

RESOLUTION NO. 104 OF 2022

A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 814 DENVER STREET AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES

WHEREAS, the structure located at 814 Denver Street, Benton, Arkansas, has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City; and

WHEREAS, the structure appears to be a white frame structure, which is approximately 960 square feet; and

WHEREAS, from land documents, Douglas Lawrence has owned the property for an indeterminant period of time, but at least since 2001; and

WHEREAS, the structure has been inspected and issues thoroughly documented by Benton Code Enforcement, and a copy of their inspection findings is attached hereto as Exhibit 1; and

WHEREAS, after giving the owner and any mortgage lienholder an opportunity to be heard in the presence of the City Council of the City of Benton, Arkansas, and in accordance with Ordinance No. 20 of 2021 and Arkansas State law, the City Council has determined this structure should be condemned.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON ARKANSAS:

SECTION 1: That after said opportunity to be heard the structure located at 814 Denver Street, Benton, Arkansas, has been condemned by vote of the City Council.

SECTION 2: That this decision is in the best interest of the public health, safety, and welfare.

SECTION 3: That it is the will of the Benton City Council that the structure located at 814 Denver Street, Benton, Arkansas, be razed thirty (30) days after posting the true copy of this Resolution at a conspicuous place on said house, building, and/or structure constituting the nuisance, if it is still standing, per the authority granted by Arkansas State law and any costs of the demolition be assessed to the property owner.

PASSED AND APPROVED this _____ day of September, 2022.

Mayor Tom Farmer

Cindy Stracener, City Clerk



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018



CONDEMNATION PROCESS

814 Denver Street, Benton, AR

1.	Identify Property	7/12/22
2.	Photograph Property with Location and Time Stamp	7/12/22
3.	Post Property with "Sub-Standard" Placard	7/12/22
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	7/12/22
5.	Post Copy of Letter on Property and Photograph.	7/28/22
6.	Community Services Committee Meeting to Discuss Condemnation.	8/09/22
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

July 12, 2022

Douglas A Lawrence
1235 Amelanchier Ln.
Lowell, MI 49331

Re: 814 Denver St. Benton, AR. 72019(parcel 805-17514-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On August 9, 2022 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on September 26, 2022 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

Bruce Thomas
City of Benton, Code Compliance
Cc: file

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Douglas A. Lawrence
1235 Amelanchier Ln.
Lowell, ME 49331

9590 9402 7337 2028 6745 37

2. Article Number (Transfer from service label)
7021 0950 0000 6767 2989

PS Form 3811, July 2020 PSN 7630-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Camille Lawrence* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
Camille Lawrence

C. Date of Delivery
7-19-22

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

Postmark Here

Sent To
Douglas A. Lawrence
 Street and Apt. No., or PO Box No.
1235 Amelanchier Lane
 City, State, ZIP+4®
Lowell ME 49331

