

RESOLUTION NO. 6-24-25 H

**A RESOLUTION AMENDING THE DESCRIPTION OF THE TRADITIONAL
NEIGHBORHOOD PLACE TYPE IN THE UPDATED COMMUNITY PLAN,
CHAPTER 4, PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-414; AND
FOR OTHER PURPOSES**

WHEREAS, the Future Land Use Map and Place Types were adopted with Resolution No. 2-11-25M on February 11, 2025;

WHEREAS, the description for the Traditional Neighborhood place type indicates small-scale building as an appropriate land use;

WHEREAS, the Traditional Neighborhood place type was not intended for small-scale apartment buildings; and

WHEREAS, the Future Land Use Map and Zoning Alignment Policy does not allow zoning districts that allow apartment complexes within the Traditional Neighborhood place type.

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

Section 1: That Chapter 4 of the Bentonville Community Plan be amended as shown in *Exhibit A: Traditional Neighborhood Amendment*, three copies of which are on file with the City Clerk and which is hereby adopted by reference as though it were copied herein fully;

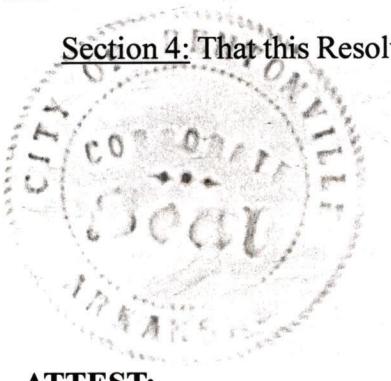
Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed;

Section 3 - 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All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict; and

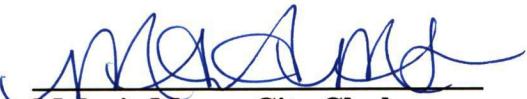
Section 4: That this Resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this 24 day of June, 2025.

APPROVED:


Stephanie Orman
Stephanie Orman, Mayor

ATTEST:

