

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to planning@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**Planning Commission
Administration Meeting Agenda
December 14, 2021**

Registration Link: https://us06web.zoom.us/webinar/register/WN_Z48nXPC4RyqfvnytnVmmrg

I. Call to Order

II. New Business

1. Administrative Items

a. 2022 Meeting Calendar

b. Election of Officers

c. 2022 Educational Opportunities

2. Development Data Preview

3. Code Diagnostic Update

4. Materials Requirements Discussion

5. Goals and Questions for 2022

III. Other Business

To see a full list of all pending Planning Commission items, please visit: <https://arcg.is/08HvK8>



2022

Planning Commission Schedule

IMPORTANT NOTES

- All submittals are due by 12:00 pm on the day of the submittal. Late submittals will NOT be accepted. Please plan accordingly.
- All Large Scale Development and Preliminary Plat projects require a Pre-Application Conference before applying. To schedule, email planning@bentonvillear.com or call 479-271-3122.
- ***The Planning Commission date associated with the 1st submittal deadline is the earliest an item can be heard by Planning Commission if staff determines that all comments have been addressed. Applications are not guaranteed placement on the first Planning Commission meeting available.**
- After the Planning Commission Meeting, all submittals past the 3rd submittal will be collected on Mondays with reviews due the following Monday. (For example, review comments for any resubmittals received between 11-23-21 and 11-29-21 would be due on 12-6-21).
- All meetings are held in the Planning Commission Chambers located at 305 SW A Street unless notified otherwise.
- ***The Planning Commission shall hold an annual administrative meeting on the 2nd Tuesday of December. No development items will be heard at this meeting.**

mm dd, yy*

1st Submittal Deadline @ Noon	1st Submittal Comments Available to Applicant	2nd Submittal Deadline @ Noon	PC Tech Review Meeting @ 4:00pm	3rd Submittal Deadline @ Noon	Planning Commission Meeting @ 4:00pm
Nov 29, 21	Dec 8, 21	Dec 20, 21	Dec 28, 21	Jan 3, 22	Jan 4, 22
Dec 13, 21	Dec 22, 21	Jan 3, 22	Jan 11, 22	Jan 18, 22	Jan 18, 22
Dec 28, 21	Jan 5, 22	Jan 18, 22	Jan 25, 22	Jan 31, 22	Feb 1, 22
Jan 10, 22	Jan 19, 22	Jan 31, 22	Feb 8, 22	Feb 14, 22	Feb 15, 22
Jan 24, 22	Feb 2, 22	Feb 14, 22	Feb 22, 22	Feb 28, 22	Mar 1, 22
Feb 7, 22	Feb 16, 22	Feb 28, 22	Mar 8, 22	Mar 14, 22	Mar 15, 22
Feb 28, 22	Mar 9, 22	Mar 21, 22	Mar 29, 22	Apr 4, 22	Apr 5, 22
Mar 14, 22	Mar 23, 22	Apr 4, 22	Apr 12, 22	Apr 18, 22	Apr 19, 22
Mar 28, 22	Apr 6, 22	Apr 18, 22	Apr 26, 22	May 2, 22	May 3, 22
Apr 11, 22	Apr 20, 22	May 2, 22	May 10, 22	May 16, 22	May 17, 22
May 2, 22	May 11, 22	May 23, 22	May 31, 22	Jun 6, 22	Jun 7, 22
May 16, 22	May 25, 22	Jun 6, 22	Jun 14, 22	Jun 20, 22	Jun 21, 22
May 31, 22	Jun 8, 22	Jun 20, 22	Jun 28, 22	Jul 5, 22	Jul 5, 22
Jun 13, 22	Jun 22, 22	Jul 5, 22	Jul 12, 22	Jul 18, 22	Jul 19, 22
Jun 27, 22	Jul 6, 22	Jul 18, 22	Jul 26, 22	Aug 1, 22	Aug 2, 22
Jul 11, 22	Jul 20, 22	Aug 1, 22	Aug 9, 22	Aug 15, 22	Aug 16, 22
Aug 1, 22	Aug 10, 22	Aug 22, 22	Aug 30, 22	Sep 6, 22	Sep 6, 22
Aug 15, 22	Aug 24, 22	Sep 6, 22	Sep 13, 22	Sep 19, 22	Sep 20, 22
Aug 29, 22	Sep 7, 22	Sep 19, 22	Sep 27, 22	Oct 3, 22	Oct 4, 22
Sep 12, 22	Sep 21, 22	Oct 3, 22	Oct 11, 22	Oct 17, 22	Oct 18, 22
Sep 26, 22	Oct 5, 22	Oct 17, 22	Oct 25, 22	Oct 31, 22	Nov 1, 22
Oct 10, 22	Oct 19, 22	Oct 31, 22	Nov 8, 22	Nov 14, 22	Nov 15, 22
Oct 31, 22	Nov 9, 22	Nov 21, 22	Nov 29, 22	Dec 5, 22	Dec 6, 22
Nov 28, 22	Dec 7, 22	Dec 19, 22	Dec 27, 22	Jan 3, 23	Jan 3, 23
Dec 12, 22	Dec 21, 22	Jan 3, 23	Jan 10, 23	Jan 17, 23	Jan 17, 23
Jan 3, 23	Jan 11, 23	Jan 23, 23	Jan 31, 23	Feb 6, 23	Feb 7, 23
Jan 17, 23	Jan 25, 23	Feb 6, 23	Feb 14, 23	Feb 21, 23	Feb 21, 23
Jan 30, 23	Feb 8, 23	Feb 21, 23	Feb 28, 23	Mar 6, 23	Mar 7, 23

Project Totals

	2021	2020	% Change
Preliminary Plat	22	9	144%
Final Plat	6	6	0%
Lot Split	65	56	16%
Property line adj	55	50	10%
Informal Plat	1	--	--
Large Scale Dev	61	75	-19%
Waivers	20	17	18%
Development Subtotal	230	213	8%
Rezoning	79	76	4%
Conditional Use	25	43	-42%
Variances	38	31	23%
General Plan Amendment	2	1	100%
Zoning Subtotal	144	151	-5%
Outdoor Vendors	39	21	86%
Parklet Permit	2	--	--
Permit Subtotal	41	21	95%
Planning Project Totals	415	385	8%