PS Form 3800, April 2015 PSN 7530-02-000-0017 See Reverse for Instructions



814 denever



About

Show search results for 814 denever



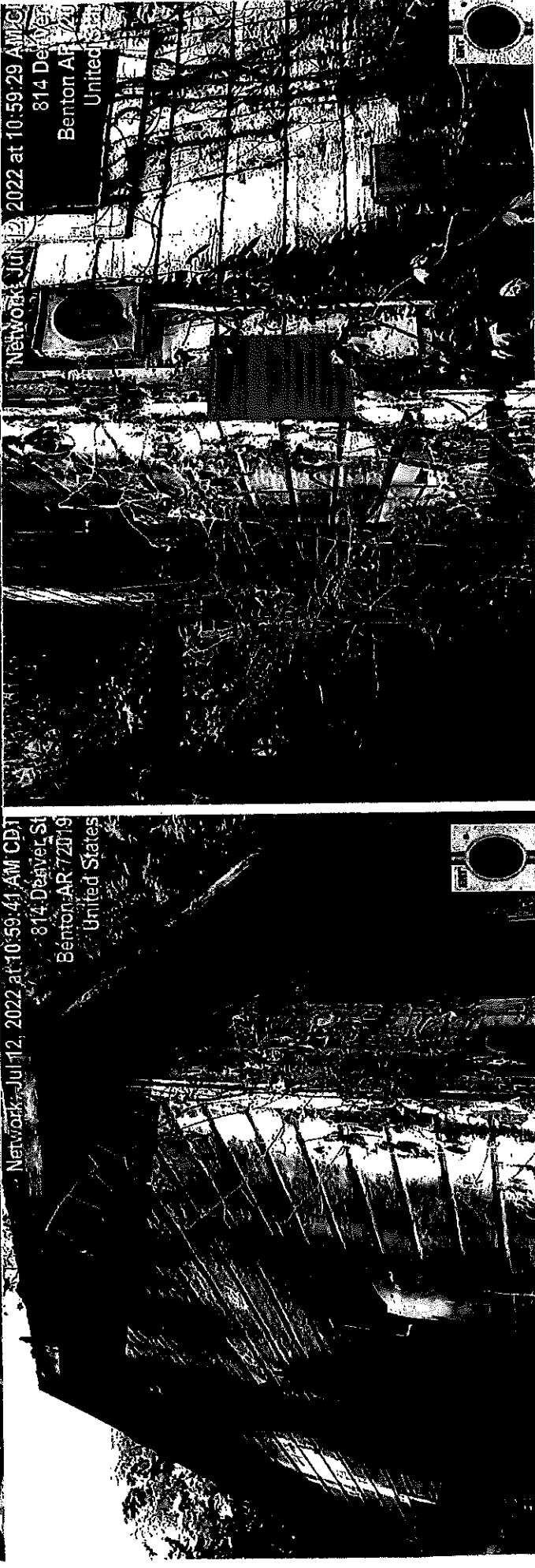
200ft

814 DENVER ST



814 Denver St
Benton AR 72019
United States

Denver
Benton AR 72019
United States



Network: Jul 12, 2022 at 10:59:41 AM CDT
814 Denver St
Benton AR 72019
United States

Network: Jun 12, 2022 at 10:59:29 AM CDT
814 Denver St
Benton AR 72019
United States

ORDINANCE NO. 37 OF 2022

AN ORDINANCE ACCEPTING THE PUBLIC STREETS, UTILITIES, AND STORM DRAINAGE FOR MAINTENANCE WITHIN PHASE 2, THE PRESERVES, WITHIN THE WOODLANDS SUBDIVISION; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas, desires to accept the public streets, utilities, and storm drains of Phase 2, The Preserves, within the Woodlands Subdivision for maintenance by the City.

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

SECTION 1: That the presently existing public streets, city utilities, and storm drains within Phase 2, The Preserves, within the Woodlands Subdivision, an Addition to the City of Benton, Arkansas, be and are hereby accepted for maintenance by the City of Benton, Arkansas.

PASSED AND APPROVED this ____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

RESOLUTION NO. 105 OF 2022

**A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID
FOR CARPENTER STREET SIDEWALK PROJECT FROM JCON
INC., IN THE AMOUNT OF \$69,545.00; AND FOR OTHER
PURPOSES**

WHEREAS, after having advertised for bids for the construction of Carpenter Street Sidewalk Project, the City Council of the City of Benton, Arkansas, has determined that the bid submitted by JCON Inc., is the lowest acceptable bid for this construction project and that the City should award the contract to this lowest acceptable bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Benton, Arkansas:

SECTION 1: The bid by JCON Inc., in the amount of \$69,545.00 is the lowest acceptable bid and said bid should be accepted and awarded to JCON Inc., for the Carpenter Street Sidewalk Project. The bids are attached hereto as Exhibit 1 to this Resolution.

SECTION 2: The Mayor is authorized to execute, on behalf of the City of Benton a contract for construction of a sidewalk on Carpenter Street with the successful bidder and to execute such other documents as may be necessary and convenient to accomplish this purpose. The Mayor is likewise authorized on behalf of the City to pay JCON Inc., those sums which become due and payable over the course of contract term.

PASSED AND APPROVED this the _____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



Official RFP Price Sheet

All applicants must fill out the form below, along with the appropriate authorized signatures.

	Price
Total Bid for Carpenter Street Sidewalk Project	\$ 69,545.00

Upon signing this form, the applicant is acknowledging that all information provided in this RFP is true and will provide documentation requested.

Price given above is the final to the City of Benton and includes all taxes, overhead and profit to the bidder. The City of Benton reserves the right to accept any or all part of bids, to reject any or all bids and to award to the bid deemed in the best interest to the City.

J Con Inc.
Printed Name of Company

P.O. Box 330, BRYANT, AR, 72089
Company Address

501-794-1963
Telephone Number

Fax Number

bhenley@jconincorporated.com
E-Mail Address

DREAN HENLEY
Printed Name of Authorized Signature

9/13/22
Date

B. A.
Authorized Signature

9/13/22
Date

RESOLUTION NO. 106 OF 2022

**A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID
FOR SMITHERS DRIVE SIDEWALK PROJECT FROM
BURKHALTER TECHNOLOGIES IN THE AMOUNT OF
\$213,555.20; AND FOR OTHER PURPOSES**

WHEREAS, after having advertised for bids for the construction of Smithers Drive Sidewalk Project, the City Council of Benton, Arkansas, has determined that the bid submitted by Burkhalter Technologies is the lowest acceptable bid for this construction project and that the City should award the contract to this lowest acceptable bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Benton, Arkansas:

SECTION 1: The bid by Burkhalter Technologies in the amount of \$213,555.20 is the lowest acceptable bid and said bid should be accepted and awarded to Burkhalter Technologies for the Smithers Drive Sidewalk Project. The bids are attached hereto as Exhibit 1 to this Resolution.

SECTION 2: The Mayor is authorized to execute, on behalf of the City of Benton a contract for construction of a sidewalk on Smithers Drive with the successful bidder and to execute such other documents as may be necessary and convenient to accomplish this purpose. The Mayor is likewise authorized on behalf of the City to pay Burkhalter Technologies those sums which become due and payable over the course of contract term.

