

RESOLUTION NO. 4-27-21 B

**A RESOLUTION ADOPTING THE FUTURE LAND USE
MAP AND ZONING DISTRICT ALIGNMENT POLICY.**

WHEREAS, the City of Bentonville adopted a the Community Plan and Future Land Use Map, in 2018; and,

WHEREAS, an adopted policy will provide the necessary guidance on using the Future Land Use Map in the analysis of rezoning decisions.

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

Section 1. That the City of Bentonville hereby adopts Attachment A: Future Land Use Map and Zoning Districts Alignment Policy, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

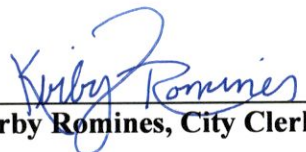
PASSED and APPROVED this 27 day of APRIL, 2021.

Approved:



Mayor Stephanie Orman

ATTEST:



Kirby Romines, City Clerk



ATTACHMENT A


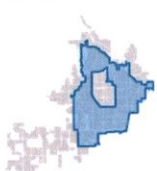



Future Land Use Map and Zoning Districts Alignment Policy

This document establishes the policy for reviewing rezoning requests in the City of Bentonville. All rezoning requests should be reviewed according to the following criteria:

1. Consistency with the Future Land Use Plan.
2. Consistency with the vision and policies of the Community Plan.
3. Relationship and effect on the land use and zoning of the surrounding area.
4. Compatibility with recent development activity in the surrounding area.

The table below provides guidance for the first criteria above to support implementation of the Community Plan. It recommends the most appropriate zoning districts for each land use category in the Future Land Use Plan. The district listed first is the most compatible.

| Land Use Classification |  Priority Area 1: Downtown Intensification |  Priority Area 2: Infill |  Priority Area 3: Edge Growth |
|----------------------------|---|---|--|
| Agriculture | -- | -- | A-1 |
| Residential Estate | -- | -- | R-E |
| Low-Density Residential | DN-1 / PRD | R-1 / PRD | R-1 / PRD / RMH |
| Medium-Density Residential | DN-2 / RC-2 / PRD | R-2 / R-3 / R-ZL / PRD / RO | R-2 / R-3 / R-ZL / PRD / RO |
| High Density Residential | DN-3 / DN-4 / RC-3 / PRD | R-4 / R-3 / PRD | R-4 / R-3 / PRD |
| Mixed-Use Commercial | DC / DN-4 / PUD | C-3 / PUD | C-3 / PUD |
| General Commercial | C-1 ¹ / C-2 / PUD | C-1 / C-2 | C-1 / C-2 |
| Downtown Commercial | DC / DE / DN-4 / PUD | -- | -- |
| Office | DC / DE / R-O | R-O / C-1 / C-2 | R-O / C-1 |
| Light Industrial | -- | I-1 | I-1 |
| Heavy Industrial | -- | -- | I-2 |
| Utility/Transportation | -- | I-1 | I-1 / I-2 |
| Public/Semi-Public | Review for compatibility on a cases-by-case basis and should not be required to submit a Future Land Use map amendment until corresponding districts for these classifications are adopted. | | |
| Parks | | | |
| Open Space | | | |

¹Only fronting N. Walton Blvd., SW 14th St. or NW J St.