TASK LIST

Code Diagnostic Implementation

December 2021 Status Update

	Task Descriptions	Page in Code Diagnostic	Target Date	Status	Completion Date	Ord or Res No.	Notes/Doc Links
1	Provide a document to correlate the land use classifications with the zoning districts.	Pg. 50-60	3/31/2021	Complete	4/27/2021	Res. No. 4-27-21B	Future Land Use Plan and Zoning District Alignment Policy
2	Bring Future Land Use Map up-to-date, consistent with rezonings.	N/A	4/30/2021	Complete	4/27/2021	Res. No. 4-27-21C	Updated Future Land Use Map
3	Establish a process of keeping the Future Land Use Plan updated with rezoning activity.	N/A	4/30/2021	Complete	4/27/2021	Ord. No. 2021-94	Codified requirement to request a land use plan map amendment if a rezoning request is inconsistent with the Future Land Use Plan Map, according to the Future Land Use Plan and Zoning District Alignment Policy.
4	Combine R-3 and R-4 into a Multi-family District.	Pg. 50-60	3/31/2021	Complete	5/25/2021	Ord. No. 2021-111	Revised zoning districts R2, R3 and R4 to allow for missing middle housing.
5	Determine continued need for DN-1 - or revised bulk and area regulations.	Pg. 50-60	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Amended the DN-1 regulations to reduce the minimum lot size from 6,000 sq. ft. to 5,000 sq. feet and minimum lot width from 60' to 50'.
6	Eliminate R-ZL - combine with R-3, or allow in other districts.	Pg. 50-60	5/31/2021	Not Started			
7	Clarify specified definitions. (See pg 39 & 40 for list.)Align zoning and development definitions.	Pg. 39-40	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
8	Match DHS definitions of childcare facilities.	Pg. 21	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
9	Replace "mobile home" with "manufactured home"; auto sales.	Pg. 39-40	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
10	Housing Definitions (Building Code vs Zoning)	N/A	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.

	Task Descriptions	Page in Code Diagnostic	Target Date	Status	Completion Date	Ord or Res No.	Notes/Doc Links
11	Update titles and names - ARDOT, Community Plan, Department titles, Plans, Zoning Code.	Pg. 28-29	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
12	Clarify conditions for waiver approval to positive language as compared to "proving a negative."	Pg. 27	5/31/2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
13	Look at DN districts and DC /DE districts for opportunities to eliminate or combine.	Pg. 50-60	7/30/2021	Not Started			
14	Determine continued need for RC2 and RC3 districts.	Pg. 50-60	7/30/2021	Not Started			
15	Revise Agriculture land use since it is technically being used as a holding category.	Pg. 9-10, 50-60	7/30/2021	Not Started			
16	Revisit industrial land use/zoning categories.	Pg. 50-60	7/30/2021	In Progress			Intern, Christian, began researching this summer.
17	Create a "growth sector" or "transect overlay" to identify areas that transition from urban core to low-intensity residential.	Pg. 68	4/30/2021	Complete	4/27/2021	Res. No. 4-27-21B	Began establishing transects by connecting the priority areas in the Community Plan with the Future Land Use Map and Zoning districts in the alignment policy.
18	Convert the neighborhood commercial district to a "low-intensity commercial/office district.	Pg. 50-60	7/30/2021	Not Started			
19	Ensure the regulations are designed to achieve a true mixed-use district.	Pg. 50-60	7/30/2021	Not Started			
20	Prepare and adopt a specific body of policies to support city plans.	Pg. 67	7/30/2021	Not Started			
21	Limit Board of Zoning Adjustment responsibilities to those outlined in the state statute.	Pg. 27	7/30/2021	Not Started			
22	Establish zoning districts for land use categories: public, open space, transportation and utilities.	Pg. 16	QTR 3 2021	Not Started			

	Task Descriptions	Page in Code Diagnostic	Target Date	Status	Completion Date	Ord or Res No.	Notes/Doc Links
23	A.C.A §14-56-422 (5): Check for compliance with plan adoption process.	Pg. 20-24	6/30/2021	Not Started			
24	Confirm compliance with planning area jurisdictions.	Pg. 20-24	6/30/2021	Not Started			
25	Sec. 1100.22 Downtown Neighborhood (DN) districts design standards.	Pg. 20-24	6/30/2021	Not Started			
26	Design requirements for ADUs relative to the provisions of Act 446 of 2019 beginning with A.C.A § 14-17-212.	Pg. 20-24	6/30/2021	Not Started			
27	Sec. 1100.18 Trail requirements and standards. Recommend a legal analysis of this with regard to SCOTUS rulings.	Pg. 20-24	6/30/2021	Not Started			
28	Revise the PUD regulations to allow smaller minimum areas size.	Pg. 13, 61-64	QTR 3 2021	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update.
29	Eliminate unnecessary public hearings.	Pg. 61-64	QTR 3 2021	Not Started			
30	Consider an additional PUD classification for infill development.	Pg. 50-60	QTR 3 2021	Not Started			
31	Reconsider the open space requirements for PUD's and correlate with Parks Master Plan.	Pg. 61-64	QTR 3 2021	Not Started			
32	Develop criteria for parking waivers.	Pg. 30	QTR 3 2021	Not Started			
33	Incentivize and promote shared parking.	Pg. 40	QTR 3 2021	Not Started			
34	Establish a clear process for dealing with rezone requests that do not match the city's plans.	Pg. 45	QTR 4 2021	Complete	4/27/2021	Ord. No. 2021-94	Codified requirement to request a land use plan map amendment if a rezoning request is inconsistent with the Future Land Use Plan Map, according to the Future Land Use Plan and Zoning District Alignment Policy.

	Task Descriptions	Page in Code Diagnostic	Target Date	Status	Completion Date	Ord or Res No.	Notes/Doc Links
35	Develop higher standards for denying proposals that meet specific plan proposals.	Pg. 45	QTR 4 2021	Not Started			
36	Make approvals of proposals that meet plan proposals simpler.	Pg. 45	QTR 4 2021	Not Started			
37	Establish a review committee to discuss ordinances.	Pg. 68	QTR 4 2021	Not Started			
38	In support of plan elements, share the benefits of housing variety on other community factors, ie transportation.	Pg. 42-45	QTR 4 2021	In Progress			Presented information regarding affordable housing to City Council. Working committee being established.
39	Codify the annexation process consistent with state statutes.	N/A	QTR 4 2021	Not Started			
40	Review to allow for work/live spaces, arts production studios/gallery and display spaces.	Pg. 15	QTR 4 2021	Not Started			
41	Review process for conditional uses.	Pg. 68	QTR 4 2021	Not Started			
42	Promote the inclusion of higher densities to promote affordable housing with innovative regulations.	Pg. 42-45	QTR 1 2022	Complete	11/9/2021	Ord. No. 2021-223	Completed as part of the annual code update, allowing multifamily and condominiums as an allowed use in C2 district.
43	Include all forms of transportation in plan formations.	Pg. 19	Ongoing	In Progress			Master Street Plan
44	Promote lateral communication among city departments.	Pg. 36	Ongoing	In Progress			
45	Prioritize new infrastructure development in areas easily linked to existing systems.	Pg. 18	Ongoing	In Progress			Master Street Plan
46	Promote the value of following the Community Plan.	Pg. 73	Ongoing	In Progress			
47	Promote lateral communication among other cities in the region.	Pg. 73	Ongoing	In Progress			

