

ORDINANCE NO. 2025-155

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL
CODE APPENDIX B LAND DEVELOPMENT CODE SEC. 700.07
EXPIRATION OF LARGE-SCALE DEVELOPMENT
APPROVAL; AND FOR OTHER PURPOSES.**

WHEREAS, current regulations stipulate that a Large-Scale Development approval expires if a building permit has not been issued and a foundation has not been poured within one year of approval;

WHEREAS, this requirement has resulted in numerous projects returning to the Planning Commission to request extensions or new approvals, creating inefficiencies in the development review process and adding unnecessary workload for both staff and commissioners; and

WHEREAS, the City has determined that holding a preconstruction meeting within the one-year timeframe is a sufficient indicator that the project is underway.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, *Sec. 700.07 Expiration of Large-Scale Development Approval* shall be and is hereby amended with the following, strikethrough text to be removed and underlined text to be added.

(a) *Expiration.* The approved development plan is conditioned upon the applicant accomplishing the following tasks within one year from the date of approval:

- (1) Receive a building permit
- (2) Pour footing; Schedule and attend a preconstruction meeting with City staff regarding the project.
- (3) Receive all permits and approvals required by city, county, state and federal regulations to start construction of the development or project.

(b) *Expiration after Preconstruction Meeting.* The Large Scale Development Project shall expire 6 months after the preconstruction meeting if a building permit has not been issued for the project. Further, if the building permit subsequently expires, the Large Scale Development shall expire on the date of the building permit expiration.

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

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this 26 day of AUGUST, 2025.

APPROVED:


Stephanie Orman
Stephanie Orman, Mayor

ATTEST:


Malorie Marrs, City Clerk