PASSED AND APPROVED this the _____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CERTIFIED BID TAB



PROJECT: 20-5844 Benton Smithers Dr. Sidewalk (TAP-20) (S), ARDOT Job 061727
 BID LOCATION: City Hall, 114 S. East Street, Benton, Arkansas
 BID TIME AND DATE: 10:00 AM, Thursday, September 8, 2022

Certified by: Taylor Clark
 Taylor Clark, P.E., License #18021

CONTRACTORS NAME
CONTRACTORS LICENSE NO.

Burkhalter Technologies
0134230422

Redstone Construction
Group, Inc.
0007700223

Item No.	ARDOT Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost
1	202	Removal and Disposal of Curb	LF	241	\$40.00	\$9,640.00	\$16.50	\$3,976.50
2	202	Removal and Disposal of Curb and Gutter	LF	98	\$40.00	\$3,920.00	\$18.00	\$1,764.00
3	202	Removal and Disposal of Retaining Walls	LF	4	\$625.00	\$2,500.00	\$100.00	\$400.00
4	202	Removal and Disposal of Concrete Driveways	SY	107	\$56.00	\$5,992.00	\$60.00	\$6,420.00
5	SS & 303	Aggregate Base Course (Class 7)	TON	20	\$100.00	\$2,000.00	\$50.00	\$1,000.00
6	SS & 505	Portland Cement Concrete Driveway	SY	249.44	\$30.00	\$7,483.20	\$105.00	\$26,191.20
7	601	Mobilization	LS	1	\$6,000.00	\$6,000.00	\$26,000.00	\$26,000.00
8	603	Maintenance of Traffic	LS	1	\$10,000.00	\$10,000.00	\$23,000.00	\$23,000.00
9	SS & 604	Signs	SF	51	\$35.00	\$1,785.00	\$8.80	\$448.80
10	SS & 604	Traffic Drums	EA	38	\$100.00	\$3,800.00	\$49.50	\$1,881.00
11	606	18" Reinforced Concrete Pipe Culverts (Class III)	LF	214	\$85.00	\$18,190.00	\$75.00	\$16,050.00
12	606	18" Flared End Sections for Reinforced Concrete Pipe Culverts	EA	1	\$1,800.00	\$1,800.00	\$1,475.00	\$1,475.00
13	609	Drop Inlets (Type MO)	EA	3	\$5,000.00	\$15,000.00	\$6,300.00	\$18,900.00
14	620	Water	M. GAL	0.7	\$1,000.00	\$700.00	\$550.00	\$385.00
15	621	Silt Fence	LF	400	\$8.00	\$3,200.00	\$6.75	\$2,700.00
16	621	Sand Bag Ditch Checks	BAG	110	\$30.00	\$3,300.00	\$10.50	\$1,155.00
17	621	Sediment Removal and Disposal	CY	15	\$150.00	\$2,250.00	\$75.00	\$1,125.00
18	SS & 621	Filter Sock (12")	LF	46	\$50.00	\$2,300.00	\$21.00	\$966.00
19	624	Solid Sodding	SY	56	\$25.00	\$1,400.00	\$22.00	\$1,232.00
20	SS & 633	Concrete Walks	SY	201	\$35.00	\$7,035.00	\$117.00	\$23,517.00
21	SP, SS, &	Concrete Walks (Type Special)	SY	63	\$70.00	\$4,410.00	\$950.00	\$59,850.00
22	SS & 633	Hand Railing	LF	114	\$250.00	\$28,500.00	\$275.00	\$31,350.00
23	SS & 634	Concrete Combination Curb and Gutter (Type A) (1' 6")	LF	604	\$40.00	\$24,160.00	\$32.00	\$19,328.00
24	635	Roadway Construction Control	LS	1	\$10,000.00	\$10,000.00	\$6,300.00	\$6,300.00
25	SP	Mailbox Relocation	EA	1	\$1,000.00	\$1,000.00	\$250.00	\$250.00
26	719	Thermoplastic Pavement Marking Yellow (6")	LF	200	\$40.00	\$8,000.00	\$16.50	\$3,300.00
27	SP	Architectural Finish	SF	456	\$35.00	\$15,960.00	\$36.00	\$16,416.00
28	SP	Textured Coating Finish	SY	42	\$315.00	\$13,230.00	\$81.75	\$3,433.50

TOTAL COST OF CONSTRUCTION

\$213,555.20

\$298,814.00

ORDINANCE NO. 38 OF 2022

**AN ORDINANCE WAIVING COMPETITIVE BIDDING AND
AUTHORIZING BENTON UTILITIES' PURCHASE OF A 2024
MACK GRANITE 84 TRI AXLE PUMP TRUCK; DECLARING AN
EMERGENCY; AND FOR OTHER PURPOSES**

WHEREAS, Benton Utilities has an immediate need to purchase a 2024 Mack Granite 84 Tri Axle Pump Truck ("Truck"); and

WHEREAS, because the Truck is unique, must be specially ordered, and are rarely available, it is necessary for Benton Utilities to purchase the Truck without competitive bidding in connection therewith; and

WHEREAS, the City Council wishes to authorize and approve transaction described below.