	Task Descriptions	Page in Code Diagnostic	Target Date	Status	Completion Date	Ord or Res No.	Notes/Doc Links
48	Streamline the process of development approvals where possible.	Pg. 68	QTR 1 2022	In Progress			
49	Review process for approving final plats.	Pg. 17, 68	QTR 1 2022	In Progress			
50	Develop a growth sector/transect to guide establish a transition from highly urbanized to semi-rural land development patterns.	Pg. 73	QTR 1 2022	In Progress			
51	Develop regulations governing short-term rentals.	Pg. 45-50	On hold	Complete	3/9/2021		Research report for short term rentals presented to City Council on March 9, 2021. City Council decided not to pursue regulations.
52	Include a section on location of small-cell towers and dealing with abandoned ones.	Pg. 21	QTR 1 2022	In Progress			
53	Revisit and improve plan proposals that are not working.		QTR 1 2022	Not Started			
54	Consider eliminating free downtown parking.	Pg. 40	QTR 1 2022	Not Started			
55	Talk with Jeff Runder of Metroplan regarding code illustrations.	Pg. 37	QTR 1 2022	Not Started			

RESEARCH STAFF REPORT



Large-Scale Development Building Materials and Articulation Methods

PC Date: 12/14/2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

Type	Research
Code Impacted	Land Development Code
Section(s)	Article 1100.21 Large Scale Development Design Standards

Issue

Section 1100.21 of the City of Bentonville Land Development Code states its purpose and intent as: *The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's Community Plan. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.*

The City Council adopted amendments to the Large-Scale Development Design Standards on August 11, 2020 with the purpose of reducing the number of materials waivers, encouraging the use of a mix of high-quality materials, and allowing for more flexibility in design and articulation methods (Ordinance 2020-149). The full revisions are included within this packet.

Since the adoption of these amendments, staff has not noticed a notable reduction in waiver requests. In addition, the new ordinance is encouraging the use of *more* architectural metal panel, concrete masonry unit, than previously permitted or even desired by the applicant.

The articulation table combines the techniques for both horizontal and vertical articulation. The table as constructed can be confusing for applicants and may not meet the intent of the articulation requirements.

Research

Planning Staff researched the design standards of Fayetteville, AR, Rogers, AR, and Boulder, CO for comparison to Bentonville's current standards. Those surrounding city's code summaries are available for review within this packet. A few key points:

- Surrounding cities are not as supportive of architectural metal panel as Bentonville's current code.
- Wood siding, applied correctly, can be considered a high-quality material by other communities.
- Split-face concrete block (CMU) is considered a secondary material by Rogers and Boulder as trim or minor materials, where Bentonville considers it a primary material.
- Rogers pays special attention to street facing facades, while Bentonville's standards apply to all facades. Boulder, similarly allows for additional flexibility on the facades that front alleys, courtyards and other areas not visible from the public street.

RESEARCH STAFF REPORT

- Percentages may vary, but all the communities studied desire high quality, lasting, building materials and design.

Proposal

In regard to waivers, the Planning Commission and staff should consider amending the ordinance to allow for the approval of alternative materials or design principles without the use of a waiver. The criteria for requesting the approval of alternative materials or design elements would remain the same, however.

The building materials requirements will require additional research and discussion between staff, Planning Commission, and stakeholders. However, in considering the research, four potential pathways are evident:

- Do nothing and reevaluate results in a year.
- Amend the current ordinance but reconsider allowable materials and the idea of a “secondary primary.”
- Return to the previous, simple 75% masonry requirement.
- Consider alternative methods of enforcing materials standards. One idea discussed internally by staff would be to establish percentages for primary, secondary, and limited use materials standards. See Table 1 below for a more illustrative example.

Table 1: Materials Example

Primary Materials	Secondary Materials	Limited Use Materials
High quality materials	Materials that can be attractive but should not be the primary design feature	Trim materials

The articulation methods table should be amended to separate the vertical and horizontal techniques for clarity. See Table 2 for an example.

Table 2: Articulation Example

	Vertical Articulation	Horizontal Articulation
Description	Articulation between floors	Articulation across facade
Standard	TBD	50’ max between articulation
Techniques	TBD	TBD

Recommendation

Staff is requesting to establish a working group of stakeholders, a Planning Commissioner, and staff to look at these issues in greater detail and develop a proposal in the first half of 2022.



EXTERIOR MATERIALS SCHEDULE/LEGEND		
BR-1	"COLOR" BRICK VENEER	
BR-2	"COLOR" BRICK VENEER	
ACM	ARCHITECTURAL CONCRETE MASONRY	
MWP-1	METAL WALL PANELS	
MR	METAL ROOF	

