



General Plan Implementation Status Report – SEPT 2008

(Activity since last report on Nov. 26, 2007)

Land Use Goal: Foster a safe, convenient, attractive, compatible, and fiscally responsible land use pattern that includes a variety of housing, recreational, and commercial opportunities while respecting unique community assets.

- Planning staff continues to use and reference the Future Land Use map when analyzing requests for rezoning.
- CDBG funds awarded to Habitat for Humanity for land acquisition to construct a Habitat for Humanity house.
- CDBG funds awarded to Rebuilding Together of Northwest Arkansas to assist with the rehabilitation on owner occupied homes at no cost to the homeowner.
- Staff has started a Downtown Rezoning Study to provide improved zoning classifications for downtown development and rezone identified areas to encourage infill development.
- Staff participates on the Downtown Bentonville subcommittee focused on residential development for downtown, addressing infill development and offering a mixture of housing types.
- Zoning change recommendations are consistent with the general plans goals and policies, with compatibility to the future land use map. Through the design standards, which are applied at the time of large scale development, the overall quality of development is improved.

Community Design Goal: Maintain the small-town environment that is Bentonville's hallmark while recognizing the unique characteristics of existing neighborhoods and continuing to develop the cultural amenities that draw residents and visitors to the City.

- City-wide commercial design standards adopted May 27, 2008.
- Sign ordinance adopted Jan 22, 2008 that includes incentives for the installation of monument signs over tall freestanding signs.
- Staff has begun the process of refining the design standards for downtown as part of the Downtown Rezoning Study.
- Tree and Landscape Advisory Committee has designs for gateways and will be installing a new sign at the compost facility that includes landscaping. A project is also planned for the interchange at North Walton Blvd.
- Sponsored a city-wide clean-up in the spring and expanding to include a fall clean-up as part of the Great Arkansas Cleanup.
- Code enforcement program has been reorganized for maximum effectiveness.
- City unveiled a new city flag installed on the square and placed at other public facilities.
- N. Bentonville Trail trailhead landscape plan reviewed and accepted by the City's CPTED (Crime Prevention Through Environmental Design) trained employee.
- Planning staff is studying the parking requirements to adequately address over built and under utilized parking spaces.
- Planning and engineering continue to find options to help develop difficult sites for agreeable outcomes to all parties.

Physical Environment Goal: Ensure that development decisions minimize degradation of natural resources, preserve existing tree canopies, and promote a clean, safe, and aesthetically pleasing environment for all current and future citizens.

- The new recycling program began in December resulting in significant increases in recycling. Projected to recycle 2600 tons by the end of the year, compared to 215 tons the previous year.
- City's participation in the Community Rating System sponsored by FEMA has created a 10% insurance rate reduction for local residents participating in the flood insurance program.
- Staff has begun to prepare a sustainability action plan to address the physical environment as well as energy efficiency.
- Newsletter provides citizens with information on using water and energy efficiently.
- At the Development Conference, tap water was used instead of bottled water to help reduce waste.
- Trees planted in the median along John DeShields Boulevard.
- Tree & Landscape Committee working to implement the Street Tree Corridor Plan along Tiger Boulevard.
- Street Tree Corridor Plan will be amended by adding SE C Street.
- Received Tree City USA status in March, which was the tenth year in a row.
- Code Enforcement working on a program to keep detention ponds well maintained.
- Mapping is finalizing the details of a Special Flood Hazard Area Development Permit.
- City-wide spring clean-up held in April. Fall clean-up being scheduled.
- Developers and engineers are strongly encouraged to use the tree credit towards parking and new tree plantings. The preservation of existing trees will cut energy cost and decrease the impervious surface reducing the need for a stormwater management system. Impervious surface is being reduced due to the mature trees being substituted for parking spaces.
- Current Planning has promoted the use of rain gardens and bio-swales to replace detention ponds, particularly when the potential pond is located in the front setback. Staff is considering a policy that either encourages or requires the use of a drivable grass for excess parking needed above and beyond city requirements.
- The city is requesting all trees that are being preserved by the developer, whether they are being used as a credit or not, be protected by a construction fence or similar system. Current Planning and the Mapping Department are creating a Tree Protection Detail that will be available to engineers and developers. Upon completion of the Tree Protection Detail along with standard planting details, the engineer will be required to place them on all Large Scale Development plans.
- Public Works staff has expanded recycling efforts and responsible use of utilities internally to promote conservation.
- Public Works is coordinating efforts for water conservation and sustainability with Beaver Water District.
- Monitoring and adjust irrigation systems at city facilities to avoid unnecessary use such as watering during rain events or wet periods.
- New rate study and ordinance provides for net metering which allows customers to use alternative energy sources such as wind or solar facilities to supplement their electrical needs without penalty. Helps promote conservation.
- Tree and Landscape Committee has started research on the implementation of community gardens.

