with CD player and auxiliary input jack	\$0.00
K4B	Battery, Auxiliary, 730 CCA	Inc.
KW7	Alternator, 170 amps, high output	Inc.
L83	Engine, 5.3L EcoTec3 V8 with Active Fuel Management, Direct Injection and Variable Valve Timing	\$0.00
MYC	Transmission, 6-speed automatic, electronically controlled	\$0.00

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Data Version: 382 | Data Updated: Sep 25, 2017 9:30:00 PM PDT.

Sep 26, 2017

Page 3



Superior Fleet and Commercial Sales

DON CLARK | 479-268-1003 | dclark@superiornwa.com

[Fleet] 2016 Chevrolet Tahoe (CC15706) 2WD 4dr (2)

NZZ	Front underbody shield	Inc.	
QAR	Tires, P265/60R17 all-season, police, V-rated	Inc.	
RAP	Wheels, 17" x 8" (43.2 cm x 20.3 cm) steel, police, Black	Inc.	
RM7	Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare	Inc.	
UN9	Radio Suppression Package, with ground straps	Inc.	
VPV	Ship Thru, Produced in Arlington Assembly	Inc.	
VQ2	Fleet processing option		\$0.00
Z56	Suspension, heavy-duty, police-rated	Inc.	
ZAK	Tire, spare, P265/60R17 all-season, police, V-rated	Inc.	
ZY1	Paint scheme, solid application		\$0.00
---	Door handles, body-color	Inc.	
---	Instrumentation, analog	Inc.	
---	Key, 2-sided	Inc.	
---	Luggage rack, delete	Inc.	
---	Exterior ornamentation delete	Inc.	
---	Power outlets, 4 auxiliary, 12-volt	Inc.	
---	Power supply, 100-amp, auxiliary battery, rear electrical center	Inc.	
---	Power supply, 50-amp, power supply, auxiliary battery	Inc.	
---	Power supply, 120-amp, (4) 30-amp circuit, Primary battery	Inc.	
---	Theft-deterrent system, vehicle, PASS-Key III	Inc.	
SUBTOTAL			\$43,033.00
Adjustments Total			\$0.00
Destination Charge			\$1,195.00
TOTAL PRICE			\$44,228.00

FUEL ECONOMY

Est City:16 MPG

Est Highway:23 MPG

Est Highway Cruising Range:598.00 mi

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Data Version: 3821. Data Updated: Sep 25, 2017 9:30:00 PM PDT.

Sep 25, 2017

Page 4



CHECK ALL THAT APPLY			
x	Bid Award	Bid #	17-16
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

October 10, 2017

Submitted by:

David Wright

Department

Parks and Rec

Phone

271-6813

ACTION REQUIRED:

City Council approval of a bid award for Bid # 17-16 to General Construction Solutions, in the amount of \$139,415.00, for the Citizens Park pavilion project.

COST TO CITY:

Cost of this Request: \$139,415

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



Memo



To: City Council, Mayor McCaslin
From: David Wright, Parks and Recreation Director
Date: October 10, 2017
Re: City Council approval of a bid award to General Construction Solution,
in the amount of 139,415, for the Citizens Park Pavilion project.

Many times during the past couple of years, we have discussed the importance of the build-out of Citizens Park. With the Community Center and the soccer fields in full operations, completing this project must remain a short term priority for Parks and Recreation. Earlier this year, City Council approved the construction of the new fitness trail. Construction of this project is going very well, with an anticipated completion date of November 30, 2017.

This project includes a pavilion, parking lot and stage for the amphitheater. The 2018 Operational Budget includes \$250,000 for the project. This bid includes a parking lot, amphitheater stage and mass grading / site prep for the pavilion. The pavilion will be installed via a separate contract. The overall project does not exceed the budget amount.

Bids for this project were opened on September 28 by the City of Bentonville's Purchasing Department. Four bids were received for the project. General Construction Solutions (GCS) was the low bidder. GCS has performed several projects for our department including Merchants Park parking lot and Citizens Park parking lot. They have always performed at a high level, responsive to concerns and provided quality projects. If City Council approves this bid, the project should be able to begin on / around November 1.

If you have any questions regarding this item, please call me at 479.464.7275 or email dwright@bentonvillear.com.