MATERIAL PERCENTAGES:
BRICK VENEER: 86.6%
PRECAST: 9.3%
STOREFRONT: 2%

MATERIAL PERCENTAGES:
BRICK VENEER: 70.2%
PRECAST: 7.8%
STOREFRONT: 15%

MATERIAL PERCENTAGES:
BRICK VENEER: 66%
PRECAST: 8%
STOREFRONT: 26%

MATERIAL PERCENTAGES:
BRICK VENEER: 76.5%
ARCHITECTURAL METAL PANEL: 3%
PRECAST: 8.1%
STOREFRONT: 3.2%

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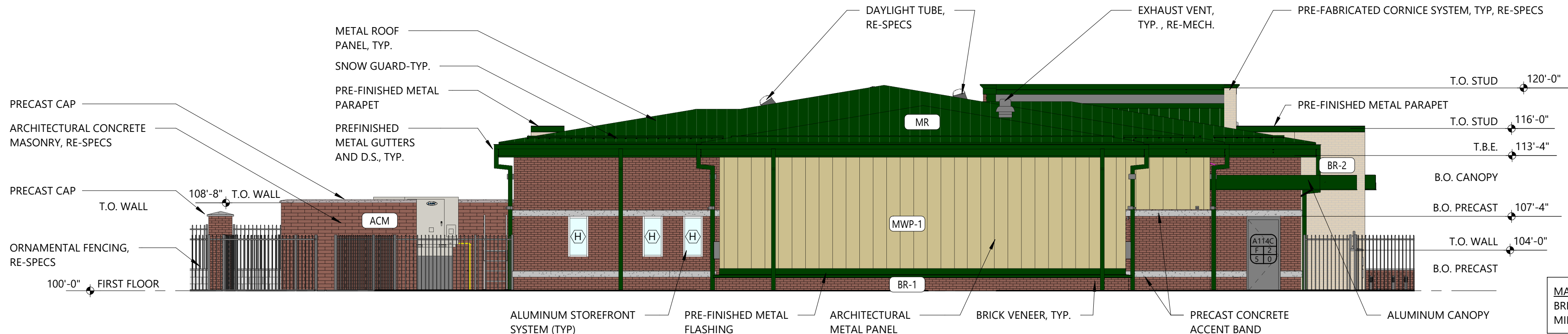
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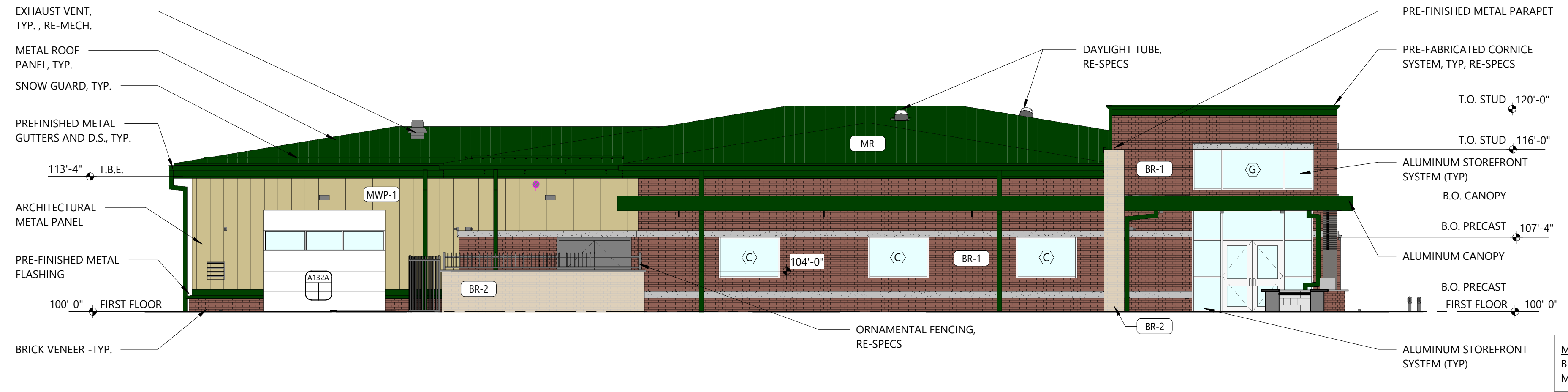
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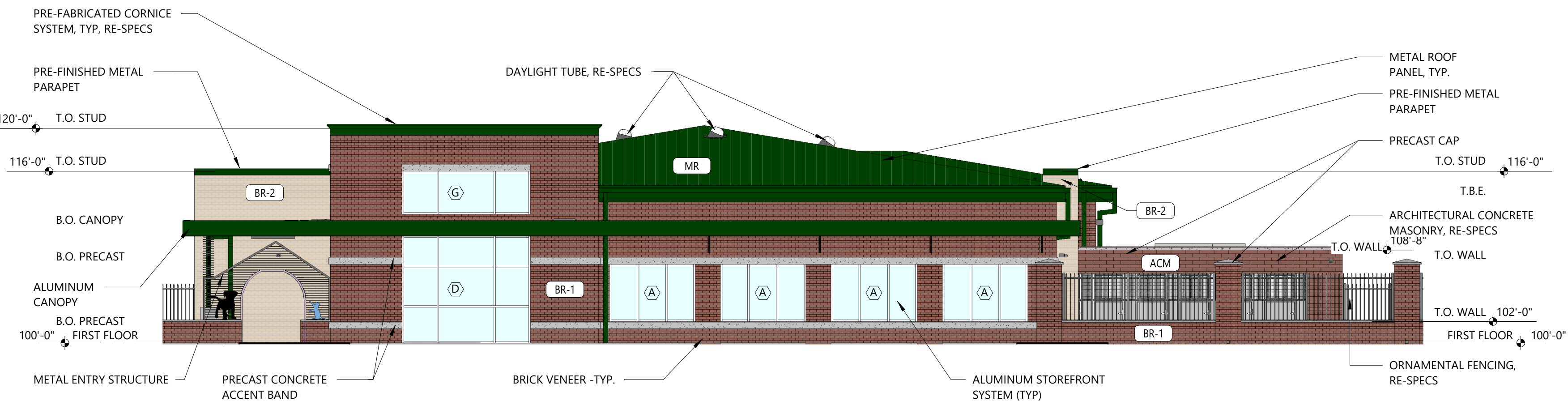
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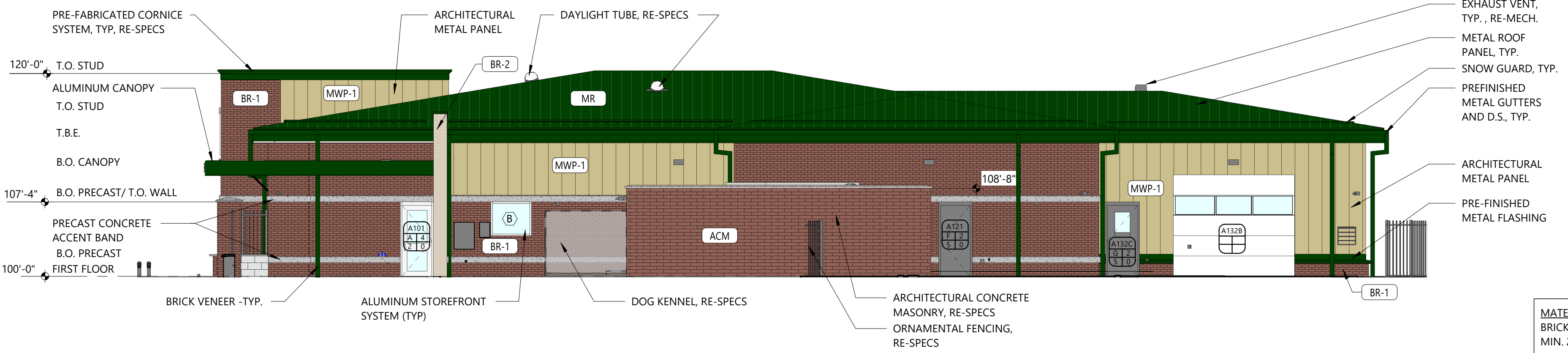
L4 East Elevation
1/8" = 1'-0"