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

SECTION 1: It is in the best interest of the City for Benton Utilities to purchase a 2024 Mack Granite 84 Tri Axle Pump Truck from Tri State Truck Center, 8901 Diamond Drive, North Little Rock, AR 72117. All actions of the Benton Utilities Electric Department in pursuing the purchase authorized herein prior to the formal adoption of this ordinance is hereby confirmed, ratified, and approved.

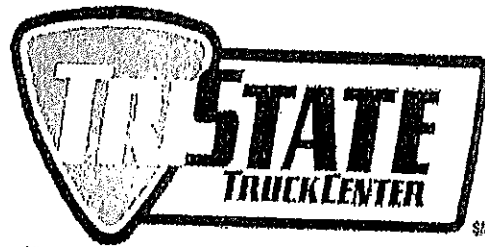
SECTION 2: The requirement of competitive bidding for the purchases hereby authorized is deemed not feasible or practical and, therefore, is waived.

SECTION 3: Because the pricing on the Truck and its availability is guaranteed for only a limited period of time and because the Truck is necessary for Benton Utilities to complete certain sanitary sewer requirements, an emergency exists, and this ordinance is necessary for the preservation of the public peace, health, and safety. It shall be in full force and effect immediately from and after its passage and approval.

PASSED AND APPROVED this _____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



8901 Diamond Drive North Little Rock, AR 72117



Benton Utilities and Wastewater

August 12, 2022

Tri State Truck Center is pleased to submit the following proposal for the purchase of (1) 2024 Mack GR 84 Tri Axle Pump truck. We thank you for your consideration and time with this opportunity.

- o 2024 Mack Granite 84 Tri Axle Chassis Cost.... \$ 162,500.00
 - MP-8 445 HP
 - MDrive 12 speed HD Transmission
 - 20k front
 - 44k rear, w/ 46k air ride
 - 20k steerable pusher
 - 3.56 Gear Ratio
 - Price includes delivery, and 5 yr/300k miles Extended Warranty On Engine Plan 2, Aftertreatment (DEF) and HVAC

- o Iron Vac 4700 Gallon Steel Tank Cost.... \$ 90,000.00
(Price reflects steel surcharge for 2023 per Iron Vac)

- o Total Cost of this unit is \$252,500.00

Price reflects 2023 steel surcharge and 2024 model price increase.

- To learn more about us visit www.tristatetruckcenter.com
- To learn more about the Mack Granite visit www.macktrucks.com

Thank you for your consideration,
Kevin Walker
Tri-State Truck Center

We are in desperate need for a new pump truck. With many miles of sewer mains and hundreds of lift stations in our system, we use the pump truck for emergencies and maintenance on our system. We had a Peterbilt pump truck ordered 5/12/2021 and on 5/2/2022 they sent the truck information again and we caught that they were trying to send us a lesser truck than the specifications we originally ordered with a higher price tag. They responded that they could not get the truck we ordered and with them trying to switch the truck without being up front, I cancelled the order.

It has been a long and frustrating process trying to get a new pump truck. All the dealers are stating now that they are not even taking new orders for two years.

After starting all over we came across a deal that we can get a 2024 MAC demo with the tank on it in September 2023. The demo would consist of a new 2024 MAC with 5,000 miles on it. They would get the new truck and do training with it and put 5,000 miles on it and then sell it as a demo. Kevin with Tri-State truck center stated this is how the county and Bryant received their trucks. In this packet is the original information with the Peterbilt order and the information on the MAC. Iron vac has gone up \$30,000 on the tank. In the 2021 Peterbilt, the tank cost \$61,385 and now the tank will cost \$90,000. Below is the breakdown between the two trucks.

2021 Peterbilt on Sourcewell:

Cab & Chassis: \$238,538
Sourcewell Discount- \$102,571 (43%)
Cab & Chassis Total: \$135,967
Iron Vac (tank)- \$61,385
Total: \$197,352
Came back with a different price at: Total: \$208,489.

2024 Mac:

Cab & Chassis: \$162,500
Iron Vac- (tank) \$90,000
Total: \$252,500.

2024 Mac information:

- Demo with 5,000 miles on the truck.
- 5 year 300,000 mile extended warrant included in price.
- No Sourcewell available
- Will need PO# and signed buyer order to hold truck order program.
- If order placed by September 2022, truck will be ready September 2023.

Iron Vac:

- Tank and pump package increased from \$61,385 to \$90,000.

ORDINANCE NO. 39 OF 2022

AN ORDINANCE REZONING CERTAIN LAND IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS FROM AG AGRICULTURAL DISTRICT TO R5 MULTI-FAMILY ZONE; AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, by Hope Consulting, on behalf of GC Homes requesting the lands hereinafter described be rezoned from AG to R5 (Multi-Family District) zoning; and

WHEREAS, the Planning Commission ordered a public hearing be held on September 6, 2022, at 6:00 p.m., for the purpose of reviewing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas; with evidence having been submitted that all property owners or lessees within 300 feet of the property having been notified of said hearing; and at said hearing, the Planning Commission recommended to the City Council that such request be granted; and

WHEREAS, the City Council of the City of Benton, Arkansas desires to rezone the following property from AG to R5 (Multi-Family District).

