

RESOLUTION NO. 6-10-25 I

**A RESOLUTION AMENDING THE FUTURE LAND USE MAP ALIGNMENT
POLICY; AND FOR OTHER PURPOSES.**

WHEREAS, the Future Land Use Map is the foundation for future community development, showing the desired location for each land use as the city continues to grow and develop while serving as a guide for land use and development decisions;

WHEREAS, the Bentonville Community Plan and Future Land Use Map were adopted on October 23, 2018;

WHEREAS, in 2023, city officials determined a need to update the Future Land Use Map due to continuing growth;

WHEREAS, the city hired DPZ CoDesign to lead a year-long process, guided by robust public engagement, which provided the direction for the Future Land Use Map Update;

WHEREAS, a Future Land Use Map and Zoning Alignment Policy is needed in the interim until new zoning districts are adopted;

WHEREAS, additional areas of study have been identified on the Future Land Use Map that will be analyzed in greater detail upon adoption of the Future Land Use Map and Place Types; and

WHEREAS, the previous alignment policy adopted per Resolution No. 2-11-25M on February 11, 2025 contained Enhanced Review criteria that has been further refined.

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

Section 1: That the Future Land Use Map Alignment Policy as shown in Exhibit A is herein established by the Planning Commission and City Council, three copies of which are on file with the City Clerk and which are hereby adopted by reference as though it were copied herein fully;

Section 2: That a copy of this Resolution and all exhibits will be filed with the City Clerk and the County Recorder;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed;

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict; and

Section 5: That this Resolution shall be in full force and effect from and after the date of its passage.

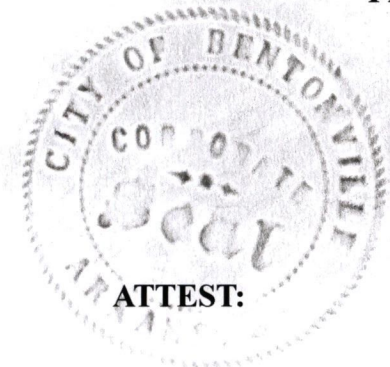
PASSED and APPROVED this 10 day of June, 2025.

APPROVED:


Stephanie Orman, Mayor

ATTEST:


Malorie Marrs, City Clerk





Future Land Use Map and Zoning Districts Alignment Policy

January 2025

A. Purpose.

This document establishes the policy for reviewing future rezoning requests in the City of Bentonville in the interim between adoption of the FLUM and the new zoning and land development code. All rezoning requests should be reviewed according to the policies and criteria herein.

B. Future Land Use and Zoning.

Future Land Use and zoning are interconnected yet distinct components of city planning. The Future Land Use Map (Map) is an element of the Bentonville Community Plan (Plan), a policy adopted by Resolution, that establishes Place Types (previously called Land Uses) and assigns them to locations where most appropriate to best manage growth, development and infrastructure and service planning. Place Types are a set of intended characteristics and uses, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Future Land Use provides a structured framework that guides zoning decisions. Through community engagement and careful deliberation, Planning Commission and City Council adopted the Future Land Use Map and replacement of Ch. 2 and Ch. 4 of the Community Plan with Resolution No 2-11-25M on February 11, 2025.

Zoning Districts are laws adopted by Ordinance. They establish the specific regulations for how land can be used and developed. Each Place Type can incorporate several zoning districts.

The City is in the process of drafting new zoning and development regulations that align with the recently adopted Map. Until those codes are adopted, this alignment policy will guide decision making for rezoning requests. When the new codes are adopted, a new FLUM and Zoning Alignment Policy will be adopted.

C. Alignment Table.

In the alignment table, the Place Types are shown on the left and the currently adopted Zoning Districts are shown at the top. In the box where the Place Type for the property intersects with the Zoning District requested, there will be an “SR”, “ER” or empty box. This determines the level of review based on the appropriateness of the Zoning District for the Place Type.

- 1. Appropriate.** The Zoning District is consistent with the characteristics of the Place Type and therefore conforms to the Future Land Use Map. This is indicated with an “SR” and subject to *Sec. D (2) Standard Review Criteria*.
- 2. May be Appropriate.** The Zoning District is not clearly consistent with the characteristics of the Place Type but may be appropriate upon further review. This is indicated with an “ER” subject to *Sec. D (3) Enhanced Review Criteria*.
- 3. Inappropriate.** The Zoning District does not have any characteristics of the Place Type and therefore does not conform to the Future Land Use Map. This is indicated by a blank box subject to *Sec. D (4) No Action*.