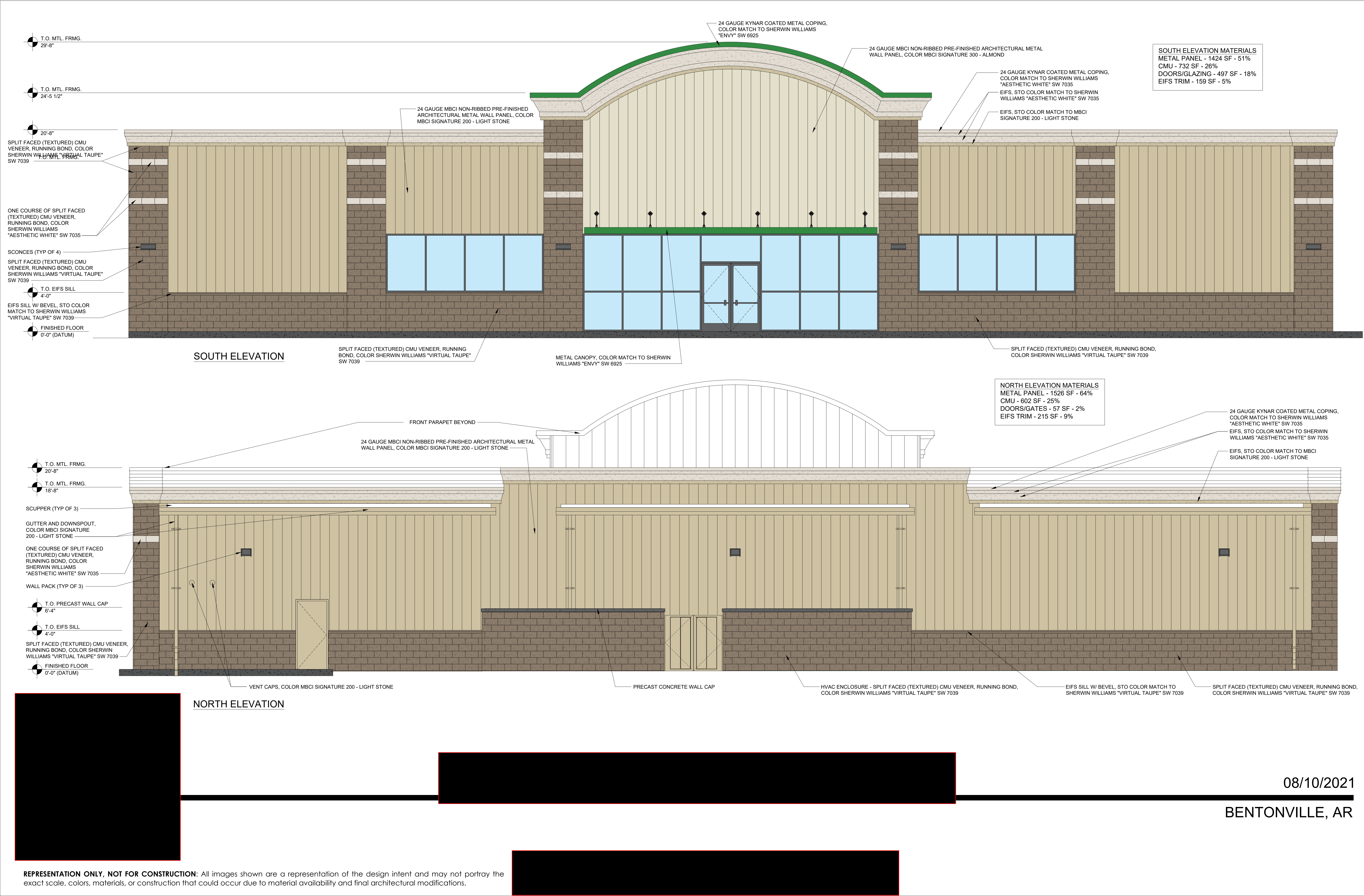
H4 North Elevation
1/8" = 1'-0"



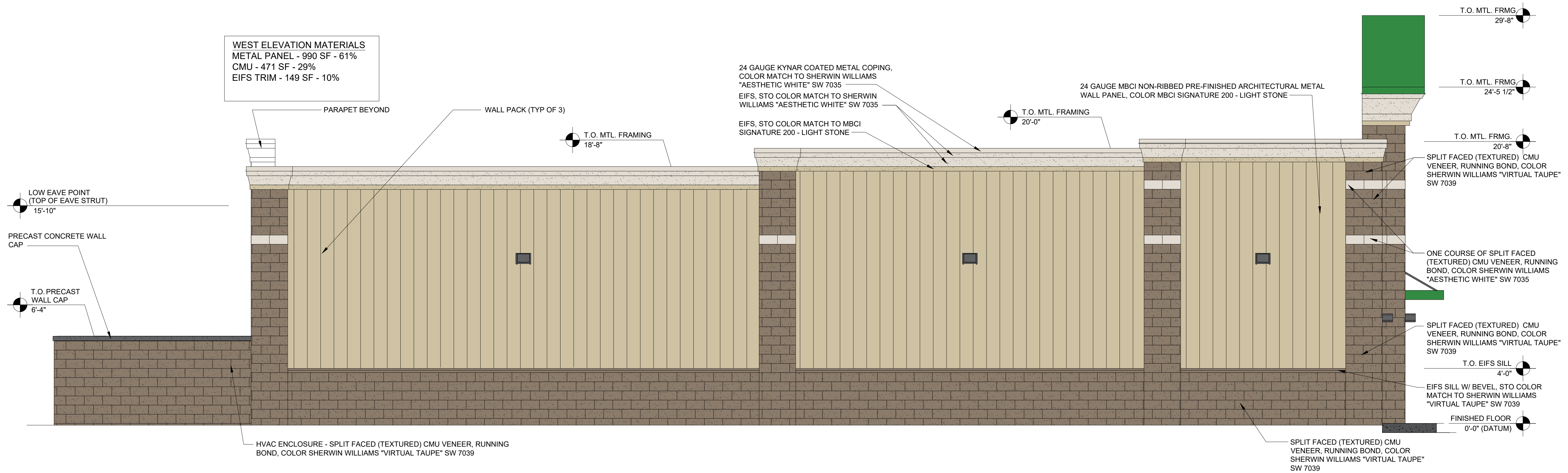
D4 West Elevation
1/8" = 1'-0"