BID TABULATION
Citizens Park Pavilion and Stage
Bentonville, AR 72712
Bids Received September 28, 2017

ITEM #	ITEM	UNIT	QTY	General Construction Solutions		Diamond C Construction		Arco		81 Construction Group	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Mobilization (not to exceed 5% of the total contract amount)	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 4,032.00	\$ 4,032.00	\$ 3,300.00	\$ 3,300.00	\$ 7,081.00	\$ 7,081.00
2	Erosion Control	LS	1	\$ 3,600.00	\$ 3,600.00	\$ 1,792.00	\$ 1,792.00	\$ 5,000.00	\$ 5,000.00	\$ 1,118.00	\$ 1,118.00
3	Earthwork for Pavilion and Parking Lot	LS	1	\$ 31,400.00	\$ 31,400.00	\$ 32,816.00	\$ 32,816.00	\$ 20,000.00	\$ 20,000.00	\$ 47,210.00	\$ 47,210.00
4	Undercut and Import Select Material	CY	430	\$ 18.90	\$ 8,127.00	\$ 11,648.70	\$ 11,648.70	\$ 30.00	\$ 12,900.00	\$ 27.81	\$ 11,958.30
5	Aggregate Base Course 6" thick	SY	936	\$ 10.70	\$ 10,015.20	\$ 8.95	\$ 8,377.20	\$ 8.00	\$ 7,488.00	\$ 10.52	\$ 9,846.72
6	Aggregate Base Course 4" thick	SY	175	\$ 8.00	\$ 1,400.00	\$ 11.52	\$ 2,016.00	\$ 10.00	\$ 1,750.00	\$ 7.00	\$ 1,225.00
7	Prime Coat (0.1 gallon per square yard)	GAL	18	\$ 15.25	\$ 274.50	\$ 14.24	\$ 256.32	\$ 25.00	\$ 450.00	\$ 20.00	\$ 360.00
8	Asphalt Hot Mix Surface Course 3" thick	SY	791	\$ 16.69	\$ 13,201.79	\$ 18.39	\$ 14,546.49	\$ 15.75	\$ 12,458.25	\$ 16.41	\$ 12,980.31
9	Concrete Curb and Gutter	LF	421	\$ 19.34	\$ 8,142.14	\$ 14.44	\$ 6,079.24	\$ 15.00	\$ 6,315.00	\$ 14.00	\$ 5,894.00
10	Concrete Sidewalk	SY	147	\$ 48.39	\$ 7,113.33	\$ 53.41	\$ 7,851.27	\$ 45.00	\$ 6,615.00	\$ 43.65	\$ 6,416.55
11	Topsoil and Seeding	AC	0.08	\$ 6,700.00	\$ 536.00	\$ 7,475.00	\$ 598.00	\$ 60,000.00	\$ 4,800.00	\$ 16,351.00	\$ 1,308.08
12	Handicap Ramp	EA	2	\$ 719.00	\$ 1,438.00	\$ 885.50	\$ 1,771.00	\$ 500.00	\$ 1,000.00	\$ 600.00	\$ 1,200.00
13	Stage and Knee Wall	LS	1	\$ 29,964.00	\$ 29,964.00	\$ 47,224.80	\$ 47,224.80	\$ 50,000.00	\$ 50,000.00	\$ 24,360.00	\$ 24,360.00
14	Concrete Hume (5 ft. wide)	LF	17	\$ 35.74	\$ 607.58	\$ 27.02	\$ 459.34	\$ 45.00	\$ 765.00	\$ 44.00	\$ 748.00
15	Handicap Parking Sign	EA	1	\$ 770.00	\$ 770.00	\$ 849.00	\$ 849.00	\$ 715.00	\$ 715.00	\$ 757.00	\$ 757.00
16	Pavement Markings	LS	1	\$ 110.00	\$ 110.00	\$ 121.00	\$ 121.00	\$ 275.00	\$ 275.00	\$ 700.00	\$ 700.00
17	Electrical to pavilion and stage	LS	1	\$ 15,494.00	\$ 15,494.00	\$ 14,740.00	\$ 14,740.00	\$ 8,000.00	\$ 8,000.00	\$ 14,500.00	\$ 14,500.00
18	Thermoplastic Pavement Striping (4" wide White)	LF	370	\$ 3.30	\$ 1,221.00	\$ 3.65	\$ 1,350.50	\$ 2.75	\$ 1,017.50	\$ 3.25	\$ 1,202.50
Total Base Bid				\$	\$ 139,414.54	\$	\$ 156,528.86	\$	\$ 142,848.75	\$	\$ 148,865.46

Prepared By: Morrison-Shipley Engineers Inc.



Site Layout



BENTONVILLE COMMUNITY CENTER

BARKER RINKER SEACAT

ARCHITECTURE

L A E

Page 1



CHECK ALL THAT APPLY			
X	Bid Award	Bid #	17-30
	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

October 10, 2017

Submitted by:

Travis Matlock

Department

Electric

Phone

271-5941

ACTION REQUIRED:

Recommend Mayor and City Council award bid #17-30 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$25,290.00

COST TO CITY:

Cost of this Request: \$25,290

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



M E M O R A N D U M

DATE: October 10, 2017

TO: **City Council, Mayor McCaslin**

FROM: Travis Matlock, Engineer Director

RE: **750 Underground Wire Bid #17-30**

The City of Bentonville recommends awarding the bid for 750 underground wire in the total amount \$25,290.00. The low bid for this item follows.

Arkansas Electric Company in the amount of \$25,290

This award is to replenish minimum stock level and provide on underground jobs within the city.