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

SECTION 1: The following described property is hereby rezoned from AG (Agricultural District) zone to R5 (Multi-Family District) zoning:

Parcels #805-21433-003 & 805-21433-002, located at the corner of Mary Kay Boulevard and River Street

SECTION 2: The City Council, having found that the immediate rezoning of this property will allow construction to commence thereon, which will be of benefit to the local economy.

PASSED AND APPROVED, this ____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Matthews
City Planner
Phone: (501) 776-5938
Email: Chelsea.Matthews@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org



MEMORANDUM

TO: Brian Black
Planning Commission

FROM: Chelsea Matthews
City Planner

DATE: 09.06.2022

RE: Corner of Mary Kay & River Street [Rezone Request]

Hope Consulting, on behalf of GC Homes, is requesting a rezone of the two parcels located on the corner of Mary Kay & River Street [parcel #805-21433-003 & #805-21433-002] from a AG [Agricultural District] zone to R5 [Multi-Family District] zone. These parcels are currently vacant lots. All requirements have been met in accordance with City Ordinance. City of Benton staff and Benton Utilities Staff questions and comments have all been addressed and approved and a copy has been provided in the packets for review.

Please contact the Community Development Office if we may be of further assistance.

River Street [Rezone]

#005-21423-002

#005-21423-002

corner of River at
p Marukau

Rezone Check List

Cover Memo	UCC Attached
Application	UCC Attached
\$40 Fee	UCC Attached
Vicinity Map 8.5 x 11" size [12 Copies]	UCC Attached
Scale Drawing w Information of Owners within 300 feet [12 Copies]	UCC Attached
Proof of Ownership OR Notorized Letter	Pending Approval
Address	N/A
Parcel Number	#005-21423-002 #005-21423-002
Approved DRC Comments	UCC Attached
Current Zone	AG
Proposed Zone	RE
Surrounding Zones	H1, R2, AG
Proof of Publication [15 Days Prior to Meeting]	UCC Attached
"Subject to Rezone" Sign [15 Days Prior to Meeting]	UCC Attached
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	UCC Attached
Applied for in the Last 12 Months?	N/A
City Council Meeting	09.20.20

Chelsea Matthews

From: Chelsea Matthews
Sent: Tuesday, August 02, 2022 3:00 PM
To: Jonathan Hope
Subject: DRC Comments for Rezone [parcel #805-21433-003 & #805-21433-002]

Good Afternoon,

Below are comments I have received regarding the rezone for parcel #805-21433-003 & #805-21433-002. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone has been approved @ DRC. Please make sure to submit the rest of the required documents for this rezone in order to be put onto the next P&Z meeting agenda.

Electric Department:

- Benton Electric approves.

Fire Marshal:

- Fire is good.

Street Department:

- Streets and Drainage approve

Wastewater Conveyance Department:

Wastewater Conveyance approves the rezone request of with the following comments;

- This department is not responsible for any old building service lines that may be in conflict with the development with this rezone.
- This department is not responsible for any sewer easements or sewer mains that might have been missed in survey that might cause issues with development with this rezone.
- This approval of rezone does not guarantee sewer capacity for the amount of acreage of development on property.

Water Department:

- Water department approves this project.

City Engineer:

- Rezone is OK.

No clearing or grading can be started until permitted. A site plan should be approved asap. A survey should be done for each parcel that shows the specific floodplain boundary on each. If any work is to be done for clearing, grading, etc., within the floodplain area of either parcel, then a Floodplain Development Permit is required before any work starts also.

Please let me know if you need anything else!

No. 47608

DATE

20

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF

FOR

RECEIVED BY:

No. 47609

DATE

20

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF

FOR

RECEIVED BY:

No. 47610

CITY OF BENTON, ARKANSAS

GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF

FOR

RECEIVED BY:

HOPE

CONSULTING

ENGINEERS + SURVEYORS

July 27, 2022

Chelsea Matthews
City of Benton - Community Development
114 South East Street
Benton, AR 72015

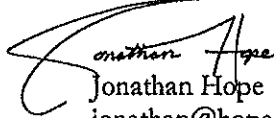
RE: Rezone Request

Dear Mrs. Matthews,

On behalf of GC Homes, Hope Consulting is formally requesting that the City of Benton begin the process for rezoning the property located at the southwest corner of River Street and Mary Kay Blvd. This property is approximately 10 acres and is currently zoned Agricultural. We are proposing this property to be rezoned from AG to R-5. We would like this rezone application to be placed on the agenda for the September Planning Commission meeting.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan Hope
jonathan@hopeconsulting.com

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

HOPE

CONSULTING

ENGINEERS - SURVEYORS

July 27, 2022

Chelsea Matthews
City of Benton - Community Development
114 South East Street
Benton, AR 72015

RE: Rezone Request page 2 Location Map



117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name GC Homes, LLC

Address of subject property No 911 Address

Legal description of subject property 805-21433-002 and 805-21433-003
Approximately 10 acres on the southwest corner of River Street and Mary Kay Blvd

Parcel Number ~~0000000000~~ and ~~0000000000~~

It is requested that the above described property, currently in a AG
Zone District, be changed to a R-5 Zone District. Attached hereto
as a part of this application is an accurate scale drawing of the site and the surrounding
area for a minimum distance of three hundred (300) feet from each boundary of the site
showing locations of existing streets, property lines and the name and last known address
of the recorded legal owners of all properties shown on the drawing. I hereby certify that
I am the owner of the property identified in this application and to the best of my
knowledge and belief, is true and correct.