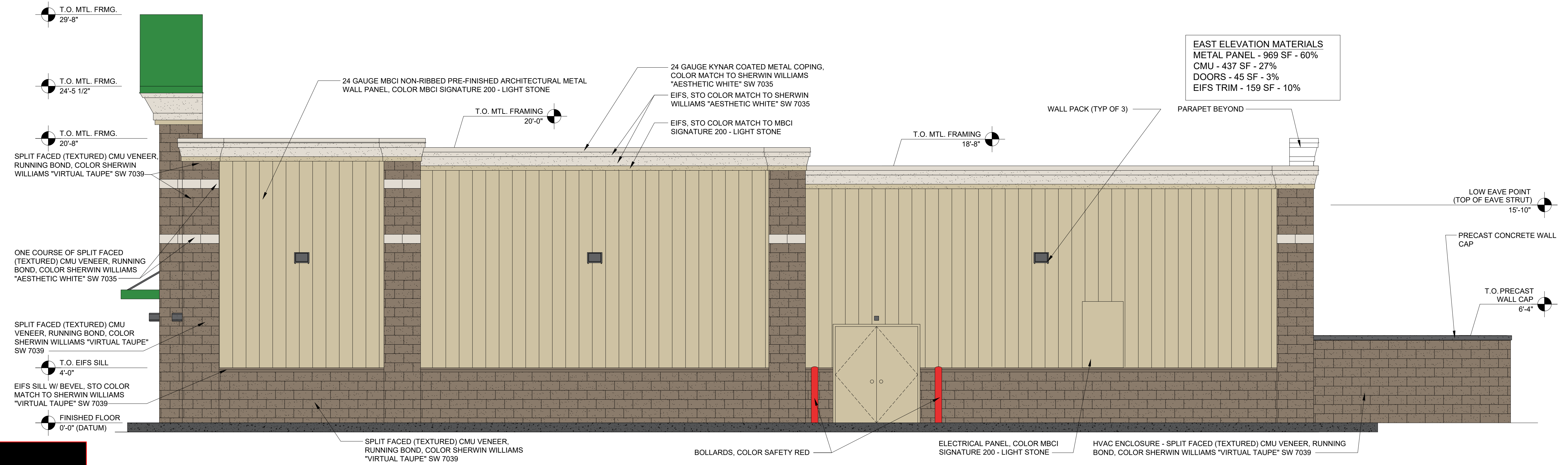
A4 South Elevation
1/8" = 1'-0"



WEST ELEVATION

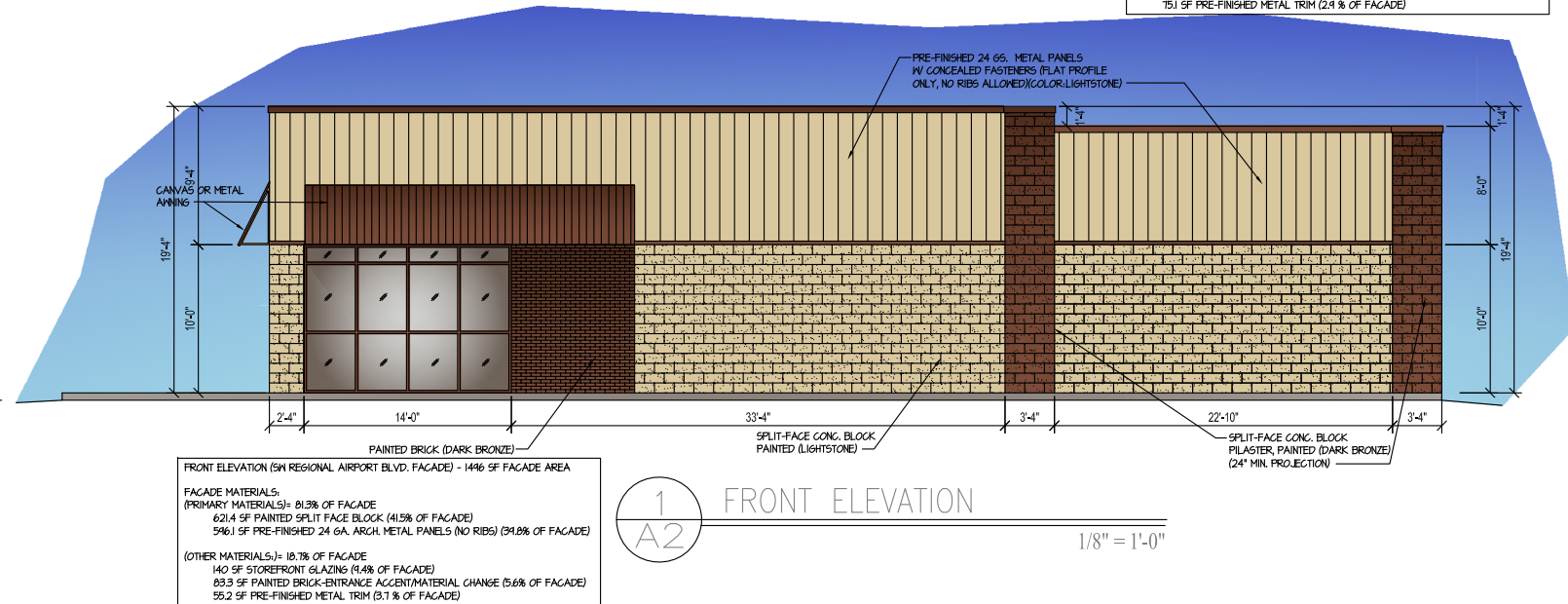
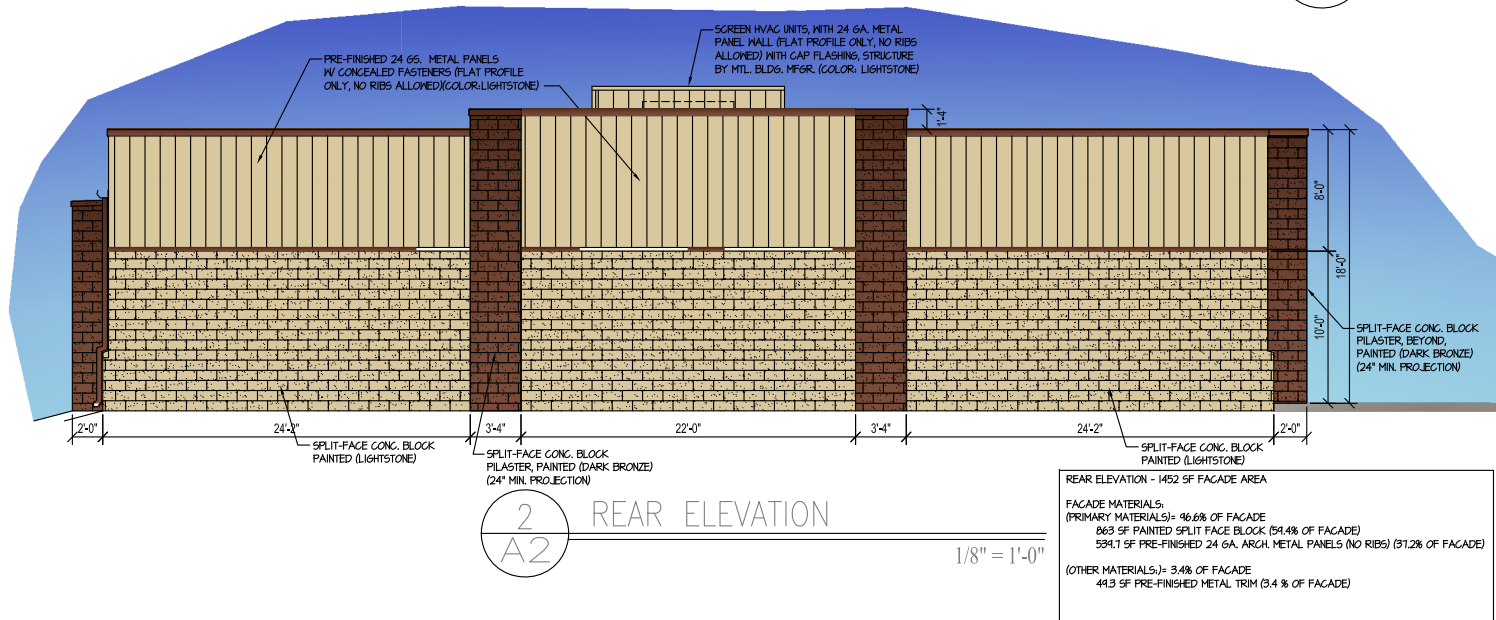
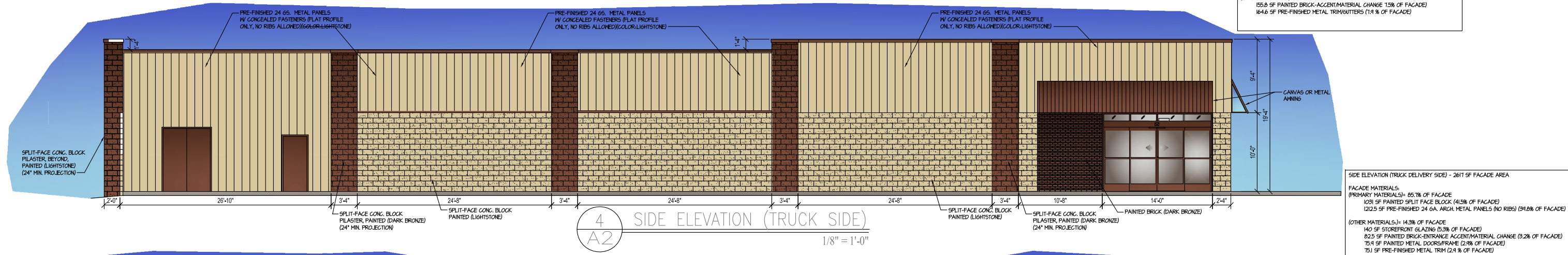


