



## General Plan Update – November 26, 2007

### Goals and Policies

**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.**
- **Staff has developed a program for requesting amendments to the Future Land Use Map as well as the General Plan.**
- **Affordable housing being accomplished through the continued funding of the Community Development Block Grant awarded to Habitat for Humanity for the purposes of land acquisition to aid in the future construction of a Habitat for Humanity home.**

**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 adopted a public art policy on Feb. 13, 2007 that established a public art commission. They will be meeting at the beginning of next year to establish the public art program.**
- **Staff has begun research into city-wide commercial design guidelines and will begin having meetings on this subject in January.**
- **Staff is also working to strengthen the existing design guidelines in the downtown redevelopment district.**
- **Overhead lines were put underground on the John DeShields road extension project and is planned for the square renovation project, phase II.**
- **We are about to wrap up an amendment to the sign ordinance that includes incentives for the installation of monument signs over taller freestanding signs.**
- **Tree and Landscape Advisory Committee are working on designing landscaped gateways.**
- **Community Development staff planted additional landscaping at Community Development building.**
- **Sponsored a city-wide clean-up in the spring.**
- **Adjusted code enforcement officer schedules to allow for weekend enforcement.**

**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.

- **Adopted an ordinance establishing regulations for retaining walls to ensure they are built safely.**
- **Adopted a grading permit ordinance.**
- **Pignut Hickory Tree in Park Springs Park was named a state champion tree.**
- **The new recycling program will begin in December to encourage recycling.**
- **Adopted new floodplain maps that are on the GIS web site.**
- **The Tree and Landscape Committee designated two additional streets to be included on the Street Tree Corridor Plan.**
- **The City is partnering with the Bentonville Urban Forestry Council that has implemented a Majestic Tree program, which encourages the preservation of mature trees and those having historical or cultural significance.**

**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.

- **Completion of the Parks Master Plan.**
- **Bond referendum passed to include funding for roads, parks, police, fire, and the municipal airport.**
- **Water and sewer capacity fees and fire impact fees reassessed and passed additional impact fees for parks, police and library.**
- **Staff held a meeting with utility providers to discuss options for combining easements for more efficient use of land.**
- **Adopted an ordinance requiring a performance guarantee for off-site improvements to ensure timely completion and safety.**
- **The Parks Board is actively working on implementation of the Parks Master Plan.**
- **Still working with NACA for a regional wastewater treatment facility.**

**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.

- **Trail review ordinance adopted April 10, 2007.**
- **Bond issues passed allowing the city to move forward with road improvement projects across the city.**
- **In the process of updating the Master Street Plan to accommodate the Future Land Use Plan.**
- **Square renovation project to begin in January – addressing traffic and intersection design.**
- **A trail was built into the design of John DeShields Boulevard. A trail loop is complete around Memorial Park.**
- **\$81,000 in Community Development Block Grant funds is earmarked for a street improvement design project for S Main Street between Hwy 102 and 8<sup>th</sup> Street to be completed in 2008.**

- **This year we have completed four street construction projects with a fifth one scheduled for completion by years end.**
- **Two partnering projects with the AHTD have completed designs and are scheduled to start construction in the first half of next year.**
- **Negotiations are currently underway with the AHTD for a partnering project on Hwy 12 with design potentially starting first half of next year.**
- **Five projects are currently in the design phase with four of them scheduled to begin construction next year.**
- **The NE “J” Interchange project is in the design negotiation phase with a consultant.**
- **The 8<sup>th</sup> St. (including interchange on I-540) study contract has been executed and the consultant is beginning the first phase of the project study.**