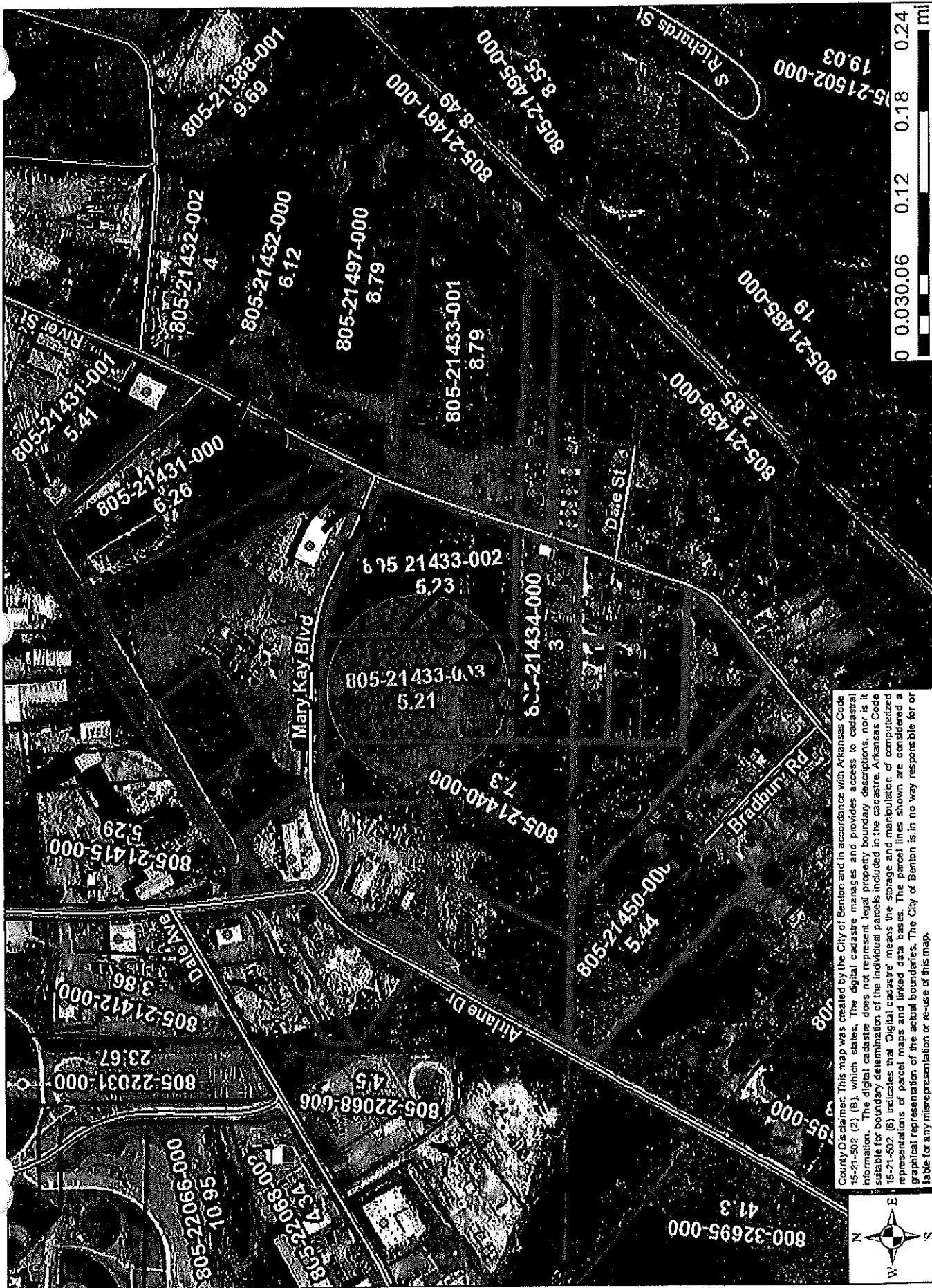
Signed Skylar Stott Email skylarstott@yahoo.com