EAST ELEVATION



08/10/2021

BENTONVILLE, AR



ATTACHMENT E
Art. 1100 Development Standards Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*

- (4) *Parking lots.* Development of a new parking lot or expansion of an existing parking lot by more than twenty-five (25%) of the existing parking lot square footage.
- (5) *Interior alterations.* Interior alterations that add one or more dwelling units to the existing number of dwelling units.
- (c) *Exemptions.* The provisions of this section shall not apply to:
- (1) Interior alterations that do not increase the number of dwelling units.
 - (2) A-1 zoned lots or parcels of 150 linear feet or more of street frontage and used as single-family or two-family.
 - (3) ArDOT determination that a sidewalk is not allowed within state right-of-way.
- (d) *Requirement.* The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk as set forth in the city's current adopted Standard Specifications for Streets, except as regulated below for downtown sidewalks.

- (1) *Downtown Sidewalks.* In the DC, DE and DN-4 districts, roadways identified as primary and secondary street in Sec. 401.8-B(b) Downtown (d) districts primary and secondary streets, shall meet the Downtown Sidewalk Design Standards below. Sidewalks should fill the space between the back-of-curb and the building.

DOWNTOWN SIDEWALK DESIGN STANDARDS			
	<u>Minimum Sidewalk Width</u>	<u>Sidewalk Material</u>	<u>Sidewalk Brick Color</u>
<u>Primary Street</u>	<u>12'</u>	<u>Concrete, brick or a combination</u>	<u>Pine Hall "Red" or Equivalent</u>
<u>Secondary Street</u>	<u>8'</u>	<u>Concrete</u>	<u>No required color</u>

Sec. 1100.21 Large scale development design standards.

(a) *Purpose and intent.* The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's ~~General Community~~ Plan. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.

(b) *Applicability.* The provisions of this section shall apply to all developments requiring large scale development approval. Agriculture and industrial zoned properties shall only be required to meet the standards for the side(s) facing a street frontage or clearly visible from a public right-of-way. The standards in this section and in Sec. 1100.23 Downtown (D) districts design standards shall apply in the DC, Downtown Core and DE, Downtown Edge zoning districts.

~~(b)(c)~~ Exemptions.

ATTACHMENT E

Art. 1100 Development Standards Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*

- (1) *Downtown Neighborhood (DN) districts.* Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Sec. 1100.2~~2~~2 Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.
 - (2) *Downtown (DC and DE) districts.* Development that is subject to the design standards for the Downtown Core and Downtown Edge zoning districts, which have specific site and architectural design standards established in Sec. 1100.2~~2~~3 Downtown (D) districts design standards, shall be exempt from the site amenities requirement in subsection (r).
 - (3) *Municipal airport.* Development subject to the design standards for the Bentonville Municipal Airport, which have specific site and architectural design standards established in Sec. 1100.2~~3~~4 Municipal Airport design standards, shall be exempt from this section.
 - (4) *Existing structures.* When a large scale development is only an addition to an existing structure, the design standards shall only apply to the addition itself.
- (d) *Review process.* These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.
- (1) *Waiver request.* Requests for waivers to these requirements must be accompanied by the following items.
 - a. *Narrative.* A written narrative explaining why the waiver is necessary to enhance the architectural design of the structure.
 - b. *3-D Rendering.* A 3-D full-color architectural rendering of the final product to include an outline of adjacent structures.
 - c. *Existing examples.* Photos of existing buildings or structures that have incorporated the related design element. Examples are not required to be located in Bentonville.
- (e) *Building material.* ~~The primary material shall~~ A minimum of two primary building materials is required constituteing at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area., excluding glass. The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone. The standard shall apply to all sides of any building. Materials shall comply with the standards established below. The remaining exterior material shall be considered building trim. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-textured concrete block, stucco, vinyl or other similar materials shall constitute a portion of any building except trim.

ATTACHMENT E

Art. 1100 Development Standards Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*

LARGE SCALE DEVELOPMENT BUILDING MATERIALS

	<u>Primary Materials</u>	<u>Trim Materials</u>
<u>Allowed</u>	<u>Brick</u> <u>Textured concrete block</u> <u>Natural stone</u> <u>Glass veneer</u> <u>Pre-finished architectural metal panels (min. 24 gauge)</u>	<u>Tile</u> <u>Stone</u> <u>Glass block</u> <u>Copper flashing</u> <u>Metal</u> <u>Wood</u> <u>EIFS</u> <u>Pre-finished concrete masonry board</u>
<u>Prohibited</u>	<u>Wood</u> <u>Masonite</u> <u>Asphaltic wall or roof material</u> <u>Aluminum siding</u> <u>Steel siding</u> <u>Non-textured concrete block</u> <u>Stucco</u> <u>Vinyl</u> <u>Fiberglass</u> <u>Ribbed metal panel</u>	

(f) *Building color.* The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the color of the adjacent surface, unless being used expressly as a trim or accent element. Building color shall be consistent with the standards established below.