Alignment Table																		
<i>Place Types listed in order presented in Ch. 4 of Community Plan</i>																		
SR = Standard Review applies (Sec. D.2); Zoning District is appropriate for the Place Type.																		
ER = Enhanced Review applies, (Sec. D.3); Zoning District may be appropriate for the Place Type with additional review.																		
Blank = No action, Sec. D.4; Zoning District is not appropriate for the Place Type.																		
Zoning District		A1	RE	R1	R2	R3	R4	DN1	DN2	DN3	DN4	DE	DC	C1	C2	C3	I1	I2
Place Type																		
Centers	Regional Center										SR	SR	SR			SR		
	City Center										SR	SR	ER			SR		
	Neighborhood Center										SR	SR		SR		ER		
Neighborhoods	Urban Neighborhood								SR	SR	SR	ER				ER		
	Walkable Neighborhood				ER	ER	ER	SR	SR	SR	ER							
	Traditional Neighborhood			SR				SR	ER									
	Suburban Neighborhood			SR	ER			ER										
Corridors	Urban Corridor											SR	ER			SR		
	Walkable Corridor										SR	ER		SR		ER		
	Suburban Corridor													SR	ER			
Recreation	Outdoor Entertainment	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
	Parks and Public Spaces	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Specialized	Rural and Estates	SR	SR	ER														
	Industry and Technology														SR		SR	ER
	Civic and Institutional	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER	ER
Remaining Districts:		PUD/PRD should follow the review criteria as established in the Zoning Code for PRD/PUD.																
		R-C2, R-C3, RZL and RO districts are not consistent with the Place Types of the Future Land Use Map and rezoning requests to these districts are not supported.																

D. Review Criteria.

The following review criteria are to be used depending on the level of review (SR, ER, Blank) established in the table in *Sec. C Alignment Table*.

1. Criteria for All Rezoning Requests.

The following review criteria applies to all rezoning requests.

- (a) *Consistency*. Consistency with the Future Land Use Plan and with the vision and policies of the Community Plan.
- (b) *Impact*. Relationship and effect on the land use and zoning of the surrounding area.
- (c) *Compatibility*. Compatibility with recent development activity in the surrounding area.
- (d) *Intensity*. The proposed district(s) are within a reasonable level of intensity of the most intense zone allowed with a Standard Review on adjacent properties. The intensity levels are shown in the graphic below, with least intense on the left and most intense on the right.

← Less Intense										More Intense →						
Rural		Residential								Downtown Commercial		Commercial			Industrial	
A1	RE	R1	DN1	R2	DN2	R3	DN3	R4	DN4	DE	DC	C1	C2	C3	I1	I2

(1) *Exceptions*. The intensity criteria does not apply in the following instances:

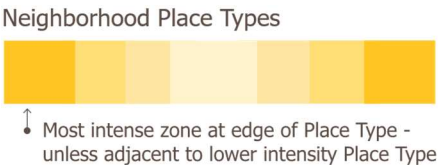
- a. Significant natural barriers separate the two properties, or
- b. Roadways of three or more lanes separate the two properties.

(e) *Orderly Transition*. The proposed district(s) establishes an orderly transition of intensity within and between the place type as follows.

(1) *Center or Corridor Place Type*. Where the subject property is within a Center or Corridor place type, higher intensity zones should be interior to the place type to provide an orderly transition between the interior and edge of the place type and adjacent neighborhood place types.



(2) *Neighborhood Place Type*. Where the subject property is within a Neighborhood place type, higher intensity zones should be located at the edges of the place type when the property lies adjacent to a Center or Corridor place type to provide an orderly transition between the edge of the property and the adjacent place type. Lower intensity zones should be located at the edges of the place type when the property lies adjacent to a Neighborhood place type of a lower intensity.



2. **Standard Review Criteria (SR).** When an “SR” is shown in the box where the property’s Place Type intersects with requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and
 - (c) The proposed district(s) will result in development compatible with the place type of nearby properties; and
 - (d) Adequate infrastructure exists or is planned to serve the development allowed in the proposed district(s).
3. **Enhanced Review Criteria (ER).** When an “ER” is shown in the box where the property’s Place Type intersects with the requested Zoning District, the following review criteria applies.
 - (a) Review criteria established in *Sec. D.1 Criteria for All Zoning Requests*.
 - (b) Review criteria established in *Sec. D.2 Standard Review Criteria*; and
 - (c) Review the applicability of the following criteria, in its totality, to determine the appropriateness of the proposed Zoning District:
 - a. If the property is on the boundary of a place type, does the requested Zoning District match a Zoning District on either side of the property;
 - b. If the property is within ¼ mile of transit, a four-lane road, or is trail proximate, would additional mobility needs be absorbed by existing infrastructure;
 - c. Is the property within 1 mile of a job center so that alternative transportation is possible;
 - d. If the property is adjacent to vacant land, setting the stage for future development of a similar character;
 - e. If the rezone request is consistent with the development pattern in the area; and
 - f. Does the proposed rezone further advance the goals stated in the Comprehensive Plan.
4. **No Action.** When the box is blank where the property’s Place Type intersects with the requested Zoning District, staff should recommend to the applicant not to proceed with the request unless and until the Future Land Use Map or alignment policy are amended accordingly. Should an applicant proceed with the request, the standard recommendation should be denial.

E. Applicant Responsibility.

1. **Mix Districts.** Applicants are encouraged to use a mix of zoning districts in order to better align with these review criteria.
2. **Address Review Criteria.** In the narrative portion of the application, applicant must describe how the propose rezoning meets the criteria.