Address _____ Phone 501-658-2095

Subscribed and certified to me this _____ day of _____, 20____

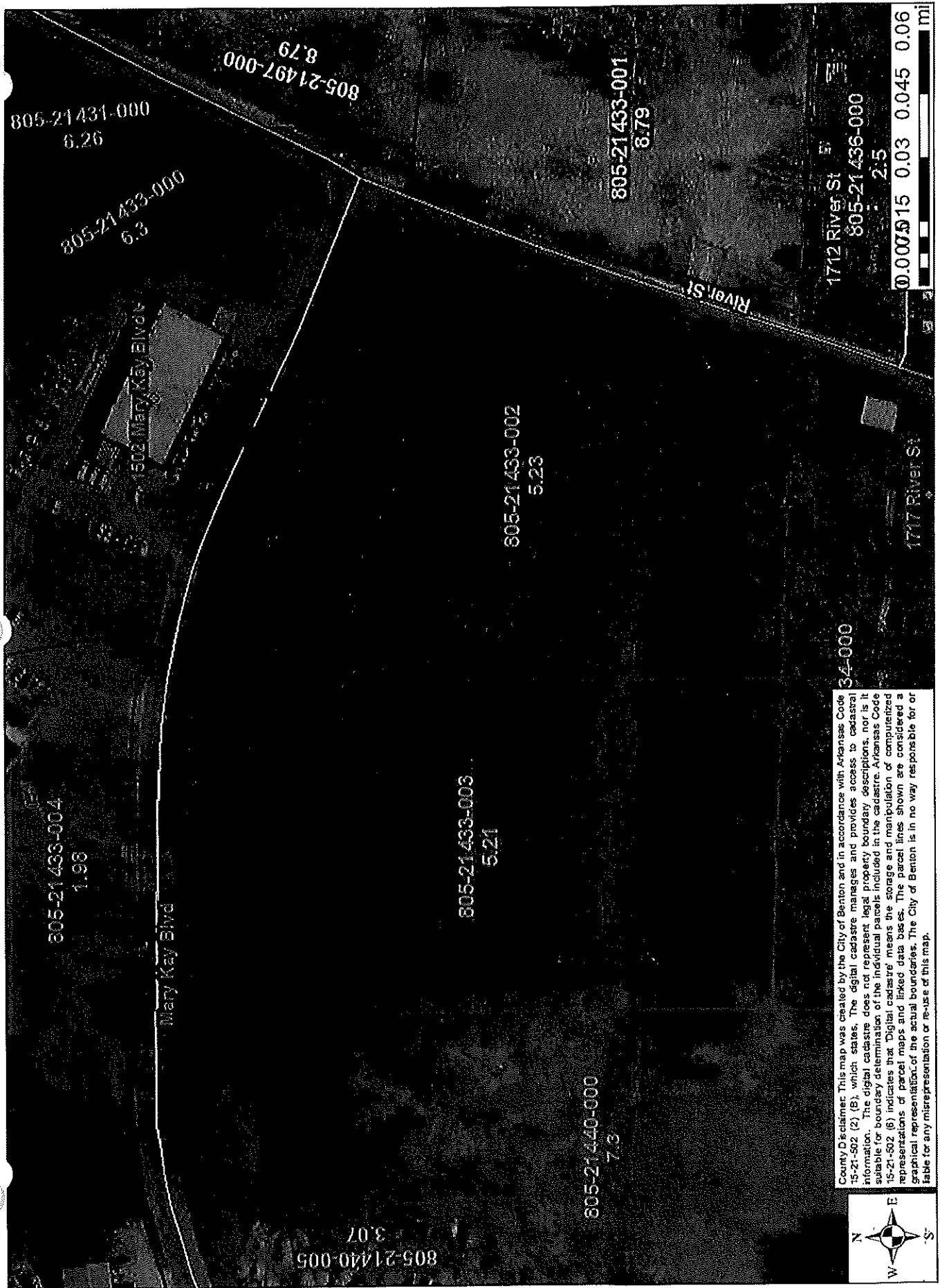
Receipt Number _____ Planning Department Representative _____