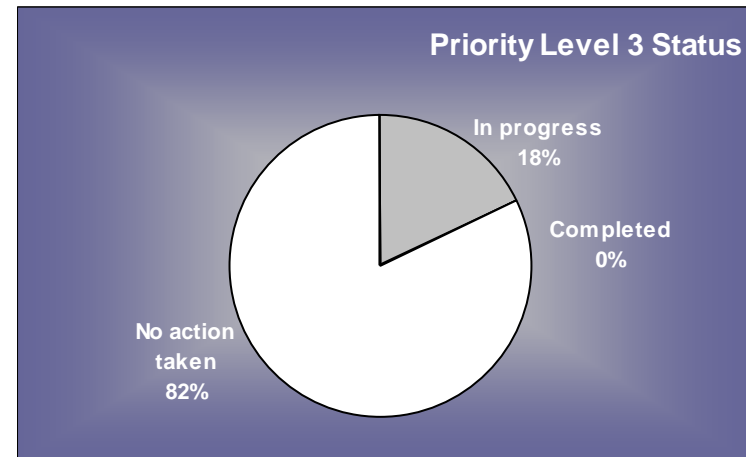
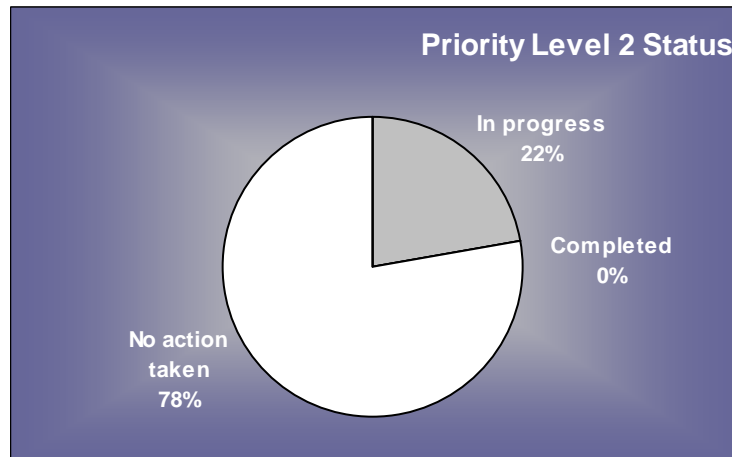
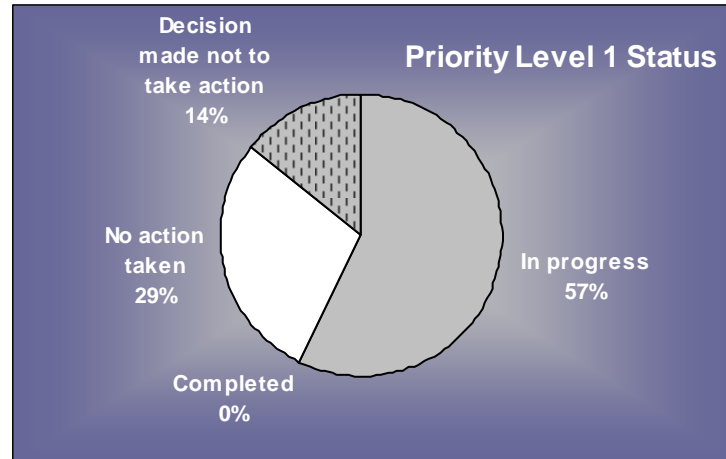
**Intergovernmental Coordination Goal:** Work cooperatively to protect the region’s natural assets, support regional planning efforts, and improve the quality of life throughout the region.

- **Staff continues to participate in the Northwest Arkansas Regional Planning Commission policy, technical and executive committees to address regional transportation issues.**

**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 establish a Business Improvement District for the downtown area.**
- **Investing in public infrastructure and aesthetics to create a quality of life needed for business recruitment.**

# Implementation Strategies Matrix



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	Planning Commission staff reports are being 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	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	The General Plan will be reviewed annually in the Spring of each year. 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	Drafted a voluntary amendment process for the General Plan. Should be coming to City Council in January.
IC-1	Revise planning area following all necessary steps as set forth in the Arkansas Code.	1	No action taken.

No.	Task	Priority Level	Status
CD-4	Establish design standards for non-residential uses that conform with policy CD-14.	1	Started research. Will begin drafting options and will hold several stakeholder meetings to gather input.
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. Issues related to traffic operations, capacity requirements, sidewalk connections shall be identified, reviewed and addressed.	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	Have discussed with Mayor. Not moving forward with this strategy at this time.
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	CDBG program is setting aside funds to start design of the Main Street corridor since it falls within the target income area boundaries. SW A Street and Main Street Corridor were listed as projects for the recent bond referendum. It is likely that these projects will begin in 2009.

No.	Task	Priority Level	Status
PE -2	Identify key urban forest areas for preservation.	1	Planning staff is participating in the Bentonville Urban Forestry Commission.
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	The next status report of the Trails Master Plan will be in February 2008.
CD-6	Regularly review and revise design standards for the downtown area to ensure that standards are achieving desired goals.	1	Will begin revising downtown guidelines by adding more standards at the beginning of the year.
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.

No.	Task	Priority Level	Status
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 specific area plans. However, city officials have been working at the corner of SW I St. and Hwy 12 and Hwy 112 to coordinate road and intersection improvements.
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	Adopted a trail review process. 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.
ED-2 to	Develop a wayfinding signage program to direct visitors to areas of interest.	2	Working with the Convention and Visitors Bureau and other cities in NWA to establish a regional wayfinding signage program. Funds have been budgeted in 2008 to start implementation of this program.
ED-3	Establish economic development incentives that ensure a net fiscal gain for each incentive and include performance standards.	3	No specific incentives developed. However, we are working on establishing a Business Improvement District in the downtown area to enhance the appearance. Also will be working with state legislators to improve enabling legislation for economic incentives.

No.	Task	Priority Level	Status
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	This process will begin in early 2008. Research has begun.
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.

No.	Task	Priority Level	Status
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 Implementation Program**

- Adopt amendments to the sign regulations.
- Adopt a city-wide commercial design standard ordinance.
- Install landscaping at gateways into Bentonville.
- Initiate the way finding signage program.
- Conduct the annual update of General Plan in the spring.
- Prepare a status report on implementation of the Master Trail plan in February.
- Adopt strong design standards in the downtown redevelopment district.
- Hold a city-wide spring clean-up.
- Sponsor a development workshop in the spring.