Public Facilities Goal: Ensure that public services, facilities, and utilities support community life in a safe, effective, and efficient manner, while justly allocating the costs of providing these public goods.

- New concession stand constructed at Memorial Park.
- Score boxes being replaced at Memorial Park.
- Disc golf course opened at Lake Bella Vista in March.
- Fire Station #1 opened in June.
- Municipal airport terminal dedicated in July. Pursuing land swap and/or purchase of property adjacent to airport to help control development in the vicinity of the airport and protect airspace.
- Inventory facility beginning construction.
- Police department is expanding the police station.
- Adding parking lots near soccer fields.
- Adding lighting to soccer fields and skate park.
- Accepted dedication of land for expansion of Slaughter Pen Mountain Bike Trail – second phase nearly complete.
- Accepted dedication of land at John DeShields Blvd. and J St with design underway for leisure park activities.
- Seeking land for a community center.
- Community Development Block Grant funds replaced playground equipment and groundcover at Dave Peel Park.
- Community Development held a building clean-up in May.
- Working with Dog Park Committee to construct Bentonville’s first Bark Park.
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Transportation Goal: Provide and maintain a transportation system that includes multiple modes and emphasizes connectivity, safety, and cost effectiveness while supporting the preferred land use pattern.

- Adopted revised Master Street Plan in May.
 - Community Development Block Grant funds were used to repair unsafe sidewalks, construct new sidewalks, and build ADA compliant wheelchair ramps at various downtown locations.
 - Trail from Lake Bella Vista south under construction.
 - Working with bicycling advocacy group to identify bicycle routes.
 - Maintained up-to-date information on the status of the square renovation project.
 - Seeking contracts for redesign on SW A Street, SW Main Street, and E Central Ave.
 - Design started for south I Street.
 - The NE “J” St. interchange project is in the design phase.
 - Placed information on the city web site regarding sharing the road with cyclists due to the increasing number on the roads as a result of increased gas prices.
 - 8th St. (including interchange on I-540) study is underway including the break in access study for the interchange. The first public hearing was in February. Currently conducting the environmental analysis.
 - Negotiating right of way for 8th Street west project.
 - Construction should begin this fall for the SE 28th St. / Olive St. overpass improvements, Hwy 72 project, and Hwy 102 project.
 - Signed agreement with AHTD to partner on the widening of Hwy 12 from Walton Blvd to Greenhouse Rd.
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Intergovernmental Coordination Goal: Work cooperatively to protect the region’s natural assets, support regional planning efforts, and improve the quality of life throughout the region.

- Staff continues to participate in the Northwest Arkansas Regional Planning Commission policy, technical and executive committees to address regional transportation issues.
 - Staff has attending regional workshops on watershed management.
 - Partnering with the City of Rogers to create an efficient east – west connection between the two cities on SW 28th Street / Olive Street.
 - Public Works is coordinating efforts for water conservation and sustainability with Beaver Water District.
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Economy Goal: Sustain the strong local economy that provides varied employment and trade opportunities built upon efficient and equitable use of Bentonville’s cultural, natural, built, and human resources.

- Working with Downtown Bentonville, Inc. to improve economy in the downtown area.
- Investing in public infrastructure and aesthetics to create the quality of life needed for business recruitment.
- Staff participates in the development of downtown experience districts committee of Downtown Bentonville, Inc.

Implementation Strategies Matrix

- 40% Complete, Initiated, or decision made not to take action.

No.	Task	Priority Level	Status
CD-1	Incorporate General Plan recommendations (goals, policies, strategies) in Planning Commission, Board of Zoning Appeals and City Council staff reports and recommendations.	1	COMPLETE. Planning Commission staff reports were revised to include a section titled "Reference to General Plan" to identify policies that are being supported and /or strategies being implemented with a proposed development or zoning request.
CD-2	Enlarge the downtown overlay district to encompass the entire downtown activity node between Walton Boulevard, J Street, 14th Street, and Tiger Boulevard.	1	ON HOLD. Staff has discussed with our impact fees consultants, Tischler Bise, and at this time they and our staff attorney are not comfortable with expanding the impact fee exemption area beyond its current boundaries.
IWP-2	Establish a schedule for reviewing and updating all City Master Plans.	1	COMPLETE. The General Plan will be completely updated in 2011. The Master Trail Plan is reviewed annually for implementation status and will be completely updated in 2011.
CD-3	Amend the development regulations to: • Conform with the updated General Plan; • Provide a process for amending the Future Land Use Map; and • Allow for the development of Conservation Subdivisions.	1	INITIATED. Drafted a voluntary amendment process for the General Plan. On next Planning Commission agenda.
IC-1	Revise planning area following all necessary steps as set forth in the Arkansas Code.	1	INITIATED. Attending regional discussion regarding planning area boundaries. This project was being led by the County. No follow up action from that meeting has been taken.
CD-4	Establish design standards for non-residential uses that conform with policy CD-14.	1	COMPLETE. Adopted in May 2008.
PF-2	Revise development application requirements to include analysis of infrastructure and service demands relative to available capacity.	1	No action at this time. Have begun discussions of how to approach this change.
T-2	Develop traffic impact study guidelines. Such a study may be required of high intensity developments. A traffic impact study shall address the impacts of new developments on the surrounding street system.	1	No action.
IC-2	Negotiate annexation agreements with neighboring cities.	1	No action.
ED-1	Adopt a business license requirement that allows for the collection of data on businesses within the City without discouraging business development within the City.	1	ON HOLD. Have discussed with Mayor. Not moving forward with this strategy at this time.