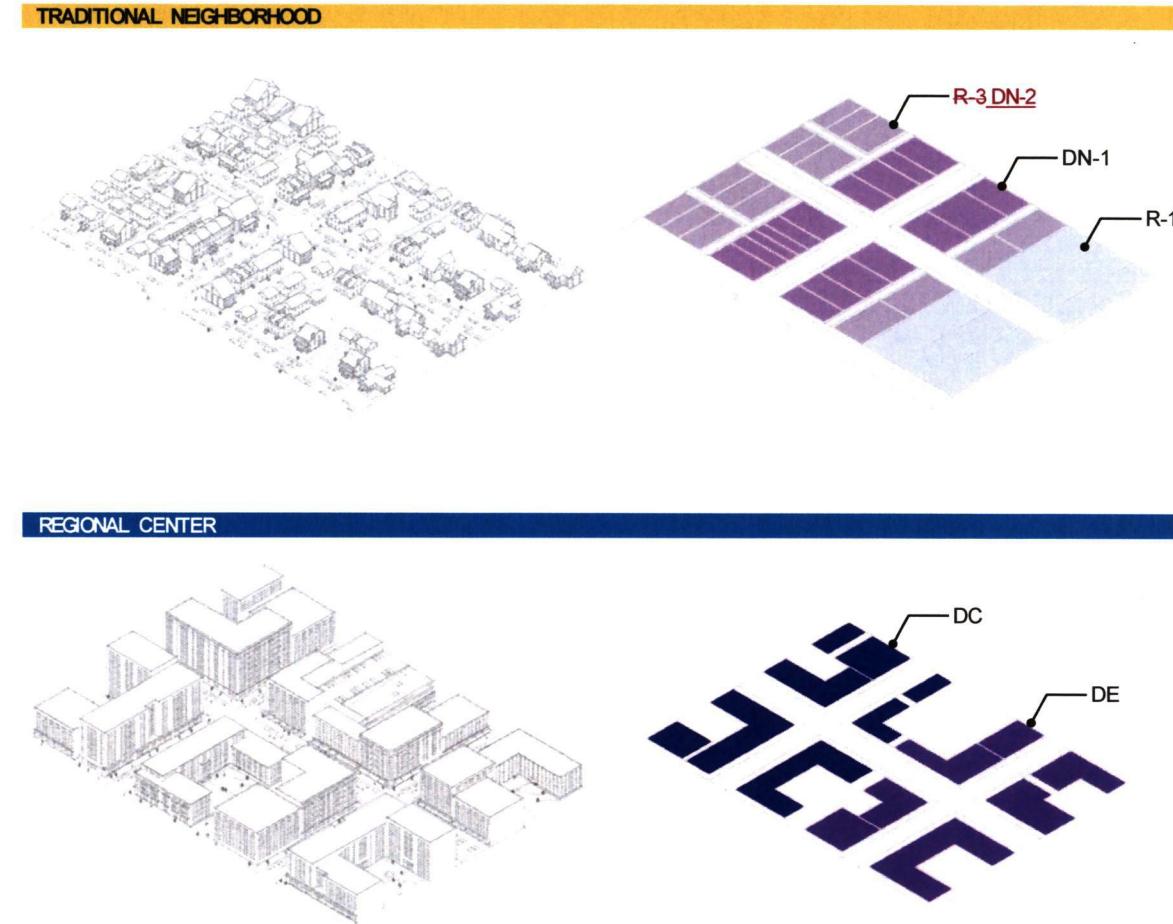

Malorie Marrs, City Clerk

FUTURE LAND USE AND ZONING

Exhibit A: Traditional Neighborhood Amendment

Future Land Use and zoning are interconnected yet distinct components of city planning. While the Community Plan does not directly change zoning, it provides a vision for the city's development by defining Place Types—a set of intended characteristics for each area of the city, including land uses like residential, commercial, or mixed-use, typical activities, and building scale. Each Place Type can incorporate several zoning districts, and property owners may request rezoning as needed. These requests are assessed in light of the Community Plan to ensure they align with the Place Type's objectives. The Future Land Use Plan provides a structured framework that guides zoning decisions by outlining the intended characteristics and uses within each designated Place Type and by suggesting compatible zoning categories. Decision-makers use this framework in conjunction with the Zoning Alignment Table, which identifies existing Zoning Districts compatible with each Place Type. For example, the Suburban Neighborhood Place Type might align with R-1 and R-3 zoning, while Parks and Public Spaces may allow for broader zoning compatibility. However, all developments should meet the specific character and functional goals set forth for each Place Type to maintain the area's intended purpose and appearance.

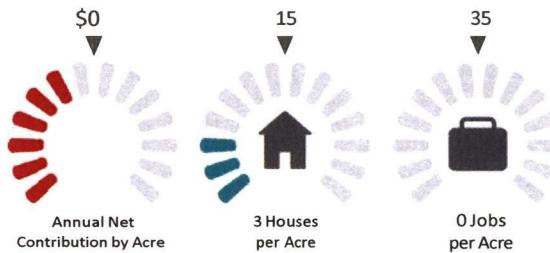
Future Land Use assignments can be changed by request of the property owner. Such requests are evaluated once each year, holistically, to ensure they support the goals of the Community Plan and other city goals and policies.



Examples of Place Type correlation with zoning districts. Place Types typically include multiple zoning districts.

Note: Rezoning requests should be reviewed in accordance with the city's most recently adopted Future Land Use Map and Zoning Alignment Policy.

TRADITIONAL NEIGHBORHOOD



Anticipated building height: 2.5-3 stories

Traditional Neighborhoods serve as a bridge between denser, more mixed-use Walkable Neighborhoods and more dispersed and automobile-oriented Suburban Neighborhoods. As such, they merge features of both.

Characterized by gridded, walkable blocks of single family homes and, townhomes, and small-scaled apartment ~~build~~ings, they provide diverse housing opportunities while easing the way towards areas of single family homes only.

Lots are formally structured but grow incrementally larger as you move outward, maintaining the viability of walking and biking for many trips while contributing to a more relaxed residential character.