CITY OF BENTONVILLE
FORMAL BID #17-30

ITEM	QNT	MIN. STOCK QNT.	UNIT	PART NO.	DESCRIPTION	ARKANSAS ELECTRIC	STUART IRBY	TECHLINE	WESCO	ANIXTER	
1	4,500	FT	EA	280 095 00014	WIRE 750 15KV U/G PRIMARY WITH RIP CORD	\$5,620.00	\$7,690.00	NO QUOTE	NO QUOTE	NO QUOTE	
GRAND TOTAL:						\$25,290.00	\$34,605.00	\$0.00	\$0.00	\$0.00	\$0.00



BENTONVILLE CITY COUNCIL AGENDA

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

**Tuesday, October 10, 2017 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, October 10, 2017 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: September 26, 2017
Swear in Police Officers: Ben Grace & Onan Castro**

AGENDA

1. Planning:

1a. **Final Plat: Willowbrook Farms Subdivision Phase 2.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a final plat of 60+/- acres consisting of 124 buildable lots and 3 non-buildable lots and will be known as Willowbrook Farms Subdivision Phase 2. The homes that will be constructed in this phase will be consistent with the first phase of the subdivision. Average lot size is approximately 0.30 acres. This phase will connect to Willowbrook Farms Phase 1 to the east and future street stubs have been provide for connectivity as development begins to occur to the north and west. This final plat dedicates right-of-way and utility and drainage easements that will serve the subdivision. The sections of sidewalk that is the developer's responsibility have been installed. All public infrastructure has been inspected and accepted by the utility departments and all non-bondable items have been completed.

1b. **Lot Split: Lots 29 and 30 Deming's 2nd Addition, Boulder Creek Homes, LLC, Northeast 7th Street and Northeast 'A' Street, DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The applicant has submitted a proposal for a lot split creating two new lots from one existing lot. The new lots will be known as Lot 29 (0.18 acres) & Lot 30 (0.17 acres) of Deming's 2nd Addition. The applicant is dedicating 22' of right-of-way from centerline along NW 7th Street. Both lots will have rear or side access. Direct access to NE A Street shall not be permitted.

- 1c. **Rezoning: Frank Bray, 708 Bella Vista Road, From R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1d. **Rezoning: Jeffery E. Garrett and Tyler K. Garrett, 1600 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-E, Residential Estate.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Residential Estates (RE). The R-E, Residential Estate zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1e. **Rezoning: Edward Eugene Garrett Estate, 1602 Northwest 3rd Street, From A-1, Agricultural and R-1, Single Family Residential to R-1, Single Family Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation and is consistent with the Future Land Use Plan.

- 1f. **Rezoning: Cindy Springs LLC, Northeast John DeShields Boulevard and Northeast Legacy Parkway, From Expired PUD, Planned Unit Development to C-3, Central Commercial, R-3, Medium Density Residential, and R-4, High Density Residential.**

The Planning Commission voted 7-0, recommending approval.

The Future Land Use Plan depicts this property as Mixed Use (MU). The R-3, Medium Density Residential, R-4, High Density Residential and C3, Central Commercial zoning designations are appropriate zoning district for this designation and are consistent with the Future Land Use Plan. The proposed multi-family housing and associated commercial uses are consistent with the

city's General Plan key concept of promoting mixed-use development to reduce vehicle trip numbers, provide public amenities and increase urban vitality.

2. This is a request for a budget adjustment in the amount of \$90,000.00. This amount will purchase two (2) patrol Tahoes and provide for equipment and upfitting, including car camera systems. Five (5) Crown Vics are currently scheduled for replacement in the 2018 budget, and this would allow for the early replacement of two of these five vehicles and respective camera systems. This early purchase request is based upon the current availability of two leftover 2016 police rated Tahoes at Superior Auto Group in Siloam Springs. Superior Auto Group has a history of providing vehicles to our police department at state bid pricing, as well as providing service and warranty work. The current State Bid pricing for these vehicles is \$32,380.00 each. These leftover vehicles, while not equipped exactly as our most recent purchases, match our current patrol fleet, come with a full manufacturer's warranty, and can be purchased for \$29,000.00 each. This represents a total savings, as compared to state bid pricing, of \$6,760.00 for the two vehicles. The police department currently budgets a replacement cost of \$54,000.00 per patrol vehicle which includes equipment, upfitting, and camera systems. By utilizing police equipment that is currently on hand and by also taking advantage of the discounted pricing on the aforementioned vehicles, this amount can be reduced to \$45,000.00 per unit. (Superior will provide the additional equipment, labor and materials to complete the vehicle upfits). The early purchase of these leftover vehicles will represent a total savings to the city of \$18,000.00 for these two units, while increasing the safety and security of our officers.
3. City Council approval of a bid award for Bid # 17-16 to General Construction Solutions, in the amount of \$139,415.00, for the Citizens Park pavilion project.
4. Recommend Mayor and City Council award bid #17-30 for 750 underground wire to the lowest bidder as shown on the attached bid tabulation in the amount of \$25,290.00.