No.	Task	Priority Level	Status
CD-5	Develop corridor plans for US 71, Highway 102, and Southwest A Street/Main Street and the key intersections of each that address the unique concerns of these corridors and explore the possibility of using form-based codes in these areas.	1	INITIATED. Design of the Main Street corridor, SW A Street and E Central Ave. will be in progress this fall.
PE -2	Identify key urban forest areas for preservation.	1	No action taken.
PE -3	Identify green infrastructure components that should be included in the Parks and Trails Master Plans and include those components in the next update or revision to that plan.	1	No action taken.
CD-6	Regularly review and revise design standards for the downtown area to ensure that standards are achieving desired goals.	1	INITIATED. Have established a steering committee and will have this project complete by early 2009.
IC-3	Develop annexation program as specified in Policy IC-1.	2	No action.
PF-3	Develop a system to rank capital improvements based on consistency with the plan, location, level of deficiency and demand. Favor capital improvement projects for developed deficiencies.	2	No ranking system established. However, the CIP does include a review of projects in relationship to the General Plan.
CD-7	Develop Neighborhood Plans for established neighborhoods surrounding the downtown area that address neighborhood stability and the neighborhood's specialized concerns.	2	No action.
CD-8	Develop Area Plans for each intersection of two arterial roads that shall encompass each corner of such an intersection. The City shall involve developers and property owners in the planning process and address intersections in developing areas first.	2	No action.
CD-9	Study the potential of Transfer of Development Rights as a tool to promote infill development while preserving agricultural land.	2	No action.
PE -4	Amend Tree Preservation Ordinance as recommended in the General Plan.	2	No action.
PF-4	Develop construction standards for trails and adopt a trail review process.	2	INITIATED – 50% COMPLETE. Trail review process adopted in 2007. No standards have been prepared or adopted.
T-3	Adopt an Access Management Manual that illustrates the access management regulations in the Subdivision Code.	2	No action.

No.	Task	Priority Level	Status
ED-2 to	Develop a wayfinding signage program to direct visitors to areas of interest.	2	INITIATED. The Convention and Visitors Bureau has hired a firm to prepare the wayfinding program. The plan should be complete by the end of the year.
ED-3	Establish economic development incentives that ensure a net fiscal gain for each incentive and include performance standards.	3	No action.
PF-5	Adopt levels of service and concurrency standards for new development for water, wastewater, transportation, and parks and monitor LOS as development occurs. Note that concurrency standards should be developed for each capital facility type.	3	No action.
T-4	Develop a safety rate for each intersection.	3	No action.
T-5	Develop a template for project prioritization. Impact of an individual project on the street system should be evaluated on criteria such as multimodal facilities, congestion mitigation, safety and cost estimates will play a role in determining its priority for use of available funds.	3	No action.
CD-10	Review and revise property maintenance ordinance.	3	INITIATED. Code enforcement and property maintenance currently being revised.
PF-6	Establish provisions for reimbursement for facilities that are upgraded or oversized to serve future development.	3	No action.
IC-4	Develop a process and review criteria for annexation studies for annexations over 40 acres.	3	No action.
IWP-3	Conduct a comprehensive review and update of the General Plan and Future Land Use Map in 2011.	3	No action.
CD-11	Create an affordable housing inventory.	3	No action.
T-6	Develop LOS standards for intersections at all types of streets.	3	No action.
CD-12	Study hillside development and slope conditions to reduce the impact of development on steep slopes.	3	No action.

2008-2009 Implementation Program

- Amend general plan to include policies regarding sustainability and energy efficiency.
- Adopt a sustainability action program based on the policies incorporated into the General Plan.
- Install landscaping at gateways into Bentonville.
- Begin installing way finding signage.
- Identify bicycle routes.
- Revise parking regulations.
- Complete Downtown Rezoning Project.
- Establish a mixed-use zoning district.