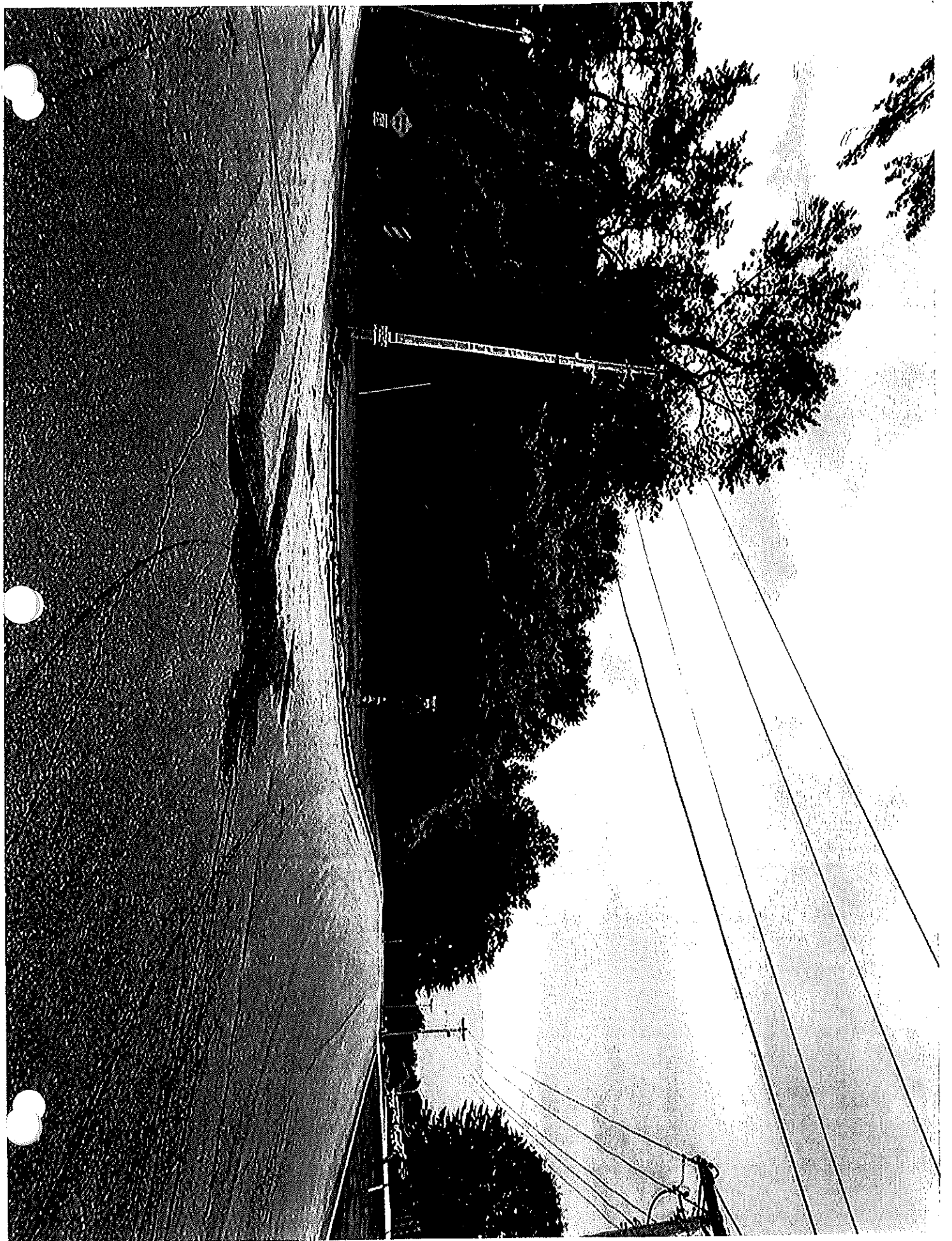
NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE
OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN
FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST
BE NOTARIZED.



County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B), which states, "The digital cadastral manages and provides access to cadastral information. The digital cadastral does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastral. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastral' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of this map."

#805-21433-002 & 305-21433-002





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4080 Whitney LN
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3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Raymond Alan & Cindy Lawrence
1721 A River St.
Benton, AR, 72015

9590 8402 5551 9249 5842 60

2. Article Number (transfer from service label)
7021 2720 0002 1190 8389
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:
E. Service Type
F. Priority Mail Express®
G. Registered Mail®
H. Signature Confirmation™
I. Signature Restricted Delivery
J. Registered Mail Restricted Delivery
K. Signature Confirmation Restricted Delivery
L. Signature Restricted Delivery

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502 West North Street
Benton AR 72015
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Sent To: Raymond Alan & Cindy Lawrence
1721 A River St.
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502 West North Street
Benton AR 72015

9590 8402 5124 8092 2586 36

2. Article Number (transfer from service label)
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K. Signature Confirmation Restricted Delivery
L. Signature Restricted Delivery

Proof of Publication

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solemnly swear that I am Legal Advertising
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printed in said county, and that I was such at the
date of publication hereinafter stated, and that
said newspaper had a bona fide circulation in
such county at said dates, and has been regularly
published in said county since the year 1876
before the date of the first publication of the
advertisement hereto annexed, and that said
advertisement was published in said newspaper
1 times for 1 issues, the first
insertion therein having been made on
8.19.22, and the last insertion on
8.19.22.

Billed Account Hope Consulting, Inc.

Ad Number 117750

Kristi Finley
Legal Advertising Clerk

Sworn to and subscribed before me on 8.19.22

Julie Allbritton
Notary Public

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\$ 2.00 Cost of Proof

\$ 52.70 Total

Legal Notice

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 6th day of September, 2022 at 6:00 pm at Benton City Hall 114 South East Street on the petition of GC Homes for rezoning the property located at SW Corner of River Street and Mary Kay Blvd. Benton, AR on the following lands to wit: Tracts IV and V of the NW 1/4 of the SW 1/4, of Section 16, Township 02 South, Range 15 West, Saline County, Arkansas as described in Deeds recorded in the Saline County Records as 2022-005563 and 2022-005564.

Said property is proposed to be rezoned from its current zoning as AG (Agricultural) to R-5 Multi-Family Residential.

The Petitioner is GC Homes, c/o Hope Consulting, Inc. 117 S. Market Street, City of Benton, Saline County, Arkansas. 501-315-2626