LARGE SCALE DEVELOPMENT BUILDING COLOR STANDARDS

	<u>Primary Colors</u>	<u>Trim Colors</u>
<u>Allowed</u>	<u>Muted</u> <u>Neutral</u> <u>Earth tone</u>	<u>Muted</u> <u>Neutral</u> <u>Earth tone</u> <u>Bright</u> <u>Light</u> <u>Primary</u>
<u>Prohibited</u>	<u>Bright</u> <u>Primary</u>	--

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(g) *Building compatibility.* All commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity. The exterior building design, including roof style, color, materials, architectural form and detailing, shall be consistent among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

(h) *Scale and bulk.* The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and shadow patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

(i) *Wall articulation.* Buildings shall avoid long uninterrupted façade planes and/or blank walls. ~~All commercial building with facades greater than 200 feet in length shall incorporate wall plane projections or recess that are at least two (2) feet deep. Projections/recess must be at least 25% of the length of the façade. No uninterrupted length of a façade may exceed 100 feet in length and shall meet the following requirements:~~

LARGE SCALE DEVELOPMENT WALL ARTICULATION

<u>Vertical</u>	<u>50' max. between articulation</u>
<u>Horizontal</u>	<u>Articulation required between first and second floor</u>
<u>Techniques</u>	• <u>Relief change (projection or recess at least 2' deep)</u> • <u>Breaks in the surface wall</u> • <u>Windows and door openings</u> • <u>Balconies, awnings and canopies</u> • <u>Series of display windows</u> • <u>Recessed entries</u> • <u>Decorative materials / tile</u> • <u>Material change</u> • <u>Texture change</u> • <u>Other techniques that meet the intent of these regulations and approved by Planning Commission.</u>

(j) *Facades.* All commercial structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:

- (1) The degree of visibility from all adjacent public ways;
- (2) Possible visibility from future buildings and public ways; and

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(3) Internal overall appearance in relation to the site.

(k) *Roofs.* Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by planning commission if the required design would create water drainage or structural issues; or is necessary to enhance the architectural design of the building.

(l) *Entrances.* Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two (2) of the following:

- (1) Canopies or porticos;
- (2) Overhangs;
- (3) Recesses/projections;
- (4) Arcades;
- (5) Raised corniced parapets over the door;
- (6) Peaked roof forms;
- (7) Arches;
- (8) Architectural detail such as tile work and moldings integrated into the building structure and design;

(9) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;

~~(9)~~(10) Change in material; or,

(11) Other architectural features approved by planning commission.

(m) *Architectural details.* All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances above. Buildings over fifty thousand (50,000) square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings over one hundred thousand (100,000) square feet shall include a minimum of six (6) of the referenced architectural elements.

- (1) Canopies, awnings, or porticos;
- (2) Recesses/projections;
- (3) Arcades;
- (4) Peaked roof forms;
- (5) Arches;
- (6) Display windows;
- (7) Accent materials (minimum of 15% of exterior façade);
- (8) Architectural details (such as tile work and moldings) integrated into the building façade;
- (9) Articulated cornice line;
- (10) Articulated ground floor levels or base;
- (11) Varied roof heights; or,
- (12) Other architectural features approved by planning commission.

Planning Department

2021 Accomplishments



Code Enforcement

- Conducted 1,369 property maintenance inspections as of Oct. 31, 2021.
- Responded to 321 cases in Bentonville311, as of Oct. 31, 2021
- Managed 641 total cases, as of Oct. 31, 2021.
- Conducted 20 fence inspections and 208 demo finals as of October 31, 2021
- Posted 120 public hearing signs as of October 31, 2021.
- Issued 150 fence permits as of Sept. 30, 2021.

Planning

- Processed 376 planning applications as of Oct. 30, 2021.
- Issued 40 outdoor vendor permits as of Oct. 31, 2021.
- Processed 225 sign permits as of Oct. 30, 2021.
- Held a joint City Council and Planning Commission work session.
- Adopted the Future Land Use Map and Zoning District Alignment Policy to guide rezoning decisions.
- Updated the Future Land Use Map for consistency with rezonings since 2018.
- Adopted an ordinance requiring a Future Land Use Map amendment when a rezoning does not align with the Future Land Use Map and Zoning District Alignment Policy.
- Adopted an ordinance eliminating the sidewalk standards in the DC Downtown Core and DE Downtown Edge zoning districts that are now being addressed in the recently adopted Master Street Plan.
- Adopted an ordinance amending lot and setbacks standards for residential zoning districts to better accommodate affordable housing.
- Initiated a process to streamline final platting.
- Began analyzing methods for better tree preservation.

Comprehensive Planning

- Added four neighborhoods to the Great Neighborhoods Program, for a total of 11 participating neighborhoods.
- Held four neighborhood block parties with the Block Party Trailer, as of Oct. 31, 2021.
- Gave away nearly 500 trees to Bentonville residents through the Spring Tree Giveaway events, with another giveaway planned for the fall.
- Coordinated four ward meetings to provide an opportunity for citizens to learn more about the city and meet city staff and officials.
- Assisted in the approval and coordination of one public art piece at Train Station Park, *Guide These, My Hands* by artists Danielle Hatch and Traci Rae Manos.
- Began implementation of recommendations in the Zoning and Development Code Diagnostic study.
- Researched short term rental regulations and presented to City Council.
- Adopted a five year Public Art Strategic Plan.
- Promoted #CityHallSelfie Day.
- Supported the Bentonville Together Task Force for Diversity, Equity and Inclusion.
- Continued to manage agendas, meetings and minutes for the Neighborhood Advisory Committee, Tree and Landscape Advisory Committee, and the Public Art Advisory Committee.

Planning Department

2022 Goals



Code Enforcement

- Actively respond to and maintain 311 issues.
- Continue to patrol the city and respond to citizens' complaints in a timely manner.
- Implement the lien process to streamline compliance with the property maintenance code.

Planning

- Develop orientation guides for new Planning Commissioners and Board of Adjustment members.
- Amend the Landscaping Regulations to encourage tree preservation.
- Adopt regulations for electric charging stations
- Update the city's planning area boundaries

Comprehensive Planning

- Expand the Great Neighborhoods Partnership with a Great Neighborhood Award and an annual event.
- Implement Business Licenses.
- Implement Special Event Permits.
- Work to implement the Bentonville Together plan for diversity, equity and inclusion.